EAGLE MOUNTAIN
PLANNING COMMISSION MEETING

May 14, 2024, 5:30 PM
Eagle Mountain City Council Chambers
1650 East Stagecoach Run, Eagle Mountain, Utah 84005

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

1. Discussion Items

1.A DISCUSSION - Rose Ranch
Concept Rose Ranch Revised

1.B Lower Tickville Gulch issues and management solutions
none, informational only
Tickville Gulch Concept Plan_Reduced.pdf
why_we_need_ephemeral_streams-October-2023 (1).pdf

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

2. Pledge of Allegiance

3. Declaration of Conflicts of Interest

4. Approval of Meeting Minutes

4.A April 23, 2024 Planning Commission Minutes
04.23.2024 PC DRAFT Minutes

4.B April 23, 2024 Planning Commission Special Session Minutes
04.23.2024 PC Special Session DRAFT Minutes

5. Status Report

6. Action and Advisory Items

6.A ACTION ITEM/PUBLIC HEARING - Pinnacles Multi-Family Preliminary Plat
Planning Commission review of a Preliminary Plat Approval request for 167 single-family attached townhouse lots in MF1 and MF2 zoned areas on 13.2 acres of land within the Pinnacles master planned community
Pinnacles Vicinity Map
Pinnacles Development Agreement Zoning Exhibit
23-0104 PINNACLES MULTI FAMILY Preliminary Plat
23-0104 PINNACLES MULTI FAMILY PLATS.Revised Pages

6.B ACTION ITEM/PUBLIC HEARING - Fence Code Patch
Planning Commission review of minor fence code revisions designed to clarify that

screening required between residential developments and collector or arterial rights-of-way shall be comprised of walls made of durable materials, defined as masonry, stone, decorative concrete, etc. Such walls shall be repaired or installed at project buildout or by subsequent homeowners if such is failing or absent. The revisions also set forth the City's expectation for fencing/screening along the Ranches Parkway and how much wire fencing is allowed in fences featuring such.
New Fence Code Minor Revisions

6.C ACTION ITEM/PUBLIC HEARING - Off Street Parking Adjustments
Planning Commission review of draft zoning ordinance language intending, primarily: to identify the City Council as the authority to authorize shared parking agreements between properties to help satisfy City required parking requirements, reduce the amount of shared parking from 50% to 40%, and to require parking lots to be near the uses which they serve - especially for multi-family projects.
Draft Shared Parking Edits: EMMC 17.55.040 and 17.55.100

6.D ACTION ITEM/PUBLIC HEARING - Residential Definitions and Table Revisions
Planning Commission review of a proposed zoning code draft intended to add, clarify or replace varying definitions, as well as consider a reformatted [i.e., re-arranged and less conditional use permit callouts] Residential Land Use Table.
Residential Definitions and Land Use Table Revisions.May 2024

6.E ACTION/PUBLIC HEARING - Retaining Walls New Code Amendment
Planning Commission review and recommendation regarding proposed zoning regulations pertaining to retaining walls.
Retaining Walls Draft Code Amendment

6.F ACTION ITEM/PUBLIC HEARING - Historic Zones
Planning Commission review of a proposal to enact an ordinance amending Title 17 by adding a new Chapter 30 relating to historic residential and non-residential zones, adding them back into Title 17 with some of their standards being made equivalent to some currently adopted zones' standards.

Historic Zones Final PC Version.May 2024

7. Discussion Items

7.A DISCUSSION- Agriculture and Industrial Zones Code Amendments
Planning Commission review and comment on draft ordinance amendment changing language, formatting and land use controls associated with the Industrial, Agricultural and Commercial Storage Zones.
Ind.Ag.Comm Storage Zones draft ord. changes

8. Next scheduled meeting

9. Adjournment

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

	EAGLE MOUNTAIN CITY **PLANNING COMMISSION MEETING** **MAY 14, 2024**
TITLE:	DISCUSSION - Rose Ranch
ITEM TYPE:	Discussion
APPLICANT:	Brandon Parr, Edge Homes

ACTION ITEM:
No

PUBLIC HEARING:
No

PREPARED BY:
David Stroud, Planning

BACKGROUND:

Rose Ranch is presented to the Planning Commission as a discussion item. A previous Rose Ranch concept was reviewed by the Planning Commission and City Council. The current concept is similar but as been revised primarily regarding zones. Specifics as to lot size, which the applicant knows is to be modified (too many lots of the same size adjacent to each other) will be addressed with the plat. The purpose of this agenda item is to receive feedback on the layout of the zones and open space. If the concept is favorably received, the applicant can then work on the master development agreement.

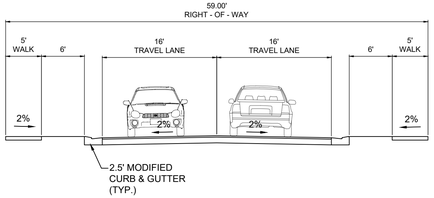
ITEMS FOR CONSIDERATION:

REQUIRED FINDINGS:

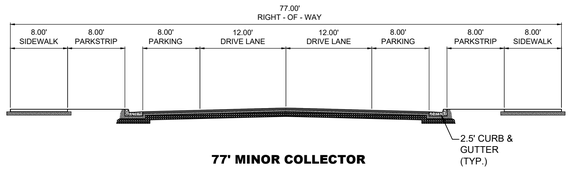
RECOMMENDATION:

ATTACHMENTS:

Concept Rose Ranch Revised



59' LOCAL SECTION



77' MINOR COLLECTOR

PROJECT INFORMATION

TOTAL PROJECT AREA: 79.84 ACRES
OPEN SPACE REQUIRED: 4.98 ACRES
OPEN SPACE PROVIDED: 7.17 ACRES
IMPROVED PARK PROVIDED: 3.77 ACRES
FUTURE/DEDICATED PARK PROVIDED: 3.40 ACRES

TABULATIONS

ZONE	LOT COUNT	MIN. AREA	AVG REQ'D	AVG. PROVIDED
R3	147	6500	8500 SF	9,227 SF
R2	78	8000	10890 SF	11,938 SF
TOTAL	225			

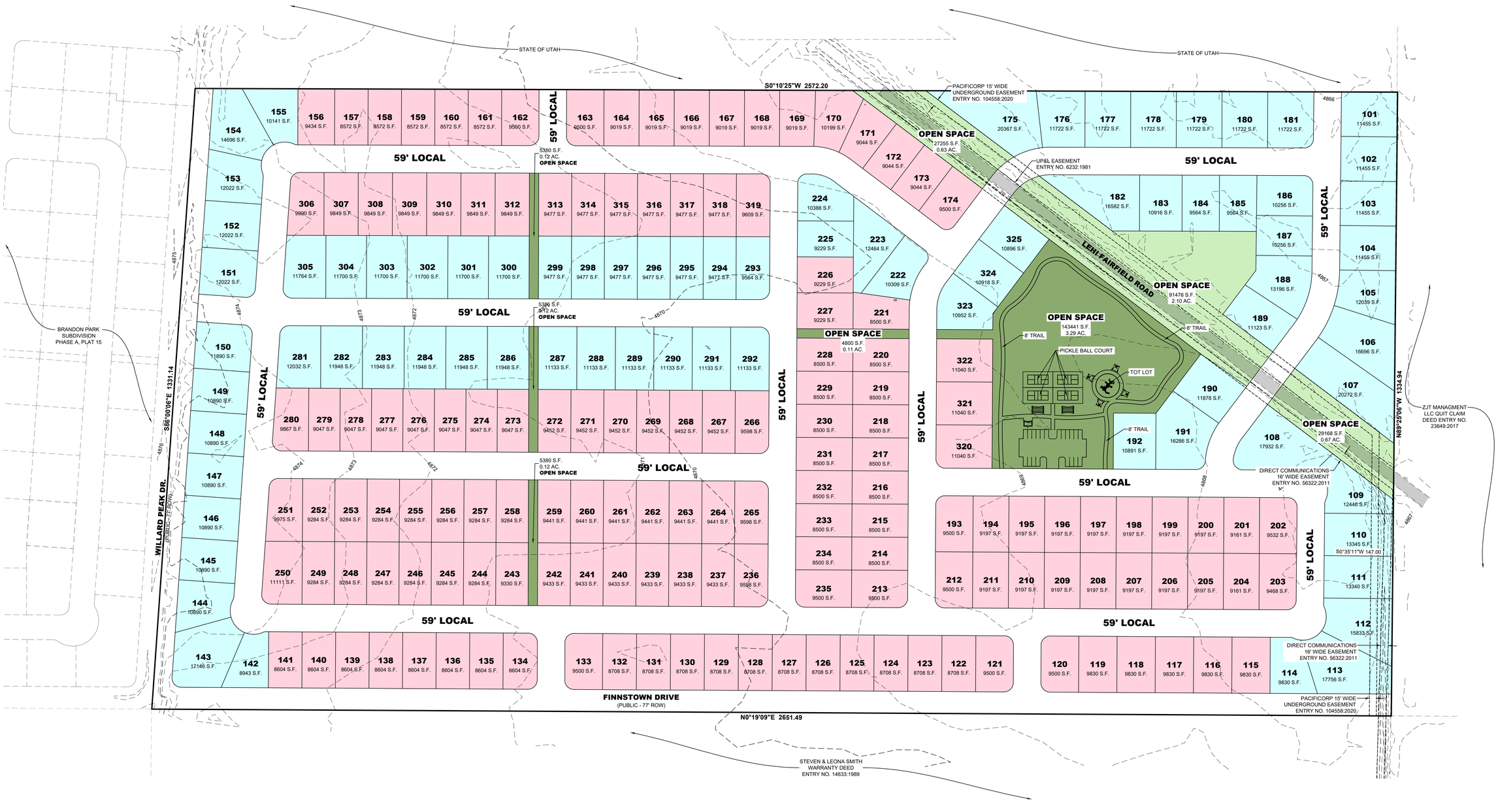
OPEN SPACE TABULATIONS

ZONE	LOT COUNT	REQ'D SF /LOT	REQ'D SF	REQ'D ACRES	ACRES
R3	147	1000	147,000 SF	3.37	
R2	78	900	70,200 SF	1.61	
TOTAL	225		217,200	4.98	7.17 AC

NORTH

SCALE: 1"=100'

100 50 0 100



LEI
- A Utah Corporation -
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office@lei-eng.com
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NOT FOR CONSTRUCTION

ROSE RANCH
EAGLE MOUNTAIN, UTAH
CONCEPT

REVISIONS
1 -
2 -
3 -
4 -
5 -

LEI PROJECT #: 2024-0012
DRAWN BY: BJP
DESIGNED BY: NKW
SCALE: 1"=100'
DATE: 04/30/2024
SHEET 1

U:\0_LEI PROJECTS\2024\2024-0012 ROSE RANCH (EDAZ)-EM\CAD\DWG\CONCEPTS\24-0012 ROSE RANCH CONCEPT 1.DWG 4/30/2024 3:02 PM

	EAGLE MOUNTAIN CITY **PLANNING COMMISSION MEETING** **MAY 14, 2024**
TITLE:	Lower Tickville Gulch issues and management solutions
ITEM TYPE:	Discussion
APPLICANT:	Todd Black

ACTION ITEM:
No

PUBLIC HEARING:
No

PREPARED BY:
Todd Black, Planning

BACKGROUND:
We have had discussions in the past on the condition, issues, concerns, and management actions needed in Tickville Gulch. These concerns are becoming bigger and bigger issues, and we are now starting to see issues that need to be addressed sooner, rather than later. At the May 6, 2024 Council Meeting, members of the public discussed some of these issues with the Council. The purpose of this discussion is to bring greater awareness to the issue, give staff recommended actions, and strategies to address these issues.

ITEMS FOR CONSIDERATION:
Tickville Gulch purpose and function

REQUIRED FINDINGS:
none

RECOMMENDATION:
PC support of the general direction of staff to implement multiple actions and strategies pending funding.

ATTACHMENTS:

Tickville Gulch Concept Plan_Reduced.pdf

why_we_need_ephemeral_streams-October-2023 (1).pdf

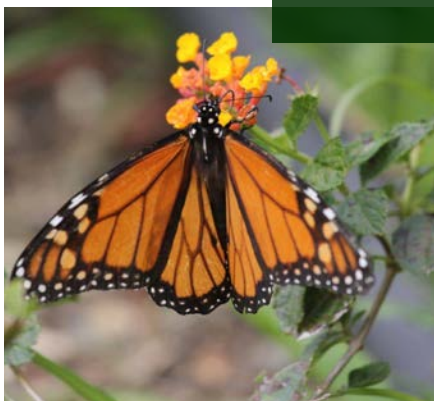
EAGLE MOUNTAIN

PLANNING DEPARTMENT
1650 Stagecoach Run, Eagle Mountain, UT 84005 801-789-6647

Tickville Gulch Natural Park

Concept Plan

| Preseverate
| Cultivate
| Educate



JED SHUM | Advisor: Alessandro Rigolon
Spring 2023
Client: Eagle Mountain City

STEVE MUMFORD
Community Development Director | BRAD HICKMAN
Parks Department Director | TODD BLACK
Wildlife Biologist

AUG 2022

EAGLE MOUNTAIN

Tickville Gulch Nature Park

Concept Plan

PLANNING DEPARTMENT

801-789-6647 1650 Stagecoach Run, Eagle Mountain, UT

EAGLE MOUNTAIN

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Iii. Areas Owned By EMC

Iv. Types Of Developments Around The Gulch

V. Crossing Points

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B. Man-Made Hardships

C. Land Ownership

3. Public Input

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B. Public Engagement Result

4. Vision

5. Implementation

A. Plan Of Implementation

I. Perservate

Ii. Cultivate

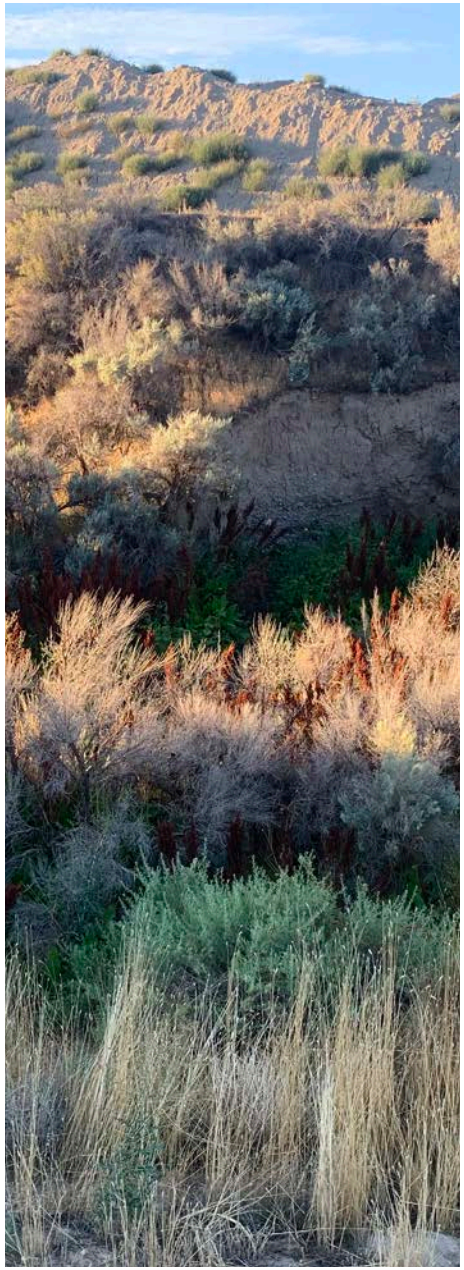
Iii. Educate

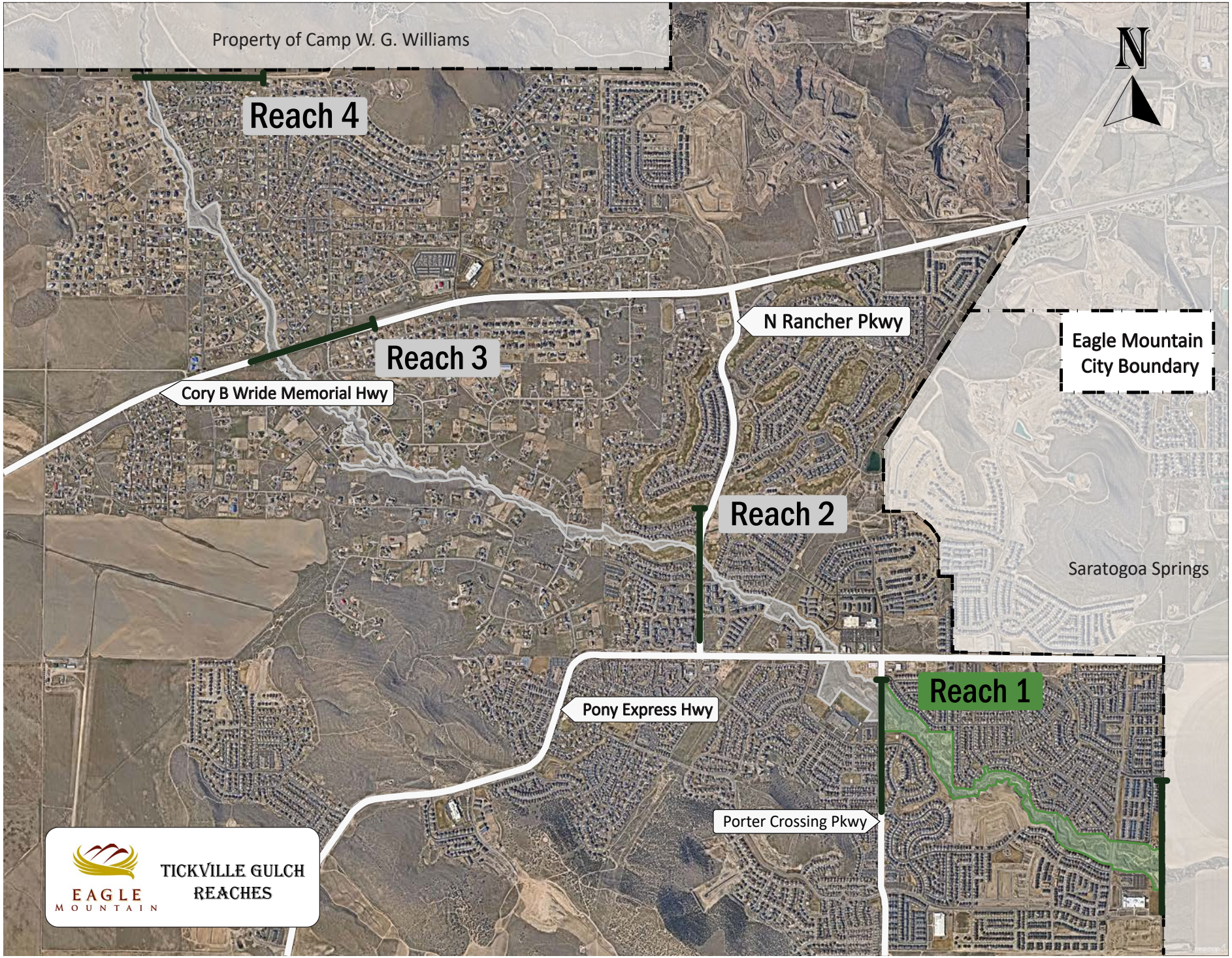
6. Design

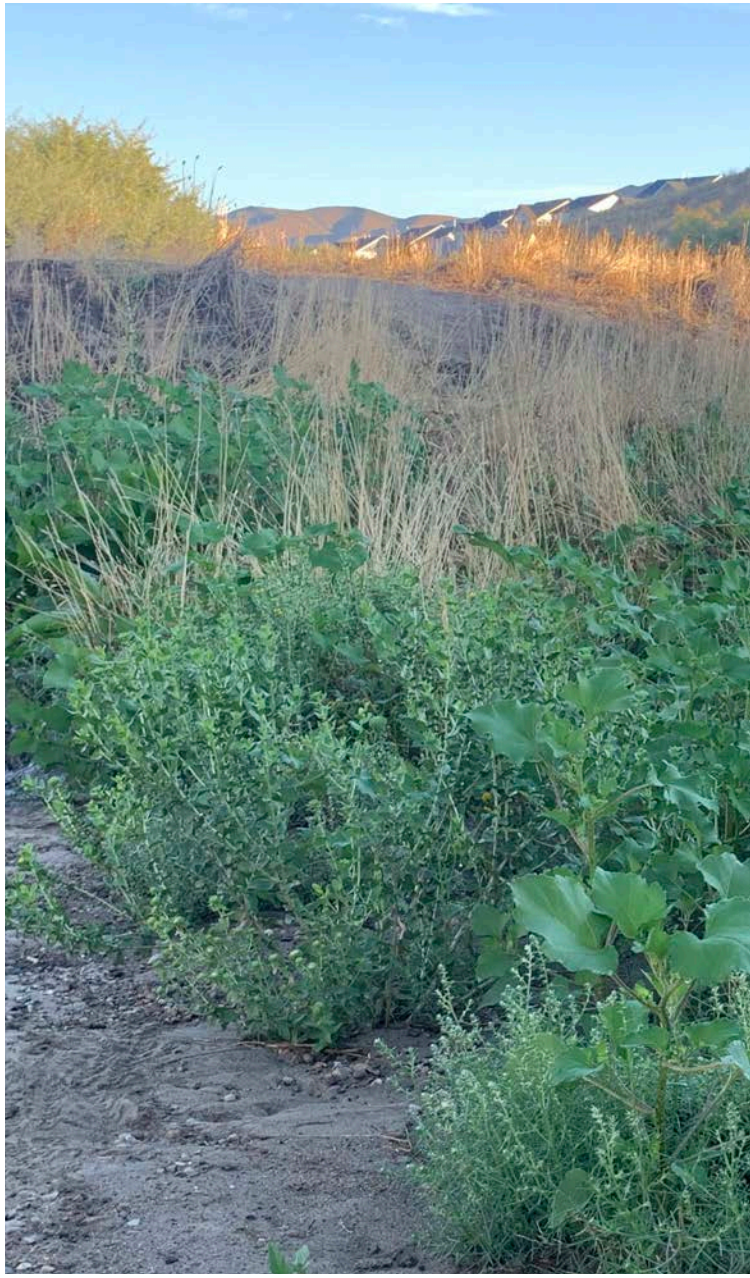
Tickville Gulch Nature Park
Concept Plan

Tickville Gulch
Nature Park
Concept Plan

1 INTRODUCTION

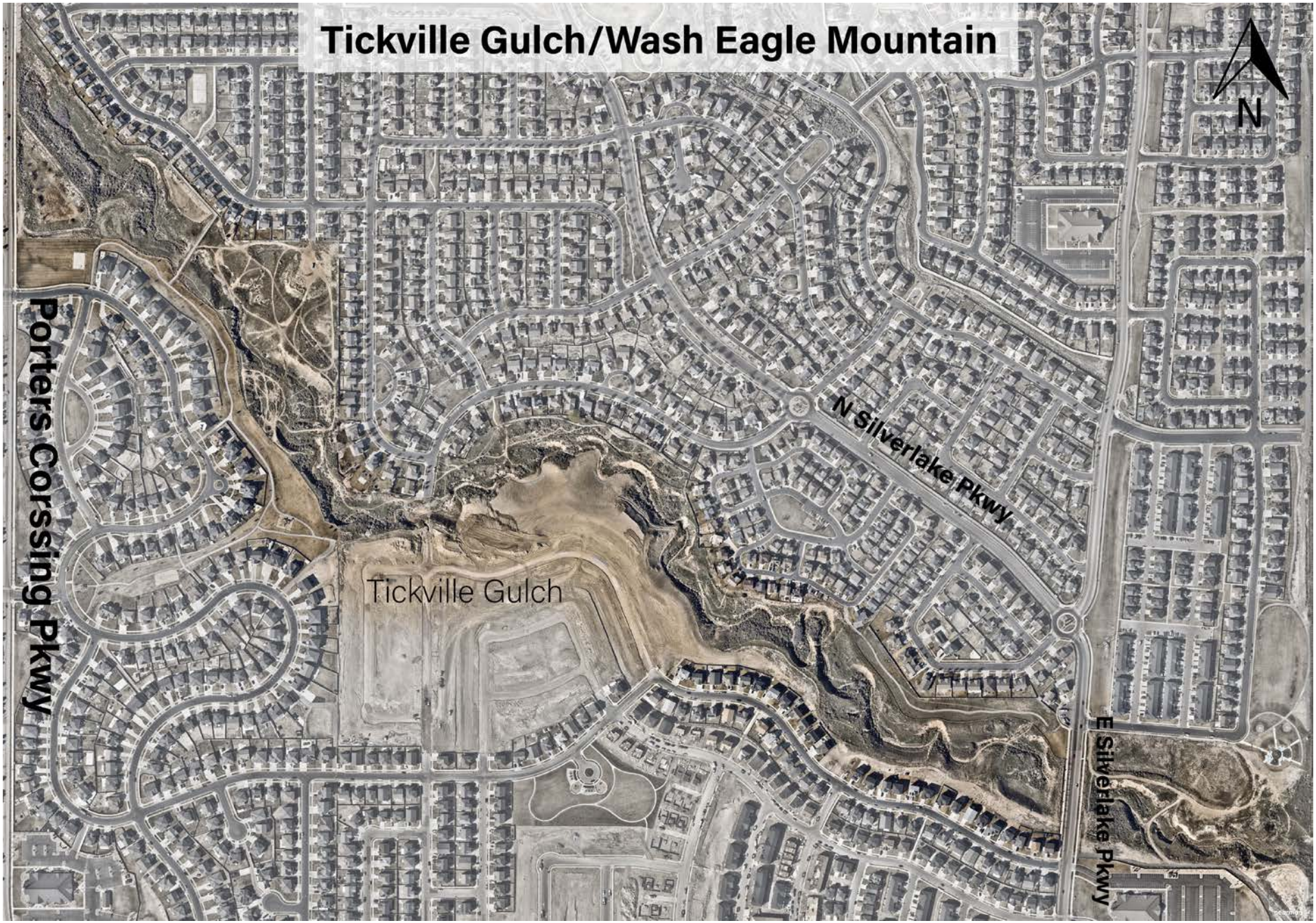



Property of Camp W. G. Williams
N
Reach 4
Reach 3
Cory B Wride Memorial Hwy
N Rancher Pkwy
Eagle Mountain City Boundary
Reach 2
Saratogoa Springs
Reach 1
Pony Express Hwy
Porter Crossing Pkwy
EAGLE MOUNTAIN
TICKVILLE GULCH REACHES



Tickville Concept Plan

- While Tickville runs through Eagle Mountain City, yet this project will focus on Reach 1 of Tickville. The goal of the plan is to create a recreational wild open space, while providing minial upgrades to the natural environment to best nuture the local vegeation and wildlife.


Tickville Gulch/Wash Eagle Mountain
N
Porters Corssing Pkwy
N Silverlake Pkwy
Tickville Gulch
E Silverlake Pkwy

Geographic Overview Of The Gulch

This Tickville Gulch Concept Plan is intended to direct and guide future developments regarding and relating to Tickville Gulch, will be referred as the gulch, the wash, or Tickville throughout this document. The concepts, recommendations, and guides within this plan are planned to be executed within two to ten years

With Eagle Mountain City (EMC) as one of the fastest growing cities in the region, numerous developments and projects are impacting the gulch in multiple ways. As to truly satisfy EMC's vision of living with wildlife, it is critical to set plans and objectives to maintain the economic growth around the gulch while being able to preserve the natural environment within the gulch. This plan aims to establish attainable and achievable goals and objectives to maximize the positive benefit from the natural environment of the gulch while maintaining the economic potential and growth around it.

The interaction and interrelationship between EMC and Tickville Gulch has been a much discussed topic within EMC. All decisions regarding the gulch will have a direct and irreversible impact on both the natural environment and EMC. Not only are city leaders and staff are concerned about the status of the gulch, but the public also shares the sinilar concerns. The gulch is home to the various native wildlife and plants. The gulch is facing various threats. These includes human-caused threats, abuse from the residential lots, devegetation from developments, and illegal disposal of waste and garbage. Erosion and other natural effects are threatening the condition of the wash as well.

Tickville gulch is the main natural geographic wash and waterway through EMC. The gulch runs from the Oquirrh Mountains from near Latimer Point all the way into Utah Lake. The gulch runs for about 3.5 miles across EMC, from the border of Utah National Guard Camp Williams and Eagle Mountain to the border of EMC and EMC of Saratoga Springs. The watershed size of the gulch is approximately 50 square miles, the watershed covers the point of Oquirrh Mountain range, half of EMC, and West Canyon Wash. The total change in elevation of the gulch is about 1900 ft, with the starting point being 6400 ft from Camp Williams and about 4500 ft as the gulch leaves EMC.

SOIL TYPE

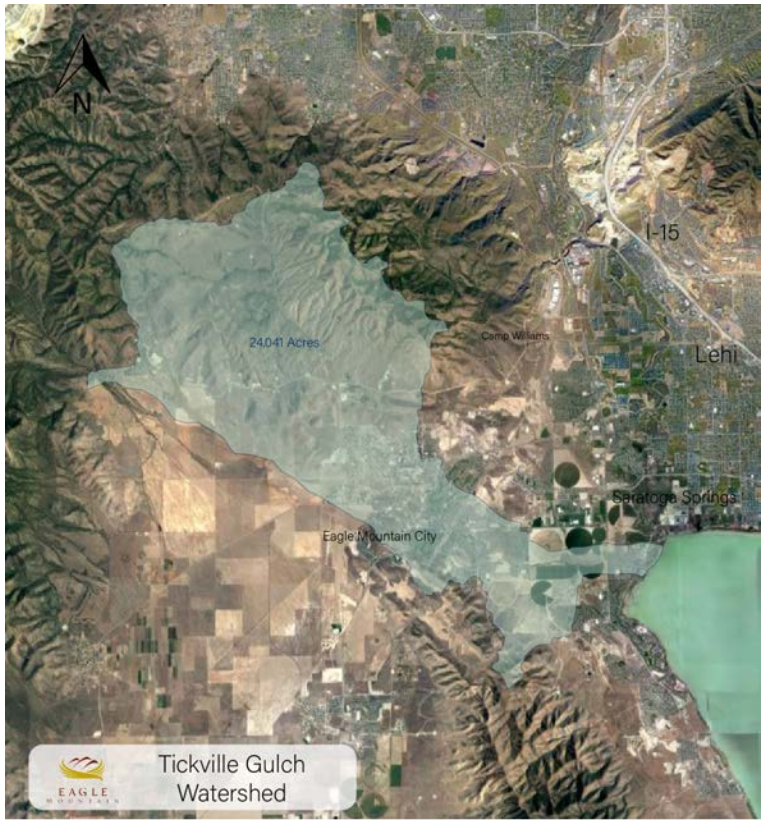
The main soil types within the gulch and on the bank of the gulch are Juab loam and Orcky gravelly fine sandy loam. Juab loam has a weak medium subangular blocky structure. The soil is slightly hard, friable, slightly sticky and slightly plastic. The soil is very fine and with fine roots and very fine pores. It has about 3 percent gravel, is strongly effervescent, is strongly alkaline (pH 9.0), and has a gradual smooth boundary. (7 to 10 inches thick) In general, the soil within the gulch is very fine, loose, and highly errodiable. The locals generally refer to the soil type as moon dust, as it is powdery and puffy when one steps into it. Consequently, the soil within the gulch is very vulnerable to erosion, making riparian vegetation on the bank difficult to establish and persist over time.

ECOLOGICAL PURPOSES OF THE GULCH

The gulch serves as an essential wildlife corridor amd habitat for multiple local species of birds, insects, and animals. Wildlife species that occupy the gulch and utilize it for their daily activities include but are not limited to mule deer (Odocoileus hemionus), neo-tropical and other resident songbirds, foxes (Vulpes), coyotes (Canis), skunks, raccoons, and raptors (Barn Owls, Great horned owls).

The gulch serves as an undeveloped open space for the mentioned animals to nest, forage, and seek cover. Also, the gulch is one of the only main wildlife corridors within EMC to provide connections between different open spaces around the developed areas. For some animals within the gulch, the gulch is also their source of food, water, and shelter.

The unique natural vegetation of the gulch makes the gulch an attractive habitat for the local wildlife. The gulch contains several different riparian species such as willows (*Salix,spp.*), Fremont Cottonwoods (*Populus*), and non-native invasives such as phragmites(*Australis*), tamarisk(*Tamarix*), and Russian Olive(*Elaeagnus angustifolia*). With the loose soil type of the gulch, riparian vegetations are extremely important in holding the bank soil stablization and preventing erosions.



2

Tickville Gulch
Nature Park
Concept Plan

CHALLENGES

Challenges

NATURAL CHALLENGES

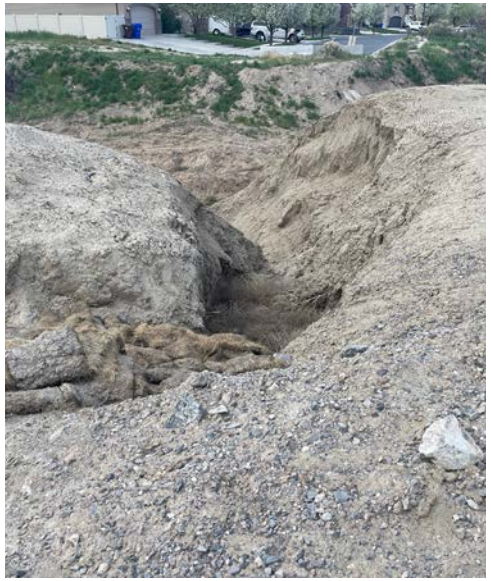
The biggest natural challenge that Tickville gulch is facing at the moment is erosion. Erosion happens initially because of the nature of the local soil type. The soil is loose and suspeptible to erosion. Moreover, the retraction of local riparian vegetation due to drought in recent years within western United States further intensify the erosion problem. With more vegetation on the gulch bank dying, more and more soil is exposed to the danger of erosion. Once the soil is exposed the soil tends to erode away at a high speed due to its low compatative nature.

MAN-MADE HARDSHIPS

Misuse of the wash from human recreational activities has furthered the cause and effect of erosion in the gulch. The residents often ride recreational vehicles like four-wheelers and mountain bikes within the gulch. Such activities tend to leave tracks and trails and loosen the soil behind them. Not only do these activities damage the existing plants that are holding the soil together, but also prevent the potential growth of the riparian vegetation. These recreational activities stimulate and intensify erosion problems within the gulch. Some have even place bike jump ramps at the bottom of the gulch for their enjoyment. Such action creates hazards from flash floods for the users of the ramps and affects the water flow of the gulch, which may lead to further issues like erosions down stream.

The rapid development around Tickville gulch are also contributing to the issues within the gulch. Although the open space of the gulch serves as a desirable space to have for residential development nearby, these rapid developments are generating concerns within the gulch. One of the main corncerns is erosion caused by these developments that are built within EMC without having solid language in code to address development restrictions in place to protect the natural environment.

Silverlake development section of the gulch in Reach 1, it is clear that in order for the residential developments on top can have a stable foundation, the gulch needs to be re-engineered. The development company poured the soil they dug up for the development to redirect the course of the gulch and sloped out the southern bank of the gulch in that area. There are also rocks that are in place as bank reinforcement. However, they had undermined the strength of the water flow in the gulch and the erosion speed of the loose soil in EMC. As water flow within the gulch, the water went around and under the bend enforcements. Within days after a storm, there were gaps, cracks, and property lost on the two sides of the gulch. Then as a negative chain reaction even more soil falls into the gulch. Moreover, besides the embankment of the gulch were eroded away, the floor of the gulch is experiencing a high level of erosion as well. After a storm, the highest record of erosion of the bottom of the gulch is about 4 feet. It is because the vegetation was removed when the gulch was redirected by the development nearby. Within Reach 1, there have been HOA fences can be found that have fallen into the wash due to property loss. Those fences were originally placed on top of the cliffs along the sides of the gulch. However, as storms come in, the bottom of the cliffs are eroded away, and the soil on the banks of the gulch collapses into the gulch.



Landownship Situation Around the Gulch
N
N Silverlake Pkwy
N Porter Crossing
City Owned Property
Development Owned Property
Common Owned Property

LAND OWNERSHIP

Land ownership is another factor that is hindering the entire process of the plan for the gulch. Even though the majority of the land parcels of the gulch and along the gulch are owned by EMC, on certain edges of the gulch, slithers of parcels are classified as common areas. This means that they are commonly owned by the house owners that the parcel touches. These common areas are maintained and represented by HOAs, making them difficult to locate and communicate. Also, with the complicated ownership situation, it is challenging for EMC to purchase and obtain the land parcel. At the same time, taking over the land ownership by eminent domain is an option proposed by one of the HOAs, however, that is not the ideal solution from EMC's perspective for numerous reasons. On the other hand, EMC would prefer to purchase the parcel through normal procedures to obtain the land parcel. However, since it is a common area, making the necessary purchase procedure really complicated with the multiple common owners of the property. Therefore, land parcel ownership is another challenge for EMC in order to produce the most ideal result within Tickville Gulch.

On the other hand, the middle section of reach 1 of the gulch is mostly owned by private companies. Although the developers desire to pass the ownership of the land parcels that are undevelopable to EMC, due to past mismanagement, those parcels have tax sales on them, which holds back EMC from acquiring the parcels. With this complication, the ultimate result is likely that the parcels will be confiscated by the County and rereleased in the form of bidding. This maybe the eventual method for EMC to overtake the ownership of those parcels within the gulch.

3

Tickville Gulch Nature Park

Concept Plan

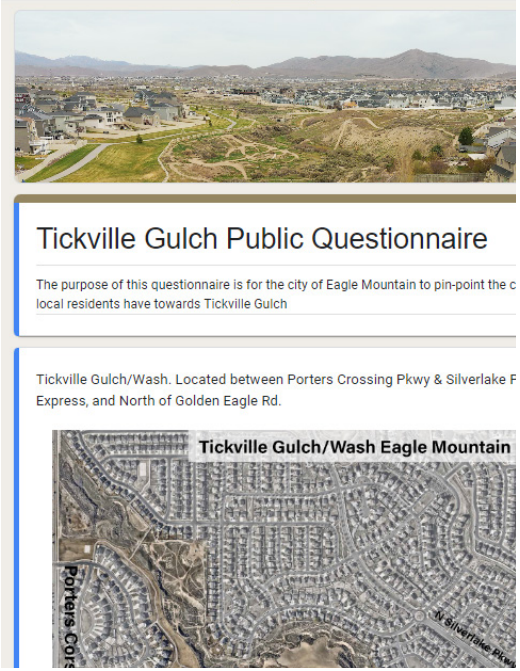
PUBLIC INPUT

Objective

In order to better understand the public's opinion on the future of Tickville Gulch, a survey of 14 questions was given out to the public to collect opinions and thoughts on the future of Tickville. The survey was given out by the media team of EMC, through EMC's social media accounts and a link was also posted on the website.

There were multiple objectives that the questions within the survey aim to achieve. First, the goal was to ascertain residents' knowledge of the gulch. It is possible that residents living near the gulch do not even recognize that the gulch is within their neighborhood, potentially causing damage to the gulch without knowing. There was also a question on the management responsibility of the gulch, asking the residents who they think is the prime management agency of the gulch. With the other general questions combined, the survey is designed to determine the level of general knowledge the public has towards the gulch. Moving forward, the survey will serve as an education channel to bring the gulch and its circumstances to the public's attention.

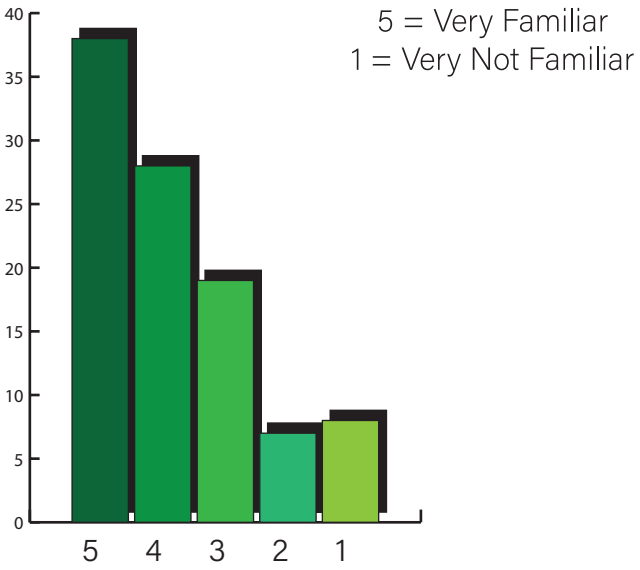
The second objective of the survey was to get an estimate



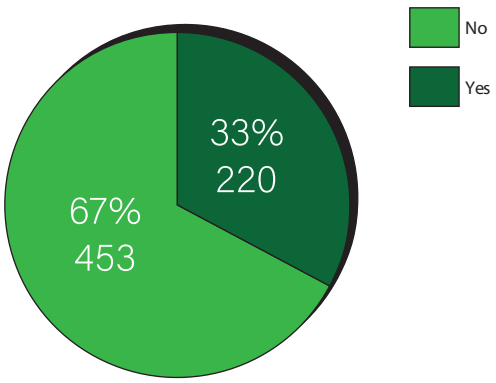
of the main uses of Tickville as the activities within the gulch can greatly influence the environmental circumstances of the gulch. Some uses are identified to pose a threat to the existing vegetation in the gulch, while uses tend to escalate the erosion situation on the gulch bank. EMC felt critical to identify the general activities that happen within the gulch, and even with the survey, we will be able to acknowledge new uses that are not noticed before.

Thirdly, the goal is to collect the public's opinions and suggestions on the future uses of the gulch. Questions were designed to help citizens identifying the desired future land use within and around Tickville Gulch. The results of the questionnaire will allow EMC to get aligned with the general citizen desire of EMC on the land use around the gulch. Although the desire of EMC are to create a nature park around the gulch in effort to protect and preserve the natural environment of the gulch, yet it would not likely be possible to achieve the goal to preserve the function and natural state of Tickville. Therefore, it is critical for the survey to be able to identify the public's desires.

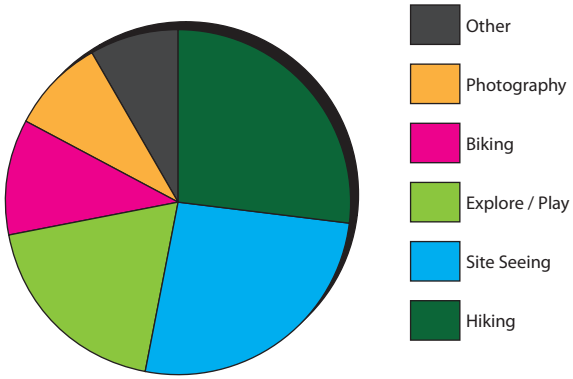
1. What is your familiarity of Tickville Gulch in Eagle Mountain



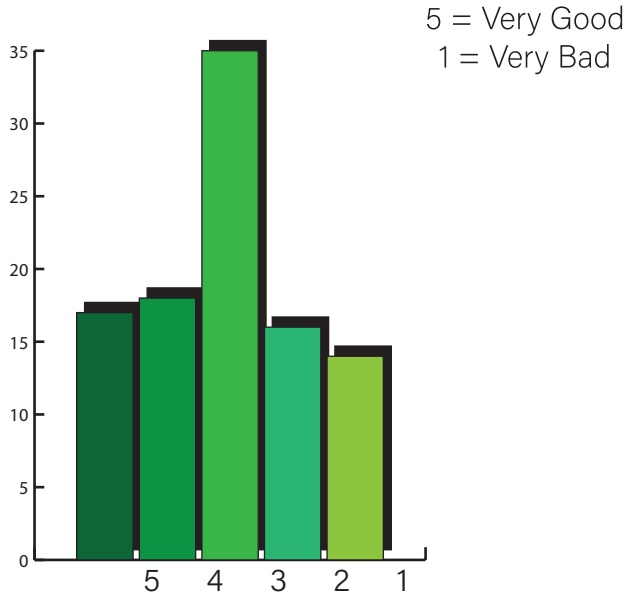
2. What is your familiarity of Tickville Gulch in Eagle Mountain



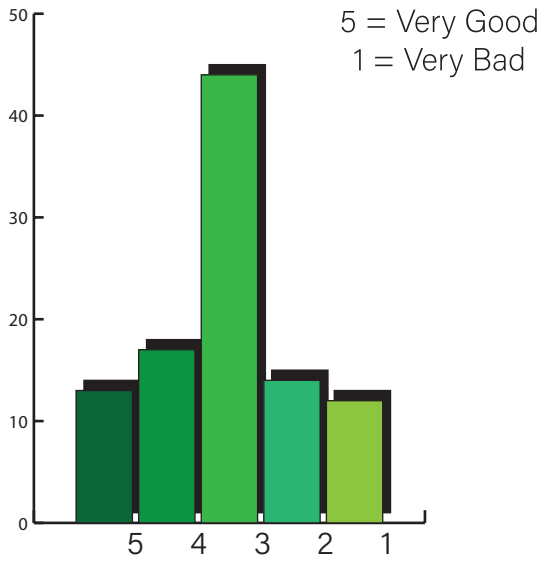
3. What activities do you or anyone within your family do within the gulch? Select up to 3.



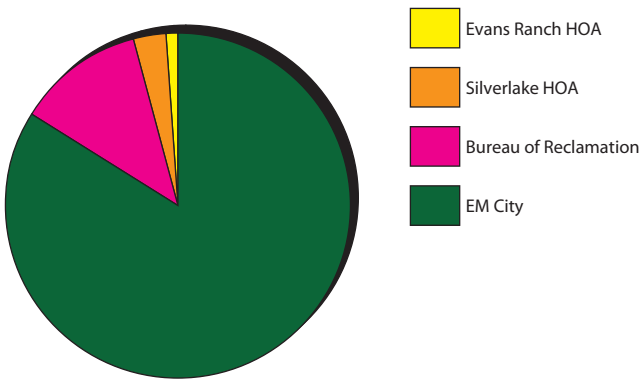
4. How do you see the current use and condition of the gulch?



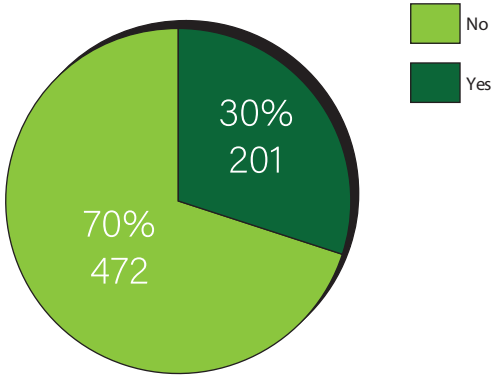
5. How would you rate your satisfication with the current conditions of the wash?



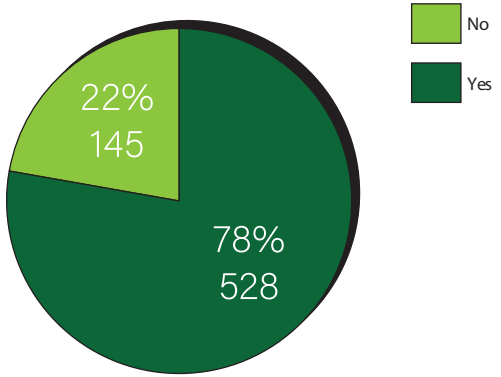
6. Who do you believe is currently responsible for the management of the wash?



7. Are you aware of any pollution or abusive activities of the wash including illegal dumping?



8. EMC Plans to turn EMC owned portion of the wash into a nature park, to provide a recreational space for the local residents and to create a better space for the wildlife and vegetation within the wash. Would you support this idea?



Survey Result Conclusion:

- The residents are not familiar with Tickville.
- Residents are not familiar with the challenges Tickville is facing.
- Residents know that EMC is responsible for the maintenance of Tickville.
- Residents would appreciate more open space be dedicated as wild open space.
- Residents do support the idea of a nature park, with minimal amount of improvement.

Tickville Gulch
Nature Park
Concept Plan

4 VISION

VISION

Eagle Mountain City aims to perservate the existing natural features within the gulch, to cultivate new natural assetsand function, and to educate the public to equip them with the knowledge and skillsets regarding the future of the gulch.

5

Tickville Gulch Nature Park
Concept Plan

IMPLEMENTATION

Plan of Implementation

Perservate

Cultivate

Educate

PERSERVATE

The first step of the concept plan is to perserve and protect the existing landscape, vegetation, and wildlife habitat within Tickville. Currently, there are species of falcons and owls nesting and roosting within different areas of reach 1. It is important to keep their locations in mind as the plans continue to go forward. Moreover, in order to preserve the important resource within the gulch, measures and investments in facilities are vital to guide activities to suitable areas, while preventing the discouraged activities in the wash. This includes, removal of recreational facilities, removal of trash, fencing off protected areas, pavement of trails, and signs. These actions are gearedto stop future human caused damages on the landscape within the wash, especially activities that bring the highest amount of damages, like motor bikes and four wheelers. Investments like the trail pavements, the goal is to direct all activities within the gulch through those routes to certain areas intended for recreational usage, instead of the current free-range situation. These programs will also require the participation of the residents, as it is impossible to strictly anmd purely rely on EMC's public resources to both maintain and monitor the wash. Therefore, signages of warning with methods of monitoring or incidents reporting will be installed, in hopes to best protect the wash's natural features and protect it from discouraged uses.

Besides monitoring man-made damages, EMC must also maintain a frequent update on the soil quality and erosion condition along the nature park area. The monitoring of the erosion situation is especially important after storms and other natural events that bring water into the wash. Through recording the areas of danger, accurate actions against erosion can be taken. Geoengineering is one method that EMC plans to apply, with tools like geomats and riprats. These tools will help to compact the lose soil along the banks, reduce water speed, and ultimately reduce soil erosion. Nonetheless, the most important is to identify the right location to install such tools, to best ultilize the engineering measures.

CULTIVATE

While it is important to preserve the existing natural environment of the wash, many locations within the bottom of the wash and along the banks lay bare due to both natural and man-caused erosion. Bare soil is extremely vulnerable to erosion from water and wind. Once a portion of soil is exposed, because of the soil type it is extremely difficult for plants to germinate and grow in those spots without human assistance. Therefore, EMC must act and act quickly in order to reduce the effect of erosion, to prevent the negative impacts, and at the same time restore the natural beauty of the wash.

In order to find out effective measures to cultivate new vegetation, EMC may need to go through periods to proof of concept. To restore vegetation in a portion along the bottom of the gulch, one very important element is water. It is impossible for the bare land to hold any water long enough for plants to sprout in the wash due to the soil type. One thing EMC has newly implemented are beaver dam analog in the form of cement blocks and barricades. The plan is to line up concrete blocks with about the length of 30 ft with a little gap in between on a certain flat area of the wash where water runs quite shallow. The purpose of these analogs is to slow down water flow and hold up water upstream longer to help saturate and stablize the soil. Through holding up the water, more water can have the chance to give moisture to that

portion of land and to cultivate growth of new native plants.

As important as the revegetation is within the gulch, it is also essential to maintain the local native vegetation that has evolved with the changing wash over time. Therefore, only native riparian plant seedings will be seeded within the project. The future seeding locations will be determined by the moisture, distance from the water way, and steepness of the banks. There are few focus seeding points within the wash, the retention ponds, water collection areas behind concrete and wash bends with serious erosion conditions. Ultimately, the hope is to restore Tickville Gulch to its natural and original state.

With the revegetation projects taking place, EMC will also proceed to revitalize and renovate the natural habitat within the gulch area. One of the main and most obvious inhabitants are the American Kestrels. The American Kestrels are native to the Utah area, are the smallest falcon in North America. There are current a couple krestel nest poles intalled along the gulch at the moment, and according to the local wildlife groups, that these nest are typically 100% occupied during nesting seasons, and new installed ones will be occupied within days.

EDUCATION

The vision for the wash will require more efforts than just solely from EMC, the input and effort from the residents are essential as well. The core plan is to educate the residents of the activities that are discouraged and are damaging the habitat of the wash. Futher to suggest ways that residents are able to contribute in the effort to protect and preserve the habitat within the wash. There will be different improvements and facilities installed to help EMC to communicate with the public.

EAGLE MOUNTAIN CITY

PARKS AND OPEN SPACE
MASTER PLAN

EAGLE
MOUNTAIN

A. Signages and Kiosks

Signages and kiosks will be used as the main communication format from within the natural park. The goal of the signs and kiosks are to help our residents, young and old, to understand the significance of Eagle Mountain's open space, to appreciate the beauty of nature, and to unite residents under the vision of EMC. Signage types include warning signs, informational signs, and directional signs. The purpose of warning signs is to warn residents of activities that cause damages to the wash, such as off-road vehicles, illegal disposal, unapproved management or alteration actions, and many other activities. Warning signs against destructive actions within the wash will have report directions on them as well, such as phone numbers to city staff for report on discouraged actions.

Warning Signs

Warning signs are also useful in warning residents of the potential natural danger within the gulch, like flash floods, landslides, erosions, and any other natural hazards. Warning signs for natural hazards are also useful in informing the park users of the natural issues that Tickville Gulch is facing, which the survey shows the residents are not familiar with.

Informational Signs

Informational signs will be at key place sto inform the residents of the existing vegetation and wildlife. The objective is to help our residents to grow to appreciate the natural open space in EMC and understand the importance of protecting the space. Informational signs will be mainly placed in front of native riparian plants, or any other plant with significant role in the wash to introduce the species of the plant and the role the plant plays within the wash. Informational signs will also be placed to introduce the local wildlife, like the American Krestrel nest posts within the wash.

Directional Signs

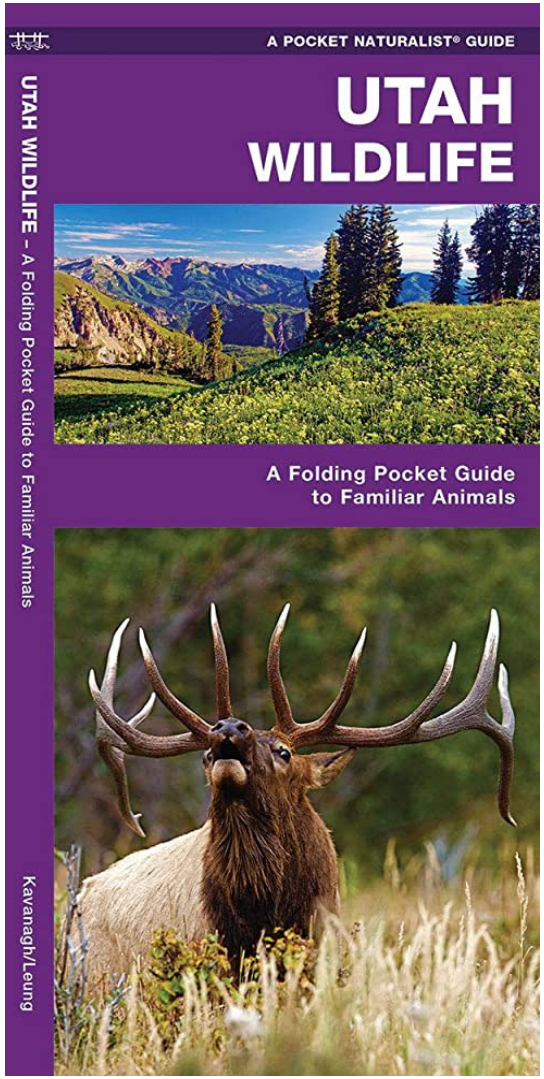
Directional signs to assist park users to orientate directions will be placed within the nature park. Directional signs will mainly inform residents of directions and neighborhoods that are along the park. This type of sign is placed to help understand the importance of the wash within the community, and the status of it affects the nearby developments greatly, and more importantly to give direction within the park.

Informational Kiosks

Informational kiosks will be designed with the younger population in mind. The content will mainly consist of real life and animated pictures of wildlife and vegetations within the wash, map of the natural park, fun facts, simple explanations on the local wildlife, and educational information on how to correctly interact with the local natural open space. The kiosks will all be placed near the main entry points and parking spaces in the parks. The objective of the kiosks is to help the local residents to learn the basic knowledge of the local wildlife, to educate the next generation the correct mindset towards the wildlife and open spaces, and mainly is to help the local residents to develop a sense of belonging and pride towards the EMC Community.

B. Out Reach and Education

Currently, EMC already holds a wildlife and nature educational classes once a month, hosted by the city's Wildlife Biologist and Environmental Planner. All residents within EMC are invited to attend no matter the ages. Invites are sent out through social media and wildlife organizations within EMC. The sessions educate the public on a different wildlife topic at each different sessions, like identification of different birds, eatable wild plants, and other activities. In the future, EMC can hold sessions on topics in relate to Tickville, such as danger of erosion, wildlife inhabitants within the wash, and methods of preservation.



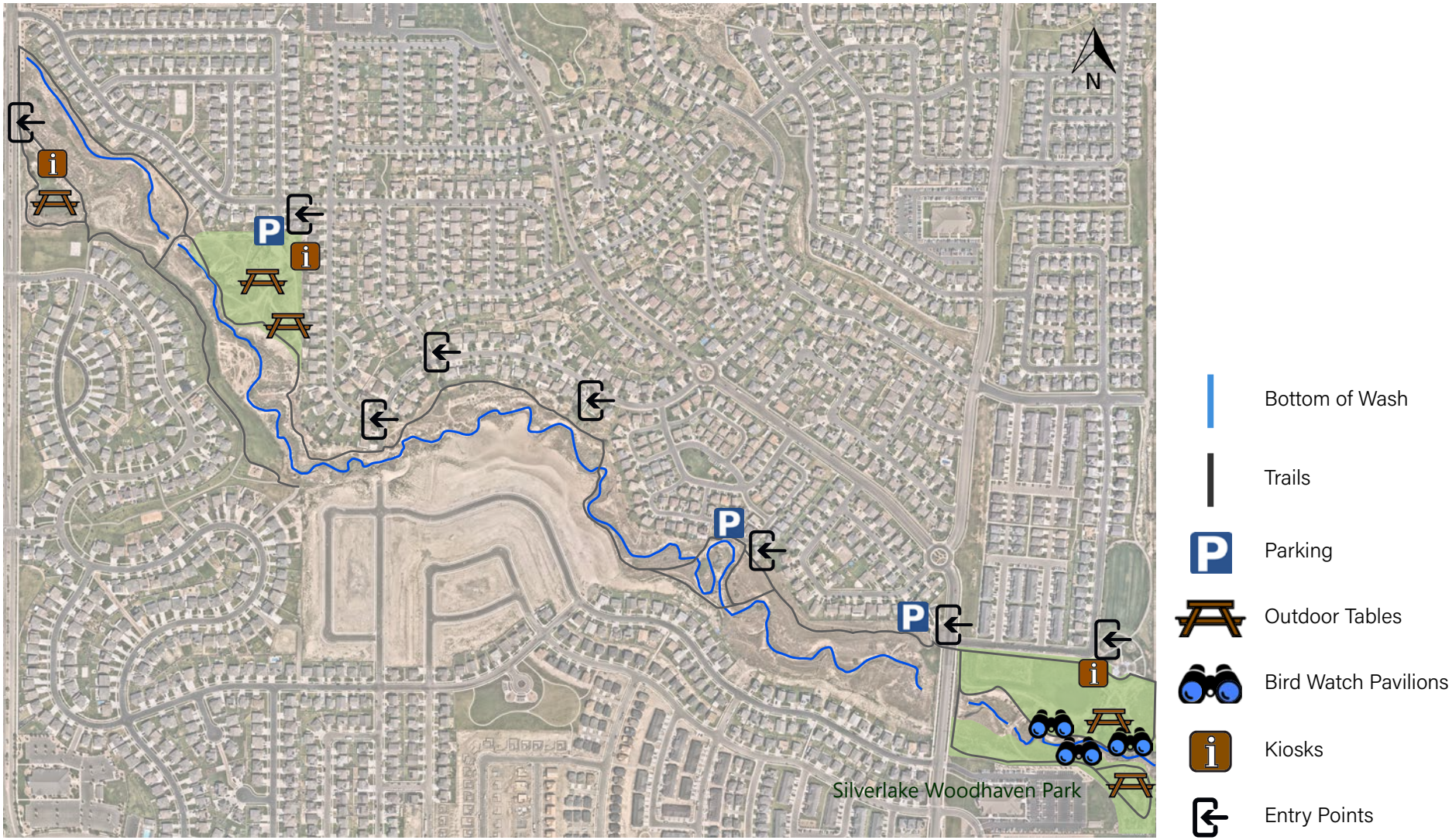
Additionally, trifold pamphlets with similar content as in the sessions and the general plan will be given out to residents along Tickville as well. This way, the residents can be informed of the plans on Tickville, and also learn more about the wildlife within the wash. These sessions will inform the residents the necessary basic wildlife knowledge on methods to preserve the natural habitat, and to help all to develop a sense of pride and belonging to the local natural open space.

6

Tickville Gulch
Nature Park
Concept Plan

DESIGN

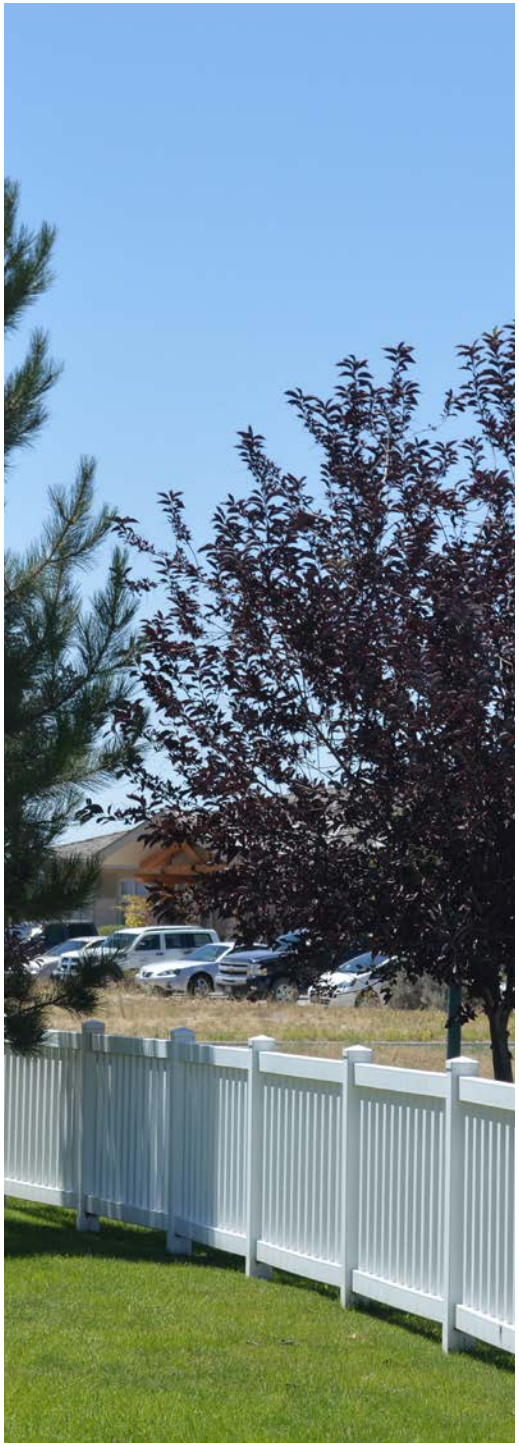
Overall Design of Tickville Nature Park



Design Objectives

1. Development amenities within the wash will be kept at a minimum, while still able to provide sufficient facilities and resources for residents to interact with and enjoy the local open space. According to the local resident response and the vision of this project, all improvement within Tickville are aimed to be kept at a minimum. The design is to only install the minimal amount of suitable facilities made of materials that constitute the least amount of potential pollution within the parks. The facilities are to guide the activities within the wash, such as locations of activities, direction of movements, and also to prevent discouraged activities. Main facilities include picnic tables, paved and unpaved trails, kiosks, signages, parking areas, pavilions, and wildlife watching facilities. An essential reason for the need of facilities, is with the lack of city installed facilities, residents tend to bring in their home-made recreational facilities Such discouraged activities can also put the participants under the danger of natural hazards. As a result, the plan is to install facilities to hint and guide the activities that are safe for the users and also to the natural environment.

2. In echo of the previous objective, fencing and warning signages will be a main feature within the designs. The aim of the fence is to keep all human activities and pollution out of the wash. Not only is activities on the bottom of the wash dangerous, but also is causing naturally irreversible damages to the habitat because of the natural characteristic of the soil in the wash. Warning signs is another approach for the same purpose. Warning signs with report information included will not only serve as a warning for discouraged activities, but also provide a medium for a public to watch and protect the wash together with EMC.



3. Another design feature of the parks is to provide large areas within the parks for the purpose of revegetation. The goal is to restore Tickville to its natural state. The revegetation will be monitored and measures will be implemented to facilitate future projects. If the vegetation areas are nurtured correctly and will a successful restoration of the natural habitat, the trails will provide the perfect opportunities for the residents to interact with the original natural status that the gulch once was. Moreover, the habitats will be revived and wildlife will return to the wash and inhabit the area to create an area for human and wildlife to coexist. And once the habitats are restored, more facilities will be installed for the purpose of observation, like the elevated wooden walkway in the Silverlake Park design.

Silver Lake Park

- Bird Watching Pavilions
- Paved Trail
- Unpaved Trail
- Information Kiosks
- Warning Signages
- Wooden Bridge Walkway
- Retention Pond Area
- Picnic Table

Willow-Oak Park

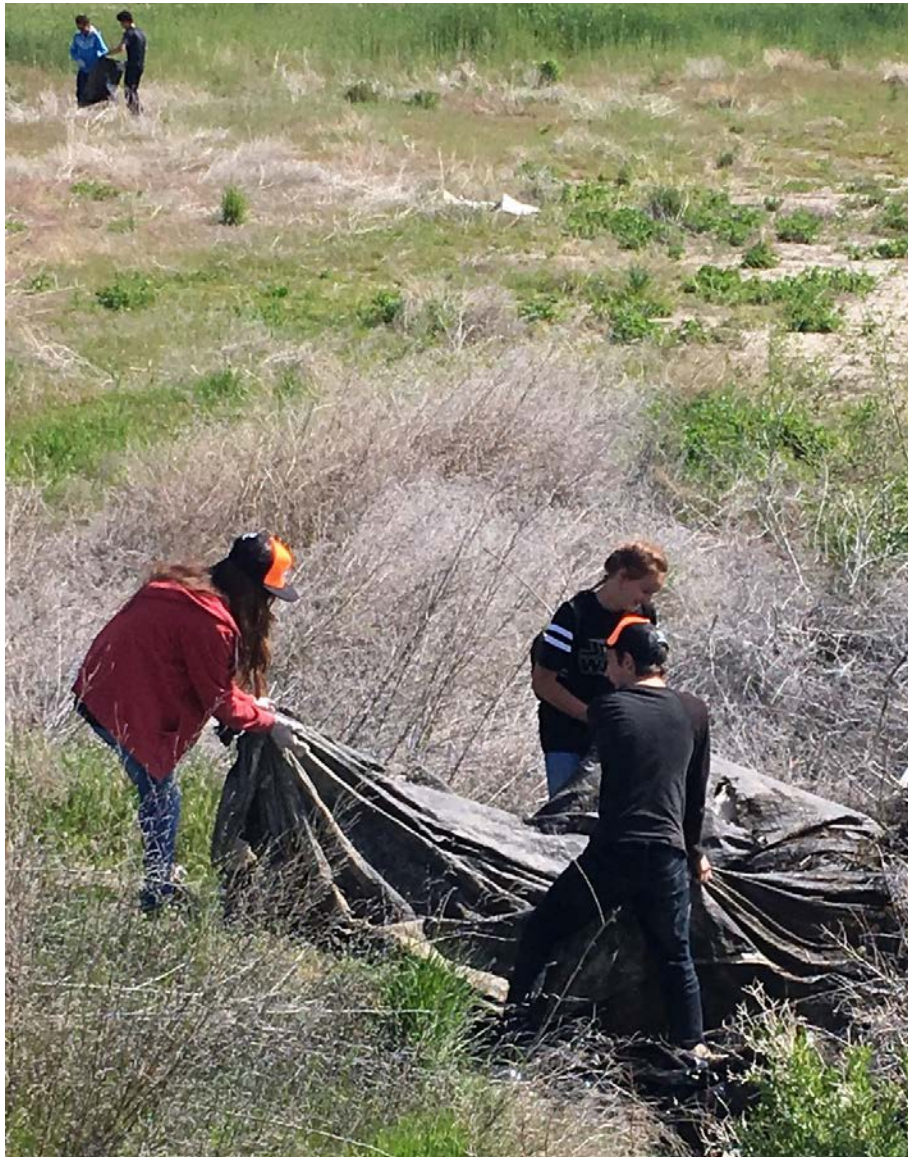
- Bird Watching Pavilions
- Paved Trail
- Unpaved Trail
- Information Kiosks
- Warning Signages
- Large Pavilion
- Picnic Table

Phases of Implementation

Phase 1: Clear Up The Wash And Fence Off Perimeter

The first phase will be to focus on the removal and cleaning up objects, trash, obstacles, and anything man-made from within and along the wash. The first objective is to remove all traces and evidence of human activities from the gulch. This will to discourage further human recreation activities that cause damage to the wash. As obstacles within the wash poses a natural danger as they affect water flow within the wash. Also, the step to restore the wash's natural beauty will be to remove the human damages. Therefore, the first phase of investment will be utilize in cleaning up Tickville.

Moreover, phase 1 will also include the intallment of fencing along the bank of Tickville. Once the wash is cleared with its trash and man-made pollution, fencing will be installed in order to prevent future damages and discourage people from entering to the bottom of the wash, especially for activities that includes motor vehicles. The main goal of the fence is to provide enough interference that residents will no longer be able to ride off-road vehicles into the wash. Although fencing will only be installed along park areas, and areas that are flat and had the highest amount of activity at the bottom of the wash. The fence should have good effect in preventing human recreational activities at the bottom of the wash.

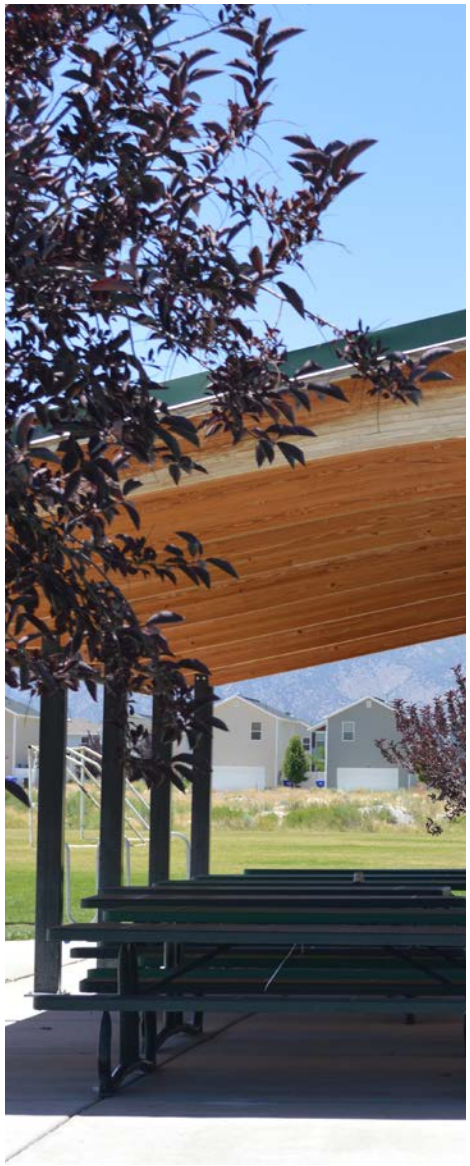


Phase 2: Installation of Signages and Trails

The second phase of funding will be mainly used on the installation of signs and trails. With the main body of the wash protected with the fencing, the next step is to provide guidance to the activities taking place within Tickville. Signages will serve the main role of warning for activities that pose danger to the users in the park or could potential damage the natural environment within the wash. Other signs mentioned in previous sections will be installed in this phase as well. Paved trails within park areas and the unpaved trails will be installed. The planned trail system will provide about 2.5 miles for public use.

Phase 3: Installation of Facilities

The final phase will be to install the recreation facilities within the wash. That includes the bird watching pavilions, wood bridge across the retention pond area, picnic tables, and the large pavilions for gatherings. Parking lots at the park locations will also be installed in this phase.



EAGLE
MOUNTAIN

Ephemeral Streams—why are they needed and important to EMC

Ephemeral streams are waterways with a channel that carry water only during spring runoff and or with/after heavy precipitation events. These are found throughout the west and the Great Basin. Ephemeral streams make up nearly 80% of the stream networks in the US and of Utah's nearly 178 thousand miles of streams, 88% of those or ephemeral in nature. Ephemeral streams are critical to a healthy and functioning ecosystem. They help recharge/replenish groundwater, manage floodwaters, filter contaminates, reduce sediment buildup and flow into our lakes and reservoirs, and provide places for wildlife and create wildlife corridors.

Eagle Mountain has several ephemeral streams throughout our City, West Wash, Diamond Wash, Oak Springs Hollow, Tickville Gulch, Willy Canyon, and Whiskey Canyon just to name a few. One of these and the biggest of them is Tickville gulch. Tickville runs the length of the city from Camp Williams to the Northwest through the golf course, Silver Lake, through Saratoga Springs to the East and eventually into Utah Lake.

I'm not sure at what point in time EMC, the Mayor and City Council decided to keep these streams open rather than placing in 60" culverts along the stream bed and covering/filling in the wash but I'm glad they did. I know several staff who live in EMC have a personal interest in keeping them open and participating in their care and management. Having an open wash/gulch with an ephemeral stream running through EMC provides great opportunities for wildlife, recreation, and open space that many cities just don't have. However, like anything else, having these types of things implies and involves some level of monitoring and maintenance to ensure they function properly, do not cause significant erosion problems, keeping unnatural debris clear from the flow, and eliminating certain types of vegetation and recreation to allow the stream to flow without having/creating issues involving public health and safety violations/concerns.

Currently EMC mostly deals with addressing problems, fixing disasters, and a band aid approach to issues/concerns in the wash, i.e., debris in the wash that restricts flow. However, EMC realizes there are bigger issues/problems/environmental concern, management issues, and things we need to be doing to be good managers and stewards of natural washes. The spring/summer of 2023 was a great year to help EMC realize and identify areas of concern, discuss and implement best management practices to address these concerns.

To help us monitor and manage these ephemeral streams into the future, EMC has been identifying problem areas within the wash/gulch, applying for grants and other funding sources to help assist us with addressing issues/problems, and implementing small pilot projects (proof of concept) throughout the wash to test various these practices to address issues and concerns. Further, EMC is working on creating a comprehensive Open Space plan which will have a significant section on how we monitor and manage washes and ephemeral streams within our City. We welcome and encourage public input with this plan and will have public scoping meetings where we will give presentations and take input.

Ephemeral streams are not only important ecologically in how the function, what they provide, and what they do, they are also an added benefit to the city to have and with proper monitoring and management an be an added asset to EMC into the future.

Picture shows significant head cuts, invasive weeds, bank alteration, and a park next to lower Tickville gulch between Porters Crossing parkway and Silver Lake parkway. June 2022

EAGLE MOUNTAIN PLANNING COMMISSION MEETING MINUTES

April 23, 2024, 5:30 p.m.
Eagle Mountain City Council Chambers
1650 East Stagecoach Run, Eagle Mountain, Utah 84005

COMMISSION MEMBERS PRESENT: Commissioners Rod Hess, Robert Fox, Brent Strong, and Craig Whiting; and Alternate Commissioner Bryan Free. Commissioner Jason Allen was excused.

ELECTED OFFICIALS PRESENT: Councilmember Brett Wright, Liaison to the Planning Commission.

CITY STAFF PRESENT: Brandon Larsen; Planning Director; Marcus Draper, City Attorney; Robert Hobbs, Senior Planner; David Stroud, Senior Planner; Steven Lehmitz, Planner; Caden Lyon, Planner; and Elizabeth Fewkes, Recording Secretary.

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

Commissioner Hess called the meeting to order at 5:39 p.m.

1. Discussion Items

1.A. DISCUSSION – Granite Credit Union Concept Plan

Planner Caden Lyon presented the item. Lynn Davies with CORE Architecture, LLC is the Project Manager for a potential future Credit Union to be built in Lot 1 of the Allgood Subdivision, located west of the Maverick found at the intersection of Cory B. Wride Memorial Highway and Ranches Parkway. The property is in a currently zoned Commercial Community (CC). Access to the site requires turning onto Ranches Parkway and then entering a private road south of Maverick to then turn right and access the site. The CC zone requires that buildings meet certain setback requirements, including a front setback requirement of 10 feet minimum and 25 feet maximum from the property line. The applicant desires to place parking on the south side of the site, and locate the building towards the north property line, making it the front of the site. This is for exposure purposes with the amount of vehicle traffic traveling on Cory B. Wride Memorial Highway. If this is allowed, then the current site plan the applicant has proposed meets setback requirements of the CC zone.

Applicant representative Lynn Davies said he feels the design fits within the Eagle Mountain community, the area's general pattern, and future development in the vicinity. The requested parking arrangement is a deviation from the standards due to the property's unique shape.

During the review and discussion of the concept plan, the Planning Commission:

- Delved into the specifics of zoning codes, questioning whether the proposed access to the site, parking, and visibility of the building aligns with City ordinances or if an exception is necessary and appropriate
- Raised practical concerns about infrastructural conflicts, particularly regarding the Utah Department of Transportation (UDOT) right-of-way for the Cory B. Wride Memorial Highway expansion for a future freeway and a City-owned monument
- Considered property rights and past experiences with UDOT regulations, suggesting that as long as the development does not encroach on State land, it should proceed without issues.
- Inquired about the exact property lines to clarify the setback
- Verified fire apparatus access will be evaluated by the Development Review Committee (DRC) before the item returns
- Overall feedback, revealed a cautious but generally supportive approach to the project, emphasizing compliance with existing codes and careful consideration of future implications

Commissioner Hess adjourned the work session at 5:59 p.m.

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

DRAFT

Commissioner Hess called the policy session to order at 6:30 p.m.

2. Pledge of Allegiance

Commissioner Hess led the Pledge of Allegiance.

3. Declaration of Conflicts of Interest

None.

4. Approval of Meeting Minutes

4.A. April 9, 2024 Planning Commission Minutes

MOTION: ***Commissioner Fox moved to approve the April 9, 2024 minutes. Commissioner Strong seconded the motion.***

Jason Allen	**Absent**
Robert Fox	**Yes**
Rod Hess	**Yes**
Brent Strong	**Yes**
Craig Whiting	**Yes**
Bryan Free	**Yes**

The motion passed with a unanimous vote.

5. Status Report

Planning Director Brandon Larsen reviewed the planning items discussed and voted upon during the April 16, 2024 City Council meeting.

6. Action and Advisory Items

6.A. City Code Cleanup

City Attorney Marcus Draper explained that on April 2, 2024 the City Council repealed and replaced Eagle Mountain Municipal Code (EMMC) Chapter 2.16. In doing so, the City Council changed the title of the City Administrator to City Manager. This code amendment would replace City Administrator with City Manager in the definitions section of EMMC Title 17. Changes to Title 17 require Planning Commission review and recommendation to the City Council.

Commissioner Allen opened the public hearing at 6:35 p.m. As there were no comments, he closed the hearing.

MOTION: ***Commissioner Fox moved to recommend approval to the City Council of an amendment to Eagle Mountain Municipal Code 17.10.030 Definitions. Commissioner Whiting seconded the motion.***

Jason Allen	**Absent**
Robert Fox	**Yes**
Rod Hess	**Yes**
Brent Strong	**Yes**
Craig Whiting	**Yes**
Bryan Free	**Yes**

The motion passed with a unanimous vote.

6.B. ACTION ITEM/PUBLIC HEARING – Code Amendment to EMMC 17.80 Regarding Electronic School Signs

Planner Steven Lehmitz presented the item. The Planning Department was contacted by Creative Signs & Graphics to ascertain how Black Ridge Elementary School might get permission to have an electronic, wall mounted LED sign.

DRAFT

Review of the matter revealed that such signs were currently not allowed by code, that about one-half of elementary schools in the City already have them (which are likely unpermitted), and that exemptions in State law that allow schools to not comply with certain local zoning laws do not provide means to circumvent complying with a community's sign code. In light of the foregoing, it was determined that the course left to the school to get their desired sign would be to apply to amend Municipal Code. The draft amendment language, if passed, will affect all schools (including charter and private) in the City, formalizing their ability to have electronic wall signs and perhaps sanctioning some of the existing signs already on their walls.

He presented examples and the corresponding sizes of electronic school signs in Eagle Mountain. He messaged an Alpine School District representative about the size of signs for schools in other communities but did not hear back prior to the meeting.

Significant changes made since the March 26, 2024 Planning Commission meeting include:

- Only one electronic message center or reader board being permitted per property (EMMC 17.80.070(F))
- Electronic message centers will have to be off from 11:00 p.m. to the following sunrise or 6:00 a.m., whichever is earlier (EMMC 17.80.070(F)(5)(d) and 17.80.070(G)(2)(c))
- Electronic message centers as part of monument signs are permitted to face adjacent residential property if they are at least 100 feet away (EMMC 17.80.070(F)(5)(e)(i))
- Electronic message centers as part of wall signs are permitted to face adjacent residential property if they are at least 200 feet away (EMMC 17.80.070(G)(2)(d)(i))
- The addition of flashing signs as a prohibited sign (EMMC 17.80.130)
- Removal of the example school monument sign (EMMC 17.80.070(F)(5)(e)(i))

Senior Planner Robert Hobbs emphasized the proportionality of sign sizes relative to school buildings, advocating for reasonable standards that reflect the scale of school frontages. He also suggested an eight-second interval for changing messages on electronic signs to address concerns about flashing.

Commissioner Hess opened the public hearing at 6:43 p.m. As there were no comments, he closed the hearing.

MOTION: ***Commissioner Whiting moved to recommend approval to the City Council of an amendment to Eagle Mountain Municipal Code 17.80 Sign Regulations and Sign Permits. Commissioner Strong seconded the motion.***

Jason Allen	**Absent**
Robert Fox	**Yes**
Rod Hess	**Yes**
Brent Strong	**Yes**
Craig Whiting	**Yes**
Bryan Free	**Yes**

The motion passed with a unanimous vote.

6.C. ACTION ITEM – Oquirrh Mountain Stake Church – Preliminary Plat/Site Plan located off 7000 N Pony Express Parkway (County Parcel #58:048:0077) and the continuation of E Oquirrh Mountain Parkway (County Parcel #58:048:0078)

Mr. Lyon presented the item to revisit the site plan and preliminary plat for the Oak Mountain Ranch Church, previously reviewed but not presented in full due to a procedural oversight. He highlighted minor changes made to the plan, such as the dedication of Parcel A to the State of Utah rather than the City and the extension of Oquirrh Ranch Parkway to the end of the site. The church's steeple height was adjusted to comply with the new code limit of 70 feet.

Applicant representative Chad Spencer with Evans and Associates Architecture stated he had no further information to add to the staff report but was available to answer questions.

After item 6.D., staff clarified that this item requires a public hearing. This item was revisited to hold the public hearing and to restate and revote on the motion.

DRAFT

Commissioner Hess opened the public hearing at 7:16 p.m. As there were no comments, he closed the hearing.

MOTION: ***Commissioner Hess moved to recommend approval to the City Council of the preliminary plat and site plan for the Oquirrh Mountain Stake located off 7000 North Pony Express Parkway and the continuation of East Oquirrh Mountain Parkway. Commissioner Fox seconded the motion.***

Jason Allen	**Absent**
Robert Fox	**Yes**
Rod Hess	**Yes**
Brent Strong	**Yes**
Craig Whiting	**Yes**
Bryan Free	**Yes**

The motion passed with a unanimous vote.

6.D. ACTION ITEM – Firefly NPA 8 Phase A Plats 4 & 5 – Site Plan(s)

Mr. Hobbs presented the item. In 2023, the Pole Canyon 2010 era Master Development Plan (MDP) and Master Development Agreement (MDA) were amended and re-stated to recompose the project into the Firefly planned community. This process involved several changes to layout and building design concepts. The submission of the Master Site Plan discussed in this report follows the City's approval of the Firefly project. Firefly Neighborhood Planning Area (NPA) 8 Phase A Plats 4 & 5, consisting of 49 townhouse building lots on 5.1 acres, is among several site plans expected to be submitted to the City for review and approval within the Firefly planned community. The Firefly area incorporates a mix of future land use categories.

Mr. Hobbs explained the ongoing Firefly projects, primarily focusing on the architectural and site design of a series of townhomes. He detailed various aspects of the development, including building numbers, design compliance, and community planning agreements. Specific attention was given to the access and street arrangements, such as alley widths and private street dimensions. He mentioned the community plan's deviations from Municipal Code and highlighted DRC comments that affirmed the project's alignment with required standards. He confirmed that certain community-specific standards, once adopted, take precedence over City ordinances.

Mr. Draper further explained the legal framework allowing the community plan to diverge from Municipal Code approved during the MDA and MDP review process.

Commissioner Free expressed concern about uniformity in building design, particularly row houses, and whether they would all look the same. He raised the question of whether the developer plans to alter designs throughout the development.

Applicant representative Heather Upshaw with Candlelight Homes reassured the Commission that while the plans call for uniformity in structure and the same product as a previous site plan, variations in color and minor style details are being added to prevent monotonous visual effects.

Commissioner Hess opened the public hearing at 7:00 p.m. As there were no comments, he closed the hearing.

Commissioner Whiting raised concerns about the variation in building facades and the potential lack of architectural diversity. He urged requiring additional architectural features to enhance the building facades to align with the community plan, to avoid flat plains or visual lines on the side facing the street, and to safeguard the City's interests by preventing undesired design precedents in the community.

Commissioner Strong acknowledged the project's adherence to existing restrictions. He concurred with concerns about setting a precedent and agreed with requiring more architectural elements to improve the community's aesthetic appeal.

Commissioner Free expressed the view that the proposal is near alignment with the community plan but suggested it could be improved with extra architectural elements to enhance compliance and boost the marketability of the

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development. While acknowledging potential cost implications, Commissioner Free emphasized the importance of setting a favorable precedent for future projects.

Commissioner Fox highlighted the challenge of striking a balance between affordability and architectural diversity in condominium developments. He pointed out the constraints in making substantial visual alterations without significantly affecting cost or internal space. He recognized the complexity of maintaining affordability and functionality while striving for significant visual changes.

Discussion ensued regarding adherence to the community plan and whether to require additional architectural features with consideration of future approvals for this and other developments.

MOTION: ***Commissioner Hess moved to recommend approval to the City Council of the site plan for Firefly NPA 8 Phase A Plats 4 and 5 with the condition that the applicant shall increase the number of architectural features from eight to ten to align better with Municipal Code expectations and enhance aesthetic variety. Commissioner Fox seconded the motion.***

Jason Allen	**Absent**
Robert Fox	**Yes**
Rod Hess	**Yes**
Brent Strong	**Yes**
Craig Whiting	**Yes**
Bryan Free	**Yes**

The motion passed with a unanimous vote.

6.E. ACTION ITEM – Pinnacles Multi-Unit – Preliminary Plat

The applicant requested for the item to be tabled to the May 14, 2024 meeting to allow additional revisions and corrections.

MOTION: ***Commissioner Whiting moved to table the preliminary plat for the Pinnacles Multi-Unit to May 14, 2024. Commissioner Strong seconded the motion.***

Jason Allen	**Absent**
Robert Fox	**Yes**
Rod Hess	**Yes**
Brent Strong	**Yes**
Craig Whiting	**Yes**
Bryan Free	**Yes**

The motion passed with a unanimous vote.

6.F. ACTION ITEM – Clearview Estates LDS Seminary – Rezone

Senior Planner David Stroud presented the item. Staff previously reviewed working concept plans for a religious seminary building proposed to be built just south of Alpine School District's new middle school in the Clearview Estates area on property addressed as 1215 E Harmony Way. The subject property lies within an old Tier 1 Residential Zone. Realizing that the building would not conform to that zone's 50-foot rear and 25-foot side minimums setback requirements, that a variance would not be able to cure the matter, and that the Tier 1 Residential Zone no longer is found within the City's Municipal Code, staff offered to advance a City-initiated effort to change the land's zoning designation and associated rule set. The proposed R1 Zone requires a less restrictive rear setback of 25 feet and a side setback of 10 feet and is a land use district currently in use. Staff views the proposal as an effective measure to update and replace an obsolete zone with one that is currently active and applicable. He clarified that the rezone would have no other significant changes except for the setback distances.

Commissioner Hess opened the public hearing at 7:25 p.m. As there were no comments, he closed the hearing.

MOTION: ***Commissioner Fox moved to recommend approval to the City Council of the rezone for Clearview Estates LDS Seminary from the Tier 1 Residential Zone to the R1 Zone. Commissioner Strong seconded the motion.***

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Jason Allen	**Absent**
Robert Fox	**Yes**
Rod Hess	**Yes**
Brent Strong	**Yes**
Craig Whiting	**Yes**
Bryan Free	**Yes**

The motion passed with a unanimous vote.

7. Discussion Items

None.

8. Next Scheduled Meeting

The next Planning Commission meeting is scheduled for May 14, 2024.

Commissioners Hess and Whiting informed staff and the Commission that they will be unable to attend the next meeting.

9. Adjournment

MOTION: ***Commissioner Whiting moved to adjourn at 7:28 p.m. Commissioner Strong seconded the motion.***

Jason Allen	**Absent**
Robert Fox	**Yes**
Rod Hess	**Yes**
Brent Strong	**Yes**
Craig Whiting	**Yes**
Bryan Free	**Yes**

The motion passed with a unanimous vote.

The meeting was adjourned at 7:28 p.m.

Approved by the Planning Commission on May 14, 2024.

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Brandon Larsen
Planning Director

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EAGLE MOUNTAIN PLANNING COMMISSION SPECIAL SESSION MEETING MINUTES

April 23, 2024, 12:00 p.m.
Eagle Mountain City, Community
Development Conference Room
3726 E Campus Dr, Ste D Eagle Mountain, UT 84005

COMMISSION MEMBERS PRESENT ELECTRONICALLY: Commissioners Jason Allen, Rod Hess, Robert Fox, Brent Strong, and Craig Whiting; and Alternate Commissioner Bryan Free.

ELECTED OFFICIALS PRESENT ELECTRONICALLY: Councilmember Brett Wright, Liaison to the Planning Commission.

CITY STAFF PRESENT ELECTRONICALLY: Brandon Larsen; Planning Director; Marcus Draper, City Attorney; and Elizabeth Fewkes, Recording Secretary.

12:00 P.M. – Eagle Mountain City Planning Commission Policy Session (Electronic)

Commissioner Allen called the meeting to order at 12:00 p.m.

1. Declaration of Conflicts of Interest

None.

2. Action and Advisory Items

2.A. ACTION ITEM / PUBLIC HEARING – International Codes and Building Permits Amendment of Chapters 15.95 and 16.60.

Items 2.A. and 2.B. were presented and discussed concurrently.

Planning Director Brandon Larsen presented a proposal to update Eagle Mountain Municipal Code 15.95 and 16.60, related to International Fire Code, International Building Code, and building permits. Although the City has enforced the International Building Codes adopted by the State of Utah, it should be clarified in Municipal Code which codes are being enforced. This gives the City extra points towards better fire insurance rates for our residents and businesses. The codes also need to be updated to align with State Code related to construction timing and building permits. This proposal also deals with information related to building permit fee calculations.

Staff proposes simplifying Municipal Code standards through:

- Reference to the adoption of the State Construction and Fire Code, rather than listing out every international code
- Reference to the adoption of current codes
- Reference to current building permit fees in the Consolidated Fee Schedule
- Reference to the current Building Valuation Data (BVD) table for building permit fee calculation
- Reference to current International Fire Code Appendices

Staff proposes improving clarity on the following standards:

- Building permit site plan requirements
- Owner/builder or sole owner of property situations
- The signing and stamping of plans by engineers
- When a certificate of occupancy can be issued

Commissioner Allen opened the public hearing at 12:38 p.m. As there were no comments, he closed the hearing.

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MOTION: ***Commissioner Hess moved to recommend approval to the City Council of an amendment to Eagle Mountain Municipal Code Chapters 15.95 International Code and 16.60 Building Permits. Commissioner Allen seconded the motion.***

Jason Allen	**Yes**
Robert Fox	**Yes**
Rod Hess	**Yes**
Brent Strong	**Yes**
Craig Whiting	**Yes**
Bryan Free	**Not Voting - Alternate**

The motion passed with a unanimous vote.

2.B. ACTION ITEM / PUBLIC HEARING - Amending the Consolidated Fee Schedule for Building Permit Fees

Mr. Larsen presented a proposal to update the Building Permit Fee table. He suggested updates to the Total Valuation and Fee columns and recommended adding a new note stating that the current International Building Code's Building Valuation Data (BVD) table will be used to generate building permit fees. This change aims to simplify the calculation of building permit fees as the City transitions to the OpenGov electronic permitting system.

Commissioner Whiting raised a concern about the potential financial impact of the updated consolidated fee schedule on City revenues, questioning whether the changes would increase or decrease the City's income.

Mr. Larsen clarified that the updates aim for accuracy with current costs rather than altering revenue streams and the Finance Director had been instrumental in determining the changes. The removal of the section referencing the expiration of building permits from the code is for conciseness, building permits will still expire after 180 days.

City Attorney Marcus Draper explained that as the expiration of building permits is addressed in the international codes, inclusion in Municipal Code is unnecessary.

Discussion touched on accessing and viewing the consolidated fee schedule and international code and the role of impact fees as the primary revenue source rather than building permit fees resulting in negligible financial impact of the adjustments.

Commissioner Allen opened the public hearing at 12:39 p.m. As there were no comments, he closed the hearing.

MOTION: ***Commissioner Fox moved to recommend approval to the City Council of an amendment to the Consolidated Fee Schedule for building permit fees. Commissioner Allen seconded the motion.***

Jason Allen	**Yes**
Robert Fox	**Yes**
Rod Hess	**Yes**
Brent Strong	**Yes**
Craig Whiting	**Yes**
Bryan Free	**Not Voting - Alternate**

The motion passed with a unanimous vote.

3. Adjournment

MOTION: ***Commissioner Fox moved to adjourn at 12:42 p.m. Commissioner Strong seconded the motion.***

Jason Allen	**Yes**
Robert Fox	**Yes**
Rod Hess	**Yes**
Brent Strong	**Yes**
Craig Whiting	**Yes**
Bryan Free	**Not Voting - Alternate**

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The motion passed with a unanimous vote.

The meeting was adjourned at 12:42 p.m.

Approved by the Planning Commission on May 14, 2024.

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Brandon Larsen
Planning Director

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	EAGLE MOUNTAIN CITY **PLANNING COMMISSION MEETING** **MAY 14, 2024**
TITLE:	ACTION ITEM/PUBLIC HEARING - Pinnacles Multi-Family Preliminary Plat
ITEM TYPE:	Preliminary Plat
APPLICANT:	Focus Engineering -- Matt Christensen representing

ACTION ITEM:
Yes

PUBLIC HEARING:
Yes

PREPARED BY:
Robert Hobbs, Planning

BACKGROUND:

The Pinnacles community project was approved in late 2021 with a section of multi-family housing at its western extremis in an area zoned MF1 and MF2 (multi-family). The balance of the project was set aside for single-family detached housing.

As part of the project's entitlement, it was recommended in February of 2021 that the General Plan Future Land Use Map be amended to Neighborhood Residential 2 to accommodate the multi-family area and that other portions of the Future Land Use Map be altered to harmonize with the proposed zoning of the project. While the project was approved, it appears the Future Land Use Map was not subsequently amended to reflect, and coordinate with, the Pinnacles' entitlement(s) approval(s). Nevertheless, the multi-unit area of the project was, as noted, approved but the design of the area was left for future design planning. Since then, a proposed plat for the MF-1 and 2 areas was submitted to the City for review and approval.

Following initial review, the preliminary plat was tabled to allow the developer's engineer to revise building lot designs to conform to code (required building [garage] widths and setbacks). Having accomplished the changes, the item is back before the Planning Commission for renewed review and potential approval.

The project is comprised of 167 attached townhouse, 3-bedroom units grouped into 32 buildings containing, variously, 4-6 units per building served by private "roads" and open space parcels.

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 (currently in electronic files). The plat's present configuration appears to be in conformance with platting & site plan standards belonging to the MF1 and MF2 zones associated with the pre-approved -- and amended -- Pinnacles entitlement documents.

Provided/proposed calculations (from plat Tabulations legend):

Total Acreage -- 13.20 ac
Total Acreage in Lots -- 6.68 ac
Total Number of Lots -- 167
Total Acreage in Open Space -- 4.19 ac (6 parcels A-F to be owned/maintained by a HOA)
Total Asphalt Area -- 2.11 ac
Total Area in ROW -- 2.33 ac

Regarding MF1 zoned lots:

MF1 Total Lot Count – 80
MF1 Total Acreage -- 6.62 ac
MF1 Total Acreage in Lots -- 3.99 ac
Reqd. Min. Lot Size: n/a
Reqd. Avg. Lot Size: n/a
Allowed Housing Composition: 2-6 units/bldg.
Proposed Composition: ≤ 6 units/bldg. (conforming)
Maximum Gross Density: 10 units/acre
Proposed Gross Density: 10 du/ac (conforming) 80 units over 7.99 total acres in MF-1 area
Required Open Space: 1,000 sq. ft./3 bdrm. unit, 750 sq. ft./1&2 bdrm. (max. 1.83 ac; 1.83 req. given that all are 3-bedroom units)

Regarding MF2 zoned lots:
MF2 Total Lot Count -- 87
MF2 Total Acreage -- 5.21 acres
MF2 Lot Total Acreage in Lots – 2.69
Reqd. Min. Lot Size: n/a
Reqd. Avg. Lot Size: n/a
Allowed Housing Composition: ≤ 12 units/bldg.
Proposed Composition: ≤ 12 units/bldg. (conforming)
Maximum Gross Density: 20 units/acre
Proposed Gross Density: 16.70 du/ac (conforming)
Required Open Space: 1,000 sq. ft./3 bdrm. unit, 750 sq. ft./1&2 bdrm. (max. 2.00 ac; 2 req. given that all are 3-bedroom units)

Other/Notes:
Open Space & Amenities (EMMC §§ 16.35.105 & 17.25.050(I): All open space is intended to be maintained by a future HOA as noted

above. Required open space area based on proposed preliminary plan pre-correction(s): 3.83 ac max. and 3.83 acres required with 4.19 being proposed (conforming). A required clubhouse and pool area are shown in Parcel C. A future site plan will provide details of/for those amenities.

RsOW: Rights-of-way are intended to be private (service drives and alleys) throughout the townhouse area. Adequate widths per Title 16 are provided for such [includes Fire Department specs. as dead-end alleys appear to be <150' long each, and at least 20 or 26' is provided where for driving and staging of emergency vehicles within the project].

Building Footprints (Widths and Setbacks): The plat plans have been revised to accommodate 22' wide garages and future buildings' conformance to required setbacks noted in EMMC 17.25.040.

Screening: n/a (no abutment to collector/arterials or commercial areas)

Correspondence: Any correspondence from agencies or the citizenry is hereto attached. Agency comments may express opinions regarding the plat's design. Parking, landscaping and architectural standards compliance will be evaluated when a site plan for the project is submitted for review to the City.

Housekeeping: There are callouts (e.g., lot addressing and easement line locations) that need to be tidied up. The attached exhibit "23-0104 Pinnacles Multi-Family Plats.Revised Pages" shows three of the plat pages with corrections (some dashed lines left that are easements only with a similar setback line symbol having been removed from the legend). Page C3.5 has the zoning callouts reversed (with MF2 and MF1 inverted) which could be fixed.

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 platting and site plans are given in EMMC Titles 16 & 17. Plats and site plans are to be approved if all required elements and code compliance are provided in their plan drawings. Some criteria are subjective.

RECOMMENDATION:

Approve (with any conditions, including revisions, desired by the Planning Commission either as drawings subject to remittance to

Staff, or, as part of future final plat designs) ...

ATTACHMENTS:

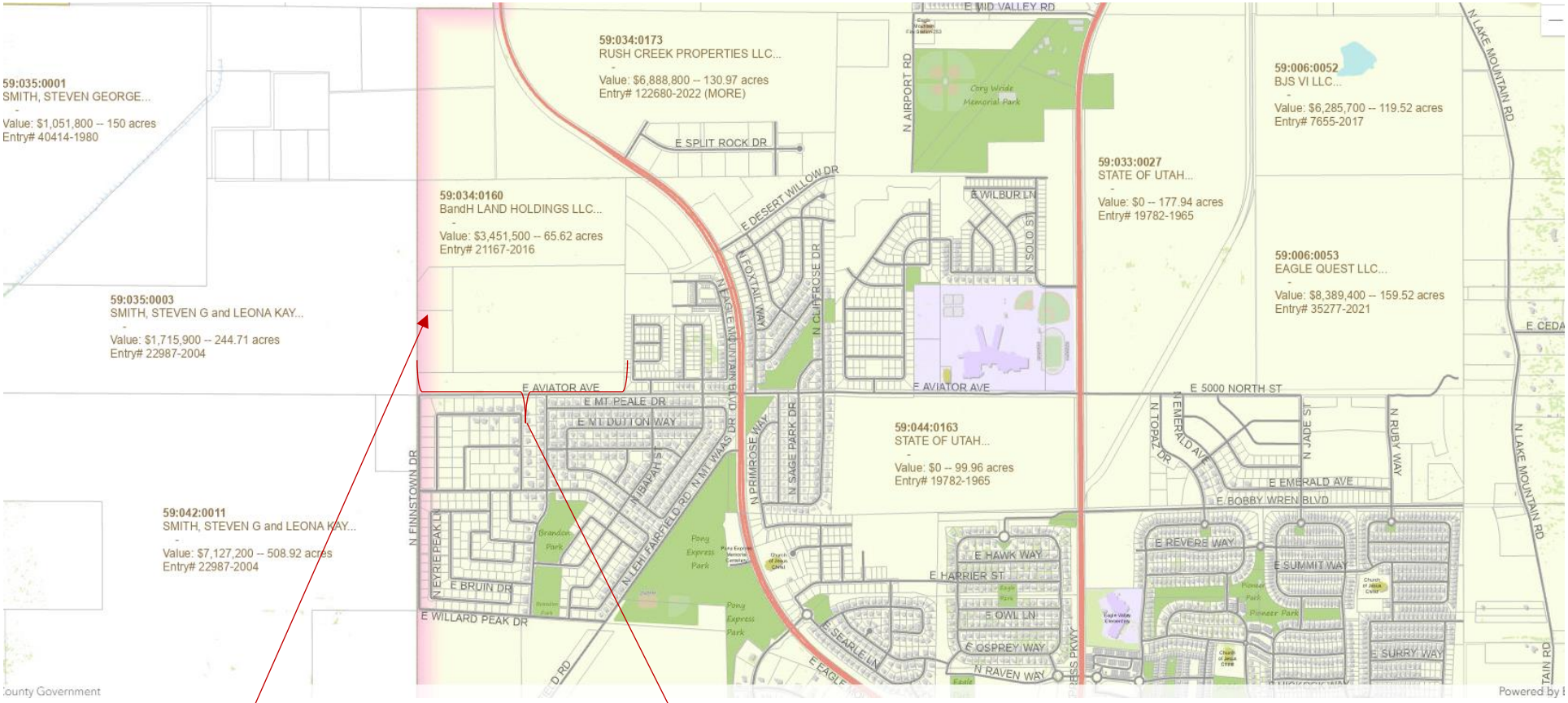
Pinnacles Vicinity Map

Pinnacles Development Agreement Zoning Exhibit

23-0104 PINNACLES MULTI FAMILY Preliminary Plat

23-0104 PINNACLES MULTI FAMILY PLATS.Revised Pages

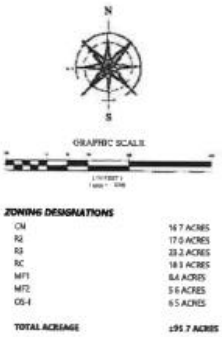
Vicinity Map for Pinnacles Development

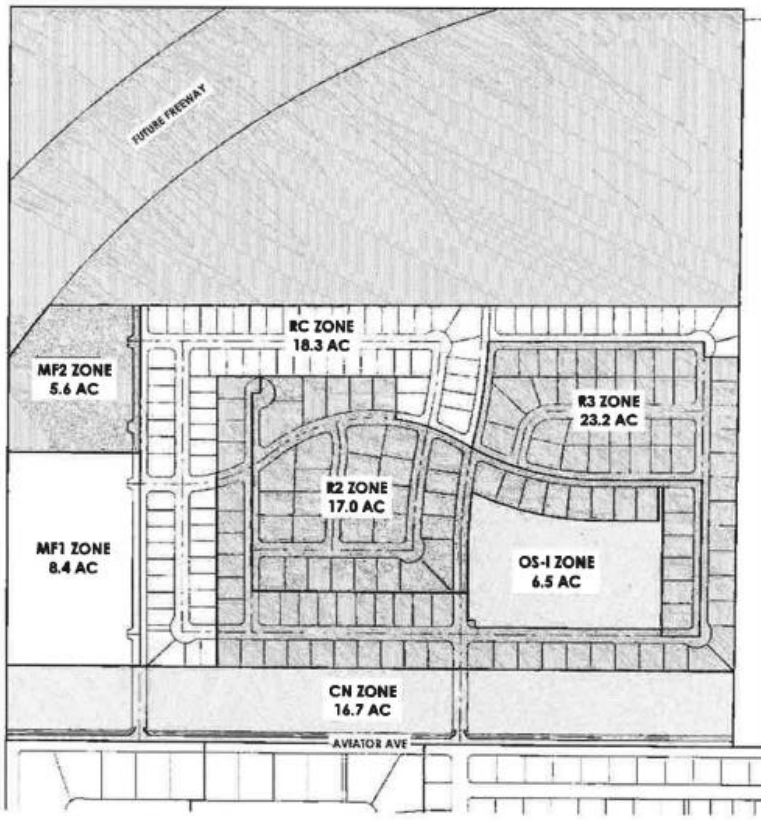


Pinnacles Multi-Family Area

Pinnacles Larger Development Area

Pinnacles Development Agreement Zoning Exhibit -- 2021





***THE PINNACLES** zoning exhibit*

EAGLE MOUNTAIN CITY, UTAH COUNTY

11/5/2021

PINNACLES MULTI FAMILY

PREPARED FOR:

CENTURY COMMUNITIES

LOCATED IN:

EAGLE MOUNTAIN, UT

ENGINEER'S NOTES TO CONTRACTOR

1. THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITY PIPES, CONDUITS OR STRUCTURES SHOWN ON THESE PLANS WERE OBTAINED BY A SEARCH OF THE AVAILABLE RECORDS, TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO EXISTING UTILITIES EXCEPT AS SHOWN ON THESE PLANS. THE CONTRACTOR IS REQUIRED TO TAKE DUE PRECAUTIONARY MEASURES TO PROTECT THE UTILITY LINES SHOWN ON THESE DRAWINGS. THE CONTRACTOR FURTHER ASSUMES ALL LIABILITY AND RESPONSIBILITY FOR THE UTILITY PIPES, CONDUITS OR STRUCTURES SHOWN OR NOT SHOWN ON THESE DRAWINGS. IF UTILITY LINES ARE ENCOUNTERED DURING CONSTRUCTION THAT ARE NOT IDENTIFIED BY THESE PLANS, CONTRACTOR SHALL NOTIFY ENGINEER IMMEDIATELY.

2. CONTRACTOR AGREES THAT HE SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY; THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS; AND THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD THE CITY, THE OWNER, AND THE ENGINEER HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR THE ENGINEER.

3. UNAUTHORIZED CHANGES & USES: THE ENGINEER PREPARING THESE PLANS WILL NOT BE RESPONSIBLE FOR, OR LIABLE FOR, UNAUTHORIZED CHANGES TO OR USES OF THESE PLANS. ALL CHANGES TO THE PLANS MUST BE IN WRITING AND MUST BE APPROVED BY THE PREPARER OF THESE PLANS.

4. ALL CONTOUR LINES SHOWN ON THE PLANS ARE AN INTERPRETATION BY CAD SOFTWARE OF FIELD SURVEY WORK PERFORMED BY A LICENSED SURVEYOR. DUE TO THE POTENTIAL DIFFERENCES IN INTERPRETATION OF CONTOURS BY VARIOUS TYPES OF GRADING SOFTWARE BY OTHER ENGINEERS OR CONTRACTORS, FOCUS DOES NOT GUARANTEE OR WARRANTY THE ACCURACY OF SUCH LINEWORK. FOR THIS REASON, FOCUS WILL NOT PROVIDE ANY GRADING CONTOURS IN CAD FOR ANY TYPE OF USE BY THE CONTRACTOR. SPOT ELEVATIONS AND PROFILE ELEVATIONS SHOWN IN THE DESIGN DRAWINGS GOVERN ALL DESIGN INFORMATION ILLUSTRATED ON THE APPROVED CONSTRUCTION SET. CONSTRUCTION EXPERTISE AND JUDGMENT BY THE CONTRACTOR IS ANTICIPATED BY THE ENGINEER TO COMPLETE BUILD-OUT OF THE INTENDED IMPROVEMENTS.

GENERAL NOTES

1. CONTRACTOR TO FIELD VERIFY HORIZONTAL AND VERTICAL LOCATIONS OF ALL EXISTING UTILITIES PRIOR TO COMMENCEMENT OF CONSTRUCTION, AND REPORT ANY DISCREPANCIES TO THE ENGINEER.

2. ANY AND ALL DISCREPANCIES IN THESE PLANS ARE TO BE BROUGHT TO THE ENGINEER'S ATTENTION PRIOR TO COMMENCEMENT OF CONSTRUCTION.

3. ALL CONSTRUCTION SHALL ADHERE TO EAGLE MOUNTAIN CITY STANDARD PLANS AND SPECIFICATIONS.

4. ALL UTILITIES AND ROAD IMPROVEMENTS SHOWN ON THE PLANS HEREIN SHALL BE CONSTRUCTED USING REFERENCE TO SURVEY CONSTRUCTION STAKES PLACED UNDER THE SUPERVISION OF A PROFESSIONAL LICENSED SURVEYOR WITH A CURRENT LICENSE ISSUED BY THE STATE OF UTAH. ANY IMPROVEMENTS INSTALLED BY ANY OTHER VERTICAL OR HORIZONTAL REFERENCE WILL NOT BE ACCEPTED OR CERTIFIED BY THE ENGINEER OF RECORD.

5. THIS DRAWING SET IS SCALED TO BE PRINTED ON A 24" X 36" SIZE OF PAPER (ARCH. D). IF PRINTED ON A SMALLER PAPER SIZE, THE DRAWING WILL NOT BE TO SCALE AND SHOULD NOT BE USED TO SCALE MEASUREMENTS FROM THE PAPER DRAWING. ALSO USE CAUTION, AS THERE MAY BE TEXT OR DETAIL THAT MAY BE OVERLOOKED DUE TO THE SMALL SIZE OF THE DRAWING.

NOTICE

BEFORE PROCEEDING WITH THIS WORK, THE CONTRACTOR SHALL CAREFULLY CHECK AND VERIFY ALL CONDITIONS, QUANTITIES, DIMENSIONS, AND GRADE ELEVATIONS, AND SHALL REPORT ALL DISCREPANCIES TO THE ENGINEER.

CONTACTS

ENGINEER & SURVEYOR
FOCUS ENGINEERING & SURVEYING, LLC
6949 S. HIGH TECH DRIVE SUITE 200
MIDVALE, UTAH 84047
(801) 352-0075
PROJECT MANAGER: MATT CHRISTENSEN
SURVEY MANAGER: JUSTIN WAPSHOTT

OWNER/DEVELOPER
CENTURY COMMUNITIES
10644 SOUTH JORDAN GATEWAY SUITE 300
SOUTH JORDAN, UTAH 84095
(303) 957-6677
CONTACT: CHASE TURNER

SEWER NOTES

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' 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' PAST 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 MANHOLES/BOXES.

WATER NOTES

1. **VALVES:**

A. VALVES MUST BE FLANGED TO TEE'S (FITTINGS)
B. VALVES 12" AND LARGER TO BE BUTTERFLY VALVES

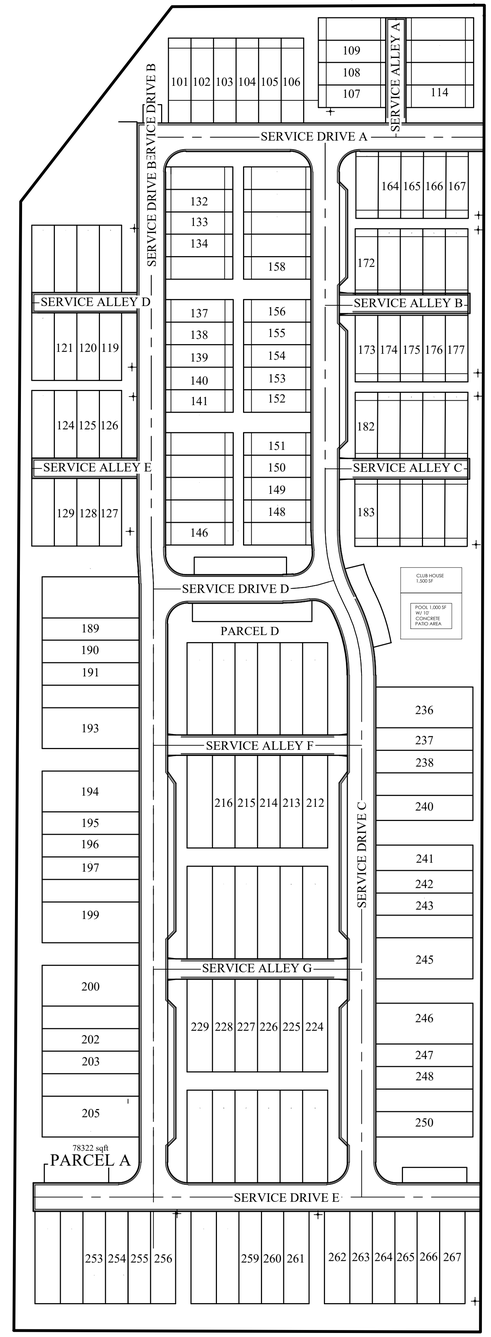
2. **BEDDING:** SAND MUST MEET AASHTO (A-3) GRADATION WITH 100% PASSING THE #4 SIEVE. 6" BELOW PIPE ON THE SIDES & 12" ABOVE PIPE (MINIMUM)
3. **DEPTH:** WATER MAIN & LATERALS MUST MAINTAIN 4' COVER FROM FINISHED GRADE (MINIMUM), 3' MINIMUM FROM TOP OF PIPE AT TIME OF INSTALLATION. MAX DEPTH 72" FROM FINISHED GRADE.
4. **SERVICES & 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 AT 18" TO 22" FROM THE TOP OF SETTER TO TOP OF LID. 21" INSIDE DIAMETER CAN HDPE.
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 3/4" & 1" SERVICES WILL NEED TO BE A 21" TALL MINIMUM AND INSIDE DIAMETER. WATER CAN FOR 1-1/2" TO 2" SERVICE WILL NEED TO FOLLOW APWA SPECIFICATION.
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:** NO DEFLECTION OR BENDING OF PIPE WILL BE ALLOWED IN THE WATER LINES AND BEND FITTINGS WILL BE REQUIRED. ALL FITTINGS TO BE MEGA-LUG FITTINGS.

STORM DRAIN NOTES

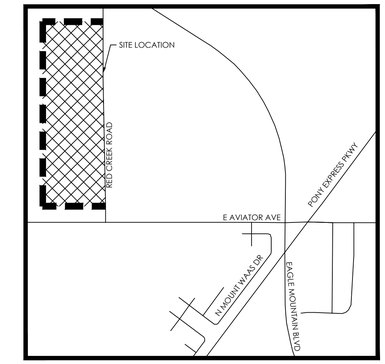
1. **BEDDING:** 3/4" GRAVEL 6" BELOW AND ON SIDES OF PIPE & 12" ABOVE PIPE (MINIMUM)
2. **ADS:** ALL ADS PIPE TO BE "HP" BRAND
3. **COLLARS:** COLLARS TO BE 1'X1' AROUND PIPE, 4000 PSI CONCRETE, INSPECTION IS NEEDED PRE & POST COLLAR POUR.
4. **MANHOLES:** MANHOLES TO BE WITHIN 1' OF FINISHED GRADE.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

ROAD SECTION NOTES

1. **PROOF ROLLS:** PROOF ROLL REQUIRED ON ALL SECTIONS OF ROAD: I.E. SUB-GRADE, SUB-BASE, 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 ROADS, COMMERCIAL BASE ACCEPTABLE FOR SIDEWALKS & TRAILS.
3. **COLLARS:** 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 1/2" DOWN FROM ASPHALT EDGE AND CONCRETE TO BE 1/4" TO 3/8" DOWN FROM ASPHALT EDGE.



SITE MAP



VICINITY MAP

NTS

Sheet List Table	
Sheet Number	Sheet Title
C1	COVER SHEET
C2	PRELIMINARY PLAT
C2.1	PRELIMINARY PLAT
C2.2	PRELIMINARY PLAT
C3	SITE PLAN
C3.1	SITE PLAN
C3.2	SITE PLAN
C3.3	PHASING PLAN
C3.4	HARDSCAPE PLAN
C4	OVERALL GRADING AND DRAINAGE PLAN
C4.1	GRADING AND DRAINAGE PLAN
C4.2	GRADING AND DRAINAGE PLAN
C4.3	GRADING AND DRAINAGE PLAN
C4.4	GRADING AND DRAINAGE PLAN
C4.5	GRADING AND DRAINAGE PLAN
C4.6	GRADING AND DRAINAGE PLAN
C5	SEWER PLAN
C5.1	SEWER PLAN
C6	WATER PLAN
C6.1	WATER PLAN
C7	EROSION CONTROL
L1.0	LANDSCAPE PLAN
L1.1	LANDSCAPE PLAN
L1.2	LANDSCAPE PLAN
L1.3	LANDSCAPE PLAN
D1	DETAILS

N

S

Know what's below. Call 811 before you dig.

GRAPHIC SCALE

70 0 35 70 140 280

(IN FEET)
1 inch = 70 ft.

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

FOR REVIEW ONLY

PINNACLES MULTI FAMILY
EAGLE MOUNTAIN, UT
COVER SHEET

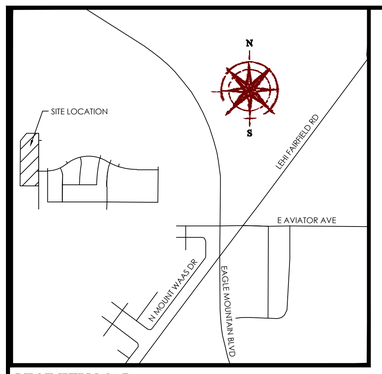
REVISION BLOCK

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

COVER SHEET

Scale:	1"=70'	Drawn:	MEC
Date:	03/05/24	Job #:	23-0104
Sheet:	C1		

Z:_2023\23-0104 pinnacles multi family preliminary\design 23-0104\sheet set\23-0104 PINNACLES MULTI FAMILY.dwg



VICINITY MAP

N.T.S

LEGEND

- BOUNDARY
- SECTION LINE
- EASEMENT
- RIGHT-OF-WAY LINE
- CENTERLINE
- BUILDING SETBACK
- EXISTING PROPERTY LINE
- SECTION MONUMENT (FOUND)
- SECTION MONUMENT (CALCULATED)
- BOUNDARY MARKERS
- STREET MONUMENT (TO BE SET)
- COMMON AREA

NOTES:

1. #5 X 24" REBAR & CAP (FOCUS ENG) TO BE SET AT ALL REAR LOT CORNERS. NAILS OR PLUGS TO BE SET IN TOP BACK OF CURB AT EXTENSION OF SIDE LOT LINES, IN LIEU OF REBAR AND CAPS AT FRONT LOT CORNERS.
2. PARCELS A, B, C, D, E AND F ARE HEREBY DEDICATED AS COMMON ARE AND TO BE MAINTAINED BY THE PINNACLES COMMUNITY ASSOCIATION CORP., WITH A REGISTERED ADDRESS OF 10644 S JORDAN GATEWAY, SUITE 300, SOUTH JORDAN, UTAH 84095.
3. ALL UNITS BUILDING WALLS ARE PARALLEL WITH, PERPENDICULAR TO, OR AT 45° ANGLE TO REFERENCE BEARING SHOWN ON BUILDING

OVERALL SITE TABULATIONS

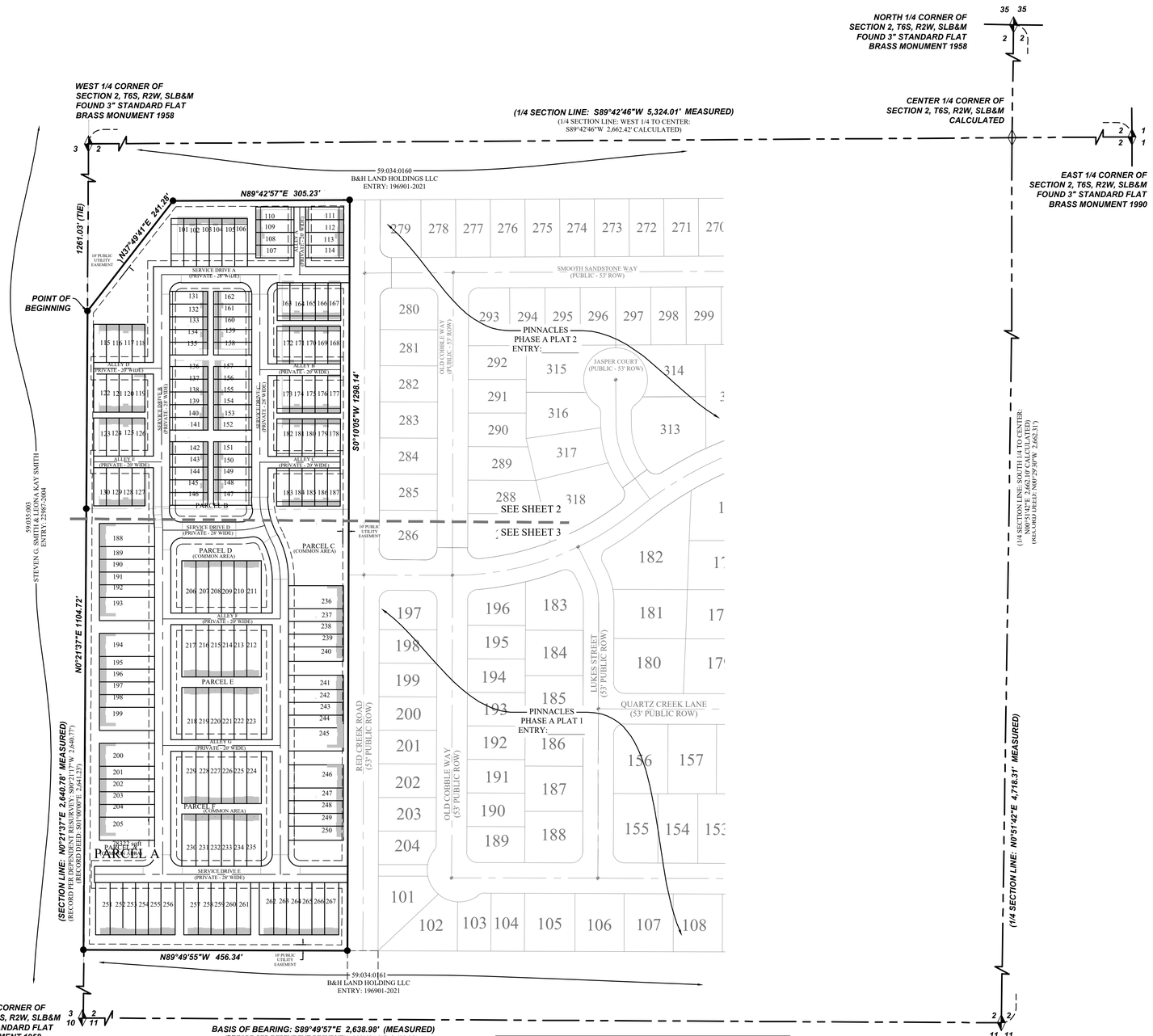
TOTAL # OF LOTS:	167 LOTS
TOTAL ACREAGE:	13.2 ACRES
TOTAL ACREAGE IN LOTS:	6.68 ACRES
TOTAL OPEN SPACE:	4.19 ACRES OR 182,126 SQFT.
TOTAL AREA IN ROW	2.33 ACRES
TOTAL ASPHALT AREA	2.11 ACRES
AVERAGE LOT SIZE:	0.04 ACRES OR 1,744 SQFT.
LARGEST LOT SIZE:	0.09 ACRES OR 3,800 SQFT
SMALLEST LOT SIZE:	0.03 ACRES OR 1,320 SQFT
OVERALL DENSITY:	12.7 LOTS/ACRE

ZONE MF1 SITE TABULATIONS

TOTAL # OF LOTS:	80 LOTS
TOTAL ACREAGE IN LOTS:	3.99 ACRES
AVERAGE LOT SIZE:	0.05 ACRES OR 2,164 SQFT.
LARGEST LOT SIZE:	0.09 ACRES OR 3,800 SQFT
SMALLEST LOT SIZE:	0.04 ACRES OR 1,810 SQFT
OVERALL DENSITY:	10 LOTS/ACRE
TOTAL AREA IN ROW:	1.35 ACRES
TOTAL ASPHALT AREA:	1.25 ACRES
TOTAL OPEN SPACE:	2.65 ACRES
TOTAL ACREAGE:	7.99 ACRES

ZONE MF2 SITE TABULATIONS

TOTAL # OF LOTS:	87 LOTS
TOTAL ACREAGE IN LOTS:	2.69 ACRES
AVERAGE LOT SIZE:	0.03 ACRES OR 1,357 SQFT.
LARGEST LOT SIZE:	0.04 ACRES OR 1,702 SQFT
SMALLEST LOT SIZE:	0.03 ACRES OR 1,320 SQFT
OVERALL DENSITY:	12.74 LOTS/ACRE
TOTAL AREA IN ROW:	0.98 ACRES
TOTAL ASPHALT AREA:	0.86 ACRES
TOTAL OPEN SPACE:	1.54 ACRES
TOTAL ACREAGE:	5.21 ACRES



GRAPHIC SCALE

100 0 50 100 200 400

(IN FEET)
1 inch = 100ft.

OWNER/DEVELOPER
CENTURY COMMUNITIES
10644 SOUTH JORDAN GATEWAY SUITE 300
SOUTH JORDAN, UTAH 84095
(385)345-4987
CONTACT: ANDREW BURBIDGE

SHEET 1 OF 3

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

COMCAST

_____ APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS. _____ DOES NOT WARRANT THE LOCATION OF ANY PUBLIC UTILITY EASEMENTS. THIS APPROVAL DOES NOT MODIFY, AFFECT, OR WAIVE ANY RIGHTS, OBLIGATIONS, OR LIABILITIES PROVIDED BY LAW OR EQUITY OR UNDER ANY EASEMENTS, RIGHT-OF-WAY, AGREEMENTS, OR LAWS, INCLUDING, WITHOUT LIMITATION, ANY LAWS APPLICABLE TO PRESCRIPTIVE RIGHTS. THIS APPROVAL DOES NOT CONSTITUTE ACCEPTANCE, APPROVAL, OR ACKNOWLEDGEMENT OF ANY TERMS CONTAINED IN THE PLAT, INCLUDING THOSE SET FORTH IN THE OWNERS'S DEDICATION AND THE NOTES, AND DOES NOT CONSTITUTE A GUARANTEE OF PROVISION OF TELECOMMUNICATIONS SERVICES OR THE TERMS OF SUCH SERVICES.

DATE

DOMINION ENERGY UTAH

QUESTAR GAS COMPANY dba DOMINION ENERGY UTAH, HEREBY APPROVES THIS PLAT SOLELY FOR THE PURPOSE 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 OWNERS DEDICATION OR 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 _____ A.D. 20__

BY _____

TITLE _____

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

ROCKY MOUNTAIN POWER DATE

SURVEYOR'S CERTIFICATE

I, Evan J. Wood, do hereby certify that I am a Professional Land Surveyor, and that I hold License No. 183395 in accordance with Title 58, Chapter 22 of Utah State Code. I further certify by authority of the owners(s) that I have completed a Survey of the property described on this Plat in accordance with Section 17-23-17 of said Code, have verified all measurements, and have subdivided said tract of land into lots, streets, and easements, to be hereafter known as CENTURY PINNACLES PLAT A PHASE 2, and the same has, or will be correctly surveyed and monumented on the ground as shown on this Plat, and that this Plat is true and correct.

FOR REVIEW ONLY

EVAN J. WOOD
PROFESSIONAL LAND SURVEYOR
LICENSE NO. 183395

DATE

BOUNDARY DESCRIPTION

A part of the Southwest Quarter of Section 2, Township 6 South, Range 2 West, Salt Lake Base and Meridian, located in Eagle Mountain City, Utah County, Utah, being more particularly described as follows:

Beginning at a point located on a southerly boundary line of that Special Warranty Deed recorded November 17, 2021 as Entry No. 196901-2021 in the Utah County Recorder's Office; said point also being S00°21'37"W 1,261.03 feet along the Section line from the West Quarter Corner of Section 2, Township 6 South, Range 2 West, Salt Lake Base and Meridian; thence along said Special Warranty Deed the following five (5) courses: (1) N37°49'41"E 241.28 feet; thence (2) N89°42'57"E 305.23 feet; thence (3) S00°10'05"W 1,298.14 feet; thence N89°49'55"W 456.34 feet; thence N00°21'37"E 1104.72 feet to the point of beginning.

Containing 13.20 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, OPEN SPACES, EASEMENTS AND OTHER PUBLIC USES AS DESIGNATED ON THE PLAT AND NOW DO HEREBY DEDICATE UNDER THE PROVISIONS OF 10-9A-607, UTAH CODE, WITHOUT CONDITION, RESTRICTION OR RESERVATION TO EAGLE MOUNTAIN CITY, UTAH, ALL STREETS, WATER, SEWER AND OTHER UTILITY EASEMENTS AND IMPROVEMENTS, OPEN SPACES SHOWN AS PUBLIC OPEN SPACES, PARKS AND ALL OTHER PLACES OF PUBLIC USE AND ENJOYMENT TO EAGLE MOUNTAIN CITY, UTAH TOGETHER WITH ALL IMPROVEMENTS REQUIRED BY THE DEVELOPMENT AGREEMENT BETWEEN THE UNDERSIGNED AND EAGLE MOUNTAIN CITY FOR THE BENEFIT OF THE CITY AND THE INHABITANTS THEREOF. PURSUANT TO UTAH CODE 10-9A-604(D)(1) THE OWNER HEREBY CONVEYS THE COMMON AREA AND PRIVATE STREETS, AS INDICATED HEREON, TO THE PINNACLES COMMUNITY ASSOCIATION CORP., WITH A REGISTERED ADDRESS OF 10644 S JORDAN GATEWAY, SUITE 300, SOUTH JORDAN, UTAH 84095.

OWNER(S):

PRINTED NAME OF OWNER — AUTHORIZED SIGNATURE(S)

LIMITED LIABILITY ACKNOWLEDGMENT

STATE OF UTAH
S.S.
COUNTY OF _____

ON THE ____ DAY OF _____ A.D. 20 ____ PERSONALLY APPEARED BEFORE ME , THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR THE COUNTY OF _____, IN SAID STATE OF UTAH, _____, WHO AFTER BEING DULY SWORN, ACKNOWLEDGED TO ME THAT HE/SHE IS THE _____ OF _____ L.L.C., A UTAH L.L.C. AND THAT HE/SHE SIGNED THE OWNER'S DEDICATION FREELY AND VOLUNTARILY FOR AND IN BEHALF OF SAID LIMITED LIABILITY COMPANY FOR THE PURPOSES THEREIN MENTIONED.

MY COMMISSION EXPIRES:_____

A NOTARY PUBLIC COMMISSIONED IN UTAH RESIDING IN _____ COUNTY

MY COMMISSION No._____

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 _____ DAY OF _____, 20__.

APPROVED BY MAYOR — APPROVED BY CITY ATTORNEY

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

PINNACLES MULTI FAMILY

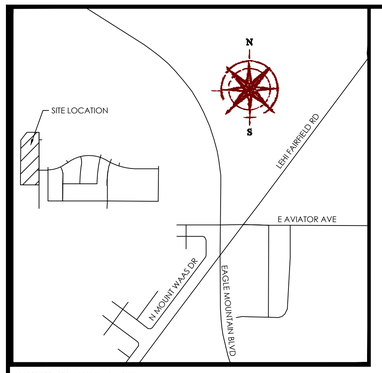
PRELIMINARY PLAT

SUBDIVISION

LOCATED IN THE SW 1/4 OF SECTION 2, T6S, R2W,
SALT LAKE BASE & MERIDIAN
EAGLE MOUNTAIN CITY, UTAH COUNTY, UTAH

SURVEYOR'S SEAL	NOTARY PUBLIC SEAL	CITY-COUNTY ENGINEER SEAL	COUNTY RECORDER SEAL
FOR REVIEW ONLY			

E:_2023\23-0104 pinnacles multi family preliminary\design 23-0104\dwg\sheets\C2 FINAL PLAT.dwg



VICINITY MAP

N.T.S

LEGEND

- BOUNDARY
- SECTION LINE
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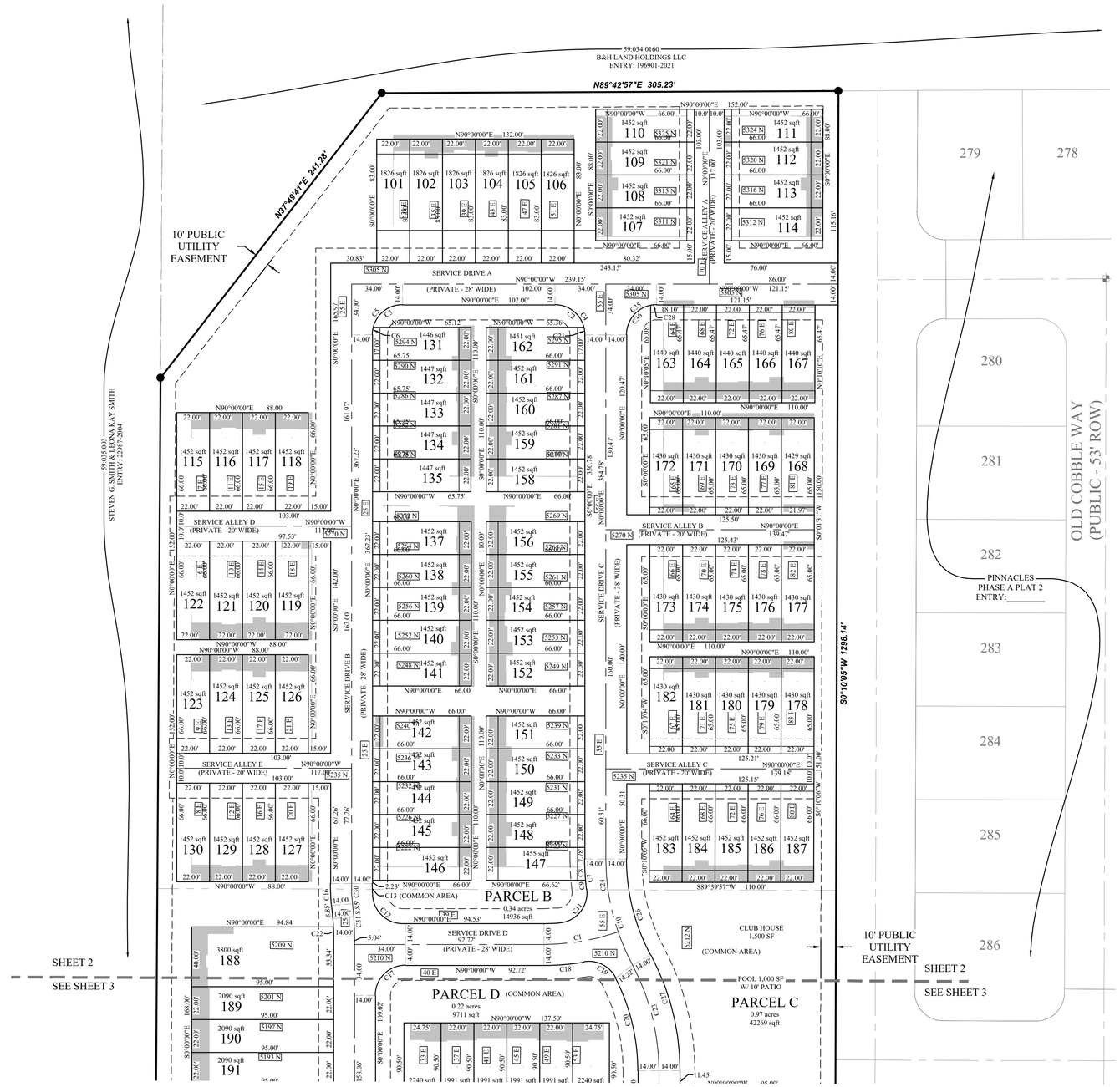
- BOUNDARY MARKERS
- STREET MONUMENT (TO BE SET)
- COMMON AREA

GRAPHIC SCALE

(IN FEET)
1 inch = 40 ft.



Curve Table					
CURVE	RADIUS	DELTA	LENGTH	CHORD DIRECTION	CHORD LENGTH
C1	150.00	17°24'21"	45.57	N81°17'50"E	45.39
C2	20.00	75°31'21"	26.36	S52°14'20"E	24.49
C3	20.00	75°31'21"	26.36	N52°14'20"E	24.49
C4	20.00	90°00'00"	31.42	S45°00'00"E	28.28
C5	20.00	90°00'00"	31.42	N45°00'00"E	28.28
C6	20.00	14°28'39"	5.05	S07°14'20"W	5.04
C7	164.00	7°08'16"	20.43	S03°34'08"E	20.42
C8	164.00	4°58'29"	14.24	N02°29'14"W	14.23
C9	164.00	2°09'47"	6.19	N06°03'22"W	6.19
C10	150.00	28°11'18"	73.80	S14°05'39"E	73.05
C11	20.00	92°50'03"	32.41	N39°16'46"E	28.98
C12	20.00	86°40'18"	30.25	S46°39'51"E	27.45
C13	136.00	3°19'42"	7.90	S01°39'51"E	7.90
C14	20.00	87°21'48"	30.50	S43°40'54"W	27.63
C16	164.00	5°08'30"	14.72	S02°34'15"E	14.71
C17	20.00	90°00'00"	31.42	S45°00'00"W	28.28
C18	164.00	9°25'44"	26.99	S85°17'08"W	26.96
C19	20.00	70°42'28"	24.68	N63°48'27"W	23.14
C20	136.00	27°22'07"	64.96	N13°41'04"W	64.35
C21	20.00	14°28'39"	5.05	N07°14'20"W	5.04
C22	136.00	2°48'18"	6.66	S01°24'09"E	6.66
C23	150.00	28°11'18"	73.80	N14°05'39"W	73.05
C24	150.00	19°01'06"	49.79	S09°30'33"E	49.56
C26	136.00	28°11'18"	66.91	S14°05'39"E	66.24
C27	164.00	28°11'18"	80.68	N14°05'39"W	79.87
C28	20.00	11°15'46"	3.93	N84°22'07"E	3.93
C30	150.00	5°08'30"	13.46	S02°34'15"E	13.46
C31	150.00	5°08'30"	13.46	S02°34'15"E	13.46
C32	20.00	2°38'12"	0.92	N88°40'54"E	0.92
C33	20.00	2°51'58"	1.00	S88°34'01"E	1.00

	MF1	MF2
FRONT	15'	15'
FRONT GARAGE	22.5'	22.5'
REAR	30' BETWEEN BUILDINGS	
SIDE	15' BETWEEN BUILDINGS	20' BETWEEN BUILDINGS
GARAGE SIDE	15' BETWEEN BUILDINGS	20' BETWEEN BUILDINGS
STREET SIDE	15'	15'

OWNER/DEVELOPER
CENTURY COMMUNITIES
10644 SOUTH JORDAN GATEWAY SUITE 300
SOUTH JORDAN, UTAH 84095
(385)345-4987
CONTACT: ANDREW BURBIDGE

PINNACLES MULTI FAMILY

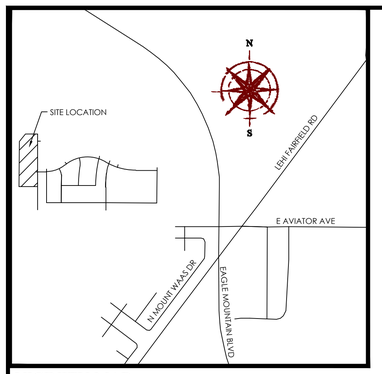
PRELIMINARY PLAT

SUBDIVISION

LOCATED IN THE SW 1/4 OF SECTION 2, T6S, R2W,
SALT LAKE BASE & MERIDIAN
EAGLE MOUNTAIN CITY, UTAH COUNTY, UTAH

SURVEYOR'S SEAL	NOTARY PUBLIC SEAL	CITY-COUNTY ENGINEER SEAL	COUNTY RECORDER SEAL
FOR REVIEW ONLY			

21_2023\23-0104 pinnacles multi family preliminary\design 23-0104\dwg\sheets\C2 FINAL PLAT.dwg



VICINITY MAP

N.T.S

LEGEND

- BOUNDARY
- SECTION LINE
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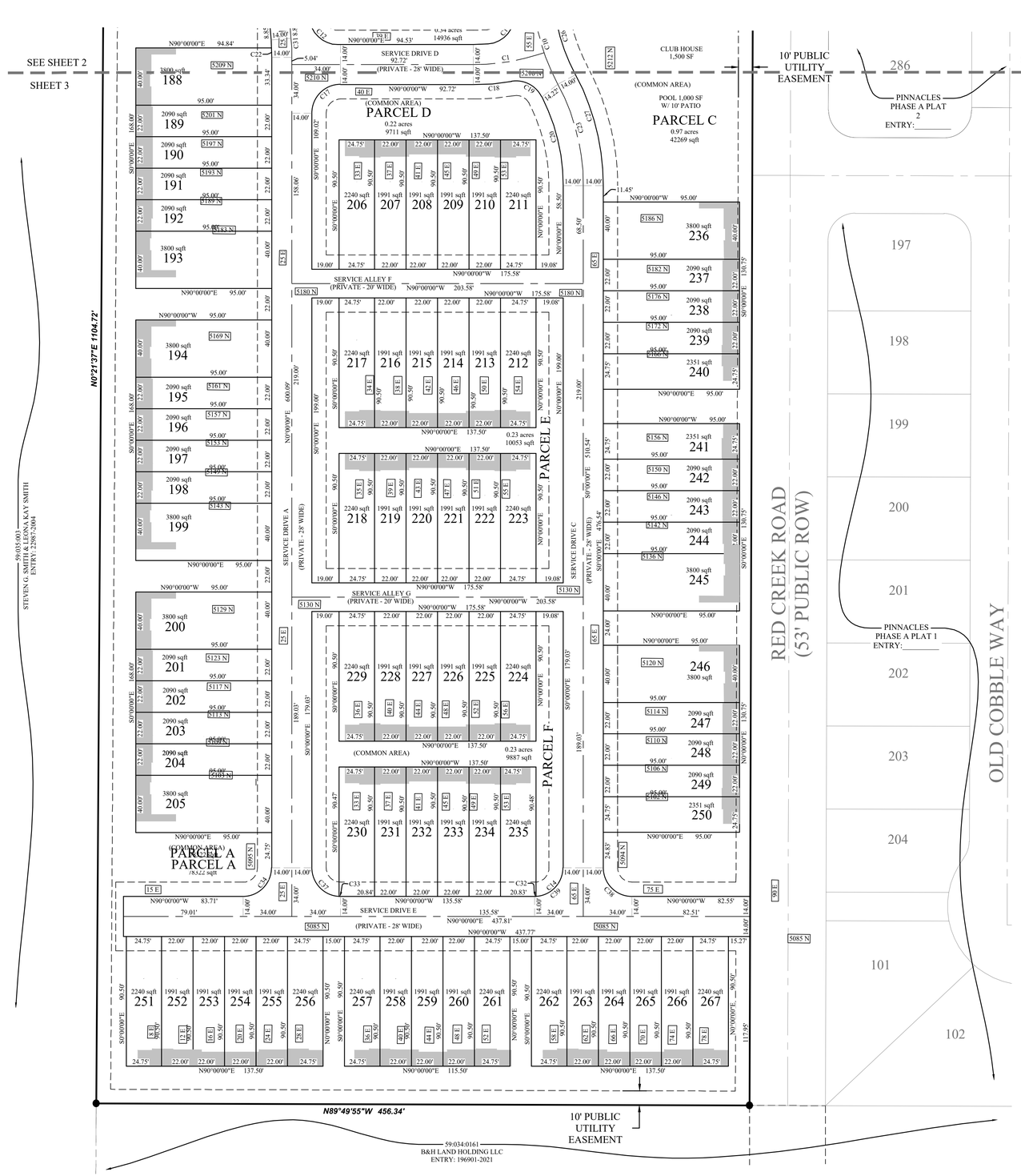
- BUILDING SETBACK
- EXISTING PROPERTY LINE
- SECTION MONUMENT (FOUND)
- SECTION MONUMENT (CALCULATED)
- BOUNDARY MARKERS
- STREET MONUMENT (TO BE SET)
- COMMON AREA
- LIMITED COMMON

GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)
1 inch = 40 ft.



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PINNACLES MULTI FAMILY

PRELIMINARY PLAT

SUBDIVISION

LOCATED IN THE SW 1/4 OF SECTION 2, T6S, R2W,
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SURVEYOR'S SEAL	NOTARY PUBLIC SEAL	CITY-COUNTY ENGINEER SEAL	COUNTY RECORDER SEAL
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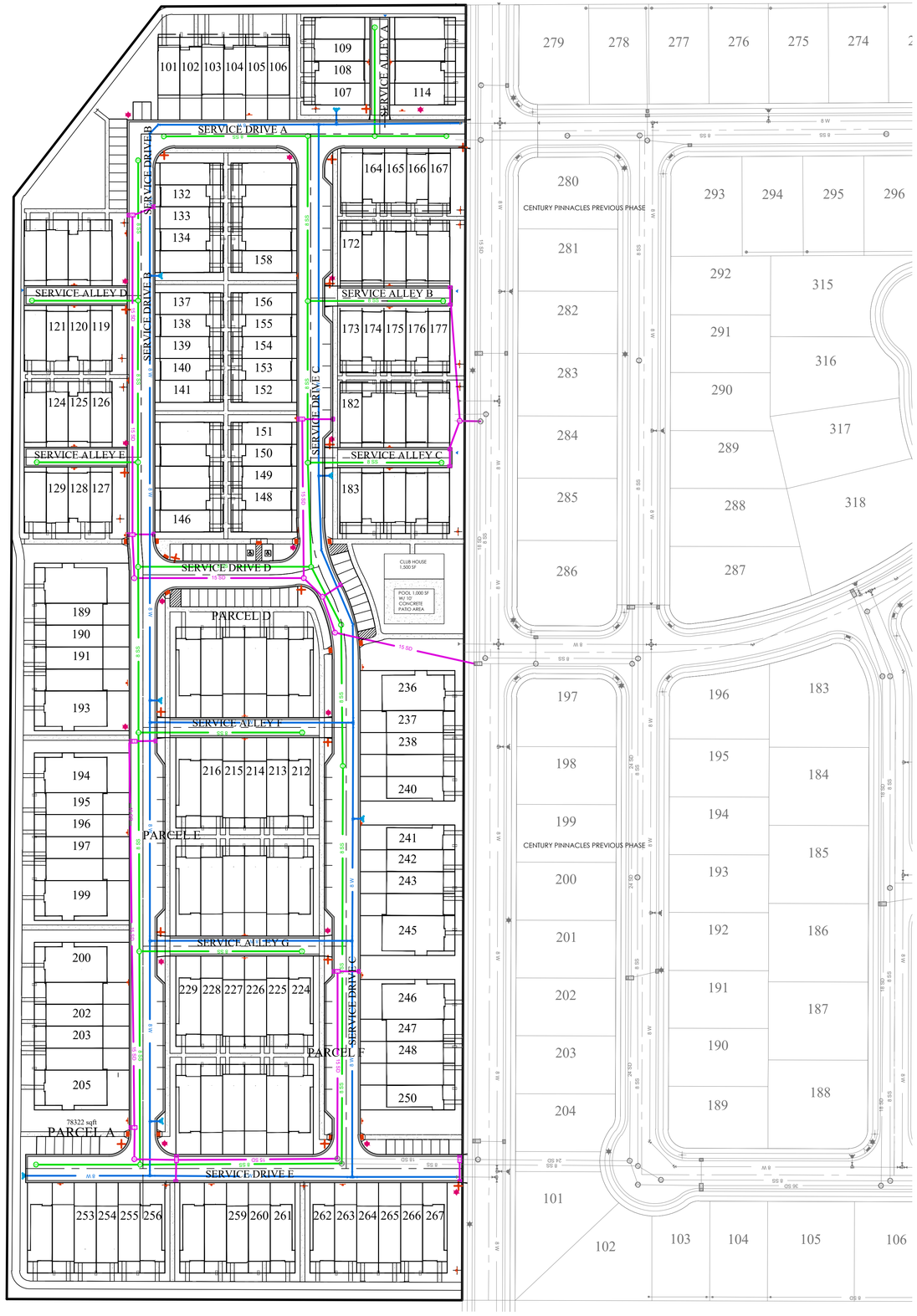
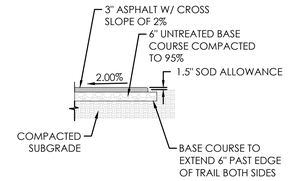
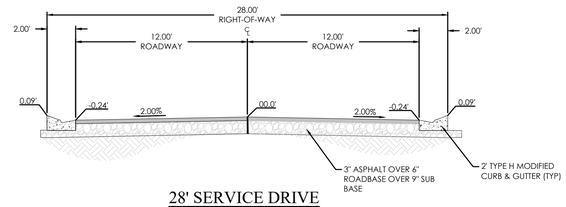




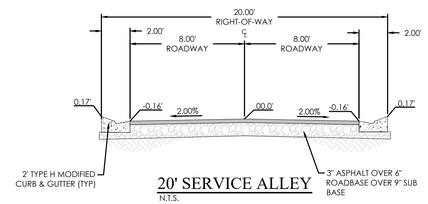
8' ASPHALT TRAIL
N.T.S.

LEGEND

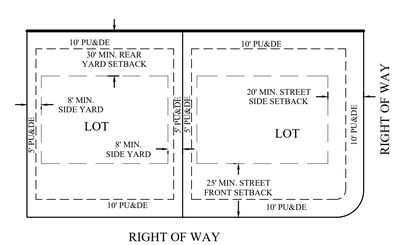
- BOUNDARY
- ROW
- CENTERLINE
- LOT LINE
- EASEMENT
- XX" STORM DRAIN
- XX" SANITARY SEWER
- XX" CULINARY WATER
- XX" SECONDARY WATER
- CONTOUR MAJOR
- CONTOUR MINOR
- EXIST. STORM DRAIN
- EXIST. SANITARY SEWER
- EXIST. CULINARY WATER
- EXIST. FENCE
- EXIST. CONTOUR MAJOR
- EXIST. CONTOUR MINOR
- SIGN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



28' SERVICE DRIVE
N.T.S.



20' SERVICE ALLEY
N.T.S.



TYPICAL BUILDING SETBACKS

GRAPHIC SCALE

60 0 30 60 120 240

(IN FEET)
1 inch = 60 ft.

N
S

Know what's below. Call 811 before you dig.

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FOR REVIEW ONLY

PINNACLES MULTI FAMILY
EAGLE MOUNTAIN, UT
SITE PLAN

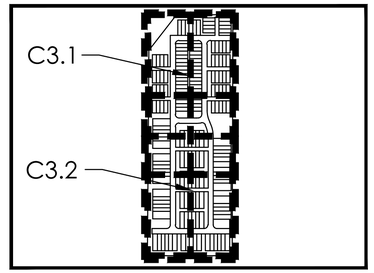
REVISION BLOCK

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

SITE PLAN

Scale:	1"=60'	Drawn:	MEC
Date:	03/05/24	Job #:	23-0104
Sheet:	C3		

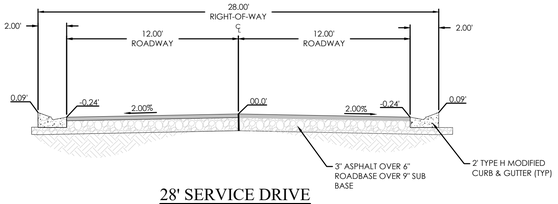
Z:_2023\23-0104 pinnacles multi family preliminary\design 23-0104\dwg\sheets\C3 SITE PLAN.dwg



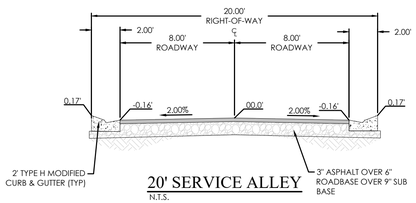
KEY MAP
N.T.S

LEGEND

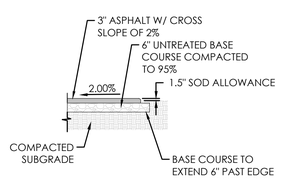
- BOUNDARY
- ROW
- CENTERLINE
- LOT LINE
- EASEMENT
- XX" STORM DRAIN
- XX" SANITARY SEWER
- XX" CULINARY WATER
- XX" SECONDARY WATER
- CONTOUR MAJOR
- CONTOUR MINOR
- EXIST. STORM DRAIN
- EXIST. SANITARY SEWER
- EXIST. CULINARY WATER
- EXIST. FENCE
- EXIST. CONTOUR MAJOR
- EXIST. CONTOUR MINOR
- SIGN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



28' SERVICE DRIVE
N.T.S.

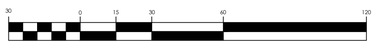


20' SERVICE ALLEY
N.T.S.



8' ASPHALT TRAIL
N.T.S.

GRAPHIC SCALE



(IN FEET)
1 inch = 30 ft.

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PINNACLES MULTI FAMILY
EAGLE MOUNTAIN, UT
SITE PLAN

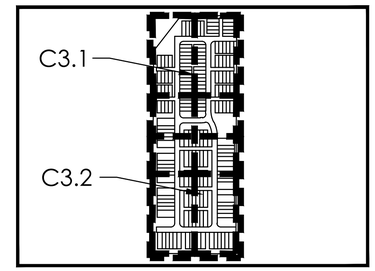
REVISION BLOCK

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

SITE PLAN

Scale:	1"=30'	Drawn:	MEC
Date:	03/05/24	Job #:	23-0104
Sheet:	C3.1		

Z:_2023\23-0104 pinnacles multi family preliminary\design 23-0104\dwg\sheets\C3.1 SITE PLAN.dwg



KEY MAP
N.T.S

LEGEND

- BOUNDARY
- ROW
- CENTERLINE
- LOT LINE
- EASEMENT
- XX SD — XX" STORM DRAIN
- XX SS — XX" SANITARY SEWER
- XX W — XX" CULINARY WATER
- XX SW — XX" SECONDARY WATER
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- XXXX — CONTOUR MINOR
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- SD MH, INLET, AND COMBO
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- W — CULINARY VALVE, TEE & BEND
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- WATER BLOW-OFF
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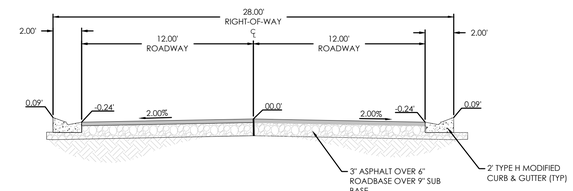
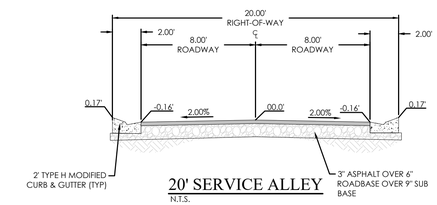
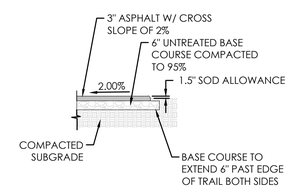
- STREET MONUMENT (TO BE SET)
- EXIST. STREET MONUMENT
- EXIST. SD INLET & MH
- EXIST. SEWER MH
- EXIST. VALVE, TEE, & BEND
- EXIST. FIRE HYDRANT
- o XXXX.XX — SPOT ELEVATION



28' SERVICE DRIVE
N.T.S.



20' SERVICE ALLEY
N.T.S.



8' ASPHALT TRAIL
N.T.S.

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

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PINNACLES MULTI FAMILY
EAGLE MOUNTAIN, UT
SITE PLAN

REVISION BLOCK

#	DATE	DESCRIPTION
1	----	----
2	----	----
3	----	----
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5	----	----
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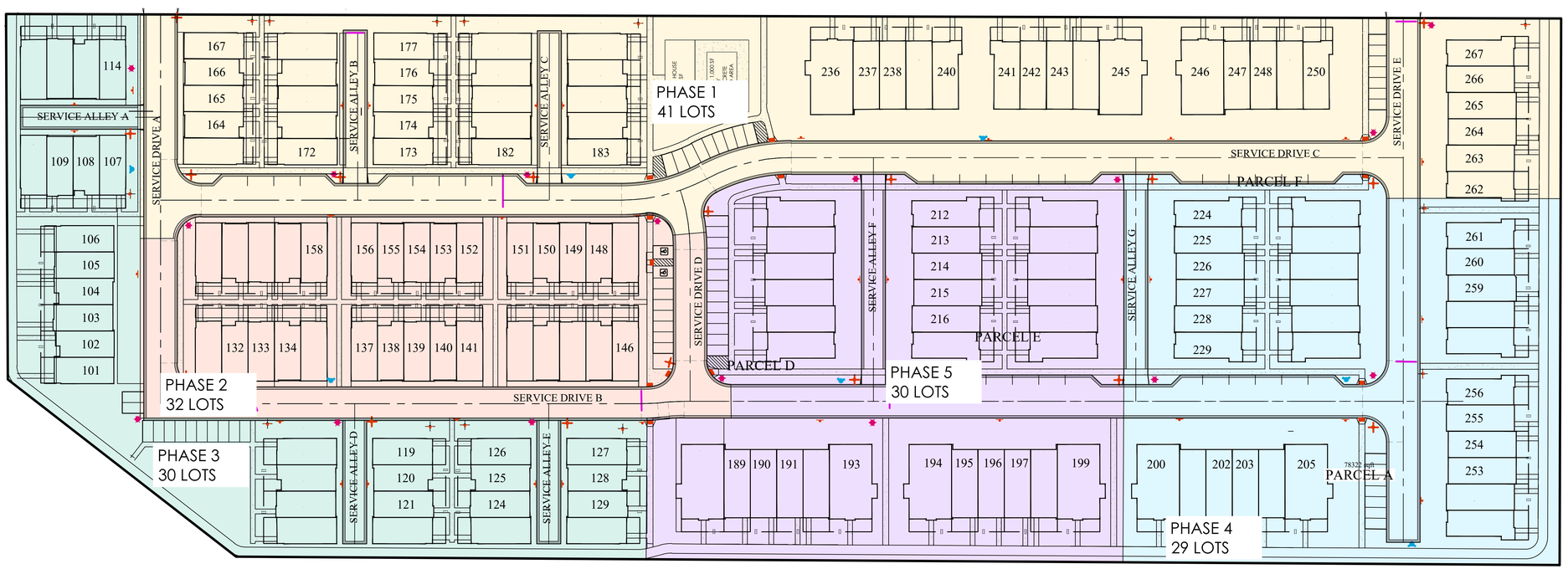
SITE PLAN

Scale:	1"=30'	Drawn:	MEC
Date:	03/05/24	Job #:	23-0104
Sheet:	C3.2		

Z:_2023\23-0104 pinnacles multi family preliminary\design 23-0104\dwg\sheets\C3.2 SITE PLAN.dwg



LEGEND

- BOUNDARY
- ROW
- CENTERLINE
- LOT LINE
- EASEMENT
- XX SD — XX" STORM DRAIN
- XX SS — XX" SANITARY SEWER
- XX W — XX" CULINARY WATER
- XX SW — XX" SECONDARY WATER
- XXXX — CONTOUR MAJOR
- XXXX — CONTOUR MINOR
- Ex SD — EXIST. STORM DRAIN
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- SEWER MANHOLE
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- CULINARY VALVE, TEE & BEND
- SECONDARY VALVE, TEE & BEND
- WATER BLOW-OFF
- FIRE HYDRANT
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- EXIST. STREET MONUMENT
- EXIST. SD INLET & MH
- EXIST. SEWER MH
- EXIST. VALVE, TEE, & BEND
- EXIST. FIRE HYDRANT
- o XXXX.XX — SPOT ELEVATION

N S

GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft.

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PINNACLES MULTI FAMILY
EAGLE MOUNTAIN, UT
PHASING PLAN

REVISION BLOCK

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

PHASING PLAN

Scale:	1"=50'	Drawn:	MEC
Date:	03/05/24	Job #:	23-0104
Sheet:	C3.3		

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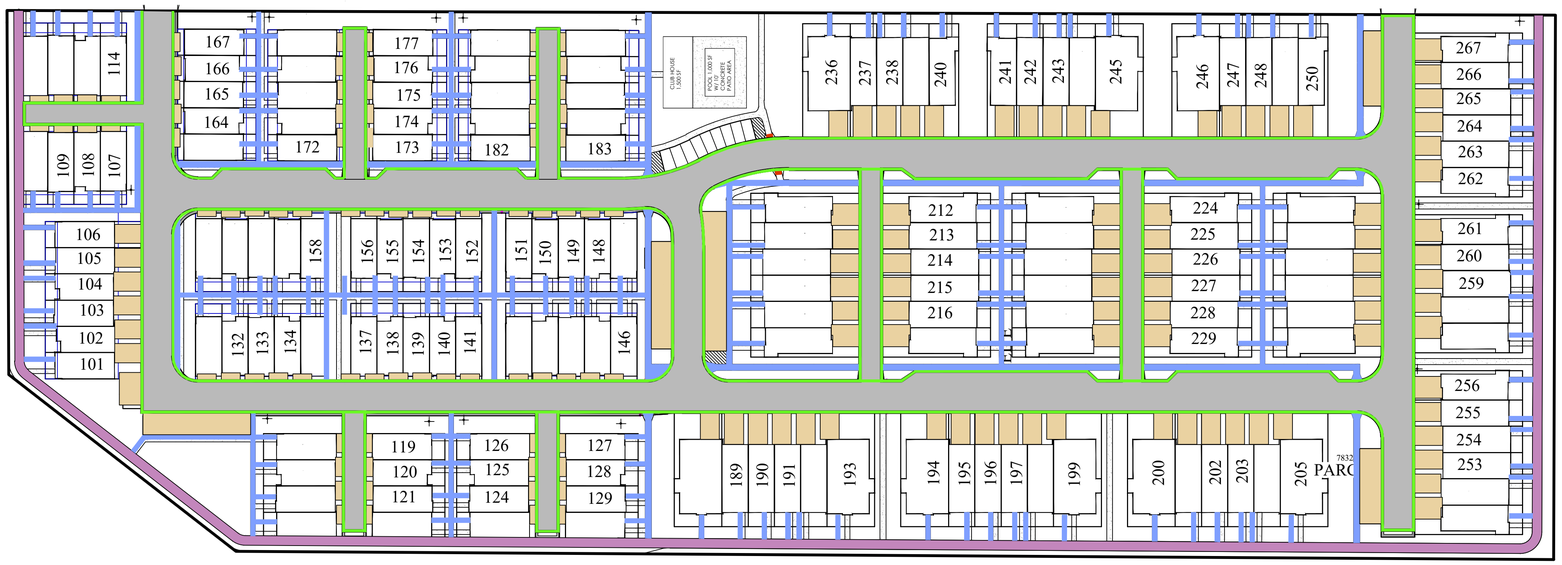
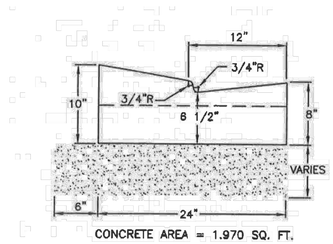
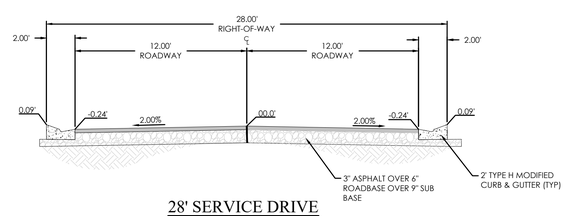


HARDSCAPE LEGEND

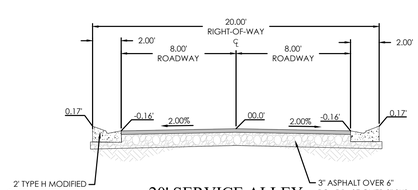
- ROAD ASPHALT (92,910 SF)
- ASPHALT TRAIL (16,490 SF)
- APWA TYPE H C&G OR CITY EQUIVALENT (7,615 LF)
- C&G TRANSITION
- 4" CONCRETE (SIDEWALK) (32,195 SF)
- 6" CONCRETE (SIDEWALK/DRIVEWAY/PARKING STALL) (48,046 SF)



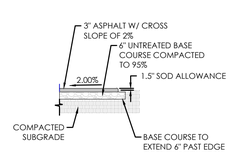
Type H



28' SERVICE DRIVE
N.T.S.



20' SERVICE ALLEY
N.T.S.



8' ASPHALT TRAIL
N.T.S.

GRAPHIC SCALE

(IN FEET)
1 inch = 60 ft.

Know what's **below.** Call 811 before you dig.

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EAGLE MOUNTAIN, UT
HARDSCAPE PLAN

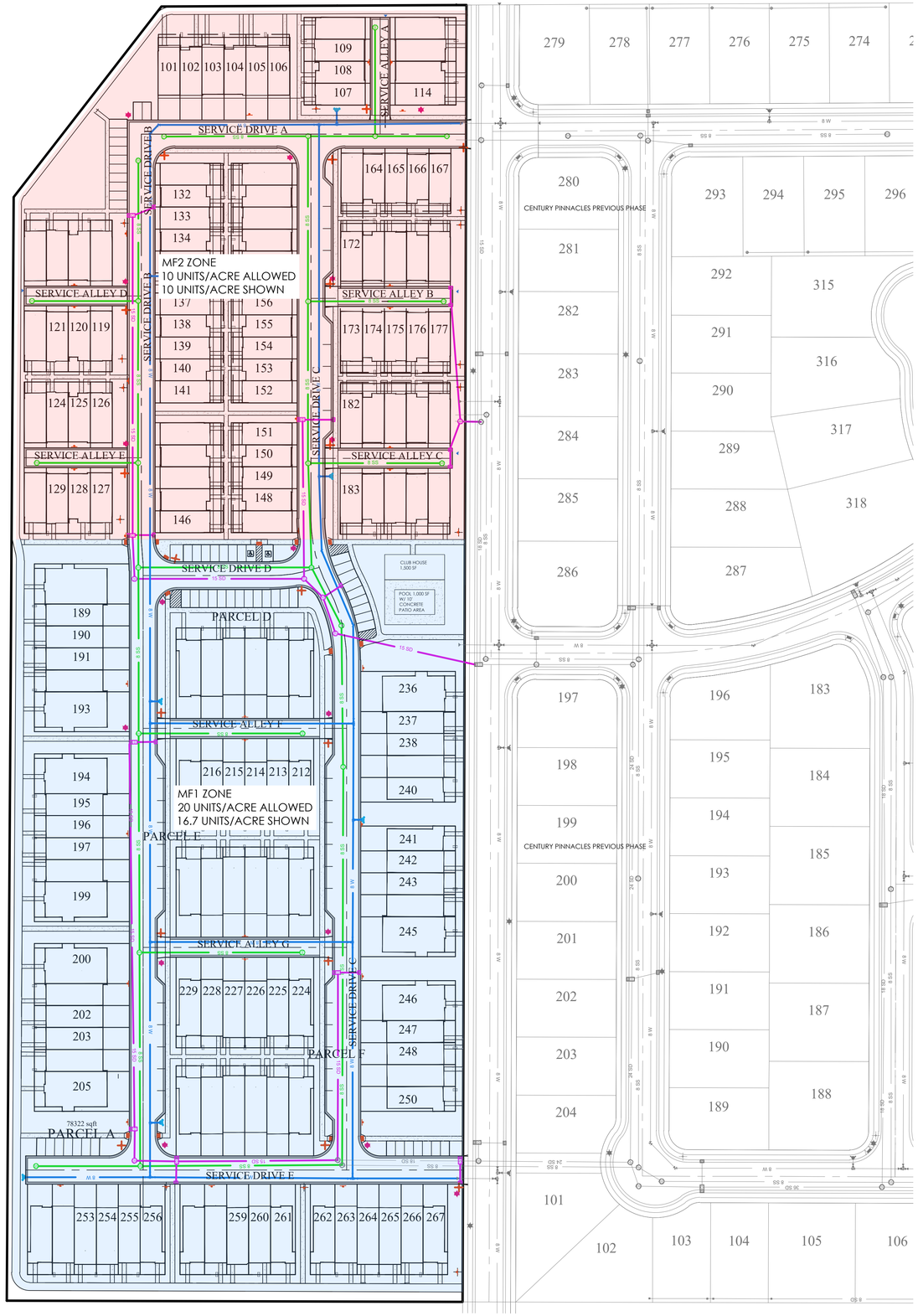
REVISION BLOCK

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

HARDSCAPE PLAN

Scale:	1"=60'	Drawn:	MEC
Date:	03/05/24	Job #:	23-0104
Sheet:	C3.4		

Z:_2023\23-0104 pinnacles multi family preliminary\design 23-0104.dwg\sheets\C3.4 HARDSCAPE PLAN.dwg



LEGEND

- BOUNDARY
- ROW
- CENTERLINE
- LOT LINE
- EASEMENT
- XX SD — XX" STORM DRAIN
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- EXIST. SD INLET & MH
- EXIST. SEWER MH
- EXIST. VALVE, TEE, & BEND
- EXIST. FIRE HYDRANT
- o XXXX.XX — SPOT ELEVATION

N

S

GRAPHIC SCALE

40 0 30 60 120 240

(IN FEET)
1 inch = 60 ft.

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PINNACLES MULTI FAMILY
EAGLE MOUNTAIN, UT
ZONING PLAN

REVISION BLOCK

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

ZONING PLAN

Scale:	1"=60'	Drawn:	MEC
Date:	03/05/24	Job #:	23-0104
Sheet:	C3.5		

Z:_2023\23-0104 pinnacles multi family preliminary\design 23-0104\dwg\sheets\C3.5 ZONING PLAN.dwg

LEGEND

- BOUNDARY
- ROW
- CENTERLINE
- LOT LINE
- EASEMENT
- XX SD — XX" STORM DRAIN
- XX SS — XX" SANITARY SEWER
- XX W — XX" CULINARY WATER
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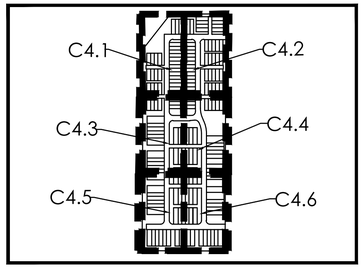
- EXIST. SEWER MH
- EXIST. VALVE, TEE, & BEND
- EXIST. FIRE HYDRANT
- o XXXX.XX — SPOT ELEVATION



KEY MAP
N.T.S

N S

GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft.

Know what's below. Call 811 before you dig.

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PINNACLES MULTI FAMILY
EAGLE MOUNTAIN, UT
OVERALL GRADING AND DRAINAGE PLAN

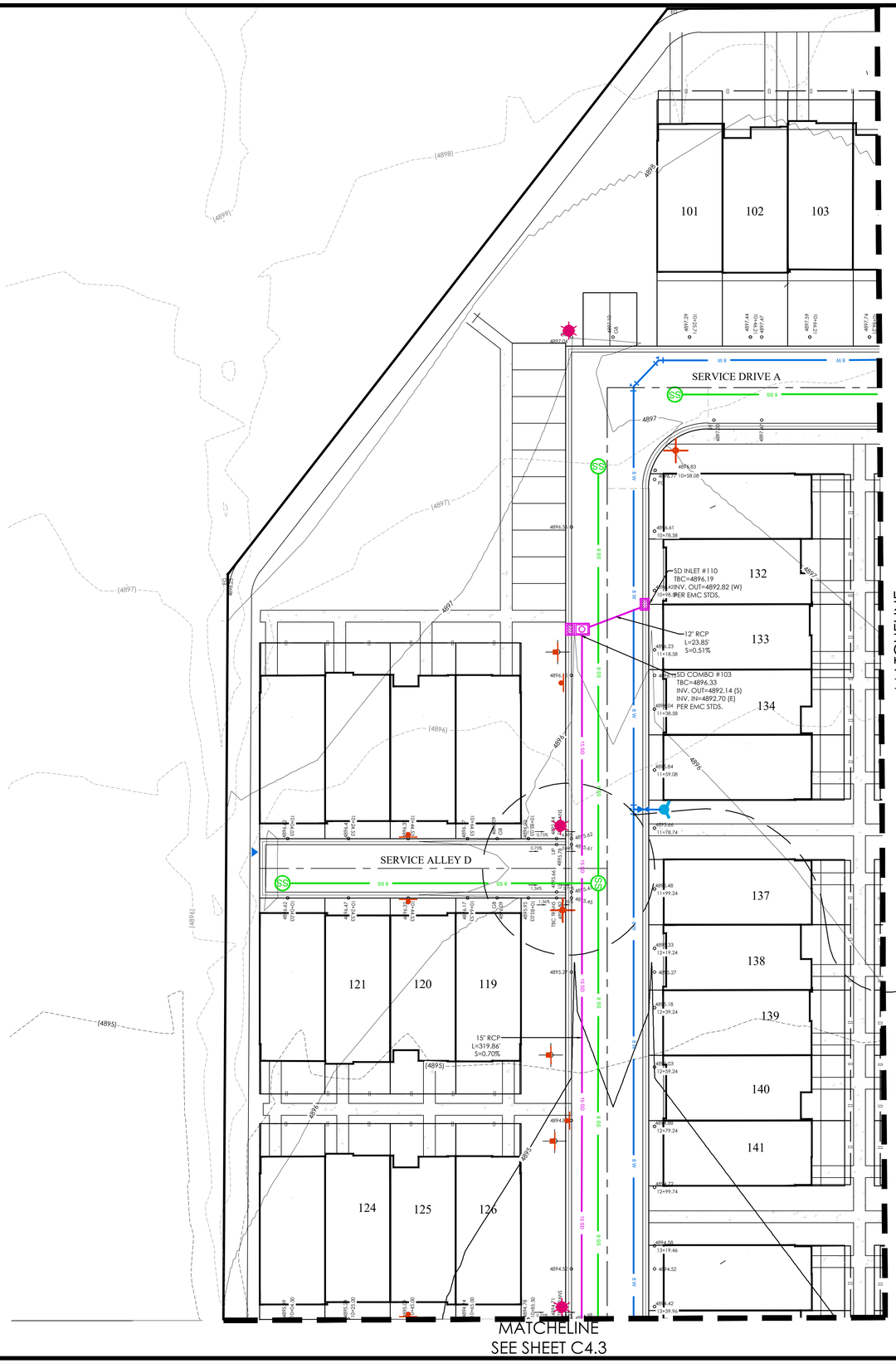
REVISION BLOCK

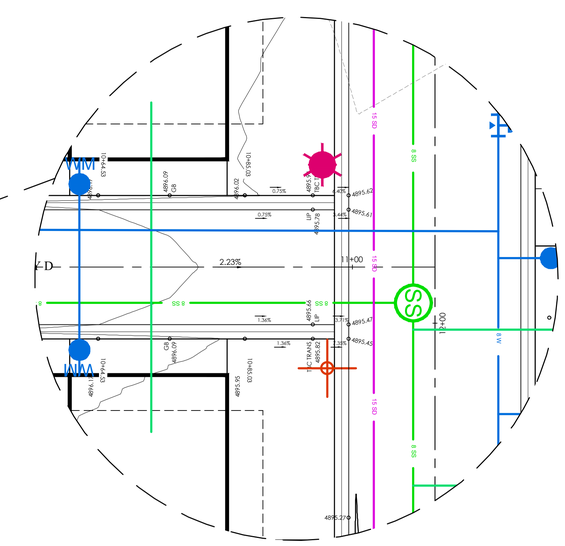
#	DATE	DESCRIPTION
1	-----	-----
2	-----	-----
3	-----	-----
4	-----	-----
5	-----	-----
6	-----	-----

OVERALL GRADING AND DRAINAGE PLAN

Scale:	1"=50'	Drawn:	MEC
Date:	03/05/24	Job #:	23-0104
Sheet:	C4		

Z:_2023\23-0104 pinnacles multi family preliminary\design 23-0104\dwg\sheets\C4 OVERALL GRADING AND DRAINAGE PLAN.dwg





LEGEND

- BOUNDARY
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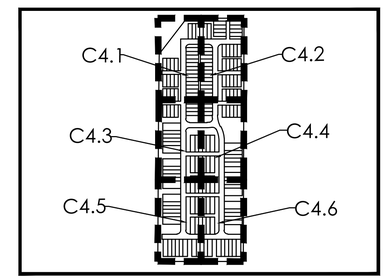
- EXIST. SEWER MH
- EXIST. VALVE, TEE, & BEND
- EXIST. FIRE HYDRANT
- o XXXX.XX — SPOT ELEVATION



KEY MAP
N.T.S

GRAPHIC SCALE

(IN FEET)
1 inch = 20 ft.

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PINNACLES MULTI FAMILY
EAGLE MOUNTAIN, UT
GRADING AND DRAINAGE PLAN

REVISION BLOCK

#	DATE	DESCRIPTION
1	----	----
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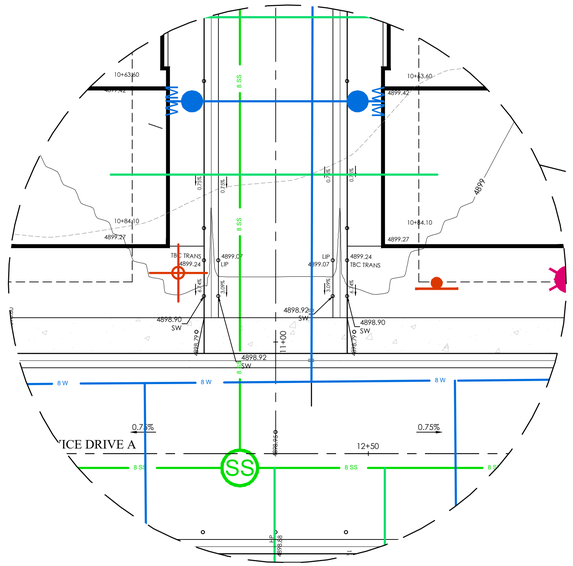
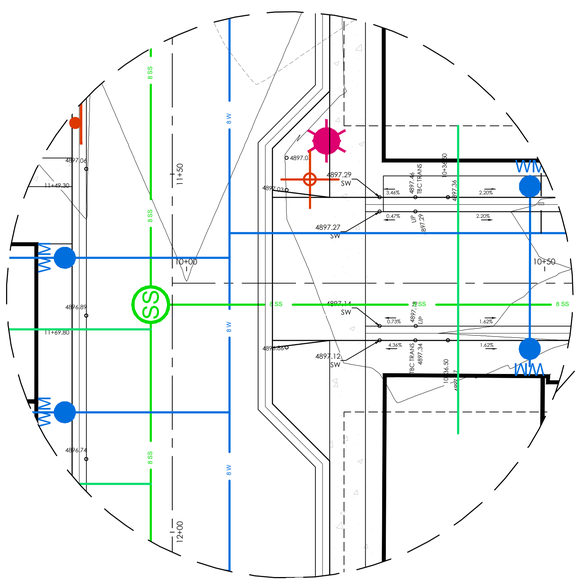
GRADING AND DRAINAGE PLAN

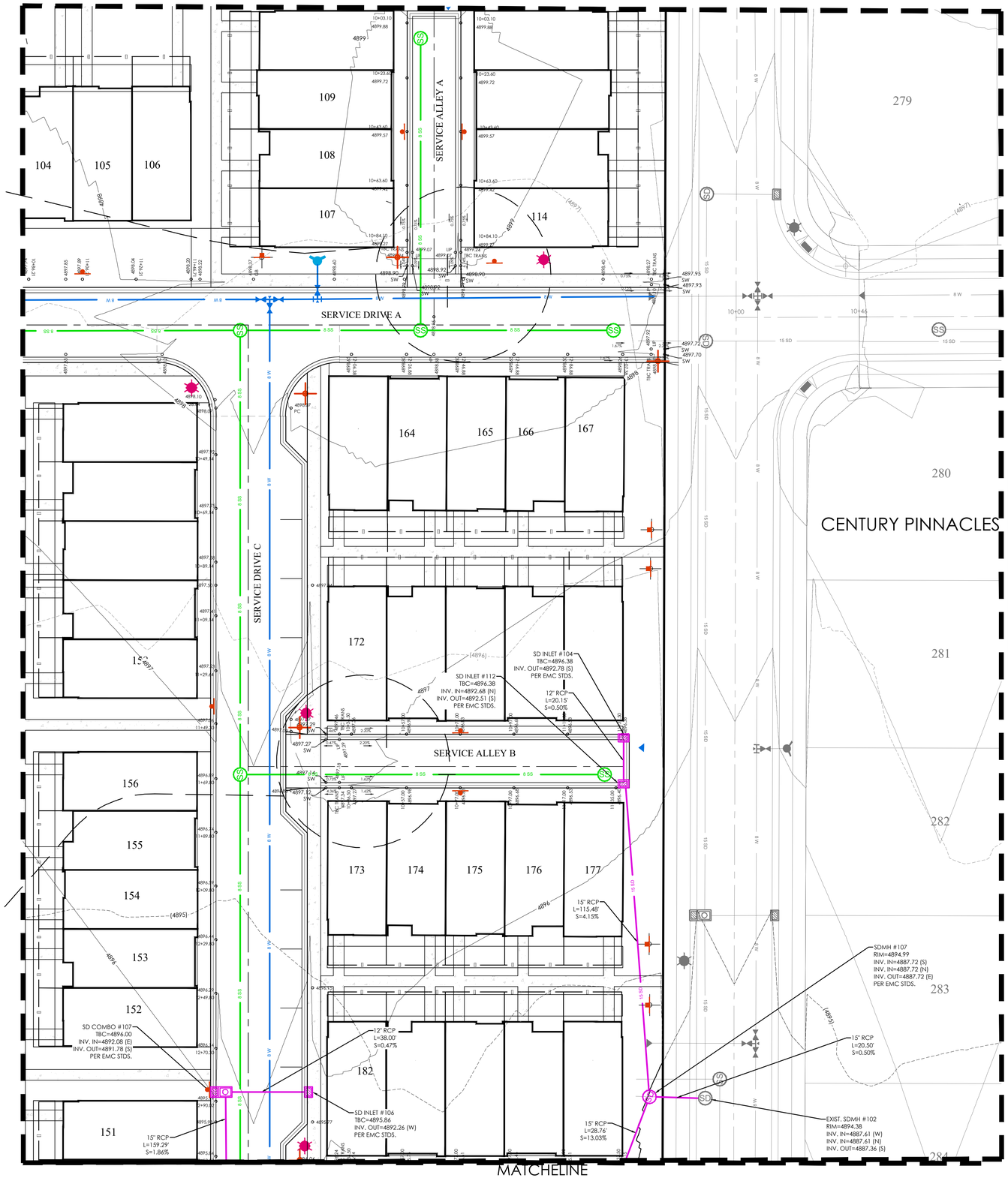
Scale:	1"=20'	Drawn:	MEC
Date:	03/05/24	Job #:	23-0104
Sheet:	C4.1		

Z:_2023\23-0104 pinnacles multi family preliminary\design 23-0104\dwg\sheets\C4.1 GRADING AND DRAINAGE PLAN.dwg





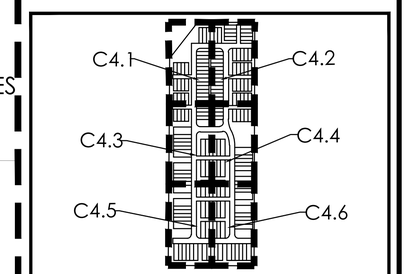
MATCHELINE
SEE SHEET C4.1



MATCHELINE
SEE SHEET C4.4

LEGEND

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



KEY MAP
N.T.S

N
S

GRAPHIC SCALE
20 0 10 20 40 80
(IN FEET)
1 inch = 20 ft.

Know what's below.
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PINNACLES MULTI FAMILY
EAGLE MOUNTAIN, UT
GRADING AND DRAINAGE PLAN

REVISION BLOCK

#	DATE	DESCRIPTION
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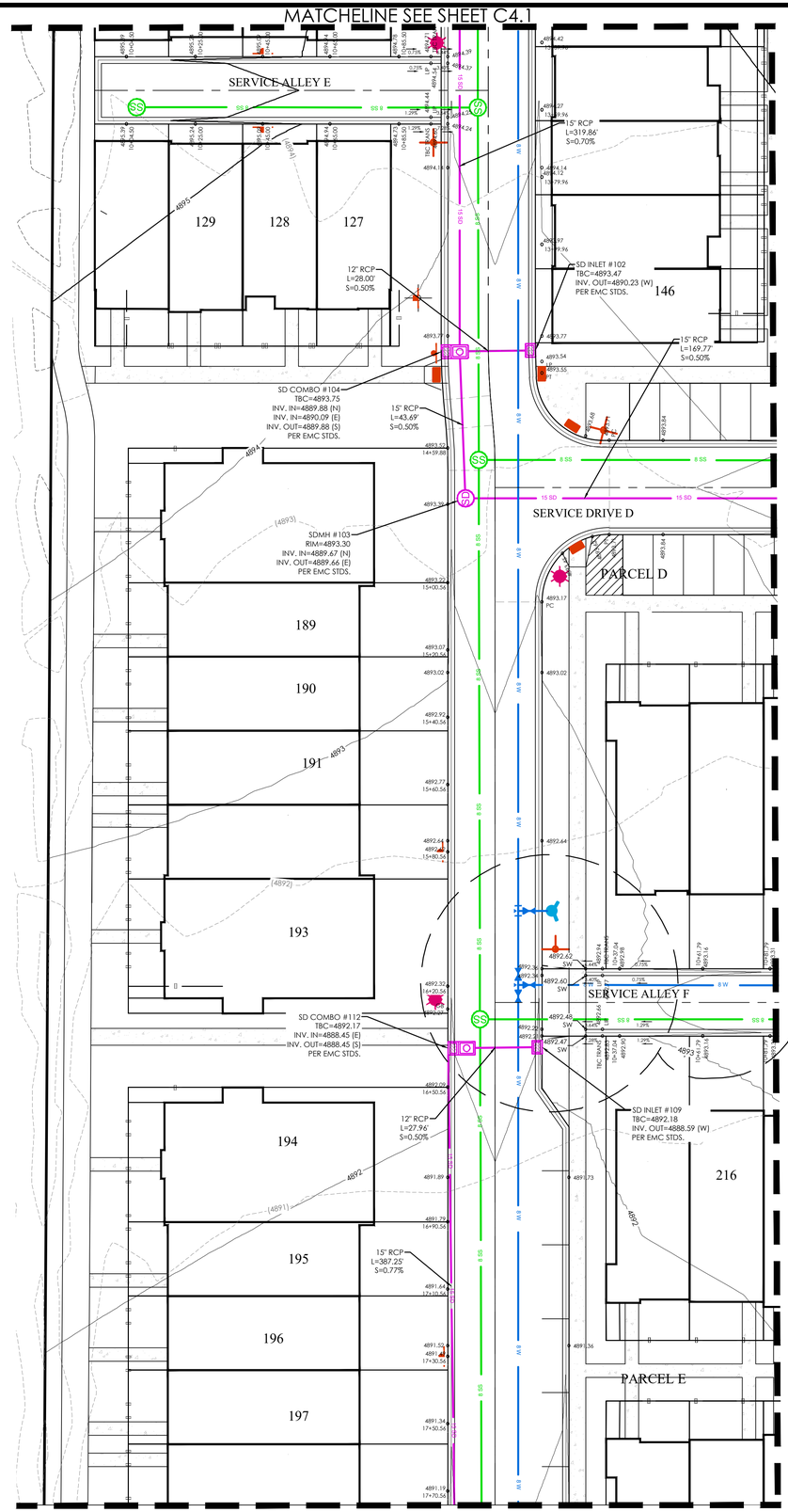
GRADING AND DRAINAGE PLAN

Scale:	1"=20'	Drawn:	MEC
Date:	03/05/24	Job #:	23-0104
Sheet:	C4.2		

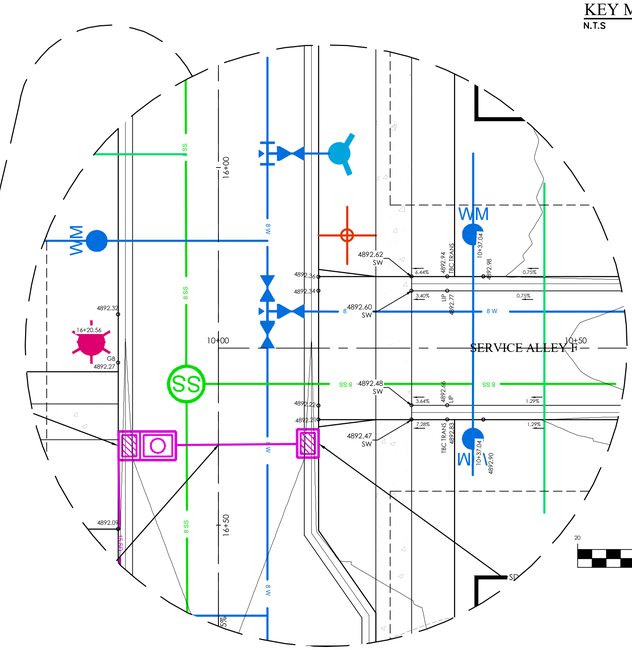
Z:_2023\23-0104 pinnacles multi family preliminary\design 23-0104\dwg\sheet\C4.2 GRADING AND DRAINAGE PLAN.dwg

MATCHELINE SEE SHEET C4.1



MATCHELINE SEE SHEET C4.4

MATCHELINE SEE SHEET C4.5



LEGEND

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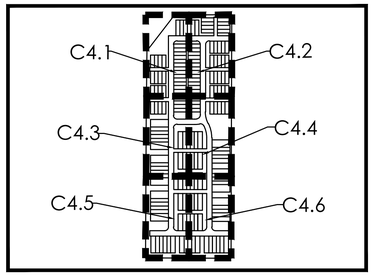
- SEWER MANHOLE
- SW — SECONDARY METER, WATER METER
- W — CULINARY VALVE, TEE & BEND
- SW — SECONDARY VALVE, TEE & BEND
- WATER BLOW-OFF
- FIRE HYDRANT
- STREET MONUMENT (TO BE SET)
- EXIST. STREET MONUMENT
- EXIST. SD INLET & MH
- EXIST. SEWER MH
- EXIST. VALVE, TEE, & BEND
- EXIST. FIRE HYDRANT
- o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



KEY MAP
N.T.S

N
S

GRAPHIC SCALE

(IN FEET)
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GRADING AND DRAINAGE PLAN

REVISION BLOCK

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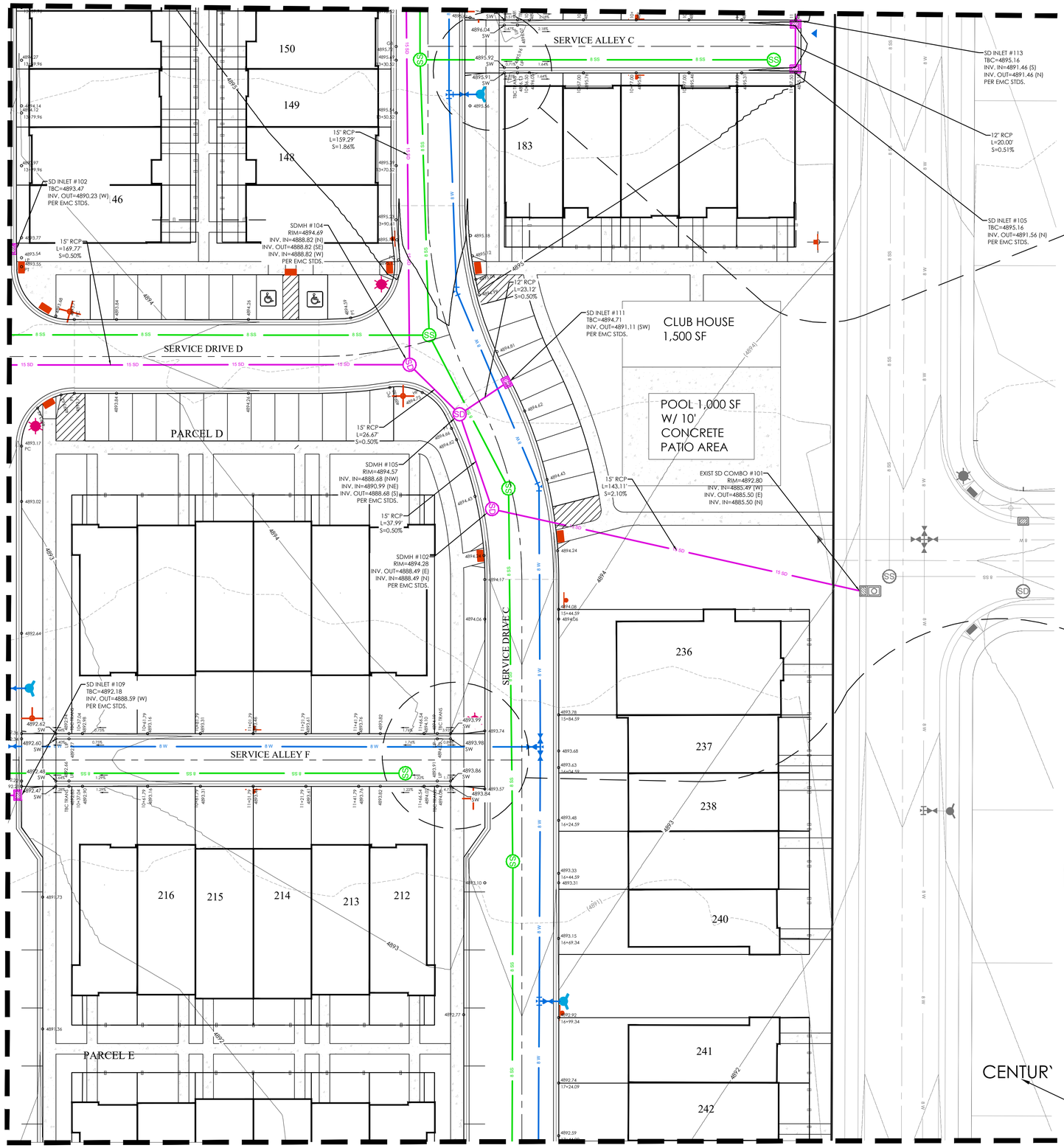
GRADING AND DRAINAGE PLAN

Scale:	1"=20'	Drawn:	MEC
Date:	03/05/24	Job #:	23-0104
Sheet:	C4.3		

Z:_2023\23-0104 pinnacles multi family preliminary \design 23-0104\dwg\sheets\C4.3 GRADING AND DRAINAGE PLAN.dwg

MATCHELINE SEE SHEET C4.2

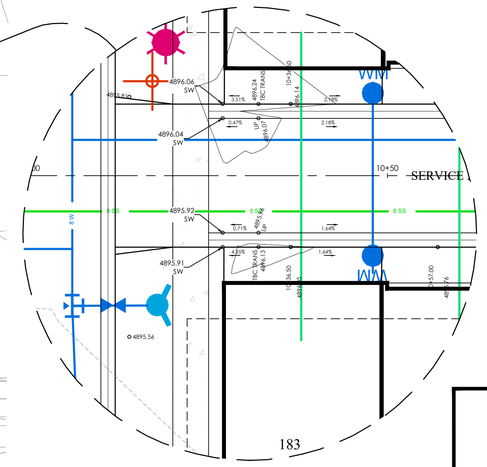
MATCHELINE SEE SHEET C4.3

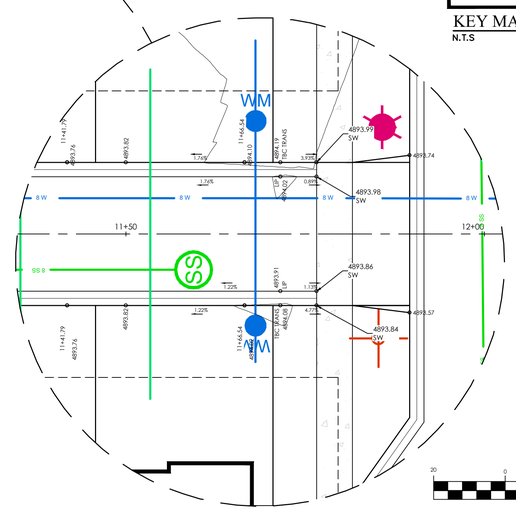


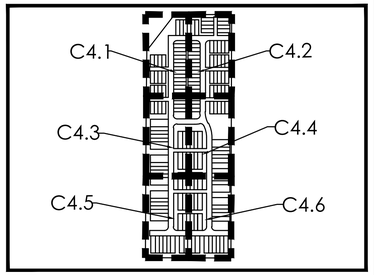
MATCHELINE SEE SHEET C4.6

LEGEND

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







KEY MAP
N.T.S

N
S

GRAPHIC SCALE

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GRADING AND DRAINAGE PLAN

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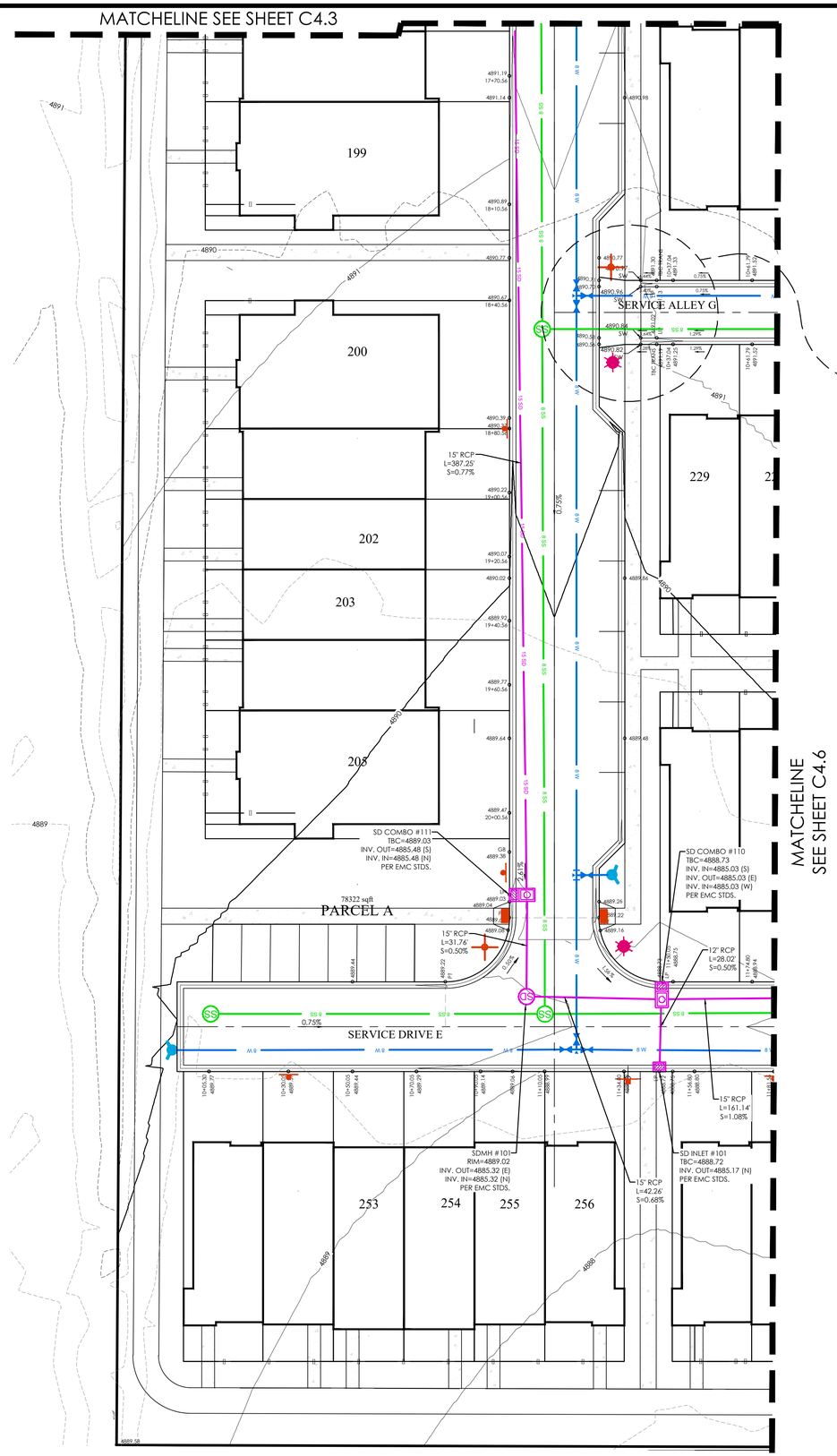
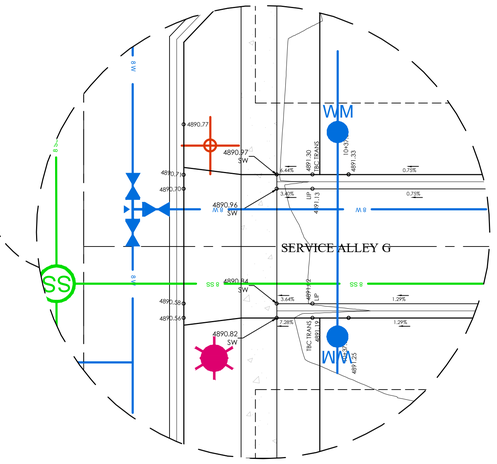
GRADING AND DRAINAGE PLAN

Scale: 1"=20'	Drawn: MEC
Date: 03/05/24	Job #: 23-0104
Sheet: C4.4	

Z:_2023\23-0104 pinnacles multi family preliminary\design 23-0104\dwg\sheets\C4.4 GRADING AND DRAINAGE PLAN.dwg





LEGEND

	BOUNDARY
	ROW
	CENTERLINE
	LOT LINE
	EASEMENT
XX SD	XX" STORM DRAIN
XX SS	XX" SANITARY SEWER
XX W	XX" CULINARY WATER
XX SW	XX" SECONDARY WATER
XXXX	CONTOUR MAJOR
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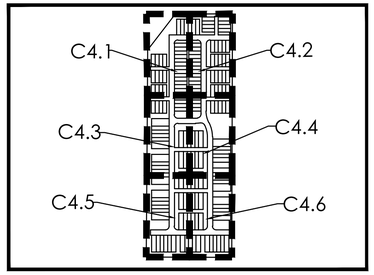
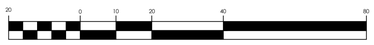
	EXIST. SEWER MH
	EXIST. VALVE, TEE, & BEND
	EXIST. FIRE HYDRANT
o XXXX.XX	SPOT ELEVATION



KEY MAP
N.T.S

GRAPHIC SCALE



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EAGLE MOUNTAIN, UT
GRADING AND DRAINAGE PLAN

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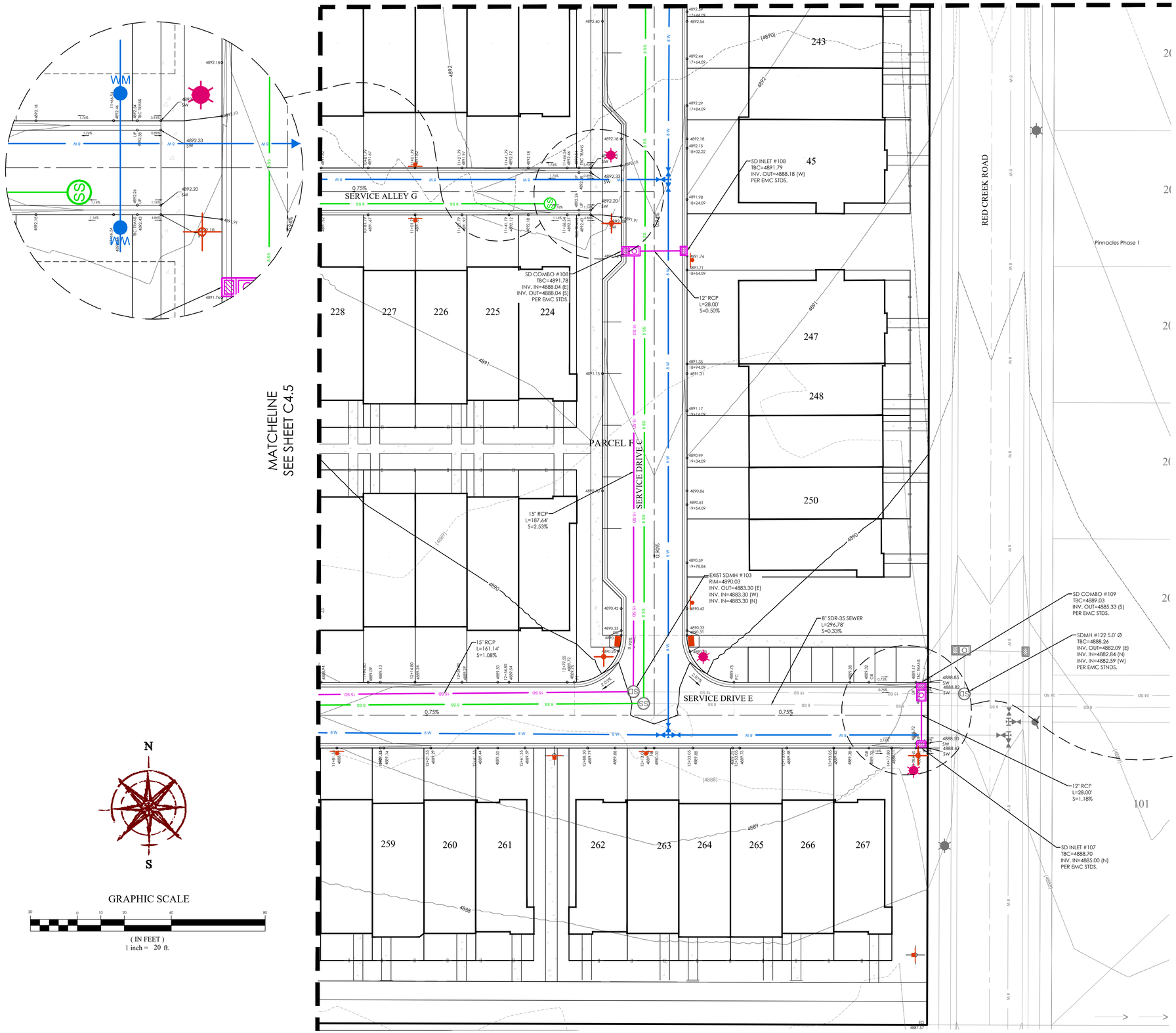
GRADING AND DRAINAGE PLAN

Scale:	1"=20'	Drawn:	MEC
Date:	03/05/24	Job #:	23-0104
Sheet:	C4.5		

Z:_2023\23-0104 pinnacles multi family preliminary\design 23-0104\dwg\sheets\C4.5 GRADING AND DRAINAGE PLAN.dwg

MATCHELINE
SEE SHEET C4.4

MATCHELINE
SEE SHEET C4.5



LEGEND

- BOUNDARY
- ROW
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- LOT LINE
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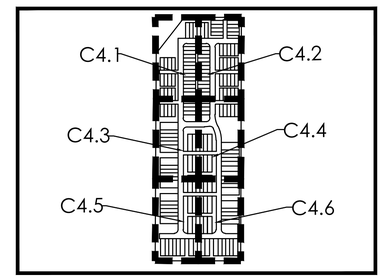
- EXIST. FIRE HYDRANT
- o XXXX.XX — SPOT ELEVATION



KEY MAP
N.T.S

N
S

GRAPHIC SCALE
20 0 10 20 40 80
(IN FEET)
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GRADING AND DRAINAGE PLAN

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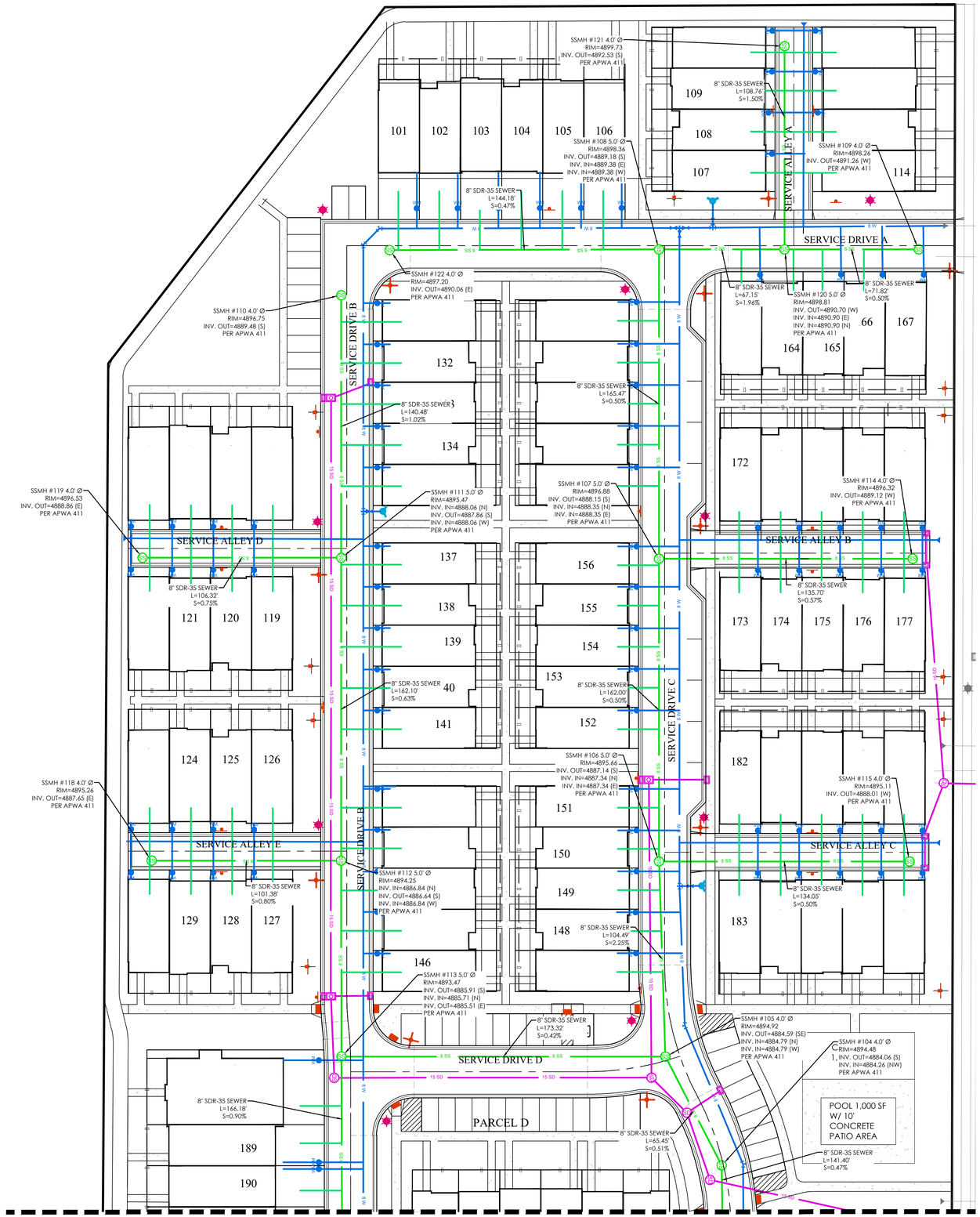
GRADING AND DRAINAGE PLAN

Scale:	1"=20'	Drawn:	MEC
Date:	03/05/24	Job #:	23-0104
Sheet:	C4.6		

Z:_2023\23-0104 pinnacles multi family preliminary\design 23-0104\dwg\sheets\C4.4 GRADING AND DRAINAGE PLAN.dwg



MATCHLINE SEE SHEET C5.1

LEGEND

- BOUNDARY
- ROW
- CENTERLINE
- LOT LINE
- EASEMENT
- XX SD — XX" STORM DRAIN
- XX SS — XX" SANITARY SEWER
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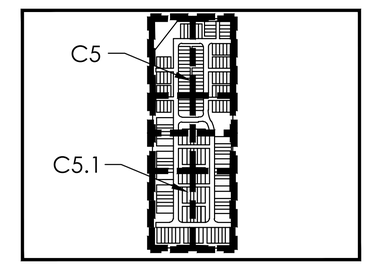
- EXIST. VALVE, TEE, & BEND
- EXIST. FIRE HYDRANT
- o XXXX.XX — SPOT ELEVATION



KEY MAP
N.T.S

N
S

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

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PINNACLES MULTI FAMILY
EAGLE MOUNTAIN, UT
SEWER PLAN

REVISION BLOCK

#	DATE	DESCRIPTION
1	----	----
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5	----	----
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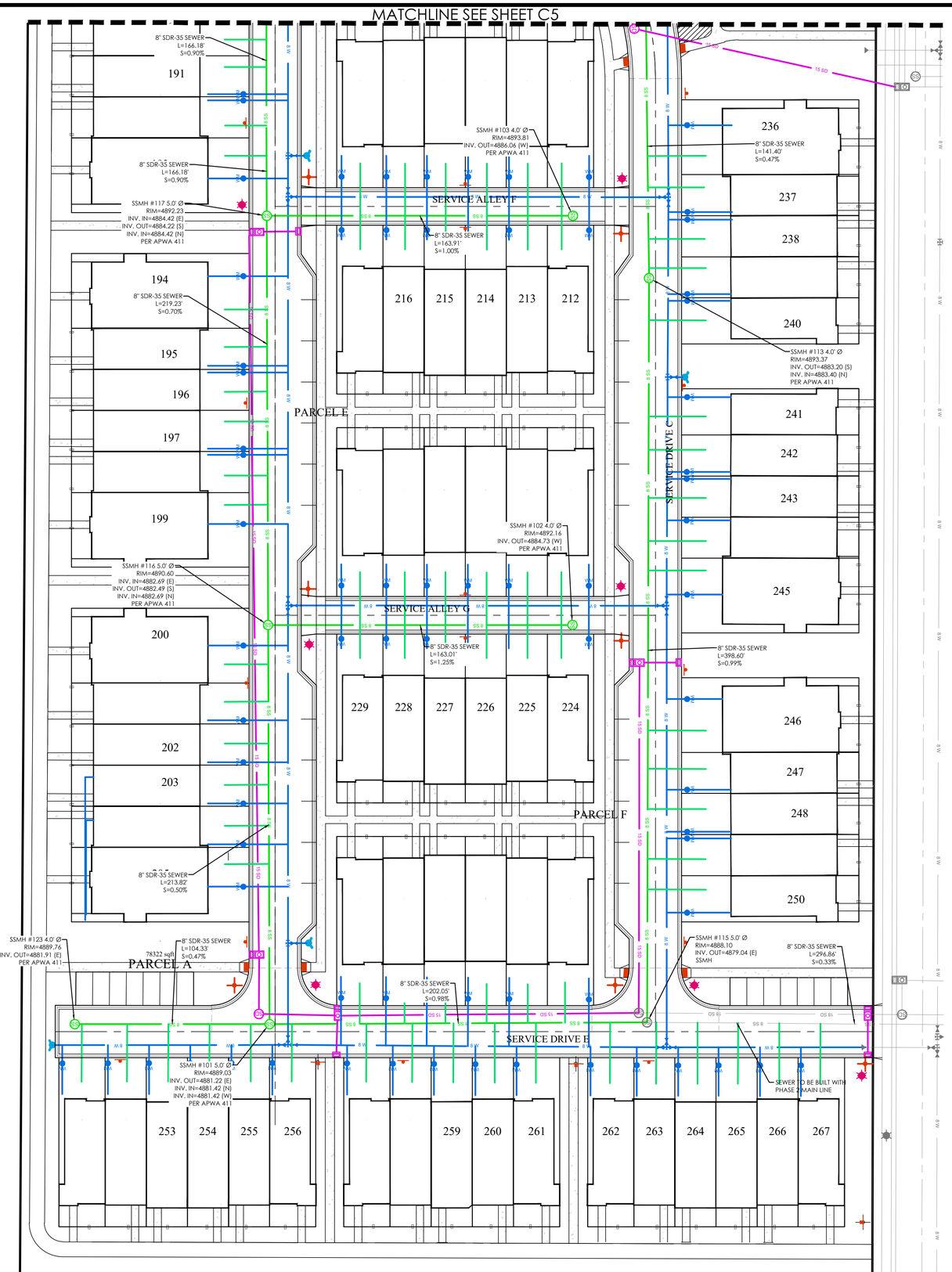
SEWER PLAN

Scale:	1"=30'	Drawn:	MEC
Date:	03/05/24	Job #:	23-0104
Sheet:	C5		

Z:_2023\23-0104 pinnacles multi family preliminary\design 23-0104\dwg\sheets\C5 SEWER PLAN.dwg



LEGEND

- BOUNDARY
- ROW
- CENTERLINE
- LOT LINE
- EASEMENT
- XX SD — XX" STORM DRAIN
- XX SS — XX" SANITARY SEWER
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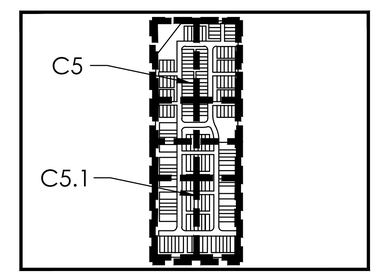
- o XXXX.XX — SPOT ELEVATION



KEY MAP
N.T.S

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
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SEWER PLAN

REVISION BLOCK

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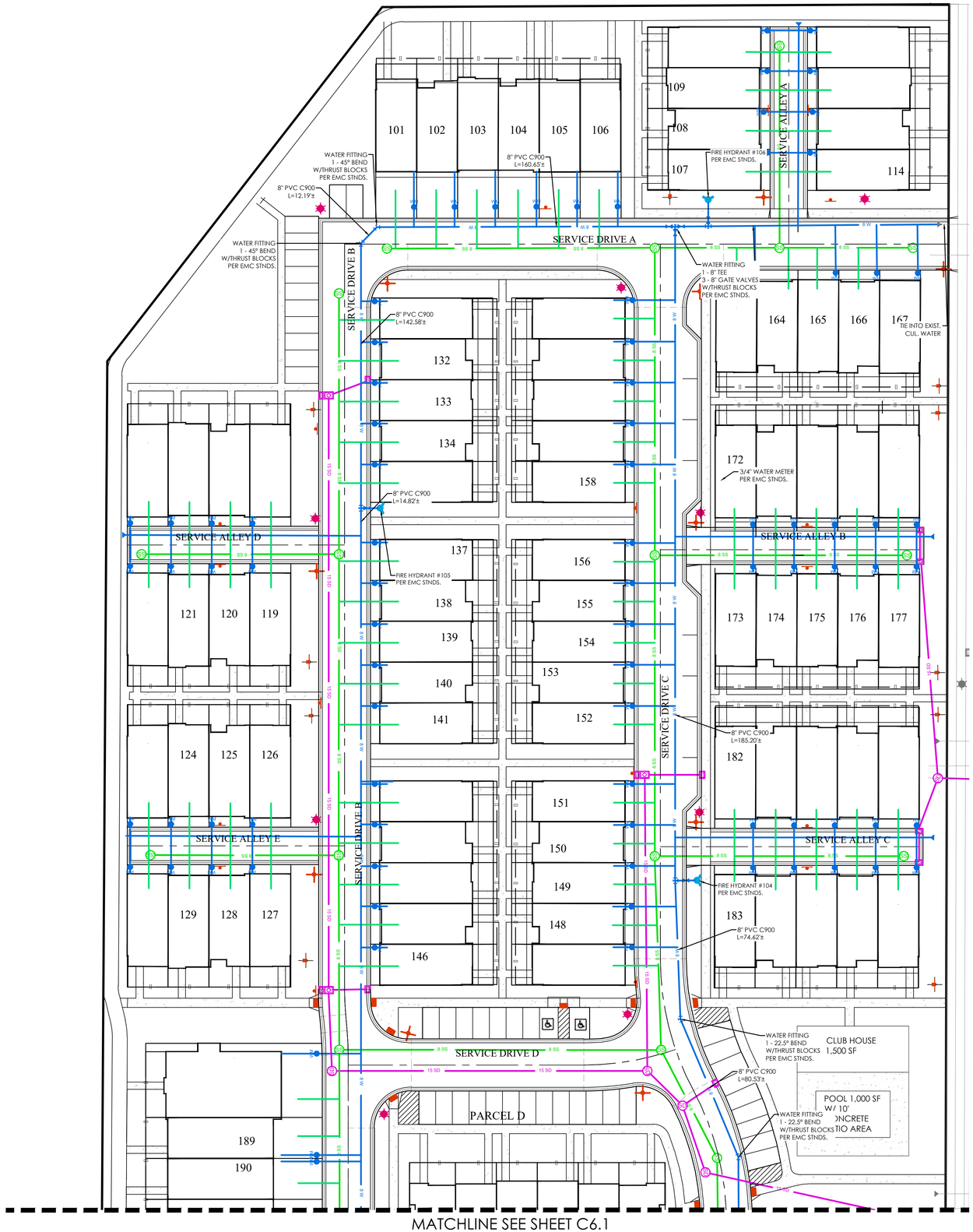
5	----	----
6	----	----

SEWER PLAN

Scale:	1"=30'	Drawn:	MEC
Date:	03/05/24	Job #:	23-0104
Sheet:	C5.1		

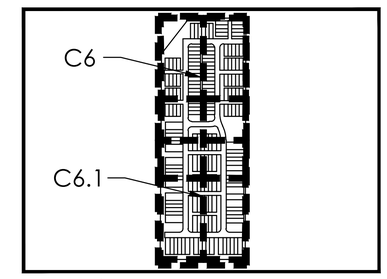
Z:_2023\23-0104 pinnacles multi family preliminary\design 23-0104\dwg\sheets\C5.1 SEWER PLAN.dwg



MATCHLINE SEE SHEET C6.1

LEGEND

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



KEY MAP
N.T.S

N
S

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

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PINNACLES MULTI FAMILY
EAGLE MOUNTAIN, UT
WATER PLAN

REVISION BLOCK

#	DATE	DESCRIPTION
1	----	----
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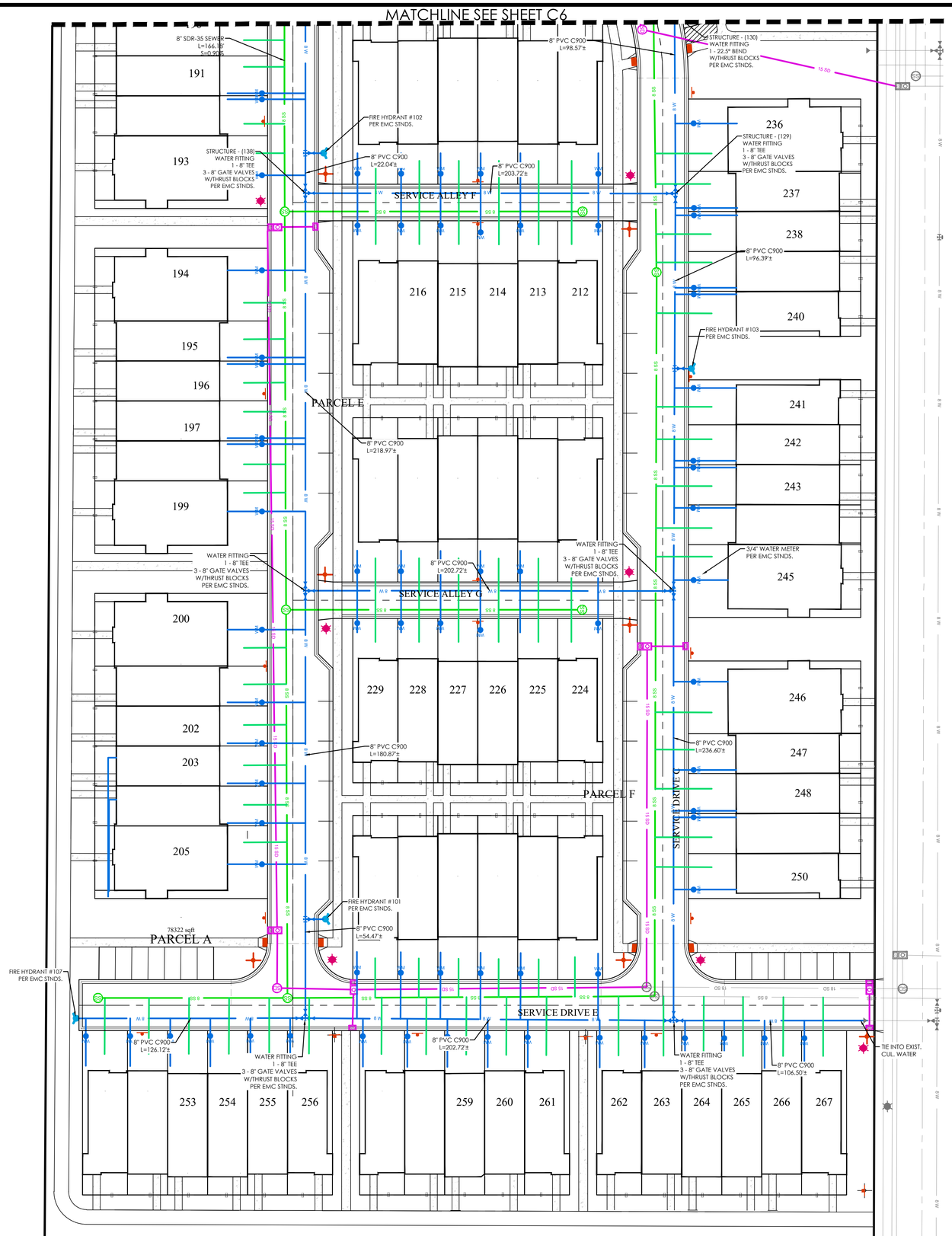
WATER PLAN

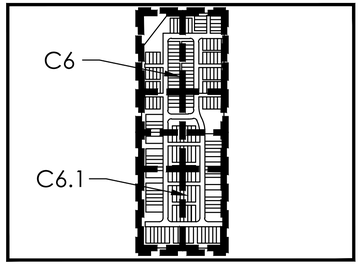
Scale:	1"=30'	Drawn:	MEC
Date:	03/05/24	Job #:	23-0104
Sheet:	C6		

Z:_2023\23-0104 pinnacles multi family preliminary\design\sheets\C6 WATER PLAN.dwg



LEGEND

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



KEY MAP
N.T.S

GRAPHIC SCALE

30 0 15 30 60 120

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PINNACLES MULTI FAMILY
EAGLE MOUNTAIN, UT
WATER PLAN

REVISION BLOCK

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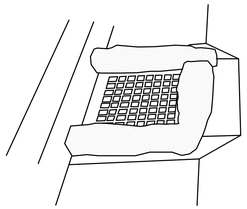
WATER PLAN

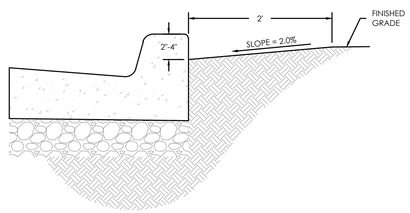
Scale:	1"=30'	Drawn:	MEC
Date:	03/05/24	Job #:	23-0104
Sheet:	C6.1		

Z:_2023\23-0104 pinnacles multi family preliminary\design 23-0104 (dwg)\sheets\C6.1 WATER PLAN.dwg



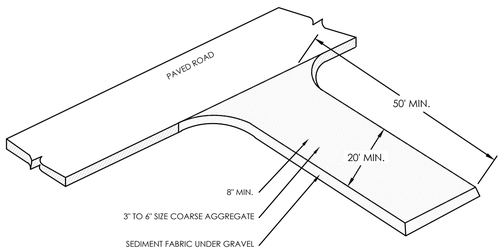
INLET PROTECTION - GRAVEL BAGS

NTS



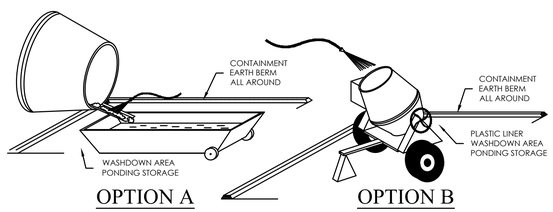
CURB SEDIMENTATION TRAP

NTS



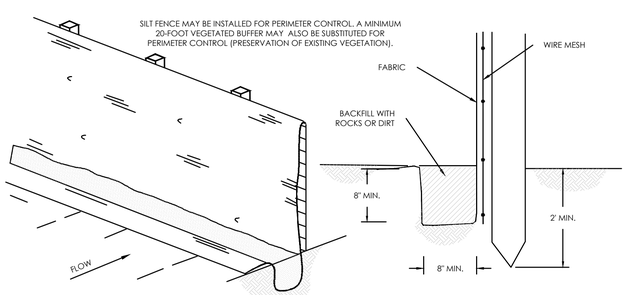
STABILIZED CONSTRUCTION ENTRANCE

NTS



CONCRETE WASTE MANAGEMENT

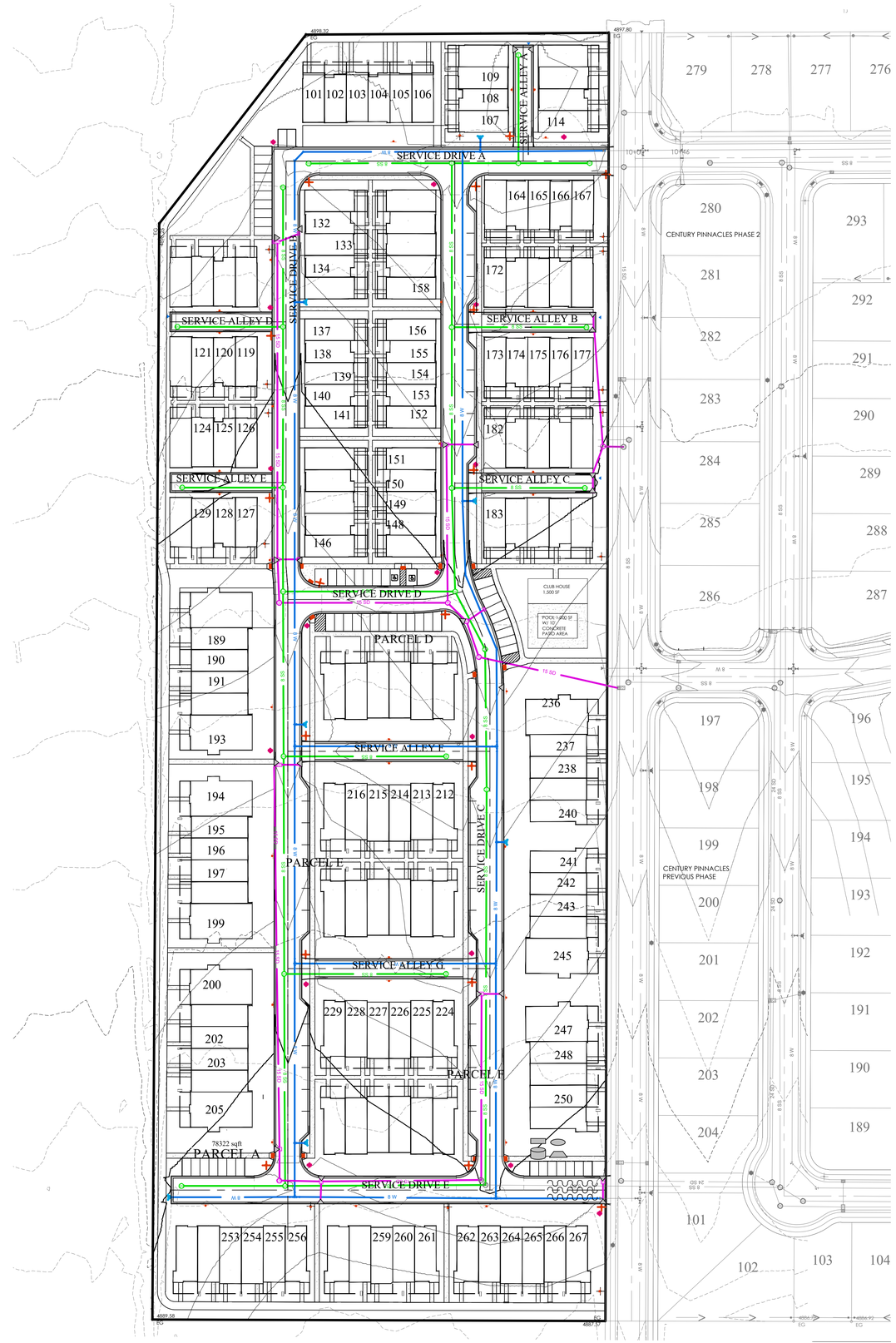
NTS



TOE DETAIL

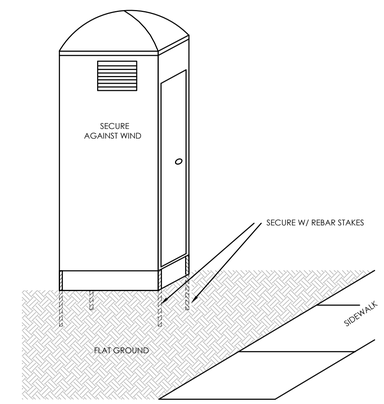
SILT FENCE

NTS



EROSION CONTROL LEGEND

- CONSTRUCTION ENTRANCE
- MATERIALS STORAGE
- FUEL TANKS
- CONCRETE WASHOUT
- TRASH BIN
- PORTABLE TOILET
- CONSTRUCTION TRAILER
- INLET PROTECTION
- SURFACE WATERS
- OUTFALL
- SILT FENCE OR BERM
- CUTBACK CURB
- FIBER ROLL



PORTABLE TOILET

NTS

GRAPHIC SCALE

(IN FEET)
1 inch = 60 ft.

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EROSION CONTROL

REVISION BLOCK

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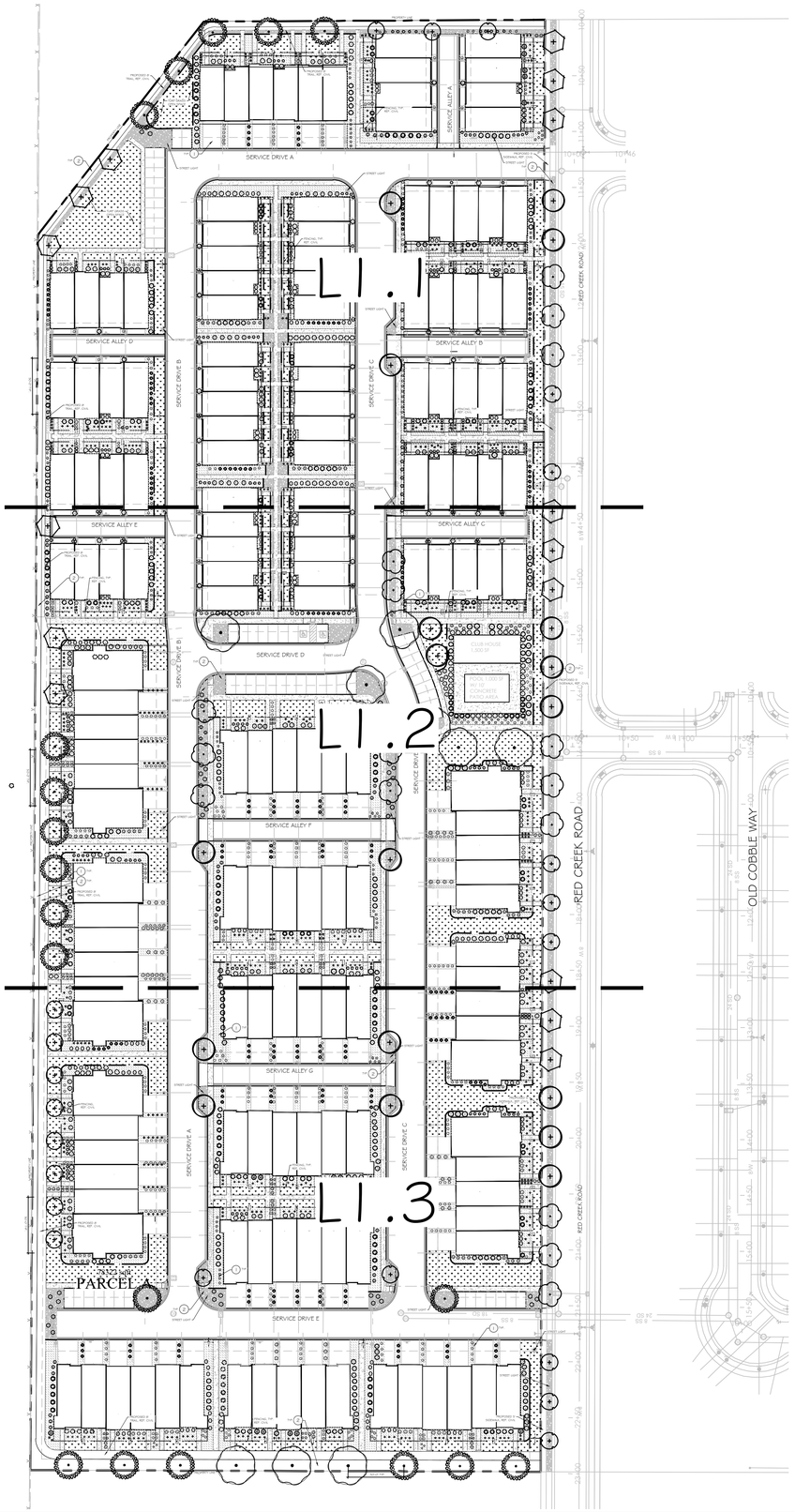
EROSION CONTROL

Scale:	1"=60'	Drawn:	MEC
Date:	03/05/24	Job #:	23-0104
Sheet:	C7		

Z:_2023\23-0104 pinnacles multi family preliminary\design 23-0104\dwg\sheets\C4 EROSION CONTROL.dwg



PLANT SCHEDULE

	CODE	BOTANICAL NAME	COMMON NAME	SIZE	QTY	REMARKS	WATER WISE
TREES							
	GM	Acer campestre	Hedge Maple	2" Cal.	18	30'x30'	YES
	AM	Acer x 'Pacific Sunset	Pacific Sunset Maple	2" Cal.	19	25'x30'	NO
	MS	Malus x 'Spring Snow'	Spring Snow Crabapple	2" Cal.	15	20'x25'	YES
	PK	Prunus serrulata 'Kwanzan'	Kwanzan Japanese Flowenng Cherry	2" Cal.	21	15'x20'	NO
	SS	Synnga reticulata	Japanese Tree Lilac	2" Cal.	17	20'x30'	YES
	ZG	Zelkova serrata `Green Vase`	Green Vase Sawleaf Zelkova	2" Cal.	9	35'x45'	YES
SHRUBS							
	AML	Aronia melanocarpa `Low Scape Hedger`	Dwarf Chokeberry	2 gal.	10	2'x2'	NO
	BTC	Berberis thunbergii `Concorde`	Concorde Japanese Barberry	5 gal.	227	2'x2'	YES
	BDH	Buddleja davidii `Buzz Hot Raspberry`	Hot Raspberry Butterfly Bush	2 gal.	67	3'x4'	YES
	CAB	Cornus alba `Bailhalo` TM	Ivory Halo Dogwood	5 gal.	79	5'x5'	NO
	CSK	Cornus sencea `Kelseyi`	Kelsey`s Dwarf Red Twig Dogwood	2 gal.	232	2'x2'	NO
	JHB	Juniperus honzontalis `Blue Chip`	Blue Chip Juniper	5 gal.	8	6'x1'	YES
	JPM	Juniperus x pfitzenana 'Monsan' TM	Sea of Gold Pfitzer Juniper	5 gal.	50	4'x3'	YES
	MAC	Mahonia aquifolium `Compacta`	Compact Oregon Grape	5 gal.	80	4'x3'	YES
	POL	Physocarpus opulifolius `Donna May` TM	Little Devil Ninebark	5 gal.	89	4'x4'	YES
	PON	Physocarpus opulifolius `Nugget`	Nugget Ninebark	5 gal.	129	4'x5'	YES
	PMM2	Pinus mugo `Mops`	Mugo Pine	5 gal.	15	4'x4'	YES
	PFD	Potentilla fruticosa `Dakota Sunspot`	Dakota Sunspot Bush Cinquefoil	2 gal.	19	4'x3'	NO
	PLC	Prunus laurocerasus `Chestnut Hill`	Chestnut Hill English Laurel	5 gal.	114	4'x4'	YES
	RAG	Rhus aromatica `Gro-Low`	Gro-Low Fragrant Sumac	5 gal.	28	6'x3'	YES
	SMN	Salvia nemorosa 'May Night'	May Night Sage	5 gal.	87	2'x2'	NO
	SSS	Sorbaria sorbifolia `Sem`	Sem Ash Leaf Spirea	5 gal.	103	4'x4'	YES
	SJD	Spiraea japonica `Double Play Doozie`	Doozie Spirea	2 gal.	143	3'x3'	NO
	SBA	Spiraea x bumalda `Anthony Waterer`	Anthony Waterer Bumald Spiraea	2 gal.	26	4'x4'	YES
	TME	Taxus x media `Everlow`	Everlow Yew	5 gal.	27	5'x2'	YES
ORNAMENTAL GRASSES							
	CAK	Calamagrostis x acutiflora `Karl Foerster`	Karl Foerster Feather Reed Grass	1 gal.	191	3'x5'	YES
	HSS	Helictotnchon sempervirens `Sapphire`	Sapphire Blue Oat Grass	1 gal.	382	2'x2'	NO
	MSG	Miscanthus sinensis `Gold Bar`	Gold Bar Eulalia Grass	1 gal.	361		YES
	PAH	Pennisetum alopecuroides `Hameln`	Hameln Fountain Grass	1 gal.	147	3'x2'	YES
	POK	Pennisetum alopecuroides `Karley Rose`	Karley Rose Fountain Grass	1 gal.	114	3'x3'	YES
PERENNIALS							
	HSO	Hemerocallis x `Stella de Oro`	Stella de Oro Daylily	1 gal.	166	1.5'x1'	YES
	LSS	Leucanthemum x superbum `Snowcap`	Snowcap Shasta Daisy	1 gal.	12	1.5'x1.5'	YES
	PAL	Perovskia atnplicifolia `Little Spire`	Little Spire Russian Sage	1 gal.	154	2'x3'	YES

SYMBOL	CODE	BOTANICAL NAME	COMMON NAME	SIZE	QTY	REMARKS	WATER WISE
GROUND COVERS							
	PP	Poa pratensis	Kentucky Bluegrass	sod	55,205 sf		NO

REFERENCE NOTES SCHEDULE

SYMBOL	DESCRIPTION	QTY
1	CRUSHED DECORATIVE GRAVEL, ROYAL GRAY: SIZE 1".	85,052 sf
2	SOUTH TOWN RIVER COBBLE, SIZE: 2"-4".	27,873 sf
3	STEEL EDGING, TBD.	3,465 lf

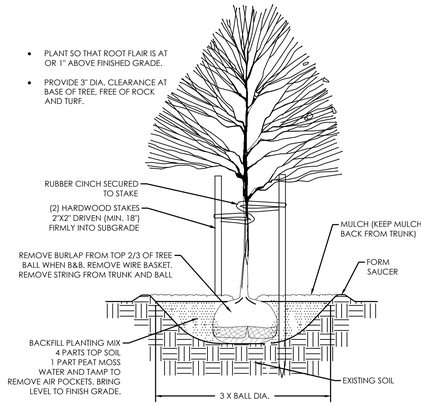
LANDSCAPE NOTES

1. LAWN AREAS WILL BE SODDED WITH KENTUCKY BLUEGRASS BLEND OVER 4 INCHES GOOD GRADE TOPSOIL.
2. TOP DRESS ALL SHRUB BED AREAS AND OTHER AREAS LABELED ROCK MULCH WITH 4" DEEP OF ROCK MULCH AS SPECIFIED IN THE REFERENCE NOTE SCHEDULE. PLACE ROCK OVER DEWITT PRO-5 WEED BARRIER FABRIC. FABRIC SHALL BE INSTALLED AFTER PRE-EMERGENT HAS BEEN APPLIED.
3. INSTALL STEEL EDGING FOR MOW STRIPS BETWEEN LAWN AREAS AND PLANTING BEDS.
4. CONTRACTOR TO CONDUCT THEIR OWN QUANTITY TAKE-OFFS IN THE PLAN AND VERIFY ANY DISCREPANCIES WITH THE LANDSCAPE ARCHITECT.

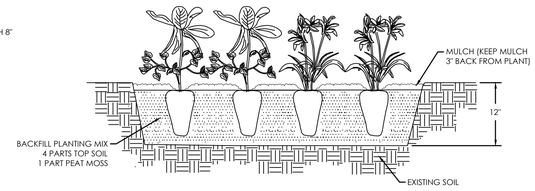
LIVE VEGETATION BREAKDOWN

THE TOTAL LIVE VEGETATION AREA IS CALCULATED BY THE AVERAGE SQUARE FOOTAGE OF PLANTINGS IN ADDITION TO THE TOTAL SQUARE FOOTAGE OF TURF SOD. THE AVERAGE SQUARE FOOTAGE OF PLANTINGS IS CALCULATED BY THE NUMBER OF SHRUBS, ORNAMENTAL GRASSES AND PERENNIALS MULTIPLIED BY 9, THE AVERAGE SQUARE FOOTAGE OF ALL PLANTS.

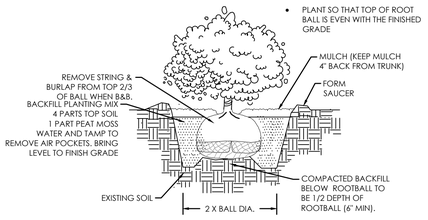
ITEM	AMOUNT	PERCENTAGE %
TOTAL LANDSCAPE AREA	168,130 SF	100%
TOTAL LIVE VEGETATION AREA	82,745 SF	50%



A TREE PLANTING & STAKING
NOT TO SCALE



C PERENNIAL PLANTING
NOT TO SCALE



B SHRUB PLANTING
NOT TO SCALE

GRAPHIC SCALE

(IN FEET)
1 inch = 60 ft.

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PINNACLES MULTI FAMILY
EAGLE MOUNTAIN CITY, UTAH
OVERALL LANDSCAPE PLAN

REVISION BLOCK

#	DATE	DESCRIPTION
1	-----	-----
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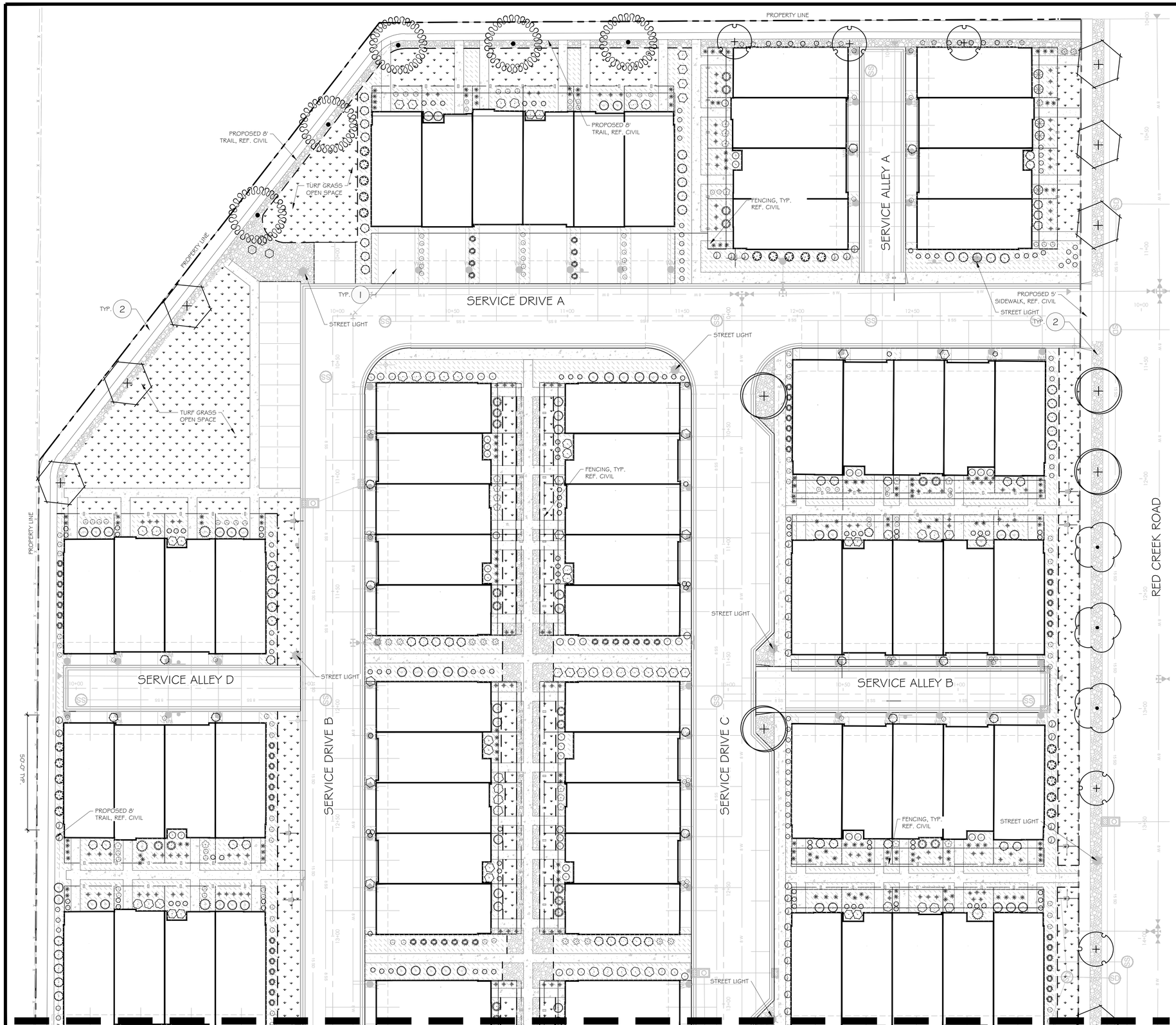
OVERALL LANDSCAPE PLAN

Scale:	1"=60'	Drawn:	BW
Date:	05/02/2024	Job #:	23-0104
Sheet:	L1.0		

Z:_2023\23-0104 pinnacles multi family preliminary\design 23-0104\dwg\sheets\L1.0- L1.XX LANDSCAPE PRELIMINARY PLANS.dwg



PLANT SCHEDULE

CODE	BOTANICAL / COMMON NAME
TREES	
GM	Acer campestre Hedge Maple
AM	Acer x 'Pacific Sunset Pacific Sunset Maple
MS	Malus x 'Spring Snow' Spring Snow Crabapple
PK	Prunus serrulata 'Kwanzan' Kwanzan Japanese Flowering Cherry
SS	Syringa reticulata Japanese Tree Lilac
ZG	Zelkova serrata `Green Vase` Green Vase Sawleaf Zelkova
SHRUBS	
AML	Aronia melanocarpa `Low Scape Hedger` Dwarf Chokeberry
BTC	Berberis thunbergii `Concorde` Concorde Japanese Barberry
BDH	Buddleja davidii `Buzz Hot Raspberry` Hot Raspberry Butterfly Bush
CAB	Cornus alba `Bailhalo` TM Ivory Halo Dogwood
CSK	Cornus sericea `Kelseyi` Kelsey`s Dwarf Red Twig Dogwood
JHB	Juniperus horizontalis `Blue Chip` Blue Chip Juniper
JPM	Juniperus x pfitzerana 'Monsan' TM Sea of Gold Pfitzer Juniper
MAC	Mahonia aquifolium `Compacta` Compact Oregon Grape
POL	Physocarpus opulifolius `Donna May` TM Little Devil Ninebark
PON	Physocarpus opulifolius `Nugget` Nugget Ninebark
PMM2	Pinus mugo `Mops` Mugo Pine
PFD	Potentilla fruticosa `Dakota Sunspot` Dakota Sunspot Bush Cinquefoil
PLC	Prunus laurocerasus `Chestnut Hill` Chestnut Hill English Laurel
RAG	Rhus aromatica `Gro-Low` Gro-Low Fragrant Sumac
SMN	Salvia nemorosa 'May Night' May Night Sage
SSS	Sorbaria sorbifolia `Sem` Sem Ash Leaf Spirea
SJD	Spiraea japonica `Double Play Doozie` Doozie Spirea
SBA	Spiraea x bumalda `Anthony Waterer` Anthony Waterer Bumald Spiraea
TME	Taxus x media `Everlow` Everlow Yew
ORNAMENTAL GRASSES	
CAK	Calamagrostis x acutiflora `Karl Foerster` Karl Foerster Feather Reed Grass
HSS	Helictotrichon sempervirens `Sapphire` Sapphire Blue Oat Grass
MSG	Miscanthus sinensis `Gold Bar` Gold Bar Eulalia Grass
PAH	Pennisetum alopecuroides `Hameln` Hameln Fountain Grass
POK	Pennisetum alopecuroides `Karley Rose` Karley Rose Fountain Grass
PERENNIALS	
HSO	Hemerocallis x `Stella de Oro` Stella de Oro Daylily
LSS	Leucanthemum x superbum `Snowcap` Snowcap Shasta Daisy
PAL	Perovskia atriplicifolia `Little Spire` Little Spire Russian Sage

SYMBOL	CODE	BOTANICAL / COMMON NAME
GROUND COVERS		
	PP	Poa pratensis Kentucky Bluegrass

REFERENCE NOTES SCHEDULE

SYMBOL	DESCRIPTION
1	CRUSHED DECORATIVE GRAVEL, ROYAL GRAY: SIZE 1".
2	SOUTH TOWN RIVER COBBLE, SIZE: 2"-4".
3	STEEL EDGING, TBD.

NOTE:
REFERENCE SHEET L1.0 FOR OVERALL PLANT AND MATERIAL QUANTITIES

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

N

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PINNACLES MULTI FAMILY
EAGLE MOUNTAIN CITY, UTAH
LANDSCAPE PLAN

REVISION BLOCK

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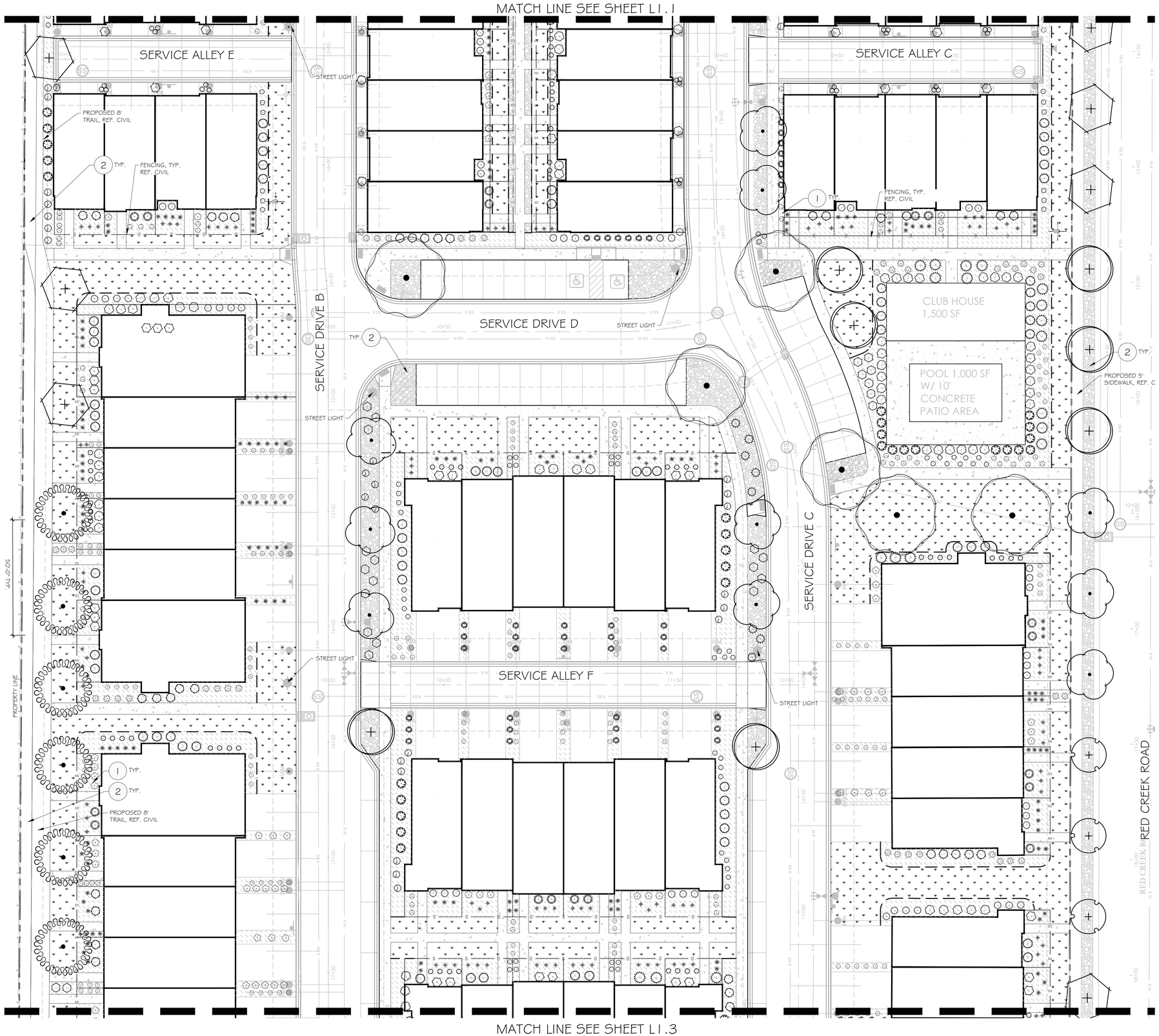
LANDSCAPE PLAN

Scale:	1"=20'	Drawn:	BW
Date:	05/02/2024	Job #:	23-0104
Sheet:	L1.1		

Z:_2023\23-0104 pinnacles multi family preliminary\design 23-0104\dwg\sheet\L1.0- L1.XX LANDSCAPE PRELIMINARY PLANS.dwg



PLANT SCHEDULE

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TREES		
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	SS	Syringa reticulata Japanese Tree Lilac
	ZG	Zelkova serrata `Green Vase` Green Vase Sawleaf Zelkova
SHRUBS		
	AML	Aronia melanocarpa `Low Scape Hedger` Dwarf Chokeberry
	BTC	Berberis thunbergii `Concorde` Concorde Japanese Barberry
	BDH	Buddleja davidii `Buzz Hot Raspberry` Hot Raspberry Butterfly Bush
	CAB	Cornus alba `Bailhalo` TM Ivory Halo Dogwood
	CSK	Cornus sericea `Kelseyi` Kelsey's Dwarf Red Twig Dogwood
	JHB	Juniperus horizontalis `Blue Chip` Blue Chip Juniper
	JPM	Juniperus x pfitzerana 'Monsan' TM Sea of Gold Pfitzer Juniper
	MAC	Mahonia aquifolium `Compacta` Compact Oregon Grape
	POL	Physocarpus opulifolius `Donna May` TM Little Devil Ninebark
	PON	Physocarpus opulifolius `Nugget` Nugget Ninebark
	PMM2	Pinus mugo `Mops` Mugo Pine
	PFD	Potentilla fruticosa `Dakota Sunspot` Dakota Sunspot Bush Cinquefoil
	PLC	Prunus laurocerasus `Chestnut Hill` Chestnut Hill English Laurel
	RAG	Rhus aromatica `Gro-Low` Gro-Low Fragrant Sumac
	SMN	Salvia nemorosa 'May Night' May Night Sage
	SSS	Sorbaria sorbifolia `Sem` Sem Ash Leaf Spirea
	SJD	Spiraea japonica `Double Play Doozie` Doozie Spirea
	SBA	Spiraea x bumalda `Anthony Waterer` Anthony Waterer Bumald Spiraea
	TME	Taxus x media `Everlow` Everlow Yew
ORNAMENTAL GRASSES		
	CAK	Calamagrostis x acutiflora `Karl Foerster` Karl Foerster Feather Reed Grass
	HSS	Helictotrichon sempervirens `Sapphire` Sapphire Blue Oat Grass
	MSG	Miscanthus sinensis `Gold Bar` Gold Bar Eulalia Grass
	PAH	Pennisetum alopecuroides `Hameln` Hameln Fountain Grass
	POK	Pennisetum alopecuroides `Karley Rose` Karley Rose Fountain Grass
PERENNIALS		
	HSO	Hemerocallis x `Stella de Oro` Stella de Oro Daylily
	LSS	Leucanthemum x superbum `Snowcap` Snowcap Shasta Daisy
	PAL	Perovskia atriplicifolia `Little Spire` Little Spire Russian Sage

SYMBOL	CODE	BOTANICAL / COMMON NAME
GROUND COVERS		
	PP	Poa pratensis Kentucky Bluegrass

REFERENCE NOTES SCHEDULE

SYMBOL	DESCRIPTION
1	CRUSHED DECORATIVE GRAVEL, ROYAL GRAY: SIZE 1".
2	SOUTH TOWN RIVER COBBLE, SIZE: 2"-4".
3	STEEL EDGING, TBD.

NOTE:
REFERENCE SHEET L1.0 FOR OVERALL PLANT AND MATERIAL QUANTITIES

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

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PINNACLES MULTI FAMILY
EAGLE MOUNTAIN CITY, UTAH
LANDSCAPE PLAN

REVISION BLOCK

#	DATE	DESCRIPTION
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LANDSCAPE PLAN

Scale:	1"=20'	Drawn:	BW
Date:	05/02/2024	Job #:	23-0104
Sheet:	L1.2		

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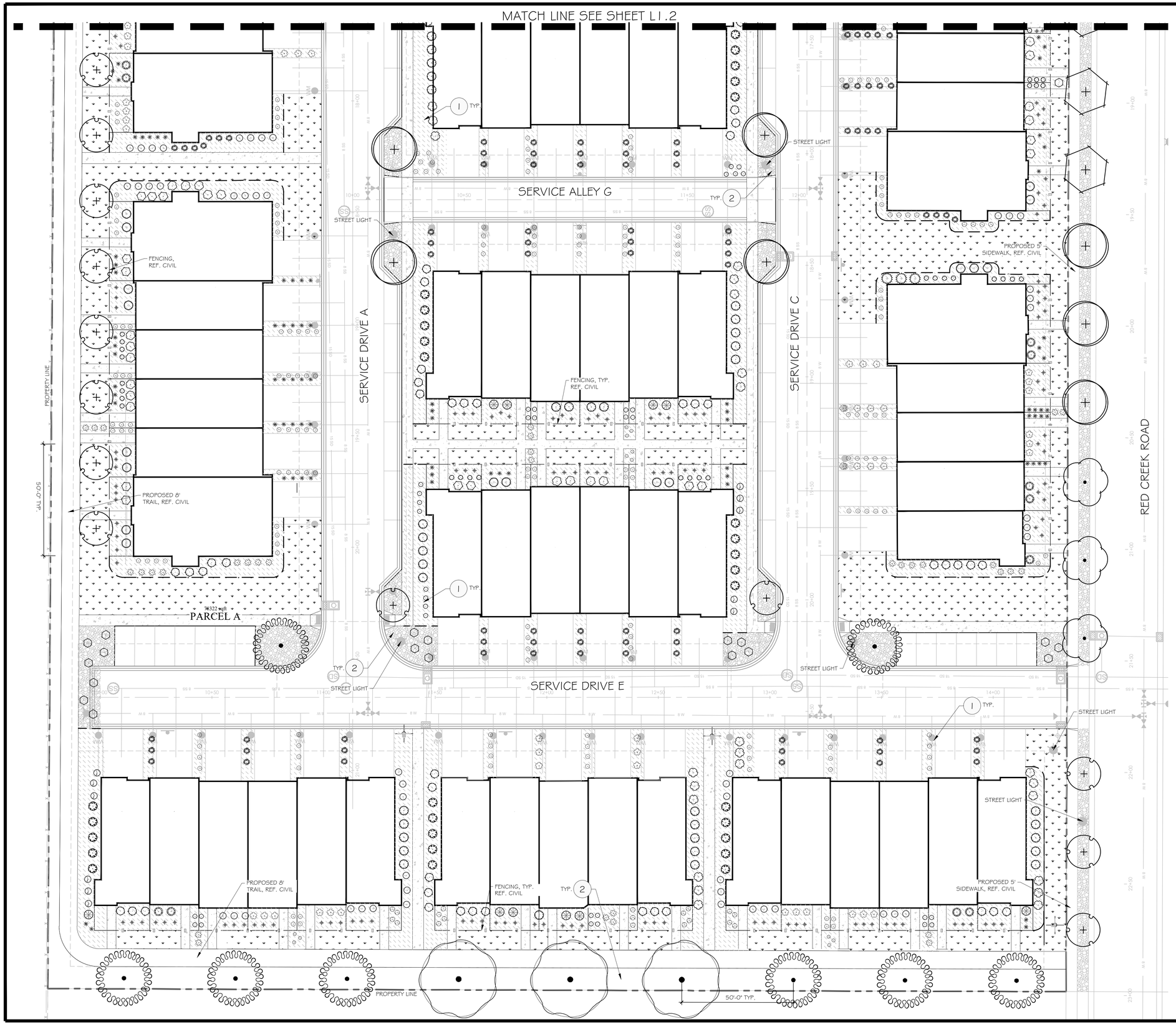

PLANT SCHEDULE

	CODE	BOTANICAL / COMMON NAME
TREES		
	GM	Acer campestre Hedge Maple
	AM	Acer x 'Pacific Sunset Pacific Sunset Maple
	MS	Malus x 'Spring Snow' Spring Snow Crabapple
	PK	Prunus serrulata 'Kwanzan' Kwanzan Japanese Flowering Cherry
	SS	Syringa reticulata Japanese Tree Lilac
	ZG	Zelkova serrata `Green Vase` Green Vase Sawleaf Zelkova
SHRUBS		
	AML	Aronia melanocarpa `Low Scape Hedger` Dwarf Chokeberry
	BTC	Berberis thunbergii `Concorde` Concorde Japanese Barberry
	BDH	Buddleja davidii `Buzz Hot Raspberry` Hot Raspberry Butterfly Bush
	CAB	Cornus alba `Bailhalo` TM Ivory Halo Dogwood
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	MAC	Mahonia aquifolium `Compacta` Compact Oregon Grape
	POL	Physocarpus opulifolius `Donna May` TM Little Devil Ninebark
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	PLC	Prunus laurocerasus `Chestnut Hill` Chestnut Hill English Laurel
	RAG	Rhus aromatica `Gro-Low` Gro-Low Fragrant Sumac
	SMN	Salvia nemorosa 'May Night' May Night Sage
	SSS	Sorbaria sorbifolia `Sem` Sem Ash Leaf Spirea
	SJD	Spiraea japonica `Double Play Doozie` Doozie Spirea
	SBA	Spiraea x bumalda `Anthony Waterer` Anthony Waterer Bumald Spiraea
	TME	Taxus x media `Everlow` Everlow Yew
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	CAK	Calamagrostis x acutiflora `Karl Foerster` Karl Foerster Feather Reed Grass
	HSS	Helictotrichon sempervirens `Sapphire` Sapphire Blue Oat Grass
	MSG	Miscanthus sinensis `Gold Bar` Gold Bar Eulalia Grass
	PAH	Pennisetum alopecuroides `Hameln` Hameln Fountain Grass
	POK	Pennisetum alopecuroides `Karley Rose` Karley Rose Fountain Grass
PERENNIALS		
	HSO	Hemerocallis x `Stella de Oro` Stella de Oro Daylily
	LSS	Leucanthemum x superbum `Snowcap` Snowcap Shasta Daisy
	PAL	Perovskia atriplicifolia `Little Spire` Little Spire Russian Sage

SYMBOL	CODE	BOTANICAL / COMMON NAME
GROUND COVERS		
	PP	Poa pratensis Kentucky Bluegrass

REFERENCE NOTES SCHEDULE

SYMBOL	DESCRIPTION
1	CRUSHED DECORATIVE GRAVEL, ROYAL GRAY: SIZE 1".
2	SOUTH TOWN RIVER COBBLE, SIZE: 2"-4".
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NOTE:
REFERENCE SHEET L1.0 FOR OVERALL PLANT AND MATERIAL QUANTITIES

GRAPHIC SCALE

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PINNACLES MULTI FAMILY
EAGLE MOUNTAIN CITY, UTAH
LANDSCAPE PLAN

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LANDSCAPE PLAN

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Date:	05/02/2024	Job #:	23-0104
Sheet:	L1.3		

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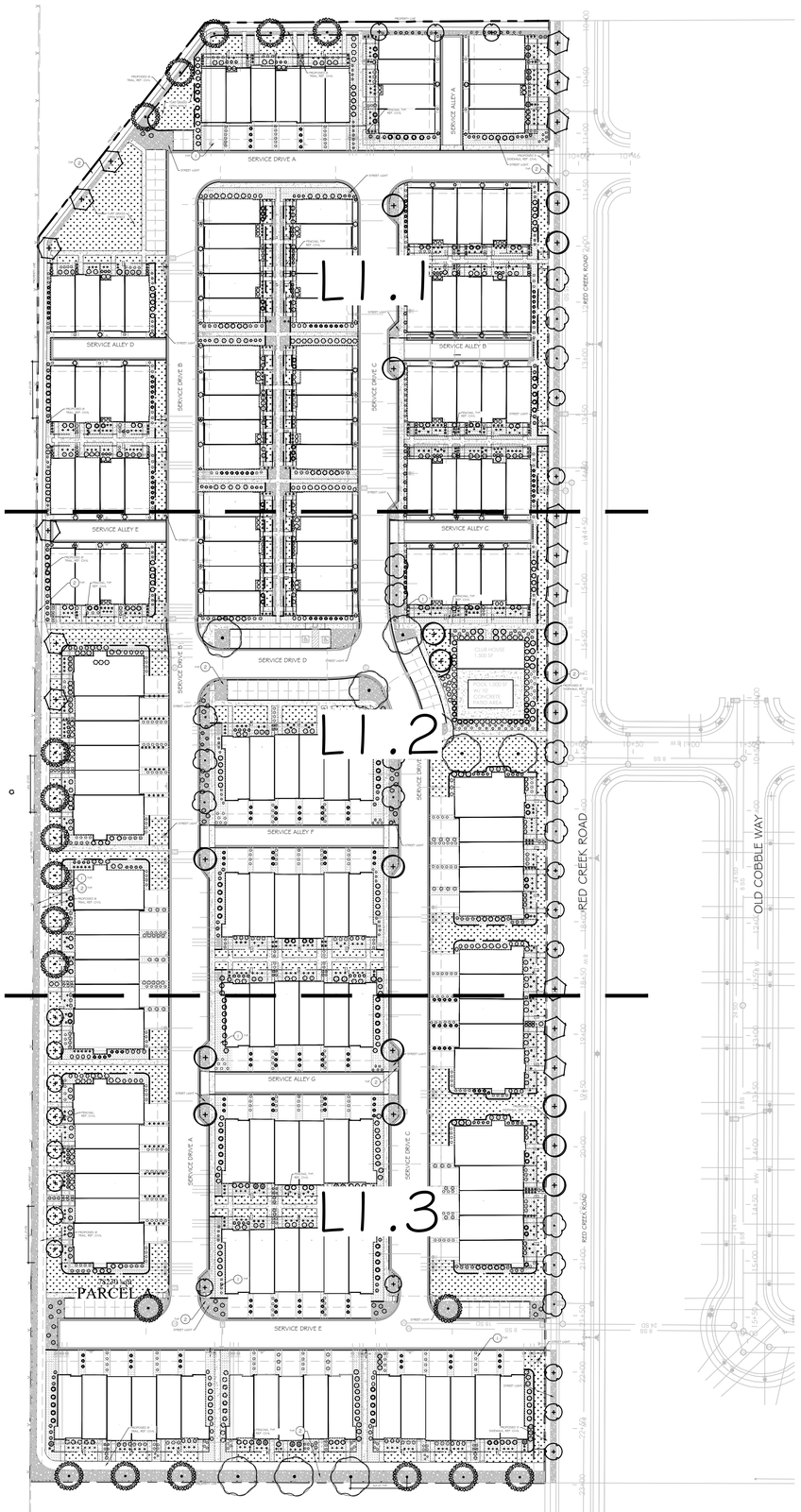


PLANT SCHEDULE

	CODE	BOTANICAL NAME	COMMON NAME	SIZE	QTY	REMARKS	WATER WISE
TREES							
	GM	Acer campestre	Hedge Maple	2" Cal.	18	30'x30'	YES
	AM	Acer x 'Pacific Sunset	Pacific Sunset Maple	2" Cal.	19	25'x30'	NO
	MS	Malus x 'Spring Snow'	Spring Snow Crabapple	2" Cal.	15	20'x25'	YES
	PK	Prunus serrulata 'Kwanzan'	Kwanzan Japanese Flowenng Cherry	2" Cal.	21	15'x20'	NO
	SS	Syrnnga reticulata	Japanese Tree Lilac	2" Cal.	17	20'x30'	YES
	ZG	Zelkova serrata `Green Vase`	Green Vase Sawleaf Zelkova	2" Cal.	9	35'x45'	YES
SHRUBS							
	AML	Aronia melanocarpa `Low Scape Hedger`	Dwarf Chokeberry	2 gal.	10	2'x2'	NO
	BTC	Berberis thunbergii `Concorde`	Concorde Japanese Barberry	5 gal.	227	2'x2'	YES
	BDH	Buddleja davidii `Buzz Hot Raspberry`	Hot Raspberry Butterfly Bush	2 gal.	67	3'x4'	YES
	CAB	Cornus alba `Bailhalo` TM	Ivory Halo Dogwood	5 gal.	79	5'x5'	NO
	CSK	Cornus sencea `Kelseyi`	Kelsey`s Dwarf Red Twig Dogwood	2 gal.	232	2'x2'	NO
	JHB	Juniperus honzontalis `Blue Chip`	Blue Chip Juniper	5 gal.	8	6'x1'	YES
	JPM	Juniperus x pfitzenana 'Monsan' TM	Sea of Gold Pfitzer Juniper	5 gal.	50	4'x3'	YES
	MAC	Mahonia aquifolium `Compacta`	Compact Oregon Grape	5 gal.	80	4'x3'	YES
	POL	Physocarpus opulifolius `Donna May` TM	Little Devil Ninebark	5 gal.	89	4'x4'	YES
	PON	Physocarpus opulifolius `Nugget`	Nugget Ninebark	5 gal.	129	4'x5'	YES
	PMM2	Pinus mugo `Mops`	Mugo Pine	5 gal.	15	4'x4'	YES
	PFD	Potentilla fruticosa `Dakota Sunspot`	Dakota Sunspot Bush Cinquefoil	2 gal.	19	4'x3'	NO
	PLC	Prunus laurocerasus `Chestnut Hill`	Chestnut Hill English Laurel	5 gal.	114	4'x4'	YES
	RAG	Rhus aromatica `Gro-Low`	Gro-Low Fragrant Sumac	5 gal.	28	6'x3'	YES
	SMN	Salvia nemorosa 'May Night'	May Night Sage	5 gal.	87	2'x2'	NO
	SSS	Sorbana sorbifolia `Sem`	Sem Ash Leaf Spirea	5 gal.	103	4'x4'	YES
	SJD	Spiraea japonica `Double Play Doozie`	Doozie Spirea	2 gal.	143	3'x3'	YES
	SBA	Spiraea x bumalda `Anthony Waterer`	Anthony Waterer Bumald Spiraea	2 gal.	26	4'x4'	YES
	TME	Taxus x media `Everlow`	Everlow Yew	5 gal.	27	5'x2'	YES
ORNAMENTAL GRASSES							
	CAK	Calamagrostis x acutiflora `Karl Foerster`	Karl Foerster Feather Reed Grass	1 gal.	191	3'x5'	YES
	HSS	Helictotnchon sempervirens `Sapphire`	Sapphire Blue Oat Grass	1 gal.	382	2'x2'	NO
	MSG	Miscanthus sinensis `Gold Bar`	Gold Bar Eulalia Grass	1 gal.	361	3'x2'	YES
	PAH	Pennisetum alopecuroides `Hameln`	Hameln Fountain Grass	1 gal.	147	3'x3'	YES
	POK	Pennisetum alopecuroides `Karley Rose`	Karley Rose Fountain Grass	1 gal.	114		YES
PERENNIALS							
	HSO	Hemerocallis x `Stella de Oro`	Stella de Oro Daylily	1 gal.	166	1.5'x1'	YES
	LSS	Leucanthemum x superbum `Snowcap`	Snowcap Shasta Daisy	1 gal.	12	1.5'x1.5'	YES
	PAL	Perovskia atnplicifolia `Little Spire`	Little Spire Russian Sage	1 gal.	154	2'x3'	YES

SYMBOL	CODE	BOTANICAL NAME	COMMON NAME	SIZE	QTY	REMARKS	WATER WISE
GROUND COVERS							
	PP	Poa pratensis	Kentucky Bluegrass	sod	55,205 sf		NO

REFERENCE NOTES SCHEDULE

SYMBOL	DESCRIPTION	QTY
1	CRUSHED DECORATIVE GRAVEL, ROYAL GRAY: SIZE 1".	85,052 sf
2	SOUTH TOWN RIVER COBBLE, SIZE: 2"-4".	27,873 sf
3	STEEL EDGING, TBD.	3,465 lf

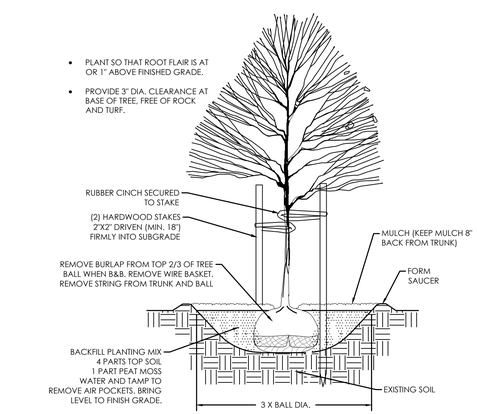
LANDSCAPE NOTES

1. LAWN AREAS WILL BE SODDED WITH KENTUCKY BLUEGRASS BLEND OVER 4 INCHES GOOD GRADE TOPSOIL.
2. TOP DRESS ALL SHRUB BED AREAS AND OTHER AREAS LABELED ROCK MULCH WITH 4" DEEP OF ROCK MULCH AS SPECIFIED IN THE REFERENCE NOTE SCHEDULE. PLACE ROCK OVER DEWITT PRO-5 WEED BARRIER FABRIC. FABRIC SHALL BE INSTALLED AFTER PRE-EMERGENT HAS BEEN APPLIED.
3. INSTALL STEEL EDGING FOR MOW STRIPS BETWEEN LAWN AREAS AND PLANTING BEDS.
4. CONTRACTOR TO CONDUCT THEIR OWN QUANTITY TAKE-OFFS IN THE PLAN AND VERIFY ANY DISCREPANCIES WITH THE LANDSCAPE ARCHITECT.

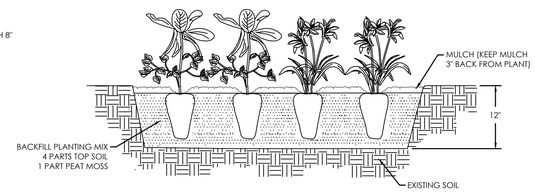
LIVE VEGETATION BREAKDOWN

THE TOTAL LIVE VEGETATION AREA IS CALCULATED BY THE AVERAGE SQUARE FOOTAGE OF PLANTINGS IN ADDITION TO THE TOTAL SQUARE FOOTAGE OF TURF SOD. THE AVERAGE SQUARE FOOTAGE OF PLANTINGS IS CALCULATED BY THE NUMBER OF SHRUBS, ORNAMENTAL GRASSES AND PERENNIALS MULTIPLIED BY 9, THE AVERAGE SQUARE FOOTAGE OF ALL PLANTS.

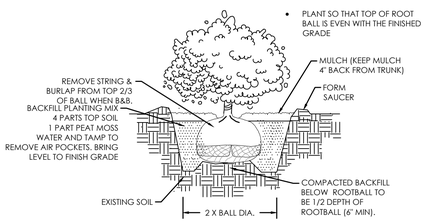
ITEM	AMOUNT	PERCENTAGE %
TOTAL LANDSCAPE AREA	168,130 SF	100%
TOTAL LIVE VEGETATION AREA	82,745 SF	50%



A TREE PLANTING & STAKING
NOT TO SCALE



C PERENNIAL PLANTING
NOT TO SCALE



B SHRUB PLANTING
NOT TO SCALE

GRAPHIC SCALE

(IN FEET)
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LICENSED LANDSCAPE ARCHITECT
No. 103994
ALAN K WEAVER
05-02-2024
STATE OF UTAH

PINNACLES MULTI FAMILY
EAGLE MOUNTAIN CITY, UTAH
OVERALL LANDSCAPE PLAN

REVISION BLOCK

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OVERALL LANDSCAPE PLAN

Scale:	1"=60'	Drawn:	BW
Date:	05/02/2024	Job #:	23-0104
Sheet:	L1.0		

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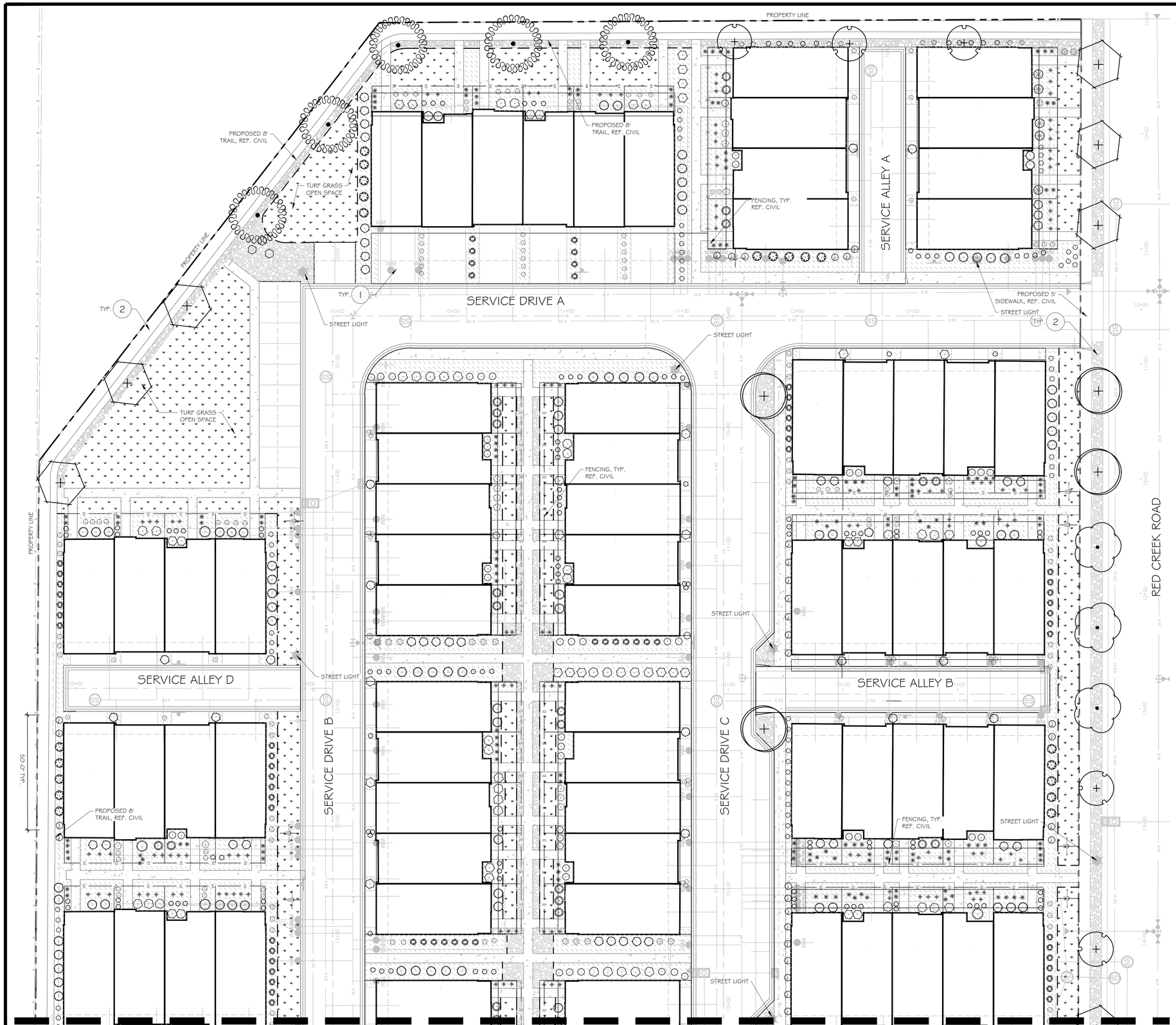

PLANT SCHEDULE

	CODE	BOTANICAL / COMMON NAME
TREES		
	GM	Acer campestre Hedge Maple
	AM	Acer x 'Pacific Sunset Pacific Sunset Maple
	MS	Malus x 'Spring Snow' Spring Snow Crabapple
	PK	Prunus serrulata 'Kwanzan' Kwanzan Japanese Flowering Cherry
	SS	Syringa reticulata Japanese Tree Lilac
	ZG	Zelkova serrata `Green Vase` Green Vase Sawleaf Zelkova
SHRUBS		
	AML	Aronia melanocarpa `Low Scape Hedger` Dwarf Chokeberry
	BTC	Berberis thunbergii `Concorde` Concorde Japanese Barberry
	BDH	Buddleja davidii `Buzz Hot Raspberry` Hot Raspberry Butterfly Bush
	CAB	Cornus alba `Bailhalo` TM Ivory Halo Dogwood
	CSK	Cornus sericea `Kelseyi` Kelsey`s Dwarf Red Twig Dogwood
	JHB	Juniperus horizontalis `Blue Chip` Blue Chip Juniper
	JPM	Juniperus x pfitzerana 'Monsan' TM Sea of Gold Pfitzer Juniper
	MAC	Mahonia aquifolium `Compacta` Compact Oregon Grape
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	PMM2	Pinus mugo `Mops` Mugo Pine
	PFD	Potentilla fruticosa `Dakota Sunspot` Dakota Sunspot Bush Cinquefoil
	PLC	Prunus laurocerasus `Chestnut Hill` Chestnut Hill English Laurel
	RAG	Rhus aromatica `Gro-Low` Gro-Low Fragrant Sumac
	SMN	Salvia nemorosa 'May Night' May Night Sage
	SSS	Sorbaria sorbifolia `Sem` Sem Ash Leaf Spirea
	SJD	Spiraea japonica `Double Play Doozie` Doozie Spirea
	SBA	Spiraea x bumalda `Anthony Waterer` Anthony Waterer Bumald Spiraea
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	CAK	Calamagrostis x acutiflora `Karl Foerster` Karl Foerster Feather Reed Grass
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	PAH	Pennisetum alopecuroides `Hameln` Hameln Fountain Grass
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PERENNIALS		
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SYMBOL	CODE	BOTANICAL / COMMON NAME
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No. 103994
ALAN K WEAVER
05-02-2024
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PINNACLES MULTI FAMILY
EAGLE MOUNTAIN CITY, UTAH
LANDSCAPE PLAN

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LANDSCAPE PLAN

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Date:	05/02/2024	Job #:	23-0104
Sheet:	L1.1		

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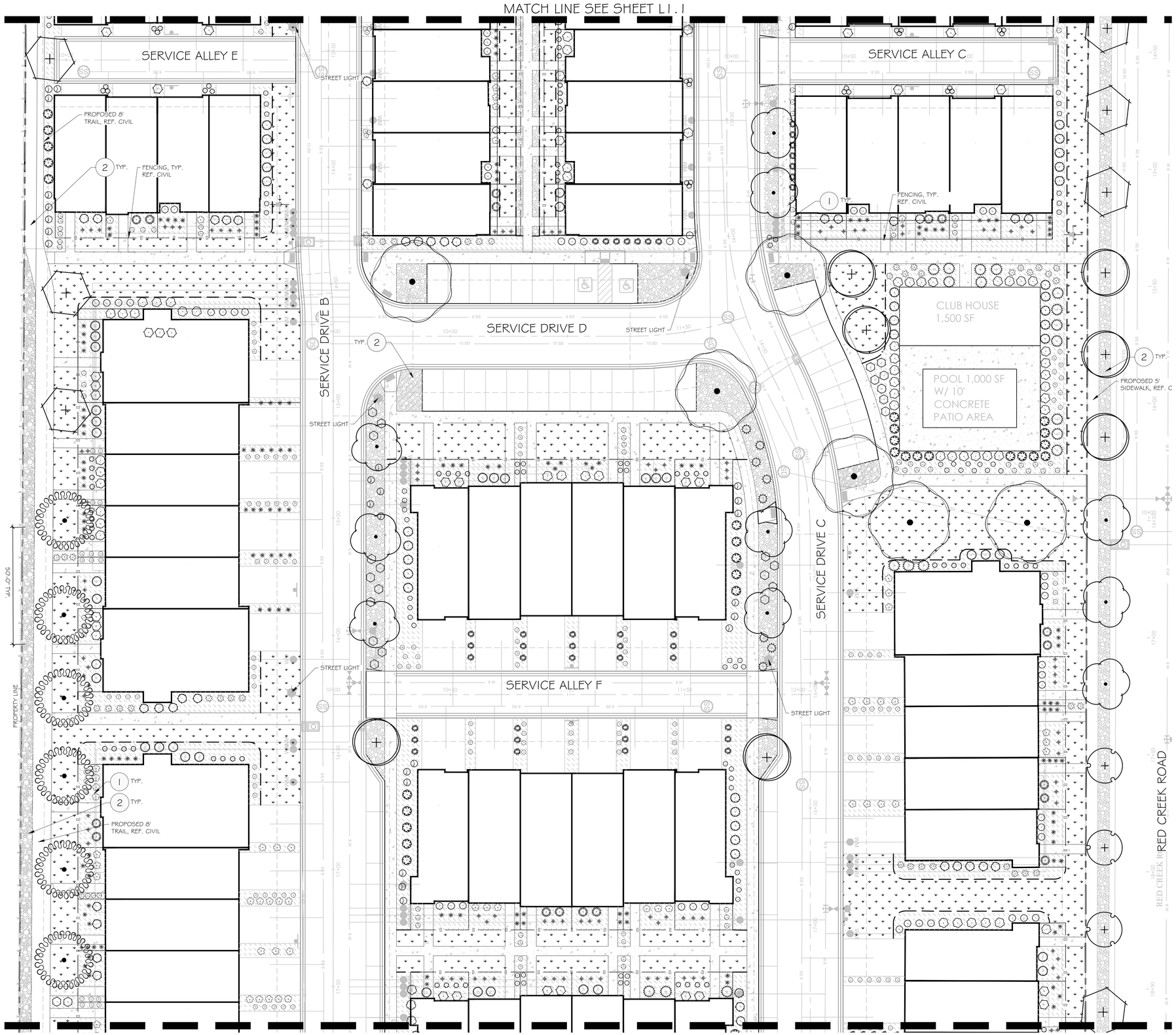

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LANDSCAPE PLAN

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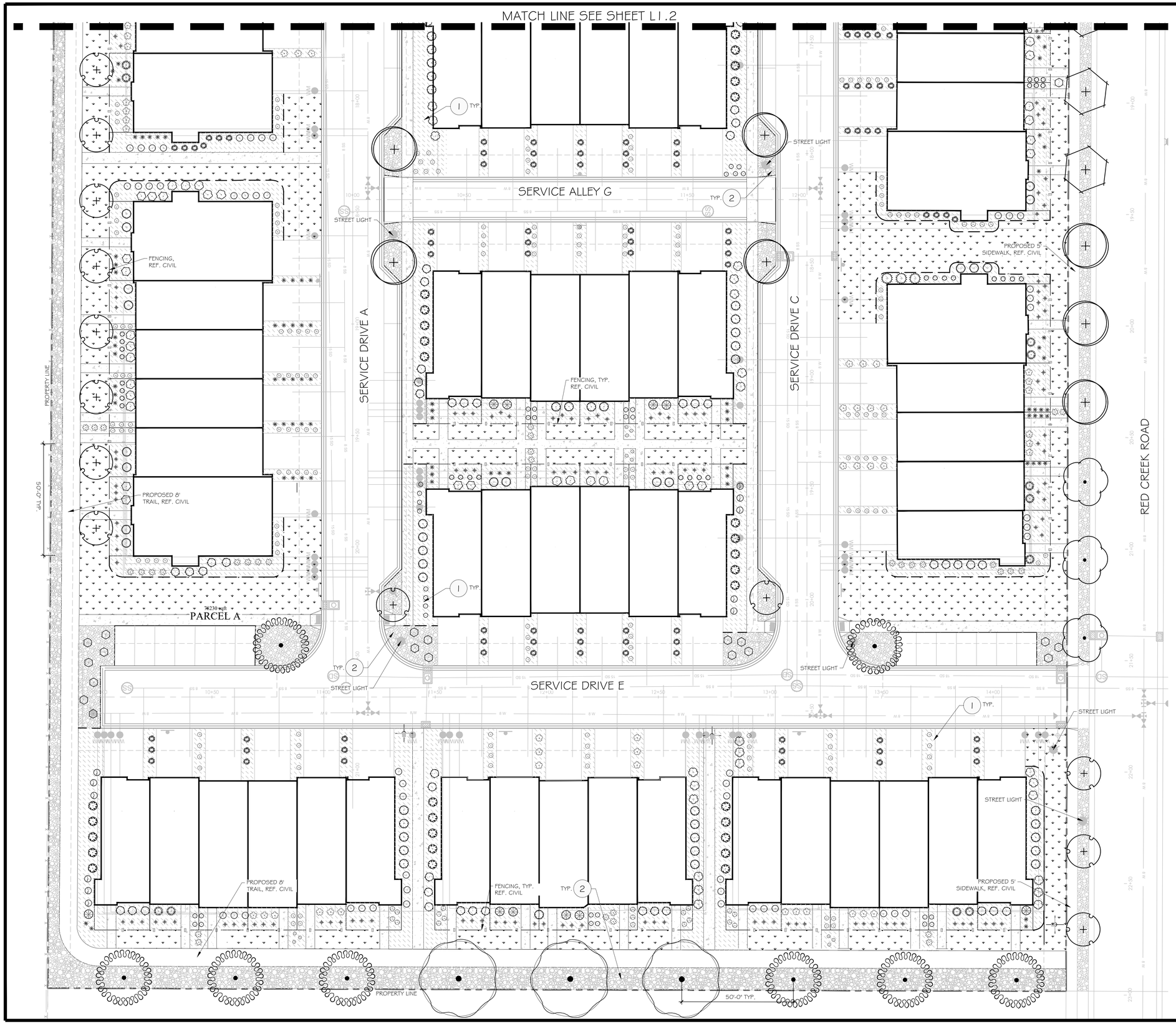
Date:	05/02/2024	Job #:	23-0104
Sheet:	L1.2		

Z:_2023\23-0104 Pinnacles Multi Family Preliminary\design 23-0104.dwg\sheets\L1.0 - L1.XX LANDSCAPE PRELIMINARY PLANS.dwg



PLANT SCHEDULE

	CODE	BOTANICAL / COMMON NAME
TREES		
	GM	Acer campestre Hedge Maple
	AM	Acer x 'Pacific Sunset Pacific Sunset Maple
	MS	Malus x 'Spring Snow' Spring Snow Crabapple
	PK	Prunus serrulata 'Kwanzan' Kwanzan Japanese Flowering Cherry
	SS	Syringa reticulata Japanese Tree Lilac
	ZG	Zelkova serrata `Green Vase` Green Vase Sawleaf Zelkova
SHRUBS		
	AML	Aronia melanocarpa `Low Scape Hedger` Dwarf Chokeberry
	BTC	Berberis thunbergii `Concorde` Concorde Japanese Barberry
	BDH	Buddleja davidii `Buzz Hot Raspberry` Hot Raspberry Butterfly Bush
	CAB	Cornus alba `Bailhalo` TM Ivory Halo Dogwood
	CSK	Cornus sericea `Kelseyi` Kelsey's Dwarf Red Twig Dogwood
	JHB	Juniperus horizontalis `Blue Chip` Blue Chip Juniper
	JPM	Juniperus x pfitzerana 'Monsan' TM Sea of Gold Pfitzer Juniper
	MAC	Mahonia aquifolium `Compacta` Compact Oregon Grape
	POL	Physocarpus opulifolius `Donna May` TM Little Devil Ninebark
	PON	Physocarpus opulifolius `Nugget` Nugget Ninebark
	PMM2	Pinus mugo `Mops` Mugo Pine
	PFD	Potentilla fruticosa `Dakota Sunspot` Dakota Sunspot Bush Cinquefoil
	PLC	Prunus laurocerasus `Chestnut Hill` Chestnut Hill English Laurel
	RAG	Rhus aromatica `Gro-Low` Gro-Low Fragrant Sumac
	SMN	Salvia nemorosa 'May Night' May Night Sage
	SSS	Sorbaria sorbifolia `Sem` Sem Ash Leaf Spirea
	SJD	Spiraea japonica `Double Play Doozie` Doozie Spirea
	SBA	Spiraea x bumalda `Anthony Waterer` Anthony Waterer Bumald Spiraea
	TME	Taxus x media `Everlow` Everlow Yew
ORNAMENTAL GRASSES		
	CAK	Calamagrostis x acutiflora `Karl Foerster` Karl Foerster Feather Reed Grass
	HSS	Helictotrichon sempervirens `Sapphire` Sapphire Blue Oat Grass
	MSG	Miscanthus sinensis `Gold Bar` Gold Bar Eulalia Grass
	PAH	Pennisetum alopecuroides `Hameln` Hamein Fountain Grass
	POK	Pennisetum alopecuroides `Karley Rose` Karley Rose Fountain Grass
PERENNIALS		
	HSO	Hemerocallis x `Stella de Oro` Stella de Oro Daylily
	LSS	Leucanthemum x superbum `Snowcap` Snowcap Shasta Daisy
	PAL	Perovskia atriplicifolia `Little Spire` Little Spire Russian Sage

SYMBOL	CODE	BOTANICAL / COMMON NAME
GROUND COVERS		
	PP	Poa pratensis Kentucky Bluegrass

REFERENCE NOTES SCHEDULE

SYMBOL	DESCRIPTION
1	CRUSHED DECORATIVE GRAVEL, ROYAL GRAY: SIZE 1".
2	SOUTH TOWN RIVER COBBLE, SIZE: 2"-4".
3	STEEL EDGING, TBD.

NOTE:
REFERENCE SHEET L1.0 FOR OVERALL PLANT AND MATERIAL QUANTITIES

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

N
S

Know what's below. Call 811 before you dig.

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LICENSED LANDSCAPE ARCHITECT
No. 103994
ALAN K WEAVER
05-02-2024
STATE OF UTAH

PINNACLES MULTI FAMILY
EAGLE MOUNTAIN CITY, UTAH
LANDSCAPE PLAN

REVISION BLOCK

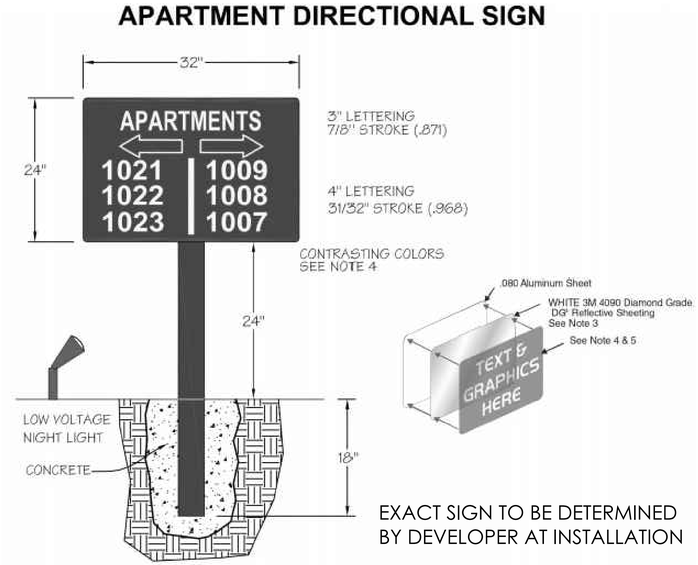
#	DATE	DESCRIPTION
1	----	----
2	----	----
3	----	----
4	----	----
5	----	----
6	----	----

LANDSCAPE PLAN

Scale:	1"=20'	Drawn:	BW
Date:	05/02/2024	Job #:	23-0104
Sheet:	L1.3		

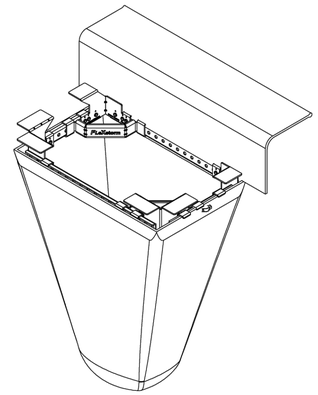
Z:_2023\23-0104 Pinnacles Multi Family Preliminary\design 23-0104\dwg\sheets\L1.0- L1.XX LANDSCAPE PRELIMINARY PLANS.dwg

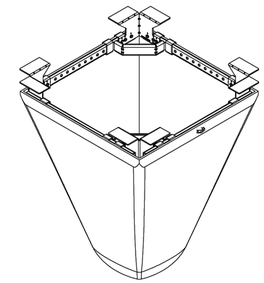
APARTMENT DIRECTIONAL SIGN

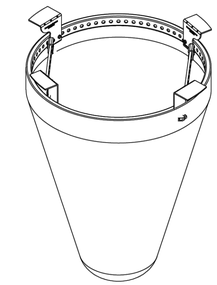


EXACT SIGN TO BE DETERMINED
BY DEVELOPER AT INSTALLATION

ADS FLEXSTORM CATCH-IT INLET FILTERS







SQUARE/RECTANGULAR CURB INLET FILTER		
Clear Opening Size	Style P/N	Minimum Bypass Flow Rate (CFS)
Small: Up to 64" Perimeter	62SCBFX	2.4
Medium: 65" - 96" Perimeter	62MCBFX	3.5
Large: 97" - 120" Perimeter	62LCBFX	5.0
Extra-Large: 121" or Greater Perimeter	62XLCBFX	7.2

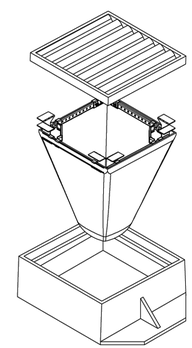
SQUARE/RECTANGULAR INLET FILTER		
Clear Opening Size	Style P/N	Minimum Bypass Flow Rate (CFS)
Small: Up to 64" Perimeter	62SSQFX	2.4
Medium: 65" - 96" Perimeter	62MSQFX	3.5
Large: 97" - 120" Perimeter	62LSQFX	5.0
Extra-Large: 121" or Greater Perimeter	62XLSQFX	7.2

ROUND INLET FILTER		
Clear Opening Size	Style P/N	Minimum Bypass Flow Rate (CFS)
Small: 10" - 16" Dia.	62SRDFX	1.6
Medium: 17" - 24" Dia.	62MRDFX	2.7
Large: 25" - 36" Dia.	62LRDFX	3.8

SPECIFICATIONS BY NOMINAL SIZE RANGE (MIN. VALUES)			
Nominal Bag Size	Solids Storage (CuFt)	Flow Rate (CFS)*	TSS Removal Rate
Small	1.6	1.2	82%; Large scale 3rd party testing per ASTM D 7351 using 7% concentration USDA Sandy Loam
Medium	2.1	1.7	
Large	3.8	2.7	
Extra Large	4.2	3.6	
*Filter bag at 50% max solids storage capacity			

INSTALLATION INSTRUCTIONS:

1. REMOVE GRATE
2. CLEAN GRATE LEDGE
3. SET INLET FILTER ON LOAD BEARING LEDGE OF STRUCTURE
4. REPLACE GRATE



NOTES:

1. ALL FRAMING IS CONSTRUCTED OF G90 GALVANIZED STEEL.

2. TOTAL BYPASS CAPACITY WILL VARY WITH EACH SIZE DRAINAGE STRUCTURE. ADS DESIGNS FRAMING BYPASS TO MEET OR EXCEED THE DESIGN FLOW OF THE PARTICULAR DRAINAGE STRUCTURE.

3. UPON ORDERING, CONFIRMATION OF THE INLET SPECIFICATION, PRECAST/FOUNDRY CASTING MAKE AND MODEL, OR DETAILED DIMENSIONAL FORMS MUST BE PROVIDED TO CONFIGURE AND ASSEMBLE AN INLET FILTER.

4. ALL FILTERS MEET ASTM D8057 SPECIFICATIONS.

5. FOR WRITTEN SPECIFICATIONS AND MAINTENANCE GUIDELINES VISIT WWW.ADSPIPE.COM.

ALL PRODUCTS MANUFACTURED
BY ADVANCED DRAINAGE SYSTEMS
WWW.ADSPIPE.COM
PH. 1-800-821-6710

ADS
Our reason is water.™

SIZE	DATE	DWG NO	REV
C	02/06/2023	ADS FLEXSTORM CATCH-IT	A
SCALE N/A		SHEET 1 OF 1	

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FOR REVIEW ONLY

PINNACLES MULTI FAMILY
EAGLE MOUNTAIN, UT
DETAILS

REVISION BLOCK

#	DATE	DESCRIPTION
1	----	----
2	----	----
3	----	----
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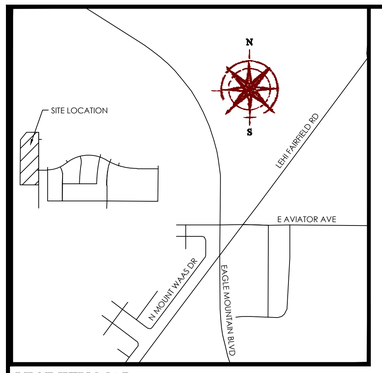
6	----	----

DETAILS

Scale:	1"=60'	Drawn:	MEC
Date:	03/05/24	Job #:	23-0104
Sheet:	D1		

Know what's below. Call 811 before you dig.

Z:_2023\23-0104 pinnacles multi family preliminary\design 23-0104\dwg\sheets\D1 - DETAILS.dwg



VICINITY MAP

N.T.S

LEGEND

- BOUNDARY
- SECTION LINE
- EASEMENT
- RIGHT-OF-WAY LINE
- CENTERLINE
- EXISTING PROPERTY LINE
- SECTION MONUMENT (FOUND)
- SECTION MONUMENT (CALCULATED)
- BOUNDARY MARKERS
- STREET MONUMENT (TO BE SET)

NOTES:

1. #5 X 24" REBAR & CAP (FOCUS ENG) TO BE SET AT ALL REAR LOT CORNERS. NAILS OR PLUGS TO BE SET IN TOP BACK OF CURB AT EXTENSION OF SIDE LOT LINES, IN LIEU OF REBAR AND CAPS AT FRONT LOT CORNERS.
2. PARCELS A, B, C, D, E AND F ARE HEREBY DEDICATED AS COMMON ARE AND TO BE MAINTAINED BY THE PINNACLES COMMUNITY ASSOCIATION CORP., WITH A REGISTERED ADDRESS OF 10644 S JORDAN GATEWAY, SUITE 300, SOUTH JORDAN, UTAH 84095.
3. ALL UNITS BUILDING WALLS ARE PARALLEL WITH, PERPENDICULAR TO, OR AT 45° ANGLE TO REFERENCE BEARING SHOWN ON BUILDING

OVERALL SITE TABULATIONS

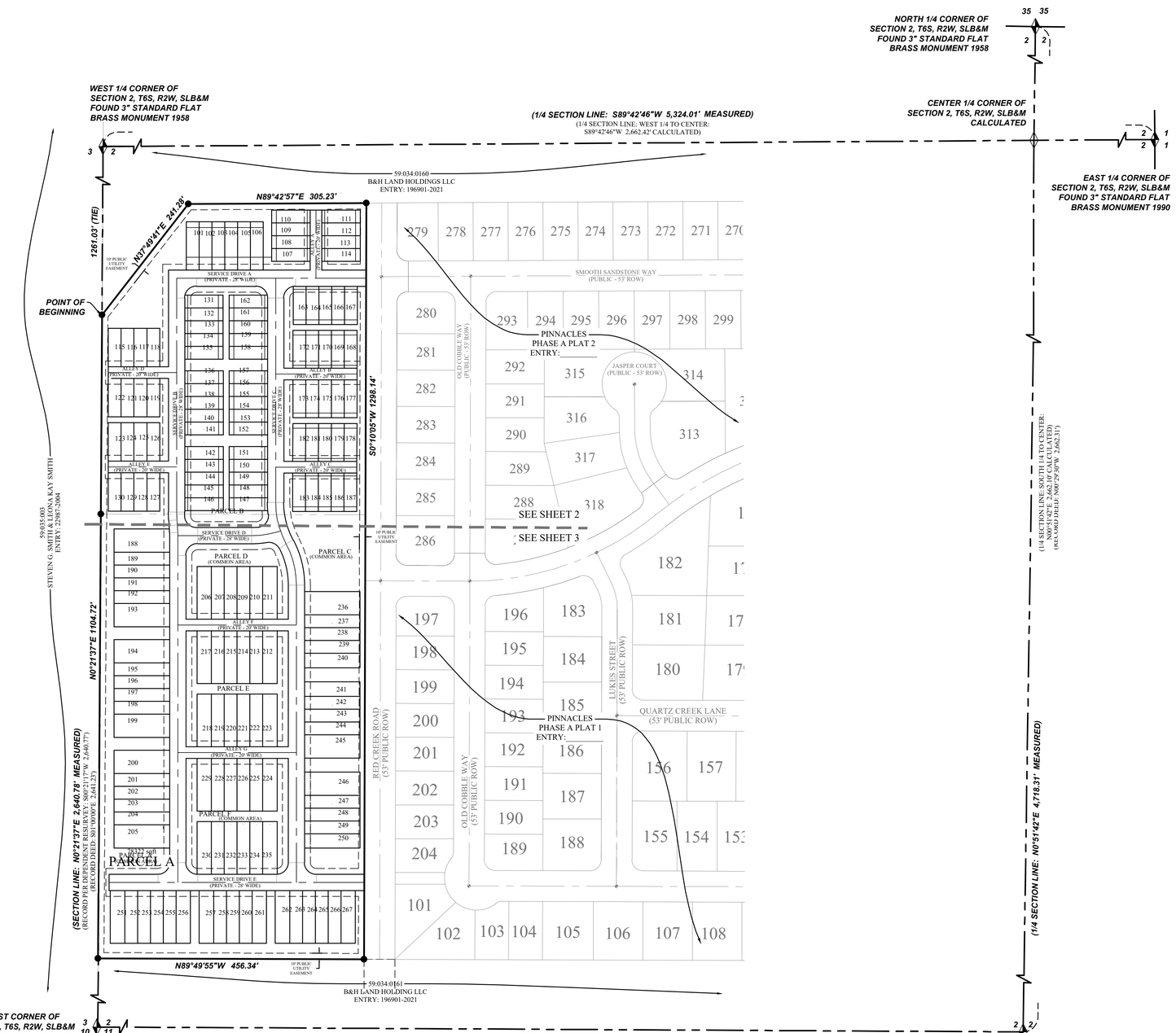
TOTAL # OF LOTS:	167 LOTS
TOTAL ACREAGE:	13.2 ACRES
TOTAL ACREAGE IN LOTS:	6.68 ACRES
TOTAL OPEN SPACE:	4.19 ACRES OR 182,126 SQFT.
TOTAL AREA IN ROW	2.33 ACRES
TOTAL ASPHALT AREA	2.11 ACRES
AVERAGE LOT SIZE:	0.04 ACRES OR 1,744 SQFT.
LARGEST LOT SIZE:	0.09 ACRES OR 3,800 SQFT
SMALLEST LOT SIZE:	0.03 ACRES OR 1,320 SQFT
OVERALL DENSITY:	12.7 LOTS/ACRE

ZONE MF1 SITE TABULATIONS

TOTAL # OF LOTS:	80 LOTS
TOTAL ACREAGE IN LOTS:	3.99 ACRES
AVERAGE LOT SIZE:	0.05 ACRES OR 2,164 SQFT.
LARGEST LOT SIZE:	0.09 ACRES OR 3,800 SQFT
SMALLEST LOT SIZE:	0.04 ACRES OR 1,810 SQFT
OVERALL DENSITY:	10 LOTS/ACRE
TOTAL AREA IN ROW:	1.35 ACRES
TOTAL ASPHALT AREA:	1.25 ACRES
TOTAL OPEN SPACE:	2.65 ACRES
TOTAL ACREAGE:	7.99 ACRES

ZONE MF2 SITE TABULATIONS

TOTAL # OF LOTS:	87 LOTS
TOTAL ACREAGE IN LOTS:	2.69 ACRES
AVERAGE LOT SIZE:	0.03 ACRES OR 1,357 SQFT.
LARGEST LOT SIZE:	0.04 ACRES OR 1,702 SQFT
SMALLEST LOT SIZE:	0.03 ACRES OR 1,320 SQFT
OVERALL DENSITY:	12.74 LOTS/ACRE
TOTAL AREA IN ROW:	0.98 ACRES
TOTAL ASPHALT AREA:	0.86 ACRES
TOTAL OPEN SPACE:	1.54 ACRES
TOTAL ACREAGE:	5.21 ACRES



GRAPHIC SCALE

100 0 50 100 200 400

(IN FEET)
1 inch = 100ft.

OWNER/DEVELOPER
CENTURY COMMUNITIES
10644 SOUTH JORDAN GATEWAY SUITE 300
SOUTH JORDAN, UTAH 84095
(385)345-4987
CONTACT: ANDREW BURBIDGE

SHEET 1 OF 3

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

COMCAST

_____ APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS. _____ DOES NOT WARRANT THE LOCATION OF ANY PUBLIC UTILITY EASEMENTS. THIS APPROVAL DOES NOT MODIFY, AFFECT, OR WAIVE ANY RIGHTS, OBLIGATIONS, OR LIABILITIES PROVIDED BY LAW OR EQUITY OR UNDER ANY EASEMENTS, RIGHT-OF-WAY, AGREEMENTS, OR LAWS, INCLUDING, WITHOUT LIMITATION, ANY LAWS APPLICABLE TO PRESCRIPTIVE RIGHTS. THIS APPROVAL DOES NOT CONSTITUTE ACCEPTANCE, APPROVAL, OR ACKNOWLEDGEMENT OF ANY TERMS CONTAINED IN THE PLAT, INCLUDING THOSE SET FORTH IN THE OWNERS'S DEDICATION AND THE NOTES, AND DOES NOT CONSTITUTE A GUARANTEE OF PROVISION OF TELECOMMUNICATIONS SERVICES OR THE TERMS OF SUCH SERVICES.

_____ DATE

DOMINION ENERGY UTAH

QUESTAR GAS COMPANY dba DOMINION ENERGY UTAH, HEREBY APPROVES THIS PLAT SOLELY FOR THE PURPOSE 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 OWNERS DEDICATION OR 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 _____ A.D. 20__

BY _____

TITLE _____

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

ROCKY MOUNTAIN POWER DATE

SURVEYOR'S CERTIFICATE

I, Evan J. Wood, do hereby certify that I am a Professional Land Surveyor, and that I hold License No. 183395 in accordance with Title 58, Chapter 22 of Utah State Code. I further certify by authority of the owners(s) that I have completed a Survey of the property described on this Plat in accordance with Section 17-23-17 of said Code, have verified all measurements, and have subdivided said tract of land into lots, streets, and easements, to be hereafter known as CENTURY PINNACLES PLAT A PHASE 2, and the same has, or will be correctly surveyed and monumented on the ground as shown on this Plat, and that this Plat is true and correct.

FOR REVIEW ONLY

EVAN J. WOOD
PROFESSIONAL LAND SURVEYOR
LICENSE NO. 183395

DATE

BOUNDARY DESCRIPTION

A part of the Southwest Quarter of Section 2, Township 6 South, Range 2 West, Salt Lake Base and Meridian, located in Eagle Mountain City, Utah County, Utah, being more particularly described as follows:

Beginning at a point located on a southerly boundary line of that Special Warranty Deed recorded November 17, 2021 as Entry No. 196901-2021 in the Utah County Recorder's Office; said point also being S00°21'37"W 1,261.03 feet along the Section line from the West Quarter Corner of Section 2, Township 6 South, Range 2 West, Salt Lake Base and Meridian; thence along said Special Warranty Deed the following five (5) courses: (1) N37°49'41"E 241.28 feet; thence (2) N89°42'57"E 305.23 feet; thence (3) S00°10'05"W 1,298.14 feet; thence N89°49'55"W 456.34 feet; thence N00°21'37"E 1104.72 feet to the point of beginning.

Containing 13.20 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, OPEN SPACES, EASEMENTS AND OTHER PUBLIC USES AS DESIGNATED ON THE PLAT AND NOW DO HEREBY DEDICATE UNDER THE PROVISIONS OF 10-9A-607, UTAH CODE, WITHOUT CONDITION, RESTRICTION OR RESERVATION TO EAGLE MOUNTAIN CITY, UTAH, ALL STREETS, WATER, SEWER AND OTHER UTILITY EASEMENTS AND IMPROVEMENTS, OPEN SPACES SHOWN AS PUBLIC OPEN SPACES, PARKS AND ALL OTHER PLACES OF PUBLIC USE AND ENJOYMENT TO EAGLE MOUNTAIN CITY, UTAH TOGETHER WITH ALL IMPROVEMENTS REQUIRED BY THE DEVELOPMENT AGREEMENT BETWEEN THE UNDERSIGNED AND EAGLE MOUNTAIN CITY FOR THE BENEFIT OF THE CITY AND THE INHABITANTS THEREOF. PURSUANT TO UTAH CODE 10-9A-604(D)(1) THE OWNER HEREBY CONVEYS THE COMMON AREA AND PRIVATE STREETS, AS INDICATED HEREON, TO THE PINNACLES COMMUNITY ASSOCIATION CORP., WITH A REGISTERED ADDRESS OF 10644 S JORDAN GATEWAY, SUITE 300, SOUTH JORDAN, UTAH 84095.

OWNER(S):

PRINTED NAME OF OWNER — AUTHORIZED SIGNATURE(S)

LIMITED LIABILITY ACKNOWLEDGMENT

STATE OF UTAH
S.S.
COUNTY OF _____

ON THE ____ DAY OF _____ A.D. 20____ PERSONALLY APPEARED BEFORE ME , THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR THE COUNTY OF _____, IN SAID STATE OF UTAH, _____, WHO AFTER BEING DULY SWORN, ACKNOWLEDGED TO ME THAT HE/SHE IS THE _____ OF _____ L.L.C., A UTAH L.L.C. AND THAT HE/SHE SIGNED THE OWNER'S DEDICATION FREELY AND VOLUNTARILY FOR AND IN BEHALF OF SAID LIMITED LIABILITY COMPANY FOR THE PURPOSES THEREIN MENTIONED.

MY COMMISSION EXPIRES:_____

A NOTARY PUBLIC COMMISSIONED IN UTAH RESIDING IN _____ COUNTY

MY COMMISSION No._____

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 _____ DAY OF _____, 20___.

APPROVED BY MAYOR — APPROVED BY CITY ATTORNEY

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

PINNACLES MULTI FAMILY

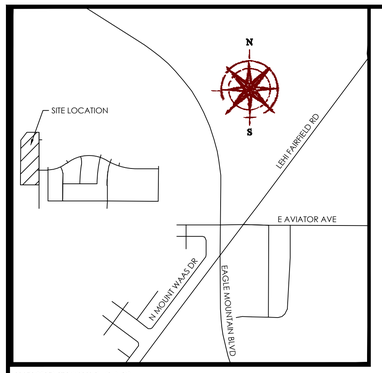
PRELIMINARY PLAT

SUBDIVISION

LOCATED IN THE SW 1/4 OF SECTION 2, T6S, R2W,
SALT LAKE BASE & MERIDIAN
EAGLE MOUNTAIN CITY, UTAH COUNTY, UTAH

SURVEYOR'S SEAL	NOTARY PUBLIC SEAL	CITY-COUNTY ENGINEER SEAL	COUNTY RECORDER SEAL
FOR REVIEW ONLY			

E:_2023\23-0104 pinnacles multi family preliminary\design 23-0104\dwg\sheets\C2 FINAL PLAT.dwg



VICINITY MAP

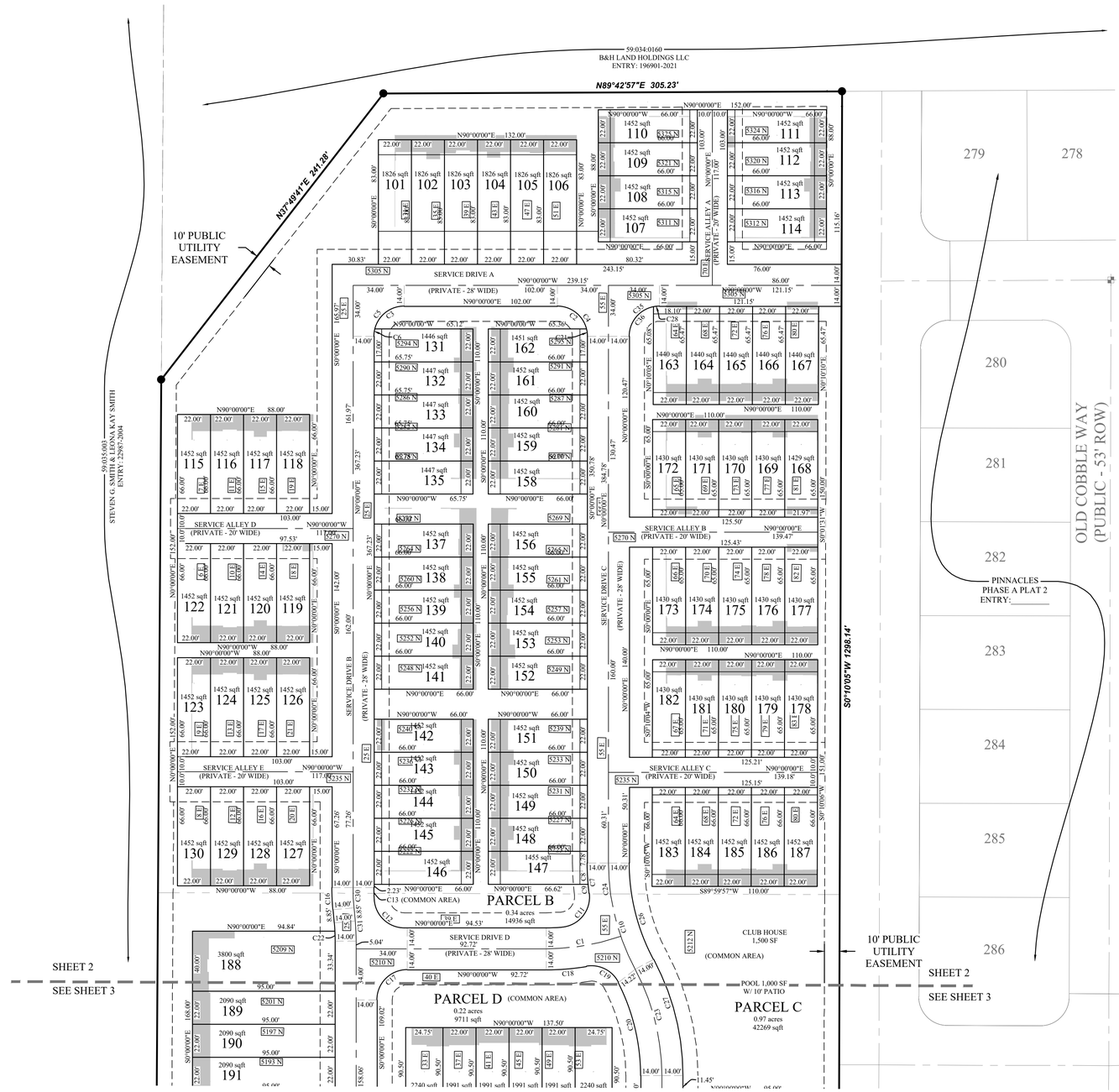
N.T.S

LEGEND

- BOUNDARY
- SECTION LINE
- EASEMENT
- RIGHT-OF-WAY LINE
- CENTERLINE
- EXISTING PROPERTY LINE
- SECTION MONUMENT (FOUND)
- SECTION MONUMENT (CALCULATED)
- BOUNDARY MARKERS
- STREET MONUMENT (TO BE SET)
- COMMON AREA
- LIMITED COMMON

GRAPHIC SCALE

(IN FEET)
1 inch = 40 ft.



Curve Table

CURVE	RADIUS	DELTA	LENGTH	CHORD DIRECTION	CHORD LENGTH
C1	150.00	17°24'21"	45.57	N81°17'50"E	45.39
C2	20.00	75°31'21"	26.36	S52°14'20"E	24.49
C3	20.00	75°31'21"	26.36	N52°14'20"E	24.49
C4	20.00	90°00'00"	31.42	S45°00'00"E	28.28
C5	20.00	90°00'00"	31.42	N45°00'00"E	28.28
C6	20.00	14°28'39"	5.05	S07°14'20"W	5.04
C7	164.00	7°08'16"	20.43	S03°34'08"E	20.42
C8	164.00	4°58'29"	14.24	N02°29'14"W	14.23
C9	164.00	2°09'47"	6.19	N06°03'22"W	6.19
C10	150.00	28°11'18"	73.80	S14°05'39"E	73.05
C11	20.00	92°50'03"	32.41	N39°16'46"E	28.98
C12	20.00	86°40'18"	30.25	S46°39'51"E	27.45
C13	136.00	3°19'42"	7.90	S01°39'51"E	7.90
C14	20.00	87°21'48"	30.50	S43°40'54"W	27.63
C16	164.00	5°08'30"	14.72	S02°34'15"E	14.71
C17	20.00	90°00'00"	31.42	S45°00'00"W	28.28
C18	164.00	9°25'44"	26.99	S85°17'08"W	26.96
C19	20.00	70°42'28"	24.68	N63°48'27"W	23.14
C20	136.00	27°22'07"	64.96	N13°41'04"W	64.35
C21	20.00	14°28'39"	5.05	N07°14'20"W	5.04
C22	136.00	2°48'18"	6.66	S01°24'09"E	6.66
C23	150.00	28°11'18"	73.80	N14°05'39"W	73.05
C24	150.00	19°01'06"	49.79	S09°30'33"E	49.56
C26	136.00	28°11'18"	66.91	S14°05'39"E	66.24
C27	164.00	28°11'18"	80.68	N14°05'39"W	79.87
C28	20.00	11°15'46"	3.93	N84°22'07"E	3.93
C30	150.00	5°08'30"	13.46	S02°34'15"E	13.46
C31	150.00	5°08'30"	13.46	S02°34'15"E	13.46
C32	20.00	2°38'12"	0.92	N88°40'54"E	0.92
C33	20.00	2°51'58"	1.00	S88°34'01"E	1.00

	MF1	MF2
FRONT	15'	15'
FRONT GARAGE	22.5'	22.5'
REAR	30' BETWEEN BUILDINGS	
SIDE	15' BETWEEN BUILDINGS	20' BETWEEN BUILDINGS
GARAGE SIDE	15' BETWEEN BUILDINGS	20' BETWEEN BUILDINGS
STREET SIDE	15'	15'

OWNER/DEVELOPER
CENTURY COMMUNITIES
10644 SOUTH JORDAN GATEWAY SUITE 300
SOUTH JORDAN, UTAH 84095
(385)345-4987
CONTACT: ANDREW BURBIDGE

PINNACLES MULTI FAMILY

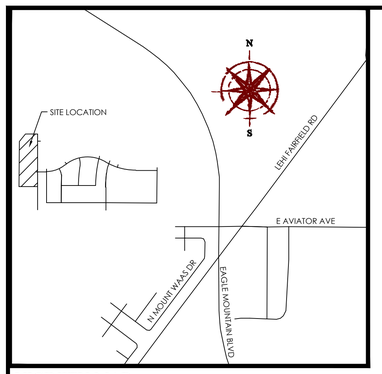
PRELIMINARY PLAT

SUBDIVISION

LOCATED IN THE SW 1/4 OF SECTION 2, T6S, R2W,
SALT LAKE BASE & MERIDIAN
EAGLE MOUNTAIN CITY, UTAH COUNTY, UTAH

SURVEYOR'S SEAL	NOTARY PUBLIC SEAL	CITY-COUNTY ENGINEER SEAL	COUNTY RECORDER SEAL
FOR REVIEW ONLY			

21_2023\23-0104 pinnacles multi family preliminary\design 23-0104\dwg\sheets\C2 FINAL PLAT.dwg



VICINITY MAP

N.T.S

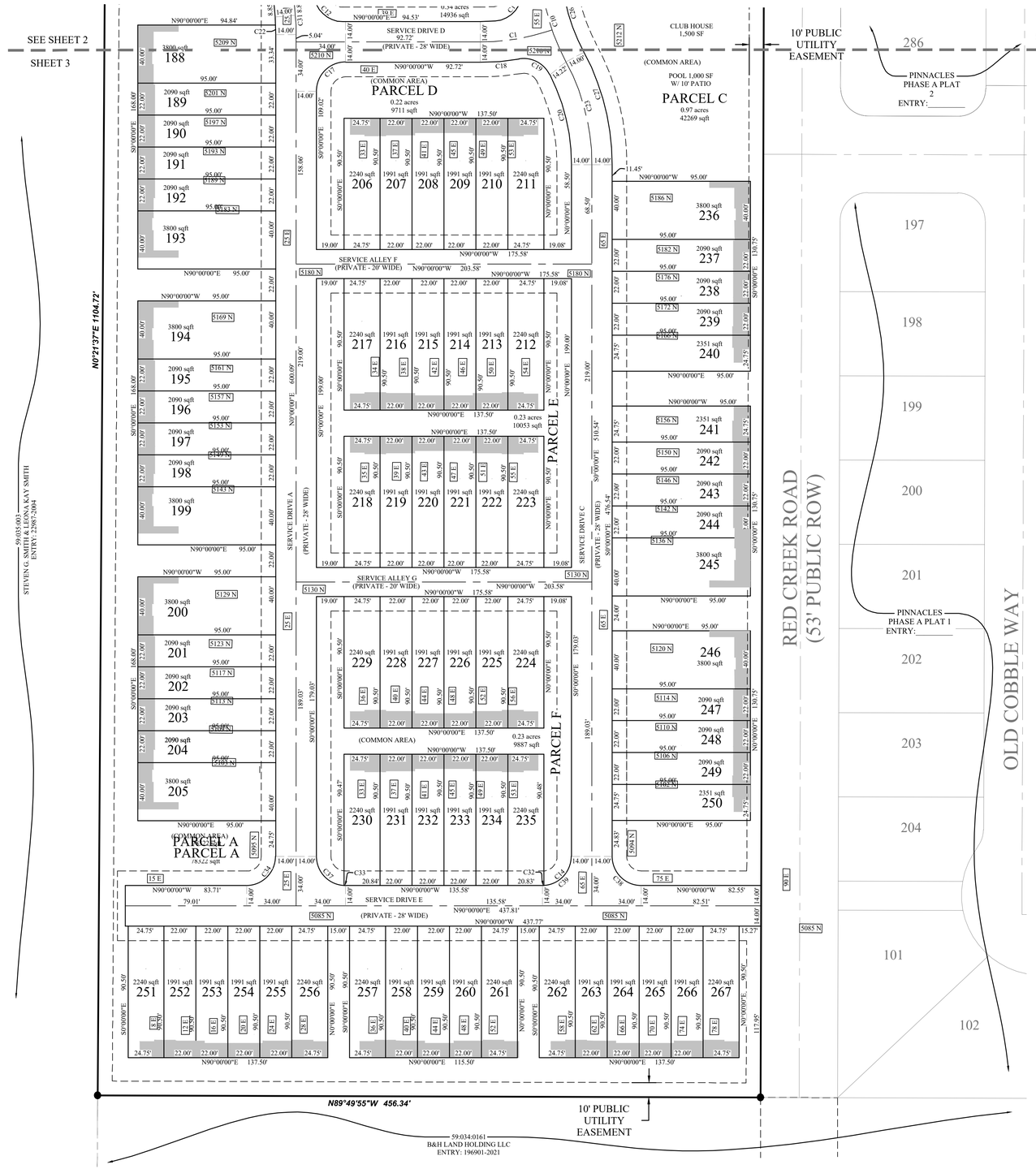
LEGEND

- BOUNDARY
- SECTION LINE
- EASEMENT
- RIGHT-OF-WAY LINE
- CENTERLINE
- EXISTING PROPERTY LINE
- SECTION MONUMENT (FOUND)
- SECTION MONUMENT (CALCULATED)
- BOUNDARY MARKERS
- STREET MONUMENT (TO BE SET)
- COMMON AREA
- LIMITED COMMON

GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)
1 inch = 40 ft.



Curve Table					
CURVE	RADIUS	DELTA	LENGTH	CHORD DIRECTION	CHORD LENGTH
C1	150.00	17°24'21"	45.57	N81°17'50"E	45.39
C2	20.00	75°31'21"	26.36	S52°14'20"E	24.49
C3	20.00	75°31'21"	26.36	N52°14'20"E	24.49
C4	20.00	90°00'00"	31.42	S45°00'00"E	28.28
C5	20.00	90°00'00"	31.42	N45°00'00"E	28.28
C6	20.00	14°28'39"	5.05	S07°14'20"W	5.04
C7	164.00	7°08'16"	20.43	S03°34'08"E	20.42
C8	164.00	4°58'29"	14.24	N02°29'14"W	14.23
C9	164.00	2°09'47"	6.19	N06°03'22"W	6.19
C10	150.00	28°11'18"	73.80	S14°05'39"E	73.05
C11	20.00	92°50'03"	32.41	N39°16'46"E	28.98
C12	20.00	86°40'18"	30.25	S46°39'51"E	27.45
C13	136.00	3°19'42"	7.90	S01°39'51"E	7.90
C14	20.00	87°21'48"	30.50	S43°40'54"W	27.63
C16	164.00	5°08'30"	14.72	S02°34'15"E	14.71
C17	20.00	90°00'00"	31.42	S45°00'00"W	28.28
C18	164.00	9°25'44"	26.99	S85°17'08"W	26.96
C19	20.00	70°42'28"	24.68	N63°48'27"W	23.14
C20	136.00	27°22'07"	64.96	N13°41'04"W	64.35
C21	20.00	14°28'39"	5.05	N07°14'20"W	5.04
C22	136.00	2°48'18"	6.66	S01°24'09"E	6.66
C23	150.00	28°11'18"	73.80	N14°05'39"W	73.05
C24	150.00	19°01'06"	49.79	S09°30'33"E	49.56
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PINNACLES MULTI FAMILY

PRELIMINARY PLAT

SUBDIVISION

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EAGLE MOUNTAIN CITY, UTAH COUNTY, UTAH

SURVEYOR'S SEAL	NOTARY PUBLIC SEAL	CITY-COUNTY ENGINEER SEAL	COUNTY RECORDER SEAL
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2023\23-0104 pinnacles multi family preliminary\design 23-0104\dwg\sheets\C2 FINAL PLAT.dwg

	EAGLE MOUNTAIN CITY **PLANNING COMMISSION MEETING** **MAY 14, 2024**
TITLE:	ACTION ITEM/PUBLIC HEARING - Fence Code Patch
ITEM TYPE:	Development Code Amendment
APPLICANT:	City-initiated

ACTION ITEM:
Yes

PUBLIC HEARING:
Yes

PREPARED BY:
Robert Hobbs, Planning

BACKGROUND:

Subsequent to the recent passage of a revised fence code, a couple of matters have arisen that require clarification and a small code patch. The matters include:

1. The need to clarify the required composition and nature of walls placed between residential developments [read: subdivisions] and collectors/arterials rights-way;

2. The amount of wire fencing allowed within residential perimeter fences (80% is based approximately on a 6' x 8' fence with 2x4 top and bottom rails and 4x4 posts with 2x4 boards tied in vertically to the same thereby making the posts, effectually, 8" wide [ignoring true board width] as illustrated in the zoning code's definition of a "wire fence"); and,

3. The type or nature of fencing to be allowed/required along the Ranches Parkway given pre-existing conditions and still developing small subdivision areas adjacent to the same [mostly along its southeastern area close to Pony Express Parkway].

ITEMS FOR CONSIDERATION:

Policy direction to address the following matters:

1. The need to clarify the required composition and nature of walls placed between residential developments [read: subdivisions] and collectors/arterials rights-way;

2. The amount of wire fencing allowed within residential perimeter fences (80% is based approximately on a 6' x 8' fence with 2x4 top and bottom rails and 4x4 posts with 2x4 boards tied in vertically to the same thereby making the posts, effectually, 8" wide [ignoring true board width] as illustrated in the zoning code's definition of a "wire fence"); and,

3. The type or nature of fencing to be allowed/required along the Ranches Parkway given pre-existing conditions and still developing small subdivision areas adjacent to the same [mostly along its southeastern area close to Pony Express Parkway].

REQUIRED FINDINGS:

Ordinances pertaining to development Code amendments, and processing of the same, may be found in EMMC 17.05.120 & UCA 10-9a-501.

RECOMMENDATION:

Recommend approval to City Council (with any desired revisions)...

ATTACHMENTS:

New Fence Code Minor Revisions

16.35.090 Privacy ~~fencing~~ screening.

~~Residential developments designed with rear or side lot lines abutting an arterial road or collector road right-of-way shall install privacy fencing of consistent height (no less than six feet), material and color, and of durable quality along the rear or side lot lines of all lots with a rear or side lot line abutting an arterial or collector road. Developer applicants are required to install privacy fencing prior to any building permits being issued in that phase of development. The city council shall be authorized to require a specific material and color for the fencing in a development agreement.~~

~~Business park, commercial, commercial storage, and industrial developments shall install privacy fencing of consistent height (no less than six feet), material and color, and of durable quality along the rear and/or side lot lines that abut an arterial or collector road right-of-way, existing or designated in the city's future transportation plan. Applicants are required to install privacy fencing prior to any building permits being issued in that phase of development. The city council may require a specific material and color for the fencing in a site plan or master development agreement. "Durable quality" shall mean fencing of stone, masonry, or decorative concrete. Vinyl, wood alternative composite material, and wood fencing shall not be allowed along rear or side lot lines abutting an arterial or collector road. For industrial developments, "durable quality" shall include chain link fencing that complies with EMMC 17.60.120(C)(1)(d). [Ord. O-33-2020 § 2 (Exh. A); Ord. O-06-2017 § 2 (Exh. A); Ord. O-17-2010 § 2 (Exh. A); Ord. O-27-2006 § 2 (Exh. A § 7.9); Ord. O-07-2006 § 2 (Exh. 1 § 7.9); Ord. O-23-2005 § 3 (Exh. 1(2) § 7.9)].~~

Residential subdivisions, business park, commercial, commercial storage, and industrial developments shall install six-foot (6') tall privacy screening made of durable materials consisting of either stone, masonry or decorative concrete (including pre-cast concrete) along the rear and/or side lot lines of a project that abut(s) an arterial or collector road right-of-way, or one designated as such on the city's existing future transportation plan. Developers/builders are required to install privacy screening prior to any building permits being issued in that phase of development that abuts such right-of-way. Property purchasers, at any such time as they desire to install screening along an arterial or collector where such is absent, shall install an acceptable wall.

> Exception: In cases where a residential property abuts Ranches Parkway and screening has not already been installed by a developer/builder prior to occupancy of that property, screening installed by that lot's owner shall be a "Monterey Gray" wood fence.

17.60.120 General fencing provisions.

…

B. Residential Perimeter Fencing Standards.

1. Material Type(s).

a. Allowed: board (e.g., cedar), vinyl, and/or solid walls (made of decorative concrete or masonry (including brick)), wrought iron or imitation variety thereof, composite material and limited amounts (i.e., less than 80% of the overall area of a section of fencing between posts) of black painted hog wire provided all such have top and bottom rails and substantial posts/columns.

Chapter 17.60
LANDSCAPING, BUFFERING, FENCING AND TRANSITIONING

Sections:

17.60.010 What this chapter does.
17.60.020 Purpose.
17.60.030 Improvements required.
17.60.040 General landscape provisions.
17.60.050 Landscape plan.
17.60.060 Completion of landscape improvements.
17.60.070 Planting standards.
17.60.080 Design applications.
17.60.090 Required landscaping.
17.60.100 Residential landscape requirements.
17.60.110 Required buffer widths and improvements.
17.60.120 General fencing/screening provisions.
17.60.130 *Repealed.*
17.60.140 Clear vision triangle.
17.60.150 Lot size transitioning.
17.60.160 Zone transitions.
17.60.170 Tables.
17.60.180 Diagrams.

17.60.120 General fencing/screening provisions.

…

E. Walls or Fences as Buffers or Street Screens. Where required, screening walls or fences shall not be less than six feet in height. Required wall installations shall precede issuance of a building permit for a project related to a wall as per EMMC 16.35.090. Masonry or decorative concrete shall be used as a:

1. Buffer. Where and when a commercial use borders a residential or agricultural zone or development. Such wall, fence and landscaping shall be maintained in good condition with no advertising thereon.

2. Refuse Areas. Trash enclosures and other refuse collection areas shall be screened by a solid masonry or decorative concrete wall. Gates shall be (full) metal and sight-obscuring, not made of chain link or chain link with slats.

3. Street Screens. Where and when residential fencing abutting a road identified by the city as a “major” or “minor” “arterial,” or, as a “major” or “minor” “collector” is installed, it shall be of consistent height (not less than six feet), material and color, and be made of stone, masonry or decorative concrete.

Residential subdivisions, business park, commercial, commercial storage, and industrial developments shall install six-foot (6’) tall privacy screening made of durable materials consisting of either stone, masonry or decorative concrete (including pre-cast concrete) along the rear and/or side lot lines of a project that abut(s) an arterial or collector road right-of-way, or one designated as such on the city’s existing future transportation plan. Developers/builders are required to install privacy screening prior to any building permits being issued in that phase of development that abuts such right-of-way. Property purchasers, at any such time as they desire to install screening along an arterial or collector where such is absent, shall install an acceptable wall.

> Exception: In cases where a residential property abuts Ranches Parkway and screening has not already been installed by a developer/builder prior to occupancy of that property, screening installed by that lot’s owner shall be a “Monterey Gray” wood fence.

	EAGLE MOUNTAIN CITY **PLANNING COMMISSION MEETING** **MAY 14, 2024**
TITLE:	ACTION ITEM/PUBLIC HEARING - Off Street Parking Adjustments
ITEM TYPE:	Development Code Amendment
APPLICANT:	City-initiated

ACTION ITEM:
Yes

PUBLIC HEARING:
Yes

PREPARED BY:
Robert Hobbs, Planning

BACKGROUND:
Together, an interest in assuring that parking lots proposed to service building (especially multi-family types), and, in transferring the review of shared parking arrangements and associated agreements from the Planning Commission to the City Council form the genesis of the attached code changes draft. The shared parking language recommendation follows the City's review of a business's request to have shared parking and the struggle it became to justify and authorize.

ITEMS FOR CONSIDERATION:
Ordinances pertaining to development Code amendments, and processing of the same, may be found in EMMC 17.05.120 & USC 10-9a-501.

REQUIRED FINDINGS:
Ordinances pertaining to development Code amendments, and processing of the same, may be found in EMMC 17.05.120 & USC 10-9a-501.

RECOMMENDATION:
Recommend approval to the City Council (with any revisions desired)...

ATTACHMENTS:

Draft Shared Parking Edits: EMMC 17.55.040 and 17.55.100

Chapter 17.55
OFF-STREET PARKING

Sections:

17.55.010 What this chapter does.
17.55.020 Purpose.
17.55.030 Off-street parking required.
17.55.040 General provisions for nonresidential and multifamily off-street parking facilities.
17.55.050 Submittal and approval of parking areas.
17.55.060 Dimensions for parking stalls.
17.55.070 Handicapped accessible parking.
17.55.080 Landscaping in parking and drive lane areas.
17.55.090 Pedestrian walkways and accesses.
17.55.100 Shared parking and curb cuts.
17.55.110 Required parking by land use.
17.55.120 Tables.

17.55.040 General provisions for nonresidential and multifamily off-street parking facilities.

...

~~E. Location of Parking Areas. Required off-street parking areas for nonresidential uses shall be placed within 600 feet of the main entrance to the building.~~

E. Location of Parking Areas. Required off-street parking areas for nonresidential uses shall:

1. Keep the closest edge of a parking lot within at least 100 feet of the main entrance to the building for which it serves.

2. Ensure that parking lot areas serving multi-family projects are spread throughout the development with sections of parking lots adjacent or near the buildings they serve. City site plan approval shall be required for lot placement.

17.55.100 Shared parking and curb cuts.

Up to ~~50~~ 40 percent of the required parking for a given primary land use may be shared with other ~~required parking areas~~ uses on a property upon approval by the ~~planning commission~~ city council. The developer must show an agreement granting shared parking or mutual access to the entire parking lot in perpetuity, a joint users maintenance agreement, and, ~~as well as~~ a

professional prepared analysis ~~professional traffic engineer's data~~ showing that peak parking demand of all uses on-site will not exceed the number of parking spaces provided on the property.

A. Shared Ingress and Egress. In most cases, shared parking areas shall also share ingress and egress. This requirement may be waived when the city engineer believes that shared access~~es are~~ is not feasible. In reviewing ~~the~~ site plans, the city engineer shall evaluate the need for limited access and the appropriate number of curb cuts, shared driveways or other facilities that will result in a safer, more efficient parking and circulation pattern on-site.

	EAGLE MOUNTAIN CITY **PLANNING COMMISSION MEETING** **MAY 14, 2024**
TITLE:	ACTION ITEM/PUBLIC HEARING - Residential Definitions and Table Revisions
ITEM TYPE:	Development Code Amendment
APPLICANT:	City-initiated

ACTION ITEM:
Yes

PUBLIC HEARING:
Yes

PREPARED BY:
Robert Hobbs, Planning

BACKGROUND:
Zoning codes can be dynamic and changing subject to the wishes of the jurisdiction that owns them. They may be revised for varying reasons, including to clean-up or clarify existing text as well as introduce regulations with an eye to future situations that may arise in day-to-day zoning administration. The attached amendments are of that kind.

ITEMS FOR CONSIDERATION:
Consideration of the appropriateness, wording and formatting of the proposed amendment(s)...

REQUIRED FINDINGS:
Ordinances pertaining to development Code amendments, and processing of the same, may be found in EMMC 17.05.120 & USC 10-9a-501.

RECOMMENDATION:
Recommend approval to City Council (with any desired revisions)...

ATTACHMENTS:

Residential Definitions and Land Use Table Revisions.May 2024

Chapter 17.10
DEFINITIONS

Sections:

17.10.010 What this chapter does.
17.10.020 General purpose.
17.10.030 Definitions.

...

17.10.030 Definitions.

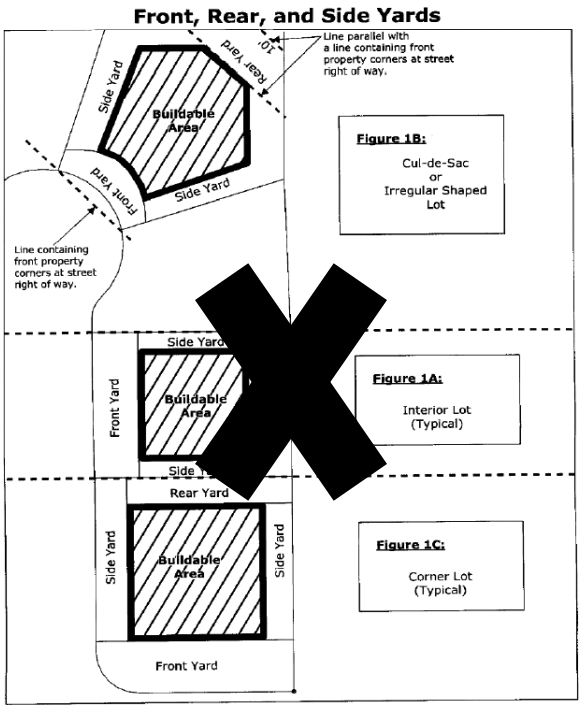
~~"Accessory dwelling unit (ADU)" is an independent habitable living unit, with a kitchen, bath facilities, and its own entryway, which is (1) within or attached to an owner-occupied single-family residential dwelling, or (2) within a separate detached accessory structure, or above a detached garage, on a single-family lot. Does not include motor homes, fifth-wheels, travel trailers, campers, or other housing units on wheels.~~

~~"Accessory structure or building" means a subordinate structure detached from but located on the same lot as the principal structure, the use of which is incidental and accessory to that of the principal structure.~~

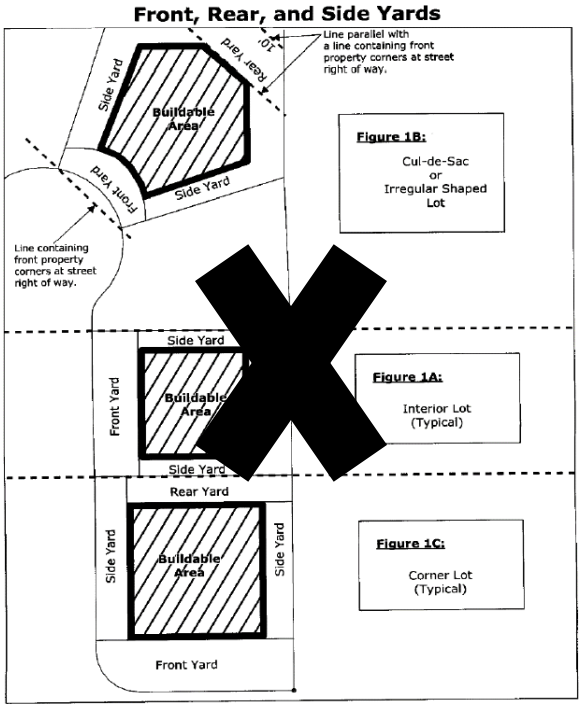
~~"Bed and breakfast facility" means a limited commercial activity conducted within a structure, which includes dining and bathroom facilities with sleeping rooms, on a residential scale for short-term guest rental. This definition will typically involve overnight accommodations, limited food services, parking facilities and open space in a natural setting.~~

~~"Condominium" means a single unit in a multi-unit project or structure which is separately owned, which may be combined with an undivided interest in common areas and facilities of the property, and subject to the Utah Condominium Ownership Act.~~

~~"Front yard" means any property extending across the full width of a lot from the front line of the lot to the nearest wall of the main building situated on the lot including but not limited to landscaping and driveway(s).~~

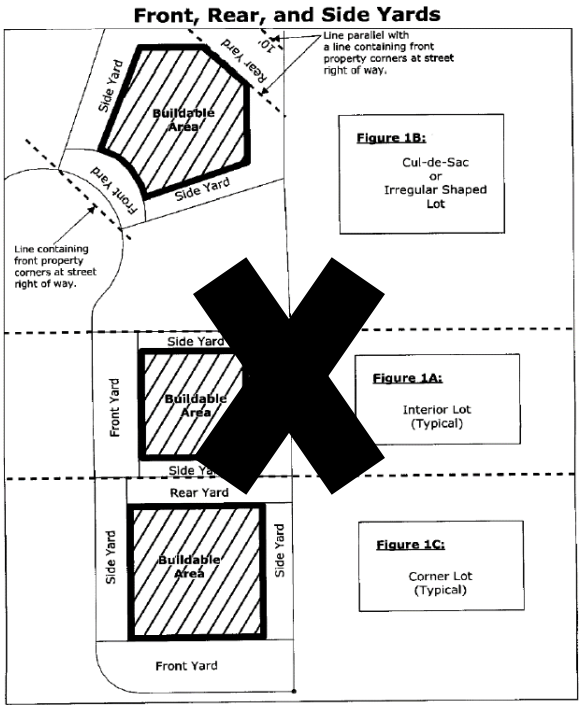


~~"Rear yard" means any property extending across the full width of a lot and is more or less opposite to the front lot line. The depth of the rear yard is the shortest distance from the rear line of the lot to the nearest wall of the main building situated on the lot.~~



~~"Side yard" means any property between a building and the adjacent side lot line, encompassing any area not considered to be front or rear yard. On corner lots, the side yard adjacent to a street shall extend from the back line of the front yard to the rear lot line. The width~~

~~of the required side setback shall be the shortest distance between the side of the main building and the side lot line. See "Front yard."~~



~~"Manufactured home or dwelling" means a single-family dwelling complying with the National Manufactured Home Construction and Safety Standards Act (4 USC 5401), the International Building Code or the International Residential Code. Mobile homes, travel trailers, houses mounted on self-propelled or drawn vehicles, shipping containers and tents or other forms of temporary housing or portable housing are not included within this definition.~~

~~"Multifamily dwelling" means all attached housing products and types, including condominiums, apartments, townhomes, and twinhomes. Multifamily dwellings may include dwelling units intended to be rented and maintained under central ownership or management, or cooperative apartments, condominiums and the like. Any multifamily dwelling in which dwelling units are available for rental or lease for periods of less than one month shall be considered a short-term rental. See also "Family."~~

~~"Patio home" means a detached home that is generally located on a small lot or clustered near other detached homes with common open space between the homes. Patio homes may also be attached to one or more other patio homes, each with a small private patio or yard area. A patio home development will generally include a park, courtyard, or additional improved open space within the development. These are sometimes referred to as cluster homes.~~

~~"Residential facility for persons with a disability" means a residence in which more than one person with a disability resides and which is licensed or certified by: the Utah Department of Human Services under Utah Code Annotated Title 62A, Chapter 2, Licensure of Programs and~~

~~Facilities; or the Utah Department of Health under Utah Code Annotated Title 26, Chapter 21, Health Care Facility Licensing and Inspection Act.~~

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

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

17.10.030 Definitions.

Dwellings, Residential (any of the following):

"Accessory dwelling (residential), detached" means a detached accessory residential dwelling unit (including but not limited to guesthouses) as a separate structure, is allowed on the same lot/parcel as a house, provided they contain only one bedroom, no separate address, no separate utilities for their use. They may be combined with or be part of another detached structure such as a detached garage. The square footage of the accessory residential use within the detached structure, may not exceed 500 square feet of livable space.

"Affordable housing/workforce housing" means housing for which the occupant(s) is/are paying no more than 30 percent of their income for gross housing costs, including utilities. (U.S. Housing and Urban Development definition.)

"Bed and breakfast" means a limited commercial lodging activity conducted within a structure, which includes dining and bathroom facilities with sleeping rooms, on a residential scale for short-term guest rental. This definition will typically involve overnight accommodation, limited food services, parking facilities and open space in a natural setting.

"Building envelope" means an/the area on a parcel or lot where structures may, or are directed to, be emplaced so as to not be within any required easements or setbacks. Building envelopes may appear on a property survey or plat (usually one that subdivides a planned unit development) as a shaded or outlined polygon, often roughly in the middle of a property. It is a common requirement that if envelopes are purposely used or created in *de facto* form by imposition of setbacks and easements on a given property, that a requirement to only build within them is applied to all structures – both primary and accessory proposed for construction on that same property.

“Caretaker” means an accessory residential use on a commercial or industrially zoned property where caretaker is permitted to reside therein on-site at the place of business for which they are charged to look after. The caretaker dwelling shall include cooking, sleeping, and sanitation facilities. Caretaker units are not considered or allowed to be primary dwelling units and may not be vehicles, tents or other non-dwelling units.

“Condominium” means a building or complex in which units of property are owned by individuals and common parts of the property, such as the grounds and building structure, are owned fractionally and jointly by the unit owners. The units are three-dimensional legally described, titled, blocks of air space designated for a use such as an apartment, office or store inside of a structure (such as an apartment building). They may be combined with an undivided interest in common areas and facilities of the property, and subject to the Utah Condominium Ownership Act.

“Day shelter” means a purpose-built, renovated or converted structure(s) with facilities that supplement homeless and low-income persons when the shelter they are staying in only offers shelter on an overnight basis. Case management, laundry facilities, shower facilities, meals and basic hygiene are often provided. An emergency or homeless shelter that allows clients to stay during the day is also classified under this category.

“Duplex” See definition of dwelling, two-family (duplex).

“Dwelling, apartment” means a residential dwelling unit that is owned by a landlord and rented to a tenant. Apartments may be in a single building or complex of several buildings.

“Dwelling, combined with a business” means a structure that contains both a dwelling (or dwellings) and a commercial use (or commercial uses). Sometimes referred to using the term “mixed-use”.

“Dwelling, container” See definition of a modular building.

“Dwelling, multi-family dwelling” means all attached housing products and types containing more than one dwelling unit in a building. Such dwellings include: duplexes, apartments, and townhomes type structures and condominium versions of the same. Each dwelling unit therein has separate, complete housekeeping facilities (i.e., kitchen, bathroom(s), living area, bedroom(s), etc., unit access and parking). Multi-family dwellings may contain dwelling units intended to be rented and maintained under central ownership or management, or cooperative apartments, condominiums and similar. Any dwelling available for rental or lease for a period of less than 30 days is considered a short-term rental (STR).

“Dwelling, single-family (including group residence)” means a detached building designed or used exclusively to serve as living (i.e., cooking, sleeping, general living) quarters for the occupancy of one "family" (as defined herein) and having housekeeping facilities for that family. A single-family dwelling (i.e., a home or house) incorporates habitable rooms which are occupied, or which are intended or designed to be occupied by one family with

housekeeping facilities for living, sleeping, cooking and eating. Dwellings (dwelling units) shall not be deemed to include vehicles (e.g., camp trailers, cars, trucks, trailers, buses, RVs, towed pop tents, camper shells, and as elsewhere defined) nor other mobile and temporary shelters such as tents, boxes, etc., nor accessory buildings such as garages and storage sheds. Often called a “home”.

Furthermore, it also refers to any "group residence" dwelling unit in which eight or fewer unrelated physically and/or mentally handicapped or elderly persons legally reside as a single housekeeping unit who are supervised at the "group residence" in connection with their handicap or age-related infirmity. Resident staff, if employed, need not be related to each other or to any of the mentally and/or physically handicapped (including those suffering from a drug or alcohol addiction) or elderly persons suffering from (an) age-based infirmity(ies) residing in the group residence. No more than two staff shall reside in that dwelling/group residence at one time.

Such facilities are also referred to/labeled as residential care facilities/homes by the International Building and Fire Codes. No conditional use permit, zoning variance, or other zoning clearance is, or shall be, required by this Code of a legal group residence, as heretofore defined, which is not also required of a single-family dwelling unit in the same zone wherein a group residence is located as long as the group residence is licensed as such with the Department of Health and Welfare. The city reserves the right to require or verify or administer licensing to assure resident eligibility under the above referenced fair housing protected classes (mentally or physically handicapped or elderly).

The limitations provided for in this definition do not apply to tenancy or planned tenancy in a "group residence" (hereinafter termed a "transition home"), as defined above, by persons who are under the supervision of the State Board of Corrections on probation or parole or who are required to register pursuant to Utah code or whose tenancy would otherwise constitute a direct threat to the health or safety of other individuals or whose tenancy would result in substantial physical damage to the property of others. A separate set of land use categories are listed in this title for group residences of persons under the supervision of the State Board of Corrections (or other appropriate licensed agency) who are required to register as sexual offenders.

As a limit to "group residences," persons convicted of manufacturing or distributing a controlled substance, juvenile offenders, and registered sex offenders are not construed to be handicapped by the City and, therefore, in accordance with Utah code may not reside together in residential dwelling units or residences in groups larger than two offenders.

“Dwelling, tiny house" means, typically, a small dwelling built on a vehicle chassis or (more often) a trailer. Because such are considered a form of vehicle (similar to a RV) they are usually not allowed as a permanent dwelling on a property. To be allowed as such they must be at least 400 square feet or less in floor area -- excluding lofts with specific building code requirements. Such tiny houses must be constructed on site, or, placed on a given property and be anchored to a permanent foundation in order to be allowable. Thus, no axle or frame

with axle foundations are permitted. Tiny house construction shall meet the City's adopted building codes for tiny houses and require necessary permits if intended to be affixed to the land.

"Dwelling, site built" means a building constructed at the location where it is to be used. Not intended or designed to be moved.

"Dwelling, townhouse/townhome" means a single-family dwelling unit constructed in a group of two or more attached units in which each unit extends from foundation to roof and with a yard or public way on not less than two sides where units are separated by property lines and with open space on at least two sides of each dwelling unit. A townhouse is not a duplex.

"Dwelling unit" means a single unit providing complete, independent living facilities for one or more persons, including permanent provisions for living, sleeping, eating, cooking and sanitation. Dwellings units shall not be deemed to include vehicles (e.g., camp trailers, cars, trucks, trailers, buses, RVs, towed pop tents, camper shells, and as elsewhere defined) nor other mobile and temporary shelters such as tents, boxes, etc., nor accessory buildings such as garages and storage sheds.

"Halfway house" means a purpose-built, renovated, or converted dwelling unit(s) intended to help transition individuals and families from shelters, homelessness, rehabilitation facilities, and/or correctional facilities, to permanent housing.

"Home, retirement" means a place of residence for several families or individuals in apartment like quarters, rented, cooperative or condominium, which may feature services to retired persons such as limited nursing facilities, minimum maintenance living accommodations, and recreation programs and facilities.

"Homeless shelter" means a purpose-built, renovated, or converted building or space that provides shelter for homeless and low-income persons. Meals and other supportive services are often offered.

"Homeless shelter, emergency" means a purpose-built, renovated, or converted building or space that provides short-term sheltering for homeless and low-income persons. Meals and other supportive services are often offered.

"Mobile home" means a factory-assembled structure generally constructed prior to June 15, 1976, and equipped with the necessary service connections and made so as to be readily movable as a unit or units on their own running gear and designed to be used as a dwelling unit or units with or without a permanent foundation.

"Mobile home park" means any privately-owned place where two or more mobile homes used for human occupancy are parked within 500 feet of each other on a lot, tract or parcel of land under the same ownership.

“Mobile home space” means a plot of land within a mobile home park designated for the accommodation of a mobile home.

“Model home office” means a structure built as a house that will, at some point, be used as a single-family dwelling residence, but is temporarily being used as a sales office for homes and/or properties. The model home office shall be converted to a residence with appropriate garage facilities prior to all homes in the subdivision receiving certificate of occupancy or expiration of a temporary use permit (whichever is sooner).

“Modular building” means any building or building component other than a manufactured home or mobile home that is of closed construction and either entirely or substantially prefabricated or assembled at a place other than the building site (Idaho Code section 39-4301).

“Planned Unit Development” (PUD) means a development or portion thereof containing non-standard building arrangements and which may contain a mixture of land uses. PUD areas often have special approval processes, approval/design criteria and code exemptions or special requirements that facilitate their non “cookie-cutter”, that is, organic design(s).

“Prefabricated home” means either a mobile, modular, or manufactured home whose components are largely constructed off site and then assembled on a property.

“Recreational vehicle park” means a plot of land upon which two or more recreational vehicle sites are located, established or maintained for occupancy by recreational vehicles of the general public as temporary living quarters for recreation or vacation purposes. This term shall not include or denote areas set aside as RV storage yards in subdivision and/or PUD developments wherein RVs may be kept/stored as a benefit (whether paid for on a rental basis by property owners in that subdivision or not) to property owners living or having property located in and a part of that particular subdivision and/or a PUD.

“Recreational (hobby) vehicle/trailer” means a vehicular unit primarily designated as temporary living quarters or used for recreational purposes including general recreation, fishing, camping, or travel which either has its own power or is mounted on or drawn by another vehicle. Examples of such vehicles include, but are not limited to, the following: travel trailers, camping trailers, truck campers, motor homes, fifth wheels, RVs, etc. Other recreational vehicle types for purposes of this definition shall include, but not be limited to: boats and boat trailers, transport trailers (e.g., used to haul motorcycles, jet skis, snowmobiles, four-wheelers), and other vehicles including, but not limited to: sandrails, mudder trucks, race cars, etc. Recreational vehicles are not allowed to be [considered as] dwelling units by this title (see “unauthorized dwelling units”.

“Reside” means to dwell permanently or continuously; to occupy a place as one's legal domicile; this means that a resident shall, on a regular basis, eat, sleep, and otherwise live on a property (in an approved dwelling unit type). Evidence of residency for the purposes of this Code include, but are not limited to: voter registration, receiving mail, application for

homeowner's exemption, Polk Directory listings, utility bills and vehicle registrations with the address of the domicile.

“Rooming house or boarding house” means a building in which renters occupy single rooms and share kitchens, bathrooms, and common areas for long term stay (greater than six months). The location may be a converted single-family home under the dwelling unit, congregate (congregate residence) definition.

“Short term rental” (STR) means use of a dwelling for temporary sojourn or transient visit or stay for a period of less than 30 consecutive days by a renter.

“Temporary residence” means an approved mobile, modular or manufactured home but not any form of unauthorized dwelling unit as defined in this section.

“Transition home” means any group residence wherein two or more persons currently under the supervision of the State Board of Corrections or other agency or who are required to register pursuant to Utah code or whose tenancy would otherwise constitute a direct threat to the health or safety of other individuals or whose tenancy would result in substantial physical damage to the property of others. Also often colloquially termed as a "halfway house."

“Unauthorized dwelling units” means:

1. Vehicles including (but not limited to): camp trailers, cars, pickups, office, horse and utility trailers, buses, RVs, towed pop tents, camper shells, fifth wheels, boats, converted vans, box trucks, containers, dumpsters); and,

2. Other portable and temporary shelters including (but not limited to): tents (including yurts), lean-tos, and boxes; and,

3. Accessory structures including (but not limited to): carports, garages and storage sheds but excluding guesthouses and lawful caretaker units approved by the city.

“Yard” means an open space unobstructed from the ground to sky, on a property upon which a building is situated. A specific yard area (e.g., “front yard”) includes any required setback area therein (e.g., the front setback) but often extends beyond the same.

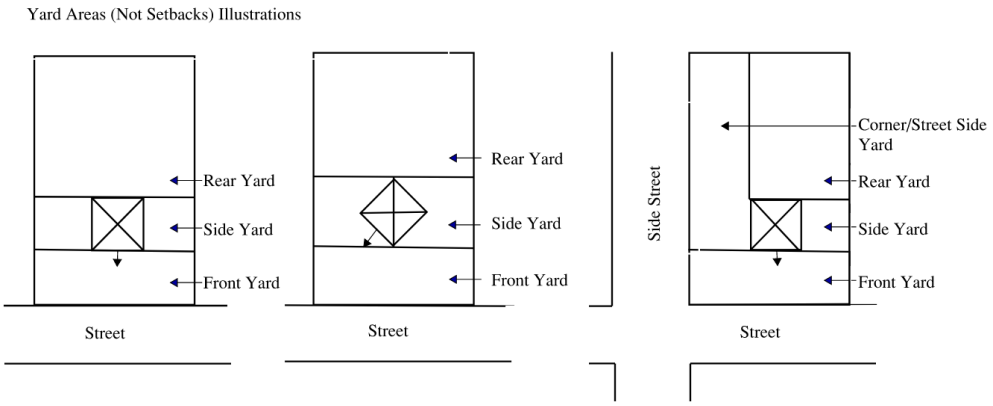
“Yard, front” (also “front yard”) means a space extending the full width of the lot between front property line and the primary structure's nearest façade or corner and measured from that intersection point to the property’s side lines (see illustrations). While a front yard may align with or overlay a front setback area, it is not considered to be the setback.

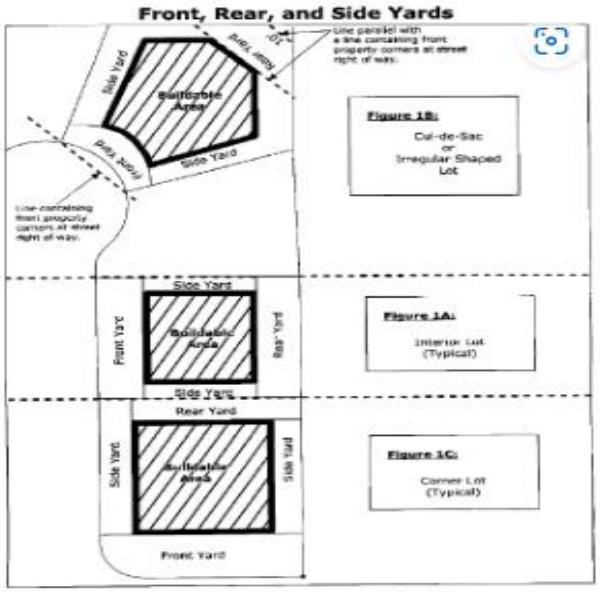
“Yard, side” (also “side yard”) means the area of the property not defined as front or rear or street (corner) yards (see illustrations). While a side yard may align with or overlay a front setback area, it is not considered to be the setback.

“Yard, street side” (also “rear yard”) means that in the case of through or corner lots or parcels, is/shall be that yard (required setback area) abutting a street but not designated to be the front yard (see illustrations). While a street side yard may align with or overlay a front setback area, it is not considered to be the setback.

“Yard, rear” means a space extending the full width of the lot between rear property line and the primary structure's nearest façade or corner and measured from that intersection point to the property’s side lines (see illustrations). While a rear yard may align with or overlay a front setback area, it is not considered to be the setback.

Yard Area Illustrations





Chapter 17.25
RESIDENTIAL ZONES

Sections:

17.25.010 What this chapter does.
17.25.020 Future land uses and residential zones.
17.25.030 Land use table.
17.25.040 Residential development standards.
17.25.050 Generally applicable provisions.
17.25.060 Projection into setbacks.

17.25.010 What this chapter does.

In order to further the purposes of LUDMA (Utah's Municipal Land Use, Development, and Management Act) and the city's general plan, the city is divided into various zones, including a number of residential zones. This chapter establishes the land use regulations for the residential zones in Eagle Mountain City, including permitted and conditional uses, minimum land use standards, historical zones' equivalencies to currently codified zones and other development provisions. In so doing, it also [Ord. O-24-2019 § 2 (Exh. A)].

17.25.030 Land use table.

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

P = Permitted (Permitted uses may still require approval through an application process as detailed in this chapter and other chapters)

C = Conditional (Due to their unique characteristics or negative effects that may not be compatible without conditions to mitigate or eliminate the detrimental impacts. Must comply with Chapter 17.95 EMMC)

S = Special (Special uses are permitted as long as they comply with the standards listed in Chapter 17.75 EMMC that are specific to that type of use)

Blank or unlisted use = Prohibited

~~Land Use Table~~

~~Residential Land Uses~~

~~Land Use~~	~~RA1~~	~~RA2~~	~~RD1~~	~~RD2~~	~~FR~~	~~R1~~	~~R2~~	~~R3~~	~~RC~~	~~MF1~~	~~MF2~~
~~Home Businesses in Compliance with Ch. 17.65 EMMC~~	~~P~~	~~P~~	~~P~~	~~P~~	~~P~~	~~P~~	~~P~~	~~P~~	~~P~~	~~P~~	~~P~~
~~Dwelling (Single-Family)~~	~~P~~	~~P~~	~~P~~	~~P~~	~~P~~	~~P~~	~~P~~	~~P~~	~~P~~	~~-~~	~~-~~
~~Dwelling (Multifamily)~~	~~-~~	~~-~~	~~-~~	~~-~~	~~-~~	~~-~~	~~-~~	~~-~~	~~-~~	~~P ≤ 6 units/building~~	~~P ≤ 12 units/building~~
~~Assisted Living Facility~~	~~S~~	~~S~~	~~S~~	~~-~~	~~-~~	~~-~~	~~-~~	~~-~~	~~-~~	~~S~~	~~S~~
~~Public Parks, Trails, and Recreation~~	~~P~~	~~P~~	~~P~~	~~P~~	~~P~~	~~P~~	~~P~~	~~P~~	~~P~~	~~P~~	~~P~~
~~Public and Private Utility Structures or Facilities~~	~~S~~	~~S~~	~~S~~	~~S~~	~~S~~	~~S~~	~~S~~	~~S~~	~~S~~	~~S~~	~~S~~
~~Public Building or Facilities (City Owned)~~	~~P~~	~~P~~	~~P~~	~~P~~	~~P~~	~~P~~	~~P~~	~~P~~	~~P~~	~~P~~	~~P~~
~~Religious or Cultural Meeting Halls~~	~~P~~	~~P~~	~~P~~	~~P~~	~~P~~	~~P~~	~~P~~	~~P~~	~~P~~	~~P~~	~~P~~
~~Public/Charter School~~	~~S~~	~~S~~	~~S~~	~~S~~	~~S~~	~~S~~	~~S~~	~~S~~	~~S~~	~~S~~	~~S~~
~~Private School~~	~~S~~	~~S~~	~~S~~	~~-~~	~~-~~	~~-~~	~~-~~	~~-~~	~~-~~	~~-~~	~~-~~
~~Radio, Microwave, or Other Transmission Towers~~	~~S~~	~~S~~	~~S~~	~~S~~	~~S~~	~~S~~	~~S~~	~~S~~	~~S~~	~~S~~	~~S~~
~~Detached Accessory Dwelling Unit in Compliance with Ch. 17.70 EMMC~~	~~P~~	~~P~~	~~P~~	~~P~~	~~P~~	~~P~~	~~P~~	~~P ≥ 8,000 sq ft lot~~	~~P ≥ 8,000 sq ft lot~~	~~-~~	~~-~~
~~Accessory Dwelling Unit within the Primary Residence in Compliance with Ch. 17.70 EMMC~~	~~P~~	~~P~~	~~P~~	~~P~~	~~P~~	~~P~~	~~P~~	~~P~~	~~P~~	~~-~~	~~-~~
~~Residential Facility for Persons with a Disability (Up to 4 Unrelated Adults) in Compliance with Ch. 17.75 EMMC~~	~~S~~	~~S~~	~~S~~	~~S~~	~~S~~	~~S~~	~~S~~	~~S~~	~~S~~	~~S~~	~~S~~
~~Plant and Tree Nursery/Garden Center~~	~~S~~	~~S~~	~~S~~	~~-~~	~~-~~	~~-~~	~~-~~	~~-~~	~~-~~	~~-~~	~~-~~
~~Chickens~~	~~P~~	~~P~~	~~P~~	~~P~~	~~P~~	~~P~~	~~P~~	~~P~~	~~-~~	~~-~~	~~-~~
~~Livestock/Farm Animals (See EMMC 6.10.080)~~	~~P~~	~~P~~	~~P~~	~~P~~	~~-~~	~~-~~	~~-~~	~~-~~	~~-~~	~~-~~	~~-~~

~~Land Use Table~~
~~Residential Land Uses~~

~~Land Use~~	~~RA1~~	~~RA2~~	~~RD1~~	~~RD2~~	~~FR~~	~~R1~~	~~R2~~	~~R3~~	~~RC~~	~~MF1~~	~~MF2~~
~~Riding Arena (Commercial)~~	~~C~~	~~C~~	-	-	-	-	-	-	-	-	-
~~Stables (Commercial)~~	~~C~~	~~C~~	-	-	-	-	-	-	-	-	-
~~Equestrian Center~~	~~C~~	~~C~~	-	-	-	-	-	-	-	-	-
~~Animal Care Service~~	~~S~~	~~S~~	~~S~~	-	-	-	-	-	-	-	-
~~Temporary Sales Trailer~~	~~P~~	~~P~~	~~P~~	~~P~~	~~P~~	~~P~~	~~P~~	~~P~~	~~P~~	~~P~~	~~P~~
~~Model Home Sales Office~~	~~P~~	~~P~~	~~P~~	~~P~~	~~P~~	~~P~~	~~P~~	~~P~~	~~P~~	~~P~~	~~P~~

~~[Ord. O-04-2023 § 2 (Exh. A); Ord. O-41-2021 § 1 (Exh. A); Ord. O-15-2021 § 2 (Exh. A); Ord. O-24-2019 § 2 (Exh. A)].~~

Land Use Table
Residential and Related Land Uses

Land Use	RA1	RA2	RD1	RD2	FR	R1	R2	R3	RC	MF1	MF2
Accessory Uses:											
Accessory Dwelling Unit, Attached -- within the Primary Residence in Compliance with Ch. 17.70 EMMC	P	P	P	P	P	P	P	P	P		
Accessory Dwelling Unit, Detached -- in Compliance with Ch. 17.70 EMMC	P	P	P	P	P	P	P	P ≥ 8,000 sq ft lot	P ≥ 8,000 sq ft lot		
Home Businesses in Compliance with Ch. 17.65 EMMC	P	P	P	P	P	P	P	P	P	P	P
Living Space Type Uses:											
Assisted Living Facility/Rest Home	S	S	S							S	S
Bed & Breakfast											
Dwelling, Combined with a [Non-Home Occupation] Business/Tenant											

Land Use Table
Residential and Related Land Uses

Land Use	RA1	RA2	RD1	RD2	FR	R1	R2	R3	RC	MF1	MF2
Dwelling, Cluster/Patio							P	P		P	P
Dwelling, Condo										P ≤ 6 units/building	P ≤ 12 units/building
Dwelling, Day Shelter											
Dwelling (Single-Family [Includes Group Residence for Persons with a Disability (Up to 4 Unrelated Adults) in Compliance with EMMC 17.75)	P	P	P	P	P	P	P	P	P		
Dwelling (Multifamily)	-	-	-	-	-	-	-	-	-	P ≤ 6 units/building	P ≤ 12 units/building
Dwelling, Tiny House											
Dwelling, Unauthorized (Unit[s])	P	P	P	P	P	P	P	P	P	P	P
Half-way (Transition) House											
Homeless Shelter											
Homeless Shelter, Emergency											
Mobile Home Park											
Planned Unit Development, Residential											
Recreational Vehicle Park											
Retirement Home	S	S	S							S	S
Rooming/Boarding House										P	P
Temporary Residence											

Land Use Table
Residential and Related Land Uses

Land Use	RA1	RA2	RD1	RD2	FR	R1	R2	R3	RC	MF1	MF2
Non-Living Space Type Uses:											
Model Home Sales Office	P	P	P	P	P	P	P	P	P	P	P
Plant and Tree Nursery/Garden Center	S	S	S								
Public Parks, Trails, and Recreation	P	P	P	P	P	P	P	P	P	P	P
Public and Private Utility Structures or Facilities	S	S	S	S	S	S	S	S	S	S	S
Public Building or Facilities (City Owned)	P	P	P	P	P	P	P	P	P	P	P
Religious or Cultural Meeting Halls	S	S	S	S	S	S	S	S	S	S	S
Public/Charter School	S	S	S	S	S	S	S	S	S	S	S
Private School	S	S	S								
Radio, Microwave, or Other Transmission Towers	S	S	S	S	S	S	S	S	S	S	S
Temporary Sales Trailer	P	P	P	P	P	P	P	P	P	P	P
Animal Uses/Facilities:											
Animal Care Service	S	S	S								
Chickens	P	P	P	P	P	P	P	P			
Equestrian Center	S	S									
Livestock (See EMMC 6.10.080)	P	P	P	P							
Riding Arena (Commercial)	S	S									
Stables (Commercial)	S	S									

	EAGLE MOUNTAIN CITY **PLANNING COMMISSION MEETING** **MAY 14, 2024**
TITLE:	ACTION/PUBLIC HEARING - Retaining Walls New Code Amendment
ITEM TYPE:	Development Code Amendment
APPLICANT:	City- initiated

ACTION ITEM:
Yes

PUBLIC HEARING:
Yes

PREPARED BY:
Robert Hobbs, Planning

BACKGROUND:
Many months ago, Staff perceived, in contemplating possible future build-out issues, the need for the City to address (given its topography) the topic of retaining walls. Code drafting effort was accelerated to draft reasonable code language when it was shared by Neighborhood Improvement that a non-City approved retaining wall system (basically stacked rock) was apparently failing in place around the periphery of a residential subdivision -- to the chagrin of affected property owners.

Following Planning Commission review of draft code language respecting retaining walls that incorporated some planning commissioner comments and suggestions, Staff is returning the draft amendment to the Planning Commission for review and formal action.

ITEMS FOR CONSIDERATION:
Policy direction, codified by ordinance, respecting the use and construction of retaining walls in City limits. Are the attached draft regulations appropriate, reasonable, enforceable and comprehensive enough to address the majority of situations where retaining walls are, or will be, proposed and/or built within the City?

The draft language has been simplified to identify but one type of wall, has been aligned with current Utah building code interpretation and application, and has been adjusted to meet past Planning Commission review comments respecting the proposed amendment(s).

REQUIRED FINDINGS:
Ordinances pertaining to development Code amendments, and processing of the same, may be found in EMMC 17.05.120 & USC

10-9a-501.

RECOMMENDATION:

Recommend approval to City Council (with any desired revisions)...

ATTACHMENTS:

Retaining Walls Draft Code Amendment

17.61.03 Definitions.

"Retaining wall(s) means any of a type of structure emplaced to either hold back (i.e., retain) earth left exposed by the making of a [cross] cut across a sloped surface like a hill, or, those designed to hold back artificially backfilled earth and create a "shelf-like" embankment feature.

Chapter 17.61
RETAINING WALLS

Sections:

17.61.010 What this chapter does.
17.61.020 General purpose.
17.61.030 Retaining Wall Construction Standards.

17.61.010 What this chapter does.

This chapter promotes the health, safety, and general welfare of the public through the appropriate use of retaining walls used to mitigate slope impacts or reshape their contour(s).

17.61.020 Purpose.

Properly placed retaining walls can help lessen the impact of slope erosion and provide landscape areas. Often, they are used to convert sloped ground into usable shelves or tiers suitable for construction and/or yard space. This chapter provides certain reasonable controls affecting their use and emplacement.

17.61.30 Retaining Wall Construction Standards.

A. Appearance/Materials: Retaining walls' colors and materials shall harmonize with the surrounding natural landscape. Use of rock (e.g., boulders with diameters greater than 1'), masonry, decorative concrete, stone manufactured concrete units (modular block walls) is allowed. CMU or stacked concrete blocks, railroad ties and large timbers or free stacked tiers of loose materials are not allowed for purposes of establishing a formal retaining wall. Stacked boulders or similar walls under 4' tall shall use filter fabric to restrain loose sediment particulates from penetrating the wall.

B. Maximum height: Retaining walls shall not exceed 6' in height from finished grade to top of wall. Height may be stepped horizontally to accommodate natural topography. Assessments (e.g., to verify wall height compliance) shall be measured from finished grade to top of wall and at 10' increments along a wall starting at an end or corner of a wall.

C. Multiple retaining wall tiers: When more than one retaining wall is constructed on a property, a terrace must be created between the top of the lower retaining wall and the base of the upper retaining wall. The terrace separating the two retaining walls must have a minimum horizontal distance equal to 1.5 times the average height of the two adjacent retaining walls. The surface slope of terrace shall not exceed a 5:1 slope gradient (or 20%).

D. IBC compliance, General: All retaining walls shall comply with the city's adopted international building code, except that when any provision of this section conflicts with any provision set forth in the international building code, the more restrictive provision shall apply.

1. Specially, walls over 4' tall (finished grade of the open, non-load bearing/restraining side to the top of the wall) [shall] require a building permit and relevant structural engineering, part of which shall include:

a. The proposed means and methodology for wall drainage; and,
b. Evidence of the ability of the wall to withstand soil bearing pressure.

E. Prohibited location(s): No retaining wall or retaining wall system shall be constructed on a property line, or within a recorded easement(s), drainage wash easement area. Further, a minimum of 1' shall be kept between the nearest edge of a footing or base and the closest adjoining property line thereto and a minimum of 3' from a retaining wall face and the closest adjoining property line.

17.60.120 General fencing provisions.

N. Retaining Walls. ~~As stated in EMMC 17.25.050(G), retaining walls~~ shall comply with standards in EMMC ~~Chapters~~ 15.80, 17.25.050.G., and ~~17.62~~ 17.61 ~~EMMC~~. ~~Retaining walls that are over four feet in height shall also obtain a building permit to include provision of structural engineering calculations, etc., as may be required by the city's building division. All retaining walls shall comply with hillside site development standards found in Chapter 15.80 EMMC.~~

	EAGLE MOUNTAIN CITY **PLANNING COMMISSION MEETING** **MAY 14, 2024**
TITLE:	ACTION ITEM/PUBLIC HEARING - Historic Zones
ITEM TYPE:	Development Code Amendment
APPLICANT:	City-Initiated

ACTION ITEM:
Yes

PUBLIC HEARING:
Yes

PREPARED BY:
Robert Hobbs, Planning

BACKGROUND:
Regular zoning administration, including answering questions regarding property zoning and associated rules (e.g., those governing use of land, setbacks, heights, architecture, unit density, etc.) revealed the need to either temporarily re-codify old zones verbatim or re-codify them with equivalencies established between their controls and currently adopted land use zones.

The attached draft takes the second track and seeks to assist the City in sharing and enforcing its development rules in a consistent and supported manner while awaiting rezoning of some properties in the community to facilitate conformance with 2024 codes.

ITEMS FOR CONSIDERATION:
Language and formatting of the attached draft, including consideration of policy questions affecting the draft ordinance such as the desirability of establishing equivalencies between old land use zones no longer on the books and currently adopted ones.

REQUIRED FINDINGS:
Ordinances pertaining to development Code amendments, and processing of the same, may be found in EMMC 17.05.120 & UCA 10-9a-501.

RECOMMENDATION:
Recommend approval to City Council (with any desired revisions)...

ATTACHMENTS:

Historic Zones Final PC Version.May 2024

Chapter 17.30
HISTORIC ZONES

Sections:

17.30.010 Historic residential development standards.
17.30.020 Historic commercial development standards.

17.30.010 Historic residential development standards.

A. Historic Zones: Eagle Mountain City's unique zoning district history and configurations included various land use zones -- including several historical residential districts. Those zoning districts were once a part of either Eagle Mountain Municipal Code or adopted Master Development Plans and Agreements but are no longer codified. Properties once regulated by their standards shall be governed instead by current zoning regulations as stated hereafter. This section does not change existing zoning in areas already approved by the city. Landowners may apply to rezone property as outlined in Chapter 17.90 EMMC.

B. Residential Zone equivalencies and controls.

1. Prior Zone: "Residential Tier 1"

a. Allowable density in the case of master planned communities shall be as prescribed in the master development plan and agreement associated with those communities even if expired.

b. Allowable density for all other properties: Shall be equivalent to the RD2 Zone.

c. Minimum dimensional standards. Shall be equivalent to the RD2 zone as denoted in Table 17.25.040.

d. Uses shall be as allowed in Table 17.25.030 for the RD2 zone.

e. Development standards as outlined for the RD2 zone in the residential development standards table in 17.25.040 EMMC. Exception: Primary structure setbacks shown on a plat recorded prior to <effective date of ordinance> shall apply to the lots within the plat, rather than the primary structure setbacks included in 17.25.040 EMMC.

f. All other generally applicable development standards in EMMC shall apply to this zone.

g. This zone shall be treated as the RD2 zone when applying standards in EMMC 17.60.160 EMMC Zone Transitions, or 16.30.090 Connectivity Standards, etc.

2. Prior Zone: "Residential Tier II"

a. Allowable density in the case of master planned communities shall be as prescribed in the master development plan and agreement associated with those communities even if expired.

b. Allowable density for all other properties: Shall be equivalent to the R3 zone.

c. Minimum dimensional standards. Shall be equivalent to the R3 zone as denoted in Table 17.25.040.

d. Uses shall be as allowed in Table 17.25.030 for the R3 zone.

e. Development standards as outlined for the R3 zone in the residential development standards table in 17.25.040 EMMC. Exception: Primary structure setbacks shown on a plat recorded prior to <effective date of ordinance> shall apply to the lots within the plat, rather than the primary structure setbacks included in 17.25.040 EMMC.

f. All other generally applicable development standards in EMMC shall apply to this zone.

g. This zone shall be treated as either the R1, R2, R3 or RC zones when applying standards found in EMMC 17.60.160 EMMC Zone Transitions, or 16.30.090 Connectivity Standards, etc.

3. Prior Zone: "Residential Tier III"

a. Allowable density in the case of master planned communities shall be as prescribed in the master development plan and agreement associated with those communities even if expired.

b. Allowable density for all other properties: Shall be equivalent to the MF1 Zone.

c. Minimum dimensional standards. Shall be equivalent to the MF1 zone as denoted in Table 17.25.040.

d. Uses shall be as allowed in Table 17.25.030 for the MF 1 zone.

e. Development standards as outlined for the MF1 zone in the residential development standards table in 17.25.040 EMMC. Exception: Primary structure

setbacks shown on a plat recorded prior to <effective date of ordinance> shall apply to the lots within the plat, rather than the primary structure setbacks included in 17.25.040 EMMC.

f. All other generally applicable development standards in EMMC shall apply to this zone.

g. This zone shall be treated as the MF1 zone depending on the average lot size and general lot sizes within the development and when applying standards in EMMC 17.60.160 EMMC Zone Transitions, or 16.30.090 Connectivity Standards, etc.

4. Prior Zone: "Residential Tier IV"

a. Allowable density in the case of master planned communities shall be as prescribed in the master development plan and agreement associated with those communities even if expired.

b. Allowable density for all other properties: Shall be equivalent to the MF2 Zone.

c. Minimum dimensional standards. Shall be equivalent to the MF2 zone as denoted in Table 17.25.040.

d. Uses shall be as allowed in Table 17.25.030 for the MF2 zone.

e. Development standards as outlined for the MF2 zone in the residential development standards table in 17.25.040 EMMC. Exception: Primary structure setbacks shown on a plat recorded prior to <effective date of ordinance> shall apply to the lots within the plat, rather than the primary structure setbacks included in 17.25.040 EMMC.

f. All other generally applicable development standards in EMMC shall apply to this zone.

g. This zone shall be treated as the MF2 zone when applying standards in EMMC 17.60.160 EMMC Zone Transitions, or 16.30.090 Connectivity Standards, etc.

5. Prior Zones "Town Core Residential (TCR)", "Village Core (VC)" and "Country Residential"

Properties once zoned either Town Core Residential or Village Core Residential or Country Residential shall be regulated as per the that zone's regulations found within Ordinance 98-05 adopted March 30, 1998, excepting for current residential property development standards (e.g., property sizes, setbacks, heights, accessory structure controls, etc.) in EMMC Table 17.25.040 and use allowances as stated in EMMC Table 17.25.030. Applicable development standards and allowable uses shall be determined [as] by the Planning Director, appealable to

the Planning Commission and City Council. Consideration shall be given to comparable zone standards when determining equivalencies.

6. Prior Zones – Other: Additional residential land uses zones identified and created in varying development agreements (e.g., "Townhome", "FlexUse Tier – III-IV", "Residential 5k, 6k, 8k, 10k Average", "Low Density", "Medium Density", "Residential", "Mixed Residential", "Single-Family Residential", etc.) shall be administered/treated as per that Development Agreement's language. If a development standard is not stated for a given zone in an agreement, then the Planning Director reserves the right to require and apply standards from other current, and comparable, city zones, appealable to the Planning Commission and City Council. Consideration shall be given to comparable zone standards when determining equivalencies.

C. Historic Community Listing(s). Planned communities (with zones or plans pre-dating <effective date of ordinance> within Eagle Mountain City that have not had their master plans completely amended (and/or associated development agreements completely amended and re-stated, e.g., "Pole Canyon" conversion into "Firefly") as of <effective date of ordinance> comprise at least the following developments:

Table. Master Development Areas and Assigned Zoning Summary (including overlays).

Community	Established	Base Zone(s)	Min. DA Res. Standard(s)	Overlay Zone(s)	Expiration
Arrival at North Ranch	10/15/23	Residential	½ ac. lot size	Equine	In Perpetuity
Ault Farms (Parkway Fields)	12/07/21	FR, R1, R2, R3, RC, MF1	Per Approved Plan	n/a	12/07/28 or at full build-out (unless extended)
Brandon Park Estates	04/24/17	Residential	Tier II; 8,000 sq. ft.	n/a	In Perpetuity
Clearview Estates/ Ranches	04/25/13	Residential	Tier I; ½ ac. lot size	Equine	In Perpetuity
Eagle Heights Village (re-stated)	10/11/22	Per Approved Plan	Per Approved Plan	n/a	06/18/29
Eagle Mountain Properties	10/07/1997	Per Approved Plan	Per Approved Plan	n/a	Expired 10/07/2017
Evans Ranch	10/16/13	Per Approved Plan (Residential Zone Tier	Per Approved Plan	n/a	In Perpetuity

		system density equivalency)			
Harmony	09/27/18	Residential	Per Approved Plan	Single & Multi	In Perpetuity
Lower Hidden Valley (Amended 2022)	06/23/11	Residential	Per Approved Plan (Residential Zone Tier system density equivalency)	Per Approved Plan	In Perpetuity
Oak Hollow	09/02/16	Residential/Commercial	Tier II	n/a	In Perpetuity
Oquirrh Mountain Ranch (Amended & Re-Stated)	03/28/22	RC, OS-I, OS-N	Per Planning Area Table 3.1	n/a	03-28-28
Overland SITLA/Ivory	07/03/18	Per Approved Plan	Per Approved Plan	n/a	In Perpetuity with 10-yr Reviews Beginning Jan.-Feb. 28
Sage Park	10/27/2020	Business Park	Per Approved Plan	n/a	10/27/2040
Sage Valley	07/06/99	Per Approved Plan	Per Approved Plan	n/a	In Perpetuity
Scenic Mountain	09/10/09	Residential	Per Planning Area Table 2.1	n/a	In Perpetuity
Silver Lake (formerly Evans Ranch)	05/06/03	Town Core Residential (single and multi)	Per Paragraph 4 & Approved Plan	n/a	In Perpetuity
SITLA Pony Express	10/07/03	Town Core Residential, Village	Per Approved Plan &	n/a	In Perpetuity

		Core Residential and Satellite Commercial	Vesting Section III		
Spring Run	10/18/16	Per Approved Plan	Per Approved Plan	n/a	12/31/30
Sunset Flats	01/16/18	Residential	Tier I & II	n/a	01/16/28 → 01/16/31
The Ranches	05/06/1999	Per Approved Plan	Per Approved Plan	TDRs Allowable	03/10/18 or Until Build-Out
Upper Hidden Valley	03/25/16	Residential	Per Approved Plan	Certain Comm. And Mixed-Uses Allowed by CUP(s)/TDRs Allowable	In Perpetuity
Valley View	10/19/04	Valley View	Per Approved Plan (Low and Medium Density Areas)	n/a	In Perpetuity

Note: Meadow Ranch and North Ranch were part of the Ranches Plan/Agreement

D. Perseverance of master development plans and master development agreements: Any zoning adopted in a master development plan or master development agreement shall survive the expiration of either or both and shall remain in full force and effect after expiration.

17.30.020 Historic commercial development standards.

A. Historic Zones: Eagle Mountain City's unique zoning district history and configurations included various land use zones -- including historical commercial districts, the "Commercial" Zone being the most prevalent. Those commercial districts were once a part of either Eagle Mountain Municipal Code or adopted Master Development Plans and Agreements but were removed at one time from code. Before being ultimately removed, some of those zones took the place of other prior districts and provided certain equivalencies by way of land use controls and regulations. Properties within those "old zones" shall, effective <date of ord. adoption> be governed instead by [current] zoning regulations stated hereafter.

Disclaimers: The regulations that follow primarily deal with regulation of uses and do not provide all zoning controls (e.g., minimum. required building architectural features, floor area ratios, setbacks, parking, landscaping, and signage controls, etc.) as those standards do not carry forward with a zone no longer codified. This section does not change existing zoning in areas already approved by the city. Landowners may apply to rezone property as outlined in Chapter 17.90 EMMC.

B. Prior zone: "Commercial". The commercial zone absorbed a number of historic commercial type zones upon its creation and codification and, therefore, is separately addressed in this section.

C. Equivalency: In the event the city receives a request to rezone a property from "Commercial" into a currently codified zone, either the Commercial Neighborhood or Commercial Community Zones may be considered as the preferred and roughly equivalent districts for the purpose of determining the propriety of the rezone request.

D. Commercial Zone - Land Use Control Table.

The following table identifies various land uses that are permitted, conditional, special, and prohibited uses in the Commercial Zone. Uses that are not listed in this table are prohibited.

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

Land Use Table
Commercial Uses

Land Use	Commercial Zone
Automobile gas/service stations;	C
Automobile sales and/or service;	C
Auto and truck repair, including auto body;	C
Bank or credit union w/o drive-thru	P
Bank or credit union w/ drive-thru	C
Child day care center/preschool;	P
Commercial fitness and recreation;	P
Commercial laundries;	C
Contract construction services establishments	C
Convenience store;	C
Laundry and dry-cleaning establishments	C
Meeting/reception rooms	C
Mixed-use residential development	C
Motels and hotels;	C
Offices: medical, dental or professional offices, corporate offices or corporate campuses	P
Office/business parks with no industrial or warehouse space	P
Personal services	C
Pet store	C
Printing, lithography and publishing establishments	C
Radio, television, watch, jewelry, cell phone and shoe repair establishments	P
Restaurants w/o drive-thru	P
Restaurants w/ drive-thru	C
Retail: department stores, furniture outlets, warehouse stores, auto parts, lumber, hardware and home improvement	P
Retail, general	C
Sexually oriented business	
Shopping centers (including grocery stores and/or general retail in multi-tenant buildings)	P
Utility structures: Public and/or private	P

E. Property area requirement(s).

No minimum lot size requirement for developments in this district. Conformance to all City parking, landscaping, utilities, site plan and other land development regulations that may govern all or a portion of each project is required.

F. Required minimum setbacks.

1. Front: Maximum setback of 20 feet. The city council, in consideration of a prior recommendation by the planning commission, may increase this if, in its judgment, the increase complies with the following: 1. Does not interfere with the use, enjoyment, and character of adjacent properties; 2. The success of the business necessitates an increased setback, proven by data or research; 3. Additional setback is not solely to provide space for parking between the building and the street; 4. Topography or natural features make it impossible or impracticable to place the building within the setback. Maximum setback does not apply to anchor buildings if pad sites are provided which comply with this standard.

2. Sides: 50 feet where adjacent to a residential or agricultural zone. Lots adjoining within the commercial zone require no side lot setbacks.

3. Rear: 20 feet for all uses except where a rear yard is located adjacent to a residential or agricultural zone. In those cases, the rear yard shall be increased to 50 feet. In the event that the rear of a building faces an arterial or collector street, there shall be a setback of 50 feet. The city council, in consideration of a prior recommendation by the planning commission, may reduce this if in its judgment the reduction does not interfere with the use, enjoyment and character of adjacent properties.

4. Other General Requirements. In addition to the specific setback requirements noted above, no building shall be closer than 10 feet from any private road, driveway, or parking space. The intent of this requirement is to provide for building foundation landscaping and to provide protection to the building. Exceptions may be made for any part of the building that may contain an approved drive-up window. [Ord. O-02-2017 § 2 (Exh. A); Ord. O23-2005 § 3 (Exh. 1(1) § 7.7)].

G. Building height.

No building shall be over five stories. [Ord. O-23-2005 § 3 (Exh. 1(1) § 7.8)].

H. Commercial zone development standards.

Development within the Commercial Zone shall comply with all current City zoning and subdivision standards.

I. Uses within buildings. All uses in the commercial zone shall be conducted entirely within a fully enclosed building except those uses deemed by the planning commission and city council to be customarily and appropriately conducted outside. Such uses include service stations, gas

pumps, plant nurseries, home improvement material yards, automobile sales, etc. Outside storage of merchandise shall be accommodated entirely within an enclosed structure unless the planning commission and city council deem such storage to be customarily and appropriately conducted outside.

J. Previous non-single-family zones and equivalents.

Non-single-family (i.e., generally some form of commercial types) zoning districts contained in previous development codes are listed hereafter save for the afore-described "Commercial" Zone. Properties within those zones prior to the adoption of Ord. <this ord.> shall only be entitled to the permitted and conditional uses permissible under the land use ordinance in which the property was zoned. With the exception of land use entitlement, property zoned under previous development codes shall comply with all other regulations and standards contained in this chapter (as may be specified hereafter – including by reference to "equivalent" zones) so long as such conformance does not restrict density entitlements that are memorialized in a recorded master development agreement still in, and of, effect.

Historic, Non-Single-Family Zone(s) List (Excluding the "Commercial" Zone)

1. Airpark Zone (AP). Permitted uses within the airpark zone include(d) aviation services, aircraft sales and service (including corporate offices), restaurants, lodging, light manufacturing, warehousing, and residential, etc. This zone shall [now] be an overlay zone only with no residential uses allowed therein. The zone shall otherwise be regulated as per the Airpark Zone's regulations found within the city code prior to being repealed on June 02, 2020, by Ord. O-13-2020.

2. Business Park (BP). Permitted uses within the business park zone include(d) banks, business, and corporate offices not to exceed three stories in height. Conditional uses include(d) restaurants, retail services establishments, hotels, motels, bed and breakfast facilities, day care center, medical and health care offices, veterinary offices, electronics repair shop and residential group homes or any other uses that the planning commission may determine are similar and compatible with the foregoing. All other uses are/were expressly prohibited. This zone shall be administered in accordance with Business Park regulations contained in the "Sage Park Business Center and Residential Area Development Agreement" or "Spring Run" (as appropriate) when applying zoning standards.

3. Commercial Core (CC). Permitted uses within the commercial core zone include(d) retail sales, business offices, banks, restaurants, apartments or condominiums, and professional offices. Conditional uses include(d) retail service establishments, restaurants, theaters, hotels, motels, bed and breakfast facilities, retail goods establishments and places of worship. or any other uses that the planning commission may determine are similar and compatible with the foregoing. All other uses are/were expressly prohibited. As of May 08, 2024, the city does not contain any Commercial Core zoned land.

4. Country Residential (CR). Permitted uses within the country residential zone include(d) only single-family detached dwellings on individual building lots. Conditional uses within the zone include(d) multiple-family dwellings, commercial uses as identified in the town core residential not to exceed 10 percent, places of worship, bed and breakfast and public and private schools. The Country Residential Zone shall be regulated as per the Country Residential's regulations found within Ordinance 98-05 adopted March 30, 1998.

5. Downtown Commercial Core (DCC). Permitted uses within the downtown commercial core zone include(d) retail trades, services, mixed allowed uses, professional offices, eating and drinking establishments, entertainment, hotels, apartments and condominiums, banks, theaters, and galleries/studios. Other compatible uses approvable as conditional uses. All other uses are/were expressly prohibited. Structures within the DCC zone shall be a minimum of two stories in height. As of May 08, 2024, the city does not contain any Downtown Commercial Core zoned land.

6. Manufacturing and Industrial (M&I) Zone (also Industrial and Manufacturing). Permitted uses within the manufacturing and industrial zone include(d) warehousing and construction trades or services, large warehouse-style retailing operations, manufacturing facilities and other uses requiring large buildings or structures that would otherwise not be permitted within the commercial core or satellite commercial areas. Conditional uses include(d) or any other uses that the planning commission may determine are similar and compatible with the foregoing. All other uses are/were expressly prohibited. This zone shall be treated as the Industrial Zone(s) when applying standards found in titles 16 or 17 of the city's code.

7. Resort Commercial (RC). Permitted uses within the resort commercial zone include(d) hotels, restaurants, tourism, residential and condominium uses, golf courses and associated facilities, and transient uses. Development agreements or code standards [shall] govern use(s), design, density, and open space. As of May 08, 2024, the city does not contain any Resort Commercial zoned land.

8. Resort Mixed Use (RMU). Permitted uses within the resort mixed use include(d) golf courses. Conditional uses include(d): hotels, motels, bed and breakfast facilities, restaurants, condominiums, retail goods establishments, group homes, dwellings, office uses, banks, places of worship, public and private schools, or any other uses that the planning commission may determine are similar and compatible with the foregoing. All other uses are/were expressly prohibited. As of May 08, 2024, the city does not contain any Resort Mixed Use zoned land.

9. Satellite Commercial (SC). Permitted uses within the satellite commercial zone include(d) supermarkets, gas stations and professional offices. Conditional uses include(d) automobile, truck, recreational vehicle and equipment sales or rentals, automotive repair and service stations, retail service establishments, restaurants, hotels, motels, bed and breakfast facilities, banks, theaters, art galleries and museums and retail goods establishments or any other uses that the planning commission may determine are similar and compatible with

the foregoing. All other uses are/were expressly prohibited. This zone shall be treated as the Community Commercial Zone when applying standards found in titles 16 or 17 of the city's code.

10. Town Core Residential (TCR). Permitted uses within the town core residential zone include(d) single-family dwellings, both attached and detached, and recreational facilities designed to service a group of residential structures. Conditional uses include(d) multiple-family dwellings, restaurants, office uses, day care centers, art galleries, museums, places of worship and public and private schools or any other uses that the planning commission determine are similar and compatible with the foregoing. All other uses are/were expressly prohibited. The Town Core Residential Zone shall otherwise be regulated as per the Town Core's regulations found within Ordinance 98-05 adopted March 30, 1998.

11. Village Core (VC) (Commercial). Permitted uses within the village core zone include(d) single-family dwellings (detached and attached). All uses that are included in the commercial core as allowed are allowed by conditional use permit in the village core zone. Conditional uses include(d) public and private schools. All other uses are/'were expressly prohibited. This zone shall be treated as the Commercial Community Zone when applying standards found in titles 16 and 17 of the city's code.

12. Commercial C-1 Zone: Permitted, conditional and prohibited uses and development standards are those uses and standards defined in the Residential Zone and Commercial Zone. Prohibited uses shall be those prohibited and defined in the Commercial Zone.

13. Commercial C-2 Zone: Permitted, conditional and prohibited uses and development standards are those uses and standards defined in the Residential Zone and Commercial Zone. Prohibited uses shall be those prohibited and defined in the Commercial Zone.

14. Townsquare Commercial C-3 Zone: Permitted uses and standards are those uses and standards defined in the Residential Zone and Commercial Zone. Conditional uses shall not be limited to any conditional or similar uses as defined and adopted as Ord. 0-02-2006. Prohibited uses shall be those uses prohibited and defined in the Commercial Zone.

	EAGLE MOUNTAIN CITY **PLANNING COMMISSION MEETING** **MAY 14, 2024**
TITLE:	DISCUSSION- Agriculture and Industrial Zones Code Amendments
ITEM TYPE:	Discussion
APPLICANT:	City-initiated

ACTION ITEM:
No

PUBLIC HEARING:
No

PREPARED BY:
Robert Hobbs, Planning

BACKGROUND:
As originally requested, Staff has removed or altered CUP options from the land use controls for the zones made a part of this draft language. With that, some re-formatting is proposed as well. The draft ordinance has been presented to the Commission before and comments incorporated into the current working draft.

ITEMS FOR CONSIDERATION:
n/a

REQUIRED FINDINGS:
n/a

RECOMMENDATION:
n/a

ATTACHMENTS:

Ind.Ag.Comm Storage Zones draft ord. changes

Chapter 17.20
AGRICULTURE ZONE

Sections:

17.20.010 What this chapter does.
17.20.020 ~~Purpose and objective.~~ Reserved
17.20.030 ~~Permitted uses~~ Land Use Table.
~~17.20.040 Permitted accessory uses and structures.~~ Reserved (see 17.20.030)
~~17.20.050 Conditional uses.~~ Reserved (see 17.20.030)
~~17.20.060 Prohibited uses.~~ Reserved (see 17.20.030)
17.20.070 Right to farm.
17.20.080 Lot size requirements.
17.20.090 Setbacks – Primary structures.
17.20.100 Setbacks – Accessory structures.
17.20.110 Driveways.
17.20.120 Lot frontage and width requirements.
17.20.130 Building height.
17.20.140 Minimum dwelling size.
17.20.150 Open space requirements.
17.20.160 Supplementary regulations.
17.20.170 Previous zoning district equivalents.

17.40.010 What this chapter does.

~~This chapter establishes the land use regulations for the agriculture zone in Eagle Mountain City, including permitted and conditional uses, minimum land use standards, and other agriculture-related provisions. [Ord. O-23-2005 § 3 (Exh. 1(1) § 4.1)].~~

In order to further the purposes of LUDMA (Utah's Municipal Land Use, Development, and Management Act) and the city's general plan, the city is divided into various zones, including an agriculture district. This chapter establishes the land use regulations for the agricultural zone in Eagle Mountain City, including permitted and special uses, minimum land use standards, and other development provisions.

~~17.40.020 Purpose.~~ Reserved

~~The purpose of the industrial zone is to provide for industrial opportunities which are reasonably separated from residential development and other incompatible land uses. [Ord. O-23-2005 § 3 (Exh. 1(1) § 8.2)].~~

17.20.030 Land use table.

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

P = Permitted (Permitted uses may still require approval through an application process as detailed in this chapter and other chapters)

S = Special (Special uses are permitted as long as they comply with the standards listed in Chapter 17.75 EMMC that are specific to that type of use)

Blank = Prohibited

~~17.20.030 Permitted uses.~~

~~The following land uses shall be permitted uses in the agriculture zone. Any use not specifically permitted in this chapter shall be prohibited.~~

~~A. Single-family detached dwellings.~~

~~B. Agricultural uses such as row crops, livestock boarding, grazing and associated cultivating and herding activities; provided, that such grazing and associated activities are not part of, nor conducted in conjunction with, any livestock feed yard, livestock sales yard, or any other confined feeding facilities or animal by-product business.~~

~~C. Public and private utility structures or facilities.~~

~~D. Public parks.~~

~~E. Religious or cultural meeting hall. [Ord. O-04-2023 § 2 (Exh. A); Ord. O-11-2017 § 2 (Exh. A); Ord. O-23-2005 § 3 (Exh. 1(1) § 4.3)].~~

~~17.20.040 Permitted accessory uses and structures.~~ Reserved (see 17.20.030)

~~Accessory uses and structures are permitted in the agriculture zone; provided, that they are incidental to, and do not substantially alter the character of, the permitted principal uses or structures. Such permitted accessory uses include, but are not limited to, the following:~~

~~A. Accessory buildings such as barns, garages, greenhouses, gardening sheds, recreation rooms, and similar structures that are customarily used in conjunction with the primary uses in this district.~~

~~B. Windmills, silos, tank houses, buildings or shelters for farm equipment and machinery, water wells, water reservoirs and storage tanks.~~

~~C. Stands for the purpose of displaying and selling agricultural or farming products that are grown or produced on the premises on which the stand is located. Such stand shall not exceed 300 square feet in size and shall be limited to one stand per parcel of property.~~

~~D. Structures required for the housing, nurture, confinement or storage of animals, crops or products that are lawfully permitted or produced on the property. [Ord. O-23-2005 § 3 (Exh. 1(1) § 4.4)].~~

~~17.20.050 Conditional uses.~~ Reserved (see 17.20.030)

~~The following conditional uses and such uses as the planning director and planning commission may recommend as similar and consistent with the scale, character and impact of the area will be considered:~~

~~A. Limited processing of agricultural products.~~

~~B. Radio, microwave or other transmission towers.~~

~~C. Home businesses (as allowed by this title).~~

~~D. Accessory dwelling units (ADUs) in accordance with the standards contained in this title.~~

~~E. Commercial hunting areas as a temporary land use with no long-term vesting.~~

~~F. Stables.~~

~~G. Commercial riding arena.~~

~~H. Equestrian center.~~

~~I. Equine assisted therapy center. [Ord. O-04-2023 § 2 (Exh. A); Ord. O-41-2021 § 1 (Exh. A); Ord. O-09-2019 § 2 (Exh. A); Ord. O-21-2017 § 2 (Exh. A); Ord. O-23-2005 § 3 (Exh. 1(1) § 4.5)].~~

~~17.20.060 Prohibited uses.~~ Reserved (see 17.20.030)

~~The following are prohibited uses and such uses as the planning director and planning commission determine to be similar or consistent with the prohibited use:~~

~~A. Large-scale packaging or processing operations.~~

~~B. The raising or keeping of fur-bearing animals, or the operation of commercial stockyards, or feed yards, slaughterhouses, rendering facilities, or concentrated animal production operations such as hog or poultry farms (except as allowed as pre-existing nonconforming uses).~~

~~C. On-site sale of agricultural products in excess of what is allowed by this chapter.~~

~~D. Multifamily dwellings.~~

~~E. Sexually oriented businesses. [Ord. O-23-2005 § 3 (Exh. 1(1) § 4.6)].~~

Land Use Table
Agriculture Land Uses

Land Use	AG

Accessory Uses:

Accessory Buildings (e.g., barns, garages, greenhouses, gardening sheds, recreation rooms, and similar structures, etc.)	P
Accessory Dwelling Unit, Attached or Detached – in compliance with Chp. 17.70 EMMC	P
Home Business	P

Living Space Type Units:

Dwelling, Single-Family	P
Dwelling, Multi-Family	

Agricultural Type Uses:

Commercial Feed Yard	
Commercial Hunting Areas as Temporary Use	
Commercial Riding Arena	P
Commercial Stockyard	P
Limited Processing of Agricultural Products	S
Equestrian Center	S
Equine Therapy Center	S
Hog or Poultry Farm	
Large-scale Meat Packaging or Processing Operations	
Nursey/Plant & Garden Center (min. 1 -acre property and including outside display)	P
On-Site Sale of AG Products -- save as allowed stands	P
Raising, care and keeping of fur-bearing animals (e.g., mink farm)	
Rendering Plant	
Slaughterhouse	
Stables	S

Stands for the purpose of displaying and selling agricultural or farming products that are grown or produced on the premises on which the stand is located	P
Structures required for the housing, nurture, confinement or storage of animals, crops or products that are lawfully permitted or produced on the property	P
Windmills, silos, tank houses, buildings or shelters for farm equipment and machinery, water wells, water reservoirs and storage tanks.	P

Non-Agricultural Types Uses:

Animal Care Service (i.e., large and small including veterinary)	P
Public Park	P
Radio, Microwave or Transmission Tower	S
Religious or Cultural Meeting Hall	P
Sexually Oriented Business	
Utility, Public or Private	P

Chapter 17.38
COMMERCIAL STORAGE ZONE

Sections:

17.38.010 What this chapter does.

17.38.020 ~~Purpose.~~ Reserved.
17.38.030 ~~Permitted uses.~~ Land Use Table.
17.38.035 ~~Special uses.~~ Reserved (see 17.38.030)
17.38.040 ~~Conditional uses.~~ Reserved (see 17.38.030)
17.38.050 ~~Prohibited uses.~~ Reserved (see 17.38.030)
17.38.060 Area requirements.
17.38.070 Setback requirements.
17.38.080 Building height.
17.38.090 Commercial storage zone development standards.

17.38.010 What this chapter does.

~~This chapter contains land use provisions for the development of commercial storage land uses in areas that are zoned to accommodate such uses. Development entitlements are set forth and processes for approval are also specified. [Ord. O-02-2011 § 2 (Exh. A)].~~

In order to further the purposes of LUDMA (Utah's Municipal Land Use, Development, and Management Act) and the city's general plan, the city is divided into various zones, including a commercial storage district. This chapter establishes the land use regulations for the development of commercial storage land uses, including permitted and special uses, minimum land use standards, and other development provisions within that zone.

17.38.020 ~~Purpose.~~ ~~The purpose of the commercial storage zone is to provide for nonretail commercial sites for storage of vehicle, equipment, and inventory, and associated offices. [Ord. O-02-2011 § 2 (Exh. A)].~~ Reserved.

17.38.030 Land use table.

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

P = Permitted (Permitted uses may still require approval through an application process as detailed in this chapter and other chapters)

S = Special (Special uses are permitted as long as they comply with the standards listed in Chapter 17.75 EMMC that are specific to that type of use)

Blank = Prohibited

~~17.38.030 Permitted uses.~~

~~The following land uses shall be permitted uses in the commercial storage zone. Any use not specifically permitted in this chapter shall be prohibited.~~

~~A. Public and private utility structures or facilities;~~

~~B. Public and private utility equipment and inventory storage, fenced or enclosed;~~

~~C. Fully enclosed commercial storage of equipment and inventory. [Ord. O-11-2017 § 2 (Exh. A); Ord. O-02-2011 § 2 (Exh. A)].~~

~~17.38.035 Special uses.~~

~~The following land uses shall be permitted special uses in the commercial storage zone. Any special use not specifically permitted in this chapter shall be prohibited.~~

~~A. Caretaker dwelling in conjunction with self-storage or mini-storage units and in compliance with EMMC 17.75.046. [Ord. O-35-2023 § 2 (Exh. A)].~~

~~17.38.040 Conditional uses.~~

~~The following conditional uses and such uses as the planning director and planning commission may recommend as similar and consistent with the scale, character and impact of the area will be considered:~~

~~A. Fenced or unfenced outdoor storage of commercial equipment and inventory;~~

~~B. Outdoor storage/parking of recreational vehicles, trailers, boats, and similar vehicles;~~

~~C. Self-storage or mini-storage units;~~

~~D. Caretaker Dwelling that complies with the following:~~

> ~~1. A single caretaker dwelling shall be incidental and accessory to the primary use of the property;~~
>
> ~~2. Shall not be larger than 1,200 square feet;~~
>
> ~~3. Be located within or attached to the principal structure utilizing complimentary and code compliant architectural materials;~~
>
> ~~4. Have a minimum of two parking stalls in a garage or carport dedicated to the caretaker dwelling;~~
>
> ~~5. One caretaker dwelling is allowed per principal use;~~
>
> ~~6. Occupied or rented only by a single employee or subcontractor (with or without family members) of the legal entity which owns the principal use being cared for. The caretaker shall~~

be employed at least fifty percent of the time as an employee or subcontractor of the legal entity which occupies main building on the subject property; and

7. Any person occupying shall submit evidence of compliance with this Section upon request of the City.

E. Small office uses associated with storage;

F. Moving and storage facilities and businesses. [Ord. O-21-2018 § 2 (Exh. A); Ord. O-02-2011 § 2 (Exh. A)].

17.38.050 Prohibited uses.

The following are prohibited uses and such uses as the planning director and planning commission determine to be similar or consistent with the prohibited use:

A. Sexually oriented businesses.

B. Manufacturing. [Ord. O-02-2011 § 2 (Exh. A)].

Land Use Table
Commercial Storage Land Uses

Land Use	AG

Accessory Uses:

Caretaker, Accessory Dwelling (see 17.38.090.F)	P

Office, Associated with Storage Facility	S

Storage Type Uses:

Outdoor Storage of Commercial Equipment and Inventory	S
Outdoor Storage of Recreational Vehicles and Trailers	S
Moving Business	P
Self-Service/Mini-Storage Facility	P

Non-Storage Types Uses:

Manufacturing	P
Sexually Oriented Business	
Utility, Public or Private	P

17.38.090 Commercial storage zone development standards.

...

E. ~~A maximum of six~~ M~~m~~oving vehicles (e.g., vans, semi-trailers, etc.) may be displayed outside of a building or in front of a six-foot privacy fence or wall. All vehicles must be parked upon an improved parking area within designated parking stalls. Additional rental vehicles may be placed inside a structure or behind a minimum of a six-foot privacy fence or wall.

1. Vehicles located outside of a structure and in front of a wall or fence shall be located in a manner so as to not obstruct drive aisles, doors, or pedestrian pathways. [Ord. O-21-2018 § 2 (Exh. A); Ord. O-02-2011 § 2 (Exh. A)].

F. Caretaker Dwelling that complies with the following:

1. A single caretaker dwelling shall be incidental and accessory to a self-service/mini-storage type use of a property;

2. Shall not be larger than 1,200 square feet;

3. Be located within or attached to the principal structure utilizing complimentary and code compliant architectural materials;

4. Have a minimum of two parking stalls in a garage or carport dedicated to the caretaker dwelling;

5. One caretaker dwelling is allowed per principal use on a given property;

6. Occupied or rented only by a single employee or subcontractor (with or without family members) of the legal entity which owns the principal use being cared for. The caretaker shall be employed at least fifty percent of the time as an employee or subcontractor of the legal entity which occupies main building on the subject property; and

7. Any person occupying shall submit evidence of compliance with this Section upon request of the city.

~~Chapter 17.40~~
~~INDUSTRIAL ZONE~~

~~Sections:~~

~~17.40.010 What this chapter does.~~
~~17.40.020 Purpose.~~
~~17.40.030 Permitted uses.~~
~~17.40.040 Conditional uses.~~
~~17.40.050 Prohibited uses.~~
~~17.40.060 Area requirements.~~
~~17.40.070 Setback requirements.~~
~~17.40.080 Building height.~~

~~17.40.090 – Development standards.~~
~~17.40.100 – Previous zoning district equivalents.~~

~~17.40.010 What this chapter does.~~

~~This chapter contains land use provisions for the development of industrial land uses in areas that are zoned to accommodate such uses. Development entitlements are set forth and processes for approval are also specified. [Ord. O-23-2005 § 3 (Exh. 1(1) § 8.1)].~~

~~17.40.020 Purpose.~~

~~The purpose of the industrial zone is to provide for industrial opportunities which are reasonably separated from residential development and other incompatible land uses. [Ord. O-23-2005 § 3 (Exh. 1(1) § 8.2)].~~

~~17.40.030 Permitted uses.~~

~~The following land uses shall be permitted uses in the industrial zone. Any use not specifically permitted in this chapter shall be prohibited.~~

~~A. Industrial parks and warehouses;~~

~~B. Office buildings including medical, dental or professional offices, corporate offices or corporate campuses;~~

~~C. Research and development uses, including medical or electronic assembly and manufacturing;~~

~~D. Public and private utility structures or facilities;~~

~~E. Public parks, plazas, or squares. [Ord. O-11-2017 § 2 (Exh. A); Ord. O-23-2005 § 3 (Exh. 1(1) § 8.3)].~~

~~17.40.040 Conditional uses.~~

~~The following conditional uses and such uses as the planning director and planning commission may recommend as similar and consistent with the scale, character and impact of the area will be considered:~~

~~A. Automobile gas/service stations;~~

~~B. Automobile sales and/or service;~~

~~C. Auto and truck repair, including auto body;~~

~~D. Convenience store;~~

~~E. Motels and hotels;~~

~~F. Restaurants and banks (with drive-through service facilities);~~

~~G. Printing, lithography and publishing establishments;~~

~~H. Wholesale trade, warehousing, distribution and other operations characterized by the need for large truck and shipping establishments;~~

~~I. Laundry and dry cleaning establishments;~~

~~J. Contract construction services establishments;~~

~~K. Commercial and industrial laundries;~~

~~L. Self-storage or mini-storage units;~~

~~M. Light manufacturing of finished products or parts, including processing, fabrication, assembly, treatment, packaging, and incidental storage of such products. Such uses include, but are not limited to, food, beverages, apparel, textiles, pharmaceuticals, household appliances and plastics;~~

~~N. Recycling facilities;~~

~~O. Other businesses retailing goods and services or rendering personal services for a fee, except as otherwise regulated by the city's ordinances;~~

~~P. Other manufacturing businesses;~~

~~Q. Sexually oriented businesses;~~

~~R. Moving and storage facilities and businesses. [Ord. O-21-2018 § 2 (Exh. A); Ord. O-23-2005 § 3 (Exh. 1(1) § 8.4)].~~

~~17.40.050 Prohibited uses.~~

~~A. Any use(s) not specifically permitted in this chapter shall be prohibited. [Ord. O-11-2017 § 2 (Exh. A)].~~

~~17.40.060 Area requirements.~~

~~There is no minimum lot size requirement for developments in this district. However, all uses, lots or parcels in the industrial zone shall be of sufficient size to assure compliance with the city's parking, landscaping, utilities, site plan and other land development regulations that may govern all or a portion of each project. All developments in this district are required to submit a master site plan~~

~~that includes maps and descriptions of construction and uses (see Chapter 17.100 EMMC for more information on the site plan process). [Ord. O-11-2017 § 2 (Exh. A); Ord. O-23-2005 § 3 (Exh. 1(1) § 8.5). Formerly 17.40.050].~~

~~17.40.070 Setback requirements.~~

~~The following setback requirements are intended to describe the amount of space required between buildings and property lines. All buildings in this zone, including accessory buildings, are required to maintain a minimum distance from property lines as set forth below. Conditional uses may require greater setbacks so as to prevent a nuisance as determined by the city council.~~

~~A. Front: 25 feet. The city council, in consideration of a prior recommendation by the planning commission, may reduce this if in its judgment the reduction does not interfere with the use, enjoyment and character of adjacent properties.~~

~~B. Sides: 50 feet, where adjacent to a residential or agricultural zone. Lots adjoining within the industrial zone require no side lot setbacks.~~

~~C. Rear: 20 feet for all uses except where a rear yard is located adjacent to a residential or agricultural district. In those cases, the rear yard shall be increased to 100 feet. In the event that the rear of a building faces an arterial or collector street, there shall be a setback of 50 feet. The city council, in consideration of a prior recommendation by the planning commission, may reduce this if in its judgment the reduction does not interfere with the use, enjoyment and character of adjacent properties.~~

~~D. Other General Requirements. In addition to the specific setback requirements noted above, no building shall be closer than 10 feet from any private road, driveway or parking space. The intent of this requirement is to provide for building foundation landscaping and to provide protection to the building. Exceptions may be made for any part of the building that may contain an approved drive-up window. [Ord. O-11-2017 § 2 (Exh. A); Ord. O-23-2005 § 3 (Exh. 1(1) § 8.6). Formerly 17.40.060].~~

~~17.40.080 Building height.~~

~~No building in this zone shall be over five stories. [Ord. O-11-2017 § 2 (Exh. A); Ord. O-23-2005 § 3 (Exh. 1(1) § 8.7). Formerly 17.40.070].~~

~~17.40.090 Development standards.~~

~~The following development standards shall apply to the industrial zone:~~

~~A. Architectural Review. The planning commission shall review the site plan and building elevations. The planning commission shall confirm compliance with architectural design standards for buildings and structures to assure compliance with the general plan and with the city's generally applicable policies and regulations.~~

~~B. Landscaping. All landscaping shall be completed in accordance with the approved site plan and all city ordinances, and shall be installed prior to the issuance of a certificate of occupancy for the building. The city building official may approve exceptions as seasonal conditions warrant. It shall be the responsibility of the property owner to maintain all approved landscaping in accordance with the approved site plan and in compliance with the city's parking and landscaping requirements.~~

~~C. Uses within Buildings. All uses in the industrial zone shall be conducted entirely within a fully enclosed building except those uses deemed by the planning commission and city council to be customarily and appropriately conducted outside. Such uses include service stations, gas pumps, plant nurseries, home improvement material yards, automobile sales, etc. Outside storage of merchandise shall be accommodated entirely within an enclosed structure unless the planning commission and city council deem such storage to be customarily and appropriately conducted outside.~~

~~D. Trash Storage. No trash, used materials, wrecked or abandoned vehicles or equipment shall be stored in an open area. All such materials shall be kept within an opaque enclosure that is architecturally compatible with the main building. Garbage dumpsters shall be located out of sight and away from major roads.~~

~~E. Screening Requirements. A wall, fence and/or landscaping of acceptable design shall effectively screen the borders of any commercial or industrial lot, which abuts an agricultural or residential use. Such a wall, fence or landscaping shall be at least six feet in height, unless a wall or fence of a different height is required by the city council in consideration of a prior recommendation by the planning commission as part of a site plan review. Such wall, fence or landscaping shall be maintained in good condition with no advertising thereon, except as permitted by the city's signage regulations.~~

~~F. Moving and Storage Facilities Standards. A maximum of three moving vehicles may be displayed outside of a building or in front of a six-foot privacy fence or wall. All vehicles must be parked upon an improved parking area within designated parking stalls. Up to 10 additional rental vehicles may be placed inside a structure or behind a minimum of a six-foot privacy fence or wall.~~

~~Vehicles located outside of a structure and in front of a wall or fence shall be located in a manner so as to not obstruct drive aisles, doors, or pedestrian pathways. [Ord. O-21-2018 § 2 (Exh. A); Ord. O-11-2017 § 2 (Exh. A); Ord. O-23-2005 § 3 (Exh. 1(1) § 8.8). Formerly 17.40.080].~~

~~17.40.100 Previous zoning district equivalents.~~

~~The equivalent zoning districts contained in previous development codes include the business park (BP) and manufacturing and industrial (M&I) zones. Properties zoned prior to the adoption of the ordinance codified in this title shall only be entitled to the permitted and conditional uses permissible under the land use ordinance in which the property was zoned. With the exception of the land uses, property zoned under previous development codes shall comply with all other regulations and standards contained in this chapter so long as it does not restrict density entitlements that are~~

~~solidified in a master development agreement. Property zoned under the development code of Eagle Mountain City adopted on September 28, 1999, is entitled to the following land uses:~~

~~A. Business Park (BP). Permitted uses within the business park are banks, business and corporate offices not to exceed three stories in height. The following conditional uses and such uses as the planning commission may recommend as similar and consistent with the scale, impact and character of existing uses will be considered: restaurants, retail services establishments, hotels, motels, bed and breakfast facilities, day care center, medical and health care offices, veterinary offices, electronics repair shop and residential group homes. All other uses are expressly prohibited.~~

~~B. Manufacturing and Industrial (M&I) Zone. Warehousing and construction trades or services will be permitted uses in the manufacturing and industrial zone. This designation can also accommodate large warehouse-style retailing operations, manufacturing facilities and other uses requiring large buildings or structures that would otherwise not be permitted within the commercial core or satellite commercial areas. The following conditional uses and such uses as the planning commission may recommend as similar and consistent with existing uses will be considered: manufacturing and retail services establishments. All other uses are expressly prohibited. [Ord. O-11-2017 § 2 (Exh. A); Ord. O-23-2005 § 3 (Exh. 1(1) § 8.9). Formerly 17.40.090].~~

Chapter 17.40
INDUSTRIAL ZONE

Sections:

17.40.010 What this chapter does.
17.40.020 Reserved.
17.40.030 Land Use Table
17.40.040 Reserved (see 17.40.030)
17.40.050 Reserved (see 17.40.030)
17.40.060 Area requirements.
17.40.070 Setback requirements.
17.40.080 Maximum building height.
17.40.090 Development standards.
17.40.100 Previous zoning district equivalency.

17.40.010 What this chapter does.

In order to further the purposes of LUDMA (Utah's Municipal Land Use, Development, and Management Act) and the city's general plan, the city is divided into various zones, including an industrial district. This chapter establishes the land use regulations for the industrial zone in Eagle Mountain City, including permitted and special uses, minimum land use standards, and other development provisions.

17.40.020 Reserved.

17.40.030 Land use table.

The land use table in this section specifies the various land uses that are permitted, special, or conditionally permitted within the Industrial Zone. Uses that are not listed in the table are prohibited.

P = Permitted

S = Special (Special uses are permitted as long as they comply with standards listed in Chapter 17.75 EMMC that are specific to that type of use)...

Land Use Table: Industrial Land Uses

Land Use(s)	Land Use Controls
Mixed Industrial Type Use:	
Assembly (i.e., electronic or medical)	P
Automobile Sales/Service	S
Commercial Greenhouse	S
Contractor and/or Construction [including vehicles] Yards)	S
Data Center	P
Flex-space Structure or Park(s)	P
Gas/Service Station/Convenience or Fuel Center(s)	P
Heavy/Large Product Manufacturing	S
Industrial (including research) Park(s)	P
Light manufacturing of finished products or parts, including processing, fabrication, assembly, treatment, packaging, and incidental storage of such products. Such uses include, but are not limited to, food, beverages,	P

Land Use(s)	Land Use Controls
Mixed Industrial Type Use:	
apparel, textiles, pharmaceuticals, household appliances and plastics	
Medical Office(s)	P
Mixed-use Park(s) (i.e., office, light industrial, research, flex-space, etc.)	P
Moving Company Facilities and Storage Yard/Building(s)	S
Office Park(s)	P
Printing, lithography and publishing	P
Professional Office(s)	P
Restaurant	P
Sexually Oriented Business(es)	S
Vehicle Repair (including auto body)	S
Warehouse(s)	P
Wholesale trade, warehousing, distribution and other operations characterized by the need for large truck and shipping establishments	P

17.40.040 Area requirements.

No minimum property size required. Nevertheless, all uses, lots or parcels in the industrial zone shall be of sufficient size to assure compliance with the city's development regulations.

All developments in the district are required to submit a master site plan, pre-development, in accordance with provisions in EMC § 17.100 EMMC. [Ord. O-11-2017 § 2 (Exh. A); Ord. O-23-2005 § 3 (Exh. 1(1) § 8.5). Formerly 17.40.050].

17.40.050 Setback requirements.

Developments on properties within the Industrial Zone shall comply with the setback requirements as set forth hereafter. In the case of uses requiring a special or conditional use permit, the planning commission may require greater setbacks than code minimums in order to mitigate potential compatibility conflicts between uses.

Yard Area	Minimum Setback Required	Note(s)
Front	25’	The city council, in consideration of a prior recommendation by the planning commission, may reduce this if in its judgment the reduction does not interfere with the use, enjoyment and character of adjacent properties.
Sides	50’	Lots adjoining within the industrial zone require no side lot setbacks.
Rear	20’/50’*	*In the event that the rear of a building faces an arterial or collector street, there shall be a setback of 50 feet. The city council, in consideration of a prior recommendation by the planning commission, may reduce this if in its judgment the reduction does not interfere with the use, enjoyment and character of adjacent properties.

Other General Requirements. In addition to setback requirements in 17.40.050, no building shall be closer than 10 feet to any private road, driveway or parking space. The intent of this requirement is to provide for building foundation landscaping and to provide protection to the building. Exceptions may be made for any part of the building that may contain an approved drive-up window. [Ord. O-11-2017 § 2 (Exh. A); Ord. O-23-2005 § 3 (Exh. 1(1) § 8.6). Formerly 17.40.060].

17.40.060 Maximum building height.

No building in the Industrial Zone shall exceed five stories. [Ord. O-11-2017 § 2 (Exh. A); Ord. O-23-2005 § 3 (Exh. 1(1) § 8.7). Formerly 17.40.070]. Structures formerly within the BP Zone shall not exceed three stories.

17.40.070 Development standards.

The following development standards shall apply to the industrial zone:

A. Architectural Review. The planning commission shall review the site plan and building elevations to confirm compliance with any applicable Industrial Zone architectural design standards.

B. Landscaping. All landscaping shall be completed in accordance with the approved landscape plan and all city ordinances, and, shall be installed prior to the issuance of a certificate of occupancy for a/the building. The planning director may approve exceptions as seasonal conditions warrant. It shall be the responsibility of the property owner to maintain all approved landscaping in accordance with the approved site plan and in compliance with the city’s parking and landscaping requirements.

C. Uses within Buildings. All uses in the industrial zone shall be conducted entirely within a fully enclosed building except those uses deemed by the planning commission and city council to be customarily and appropriately conducted outside. Such uses include service stations, gas pumps, plant nurseries, home improvement material yards, automobile sales, etc. Outside storage of merchandise shall be accommodated entirely within an enclosed structure unless the planning commission and city council deem such storage to be customarily and appropriately conducted outside.

D. Trash Storage. No trash, used materials, wrecked or abandoned vehicles or equipment shall be stored in an open area. All such materials shall be kept within an opaque enclosure that is architecturally compatible with the main building. Garbage dumpsters shall be located out of sight and away from major roads within enclosures if they would otherwise be visible to/from public view.

E. Screening Requirement(s). A wall, fence and/or landscaping of acceptable design shall effectively screen the borders of any commercial or industrial lot which abuts an agricultural or residential use. Such a wall, fence or landscaping shall be at least six feet in height, unless a wall or fence of a different height is required by the city council in consideration of a prior recommendation by the planning commission as part of a site plan review. Such wall, fence or landscaping shall be maintained in good condition with no advertising thereon, except as permitted by the city's signage regulations.

F. Moving and Storage Facilities Standards. Commercial moving vehicles shall:

1. Be parked upon an improved parking area within designated parking stalls -- unless behind a screen wall or fence so as to not be visible from public view; and,

2. Be located behind the front setback.

Vehicles located outside of a structure and in front of a wall or fence shall be located in a manner so as to not obstruct drive aisles, doors, or pedestrian pathways.

G. Caretaker Dwelling that complies with the following:

1. A single caretaker dwelling shall be incidental and accessory to a self-service/mini-storage type use of a property;

2. Shall not be larger than 1,200 square feet;

3. Be located within or attached to the principal structure utilizing complimentary and code compliant architectural materials;

4. Have a minimum of two parking stalls in a garage or carport dedicated to the caretaker dwelling;

5. One caretaker dwelling is allowed per principal use on a given property;

6. Occupied or rented only by a single employee or subcontractor (with or without family members) of the legal entity which owns the principal use being cared for. The caretaker shall be employed at least fifty percent of the time as an employee or subcontractor of the legal entity which occupies main building on the subject property; and

7. Any person occupying shall submit evidence of compliance with this section upon request of the city.