



EAGLE MOUNTAIN PLANNING COMMISSION MEETING

May 12, 2020, 5:30 PM

Eagle Mountain City Council Chambers

1650 East Stagecoach Run, Eagle Mountain, Utah 84005

5:30 P.M. WORK SESSION - ELECTRONIC MEETING VIA LIFESIZE

Proposed Interim Adjustments to Procedures Relating to Public Meetings

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

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

Lifesize electronic meeting through Granicus at

<https://eaglemountaincity.com/city-recorder/city-meetings-portal/#meetingdocs>. Copy and paste the link to your web browser to view the live stream and meeting documents.

For information regarding revised practices for public meetings in Eagle Mountain City, click the link below.

[Revised Meeting Practices PC](#)

1. DISCUSSION ITEMS

- 1.A. [Development Code Amendments Including, but not Limited to Business Park Zones - Education/Medical, Light Manufacturing/Distribution, Office Professional](#)
Discussion item only; no action to be taken.
- 1.B. [General Plan Review](#)
Discussion item only; no action to be taken.
[Future Land Use & Transportation Map 2-20](#)

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.

6:30 P.M. POLICY SESSION - ELECTRONIC MEETING VIA LIFESIZE

2. PLEDGE OF ALLEGIANCE

3. DECLARATION OF CONFLICTS OF INTEREST

4. APPROVAL OF MEETING MINUTES

- 4.A. [April 28, 2020 Minutes](#)
Regular Planning Commission Meeting
[PC Minutes 04.28.2020 - DRAFT](#)

5. STATUS REPORT

6. ACTION AND ADVISORY ITEMS

- 6.A. [Auto Zone Site Plan & Recorded Plat Amendment - Public Hearing](#)
A proposed site plan for an Auto Zone store on Lot 7, and a recorded plat amendment for Porter's Crossing Town Center, splitting the existing Lot 7.
[04_20-064SP-C1.1 Site Plan - revised.pdf](#)
[Auto Zone Site Plan](#)
[Auto Zone Color Elevations](#)
[Auto Zone Floor Plan](#)
[Porter's Crossing Town Center Amended Plat - Proposed](#)
[Existing Porter's Crossing Town Center Plat](#)
- 6.B. [7-Eleven Convenience Store Site Plan - Public Hearing](#)
A proposed site plan for a 7-Eleven on the corner of Porter's Crossing and Pony Express Parkway in the Carson Crossing commercial development.
[7-Eleven Site Plan](#)
[7-Eleven Color Elevations](#)
[7-Eleven Monument Sign](#)
[7-Eleven Landscape Plan](#)
[Combined 7-Eleven and Dollar Tree Site Plan](#)
- 6.C. [Dollar Tree Site Plan - Public Hearing](#)
A proposed site plan for a Dollar Tree in the Carson Crossing commercial development.
[Dollar Tree Site Plan](#)
[Dollar Tree Color Elevations](#)
[Dollar Tree Monument Sign](#)
[Dollar Tree Landscape Plan](#)
[Combined 7-Eleven and Dollar Tree Site Plan](#)
- 6.D. [Arrival Master Development Plan Amendment & Preliminary Plat Amendment - Public Hearing](#)
A proposed amendment to the Arrival Master Development Plan and amendment to the Arrival

Phase B Preliminary Plat.
Proposed Amendment to Arrival Plans
Existing Phase B Preliminary Plat
Existing Arrival MDA (2nd Amendment)

- 6.E. Development Code Amendment Business Park Zone (EMMC 17.37) - Public Hearing
This proposal amends Chapter 17.37 Business Park Zone, splitting the Business Park Zone to three separate zones.
Chapter 17.37 Business Park Zones
Chapter 17.37 Business Park Zones

7. **DISCUSSION ITEMS**

8. **NEXT SCHEDULED MEETING**

9. **ADJOURNMENT**

CERTIFICATE OF POSTING

The undersigned, duly appointed City Recorder, does hereby certify that the above agenda notice was posted on this **8th day of May, 2020**, on the Eagle Mountain City bulletin boards, the Eagle Mountain City website www.emcity.org, posted to the Utah State public notice website <http://www.utah.gov/pmn/index.html>, and was emailed to at least one newspaper of general circulation within the jurisdiction of the public body.

Fionnuala B. Kofoed, MMC, City Recorder



To comply with social distancing practices, the following procedures have been implemented to limit the number of people in attendance at meetings, while still providing ample opportunity for public input and ensuring legal requirements are met.

1. Meeting Schedule.

- A. All meetings will be held as planned until further notice. Any changes to meeting schedules will be posted via social media and other normal channels of communication.
- B. An electronic Lifesize meeting will be livestreamed via Granicus at <https://eaglemountaincity.com/city-recorder/city-meetings-portal/#meetingdocs> to allow the public remote attendance to the Work Session and Policy Session.

2. Work Sessions – Limiting Physical Attendance.

- A. The Council Chambers will be open to administrative staff to participate in the Work Session meeting, from that location.
- B. The Planning Commission will participate electronically from remote locations to limit the number of people in the Council Chambers. City staff may also participate electronically.
- C. Agenda items will be evaluated to determine if a presentation is necessary.

3. Policy Meetings – Limiting Physical Attendance.

- A. Planning Commissioners will participate electronically from remote locations to limit the number of people in the Chambers. City Staff may also participate electronically.
- B. General public comment will not be taken during meetings. General comments may be submitted through the following electronic options, prior to the meeting:
 - i. Telephonic message: 801-789-6611,
 - ii. Written comments through the Public Comment Submission Format <https://emcity.seamlessdocs.com/f/3pp842tmesrx>, or
 - iii. Written comments through email: recorder@emcity.org
- C. Action Items.
 - i. Policy Session. The Planning Commission will act on the consent agenda and policy session items where public comment is not accepted (normal practice).
 - ii. Public Hearings. On items where a public hearing is required by law, residents will be encouraged to provide comments prior to the public hearing date. At the public hearing, the Commission will receive a summary presentation and discuss the issue. Comments received prior to the hearing will be added to the record before closing the hearing and taking final action. Members of the public that wish to make a public comment during the hearing may fill out a Public Comment Submission Form

at <https://emcity.seamlessdocs.com/f/3pp842tmesrx>, and submit the form prior to the meeting. Comments for public hearings may also be submitted through the following electronic options:

- a. Telephonic message: 801-789-6611;
- b. Written comments through email: recorder@emcity.org

A computer, with remote access to the electronic meeting, will be available in the foyer at City Hall to accommodate those that prefer to make comments, in person, rather than using the other electronic means, provided.

- iii. Questions. Staff will ensure any questions received through email, the website or by phone, are answered.



**EAGLE MOUNTAIN CITY
PLANNING COMMISSION MEETING
MAY 12, 2020**

TITLE:	General Plan Review
ITEM TYPE:	Discussion
APPLICANT:	City Staff

ACTION ITEM:

No

PUBLIC HEARING:

No

REQUIRED FINDINGS:

BACKGROUND:

The General Plan Document can be found at the following link for your review:

http://eaglemountaincity.com/wp-content/uploads/2019/02/EagleMountain_2018GeneralP.pdf

The Future Land Use & Transportation Corridors Map is attached.

ITEMS FOR CONSIDERATION:

RECOMMENDATION:

PREPARED BY:

Michael Hadley,
Planning

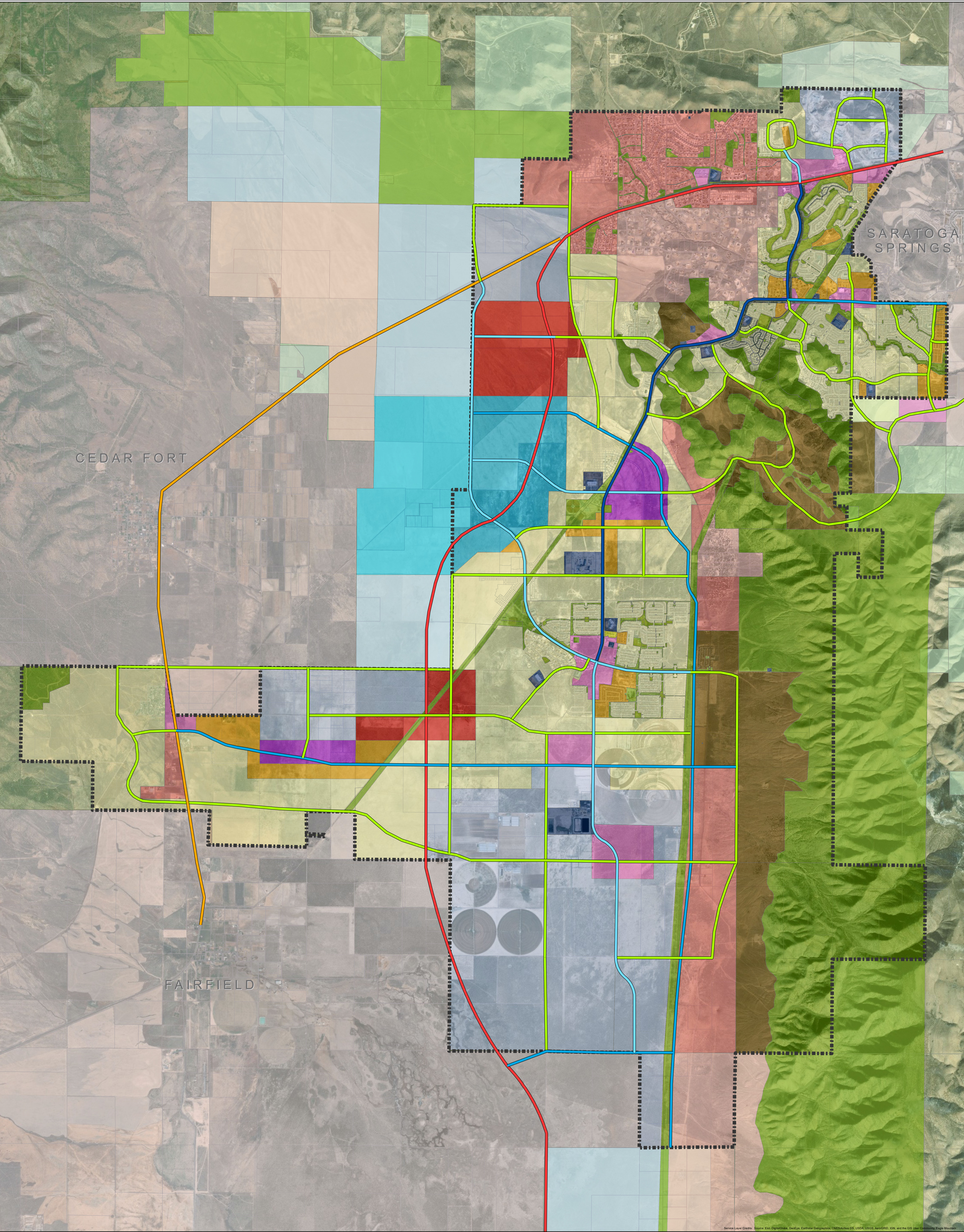
Attachments:

[Future Land Use & Transportation Map 2-20](#)

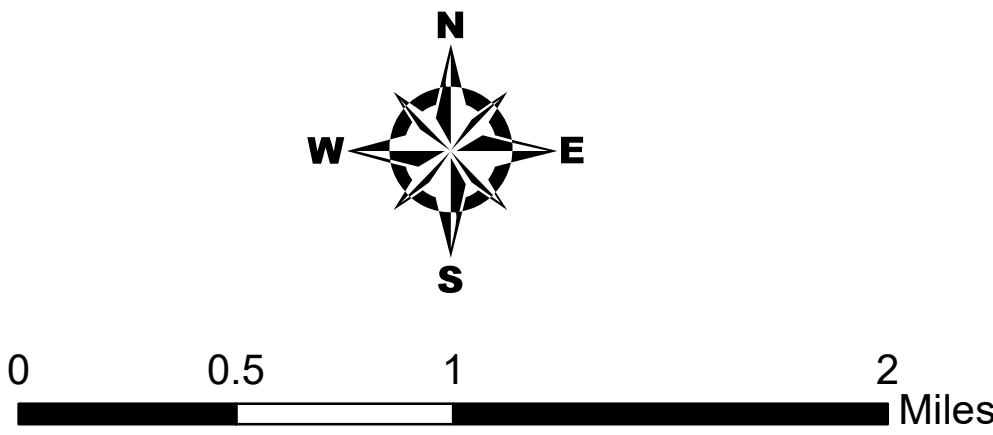
Future Land Use & Transportation

General Plan Map

January 2020



Land Use		Future Transportation	
	Foothill Residential		Freeway
	Rural Density One		Highway
	Rural Density Two		Parkway
	Neighborhood Residential One		Major Arterial
	Neighborhood Residential Two		Minor Arterial
	Neighborhood Residential Three		Collector
	Community Commercial		
	Town Center Mixed Use		
	Regional Commercial		
	Employment Center Campus		
	Business Park/Light Industry		
	Civic Uses and Schools		
	Parks and Open Space		



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

To all interested parties: Under the terms of a 1997 agreement between Eagle Mountain City and property owners Monte Vista Ranches and Eagle Mountain Properties, the undeveloped lands and allowed land uses within the Eagle Mountain Properties Master Development may be changed at any time at the direction of Monte Vista Ranches and Eagle Mountain Properties. Inquiries concerning the Eagle Mountain Properties Master Plan should be directed to Eagle Mountain Planning Office.



EAGLE MOUNTAIN Planning commission MEETING MINUTES

April 28, 2020, 5:30 p.m.
Eagle Mountain City Council Chambers
1650 East Stagecoach Run, Eagle Mountain, Utah 84005

5:30 P.M. Work Session – Electronic Meeting via Lifesize

COMMISSION MEMBERS PRESENT ELECTRONICALLY: Matthew Everett, Christopher Pengra, Erin Wells, Rich Wood, and Brett Wright.

CITY STAFF PRESENT ELECTRONICALLY: Steve Mumford, Community Development Director; Michael Hadley, Planning Manager; Jessa Porter, Planner; Fionnuala Kofoed, City Recorder; and Elizabeth Fewkes, Recording Secretary.

Commissioner Wood called the work session to order at 5:30 p.m.

1. Discussion Items

1.A. Development Code Amendments

The Planning Commission discussed Eagle Mountain Municipal Code Chapter 17.37 Business Park Zones and suggested amendments to the Light Manufacturing Distribution zone, Education Medical Campus zone, Office Professional zone, and Land Use table.

The work session was adjourned at 6:29 p.m.

6:30 P.M. Policy Session – Electronic Meeting via Lifesize

Commissioner Wood called the meeting to order at 6:30 p.m. He announced the meeting was being held remotely via Lifesize and thanked staff for facilitating the remote meeting.

2. Pledge of Allegiance

City Recorder Fionnuala Kofoed led the Pledge of Allegiance.

3. Declaration of Conflicts of Interest

None.

4. Approval of Meeting Minutes

4.A. April 14, 2020 Minutes

MOTION: *Commissioner Wells moved to approve the April 14, 2020 minutes. Commissioner Everett seconded the motion. Those voting aye: Matthew Everett, Brett Wright, Rich Wood, Christopher Pengra, and Erin Wells. The motion passed with a unanimous vote.*

5. Status Report

Community Development Director Steve Mumford stated the City Council approved an ordinance amending Municipal Code Section 15.80.050 Retaining Walls in PUEs; the preliminary plat and site plan for McDonald's, with a condition for the northeastern access to be designated as an exit only; and the Carson Corner West rezone application from Towne Core Residential to Commercial Community that had been tabled on September 4, 2018 to allow the applicant time for negotiations on land located in the Pony Express Parkway right-of-way. He said the applicant requested to move forward with the rezone application, although land negotiations with the City are not finalized.

Mr. Mumford explained the Council denied approval for the Available Storage amended site plan requesting to delay the construction of the office building from Phase 1 to Phase 2, due to the lack of a specific timeframe for the completion of Phase 2 and concerns regarding conducting the business remotely through a kiosk system. He said the applicant may return to the Planning Commission with another site plan amendment or continue with the original approval, as it is still in place.

6. Action Items – Public Hearings

6.A. Development Code Amendment – Airpark Zone (EMMC 17.45) – Public Hearing

Mr. Mumford presented the item and stated the item was included on the agenda at the Planning Commission's request to consider the removal of the Airpark Zone from the Eagle Mountain Municipal Code due to concerns expressed regarding permitted and conditional uses. The current zone allows for manufacturing, distribution, research and development, shopping centers, aircraft manufacturing, and other uses. The Airpark Zone was intended for the Jake Garn Airport, which has closed. There are no active applications for the Airpark Zone.

Commissioner Wood stated the Airpark Zone is one several zones in need of examination to determine if zone coding needs to be updated to be in accordance with the Eagle Mountain City General Plan.

Commissioner Wood opened the public hearing at 6:41 p.m. No comments were submitted to the City Recorder's Office phone line at 801.789.6611 or online via the City website at <https://eaglemountaincity.com/city-recorder/city-meetings-portal/#meetingdocs>, and no public was in attendance to make comment. As there were no comments, Commissioner Wood closed the hearing.

Commissioner Everett said when the Eagle Mountain Airpark rezone application was brought before the Commission last year, a significant number of residents attended the meeting to advocate for an Airpark Zone and the existence of the zone would be a benefit to local aviation hobbyists. He expressed reluctance to remove the Airpark Zone from the Code due to concerns the zone would not be readdressed at a future date, due to changes in the Planning Commission members, and stated his preference to amend the Code.

Commissioner Pengra stated the Code is ineffective and needs to be rewritten. He suggested, in order to best determine the location of an Airpark Zone designation within the General Plan and appropriate zone uses, to delay the resource expenditures required to rewrite the Airpark Zone until an active application is presented to the Commission. He said the previous Airpark Zone application was withdrawn due to insufficient investor interest and support, and the removal of the zone would not impact the previous applicant's vested rights.

Commissioner Wright concurred with Commissioner Everett's recollection of resident advocacy for an airpark-type facility within Eagle Mountain City. He said an airpark facility would be of benefit for residents; however, the Code, as written, and the location proposed are inappropriate for the City. He agreed with Commissioner Pengra's assessment and stated being in favor of removing the zone

Commissioner Wells said during discussions with Mr. Mumford prior to the meeting, she verified that although a future airpark use may be appropriate, Eagle Mountain City is unlikely to acquire a commercial airport as the Airpark Zone intended. Where the removal of the zone would not impact the vested rights of residents, she stated favor for the removal of the zone.

Commissioner Wood stated favor of City acquisition of a commercial airport and the associated uses in an appropriate land designation within the City. Due to the current lack of applications and investor interest in a commercial airport, he stated favor for the removal of the Airpark Zone and the future employment of consultants to assist with drafting an Airpark Zone, when requisite.

MOTION: *Commissioner Wright moved to recommend approval to the City Council of the amendment to Eagle Mountain Municipal Code removing Chapter 17.45 Airpark Zone. Commissioner Pengra seconded the motion. Those voting aye: Brett Wright, Rich Wood, Christopher Pengra, and Erin Wells. Those voting nay: Matthew Everett. The motion carried with a vote of 4:1.*

6.B. [Development Code Amendment – Commercial Zones \(EMMC 17.35\) – Public Hearing](#)

Mr. Mumford presented the item. The Commercial Community and Commercial Neighborhood Zones were recently approved by the Planning Commission and City Council, in place of the previous Commercial Zone. The proposed amendment to Municipal Code Chapter 17.35 creates the Commercial Regional Zone and associated permitted and special land uses and development standards. Mr. Mumford explained staff amendment suggestions for the front, rear, and side minimum setback requirements for the Commercial Regional Zone and verbiage alterations to Chapter 17.35.020 Commercial Zones. He suggested the removal of all prohibited land uses from

the land use table for clarity and the removal of the “with drive-through services” and “without drive-through services” special use specification from restaurant or bakery uses, due to language and standards within the Code addressing drive-through safety concerns.

Commissioner Wood opened the public hearing at 6:58 p.m. No comments were submitted to the City Recorder's Office phone line at 801.789.6611 or online via the City website at <https://eaglemountaincity.com/city-recorder/city-meetings-portal/#meetingdocs>, and no public was in attendance to make comment. As there were no comments, Commissioner Wood closed the hearing.

Commissioner Wright stated the caretaker/security guard dwelling unit use did not have a designated use within the Commercial Zone but had not been marked by staff for removal from Chapter 17.35. Discussion ensued regarding the appropriate land use designation for caretaker/security guard dwelling units, including potential live/work and mixed-use zoning requisites. The Commission and staff determined to research the use further before determining land use zone designations.

Commissioner Wells was excused at 7:02 p.m.

Mr. Mumford asked if the commission desired to include plasma and blood donation centers in the Commercial Zones Land Use table.

Discussion ensued regarding plasma and blood donation and dialysis centers and appropriate land use designations for the centers.

MOTION: *Commissioner Everett moved to recommend to the City Council approval of an amendment to Municipal Code Chapter 17.35 Commercial Zones as presented by staff adding the plasma and blood collection land use in the Commercial Regional Zone and the dialysis center land use in the Commercial Community Zone and the Commercial Regional Zone as permitted uses. Commissioner Wright seconded the motion. Those voting aye: Matthew Everett, Brett Wright, Rich Wood, and Christopher Pengra. The motion carried with a vote of 4:0.*

6.C. Development Code Amendment – Sign Regulations and Sign Permits (EMMC 17.80) – Public Hearing

Mr. Mumford presented the item and stated at the suggestion of the City Attorney, staff proposed the addition of a category for "official signs" to Municipal Code Chapter 17.80.120 Exempt Signs. The additional language clarifies that signs that are owned and operated by Eagle Mountain City and are used for informational or civic purposes, including advertising special events within the City, are exempt from the regulations in Chapter 17.80, and do not require a permit. Official signs may include electronic message centers, reader boards, or other replaceable copy signs. Any official sign that does not comply with the standards in Chapter 17.80 requires approval by the City Council.

Commissioner Pengra expressed concern regarding electronic sign adherence to the dark sky ordinance and suggested the addition of a requirement to dim or shut off electronic signs during the evening. Mr. Mumford concurred with Commissioner Pengra and stated he had discussed dark sky ordinance adherence concerns with staff and the electronic sign design consultants.

Commissioner Wells returned to the meeting at 7:16 p.m.

Commissioner Wood opened the public hearing at 7:19 p.m. No comments were submitted to the City Recorder's Office phone line at 801.789.6611 or online via the City website at <https://eaglemountaincity.com/city-recorder/city-meetings-portal/#meetingdocs>, and no public was in attendance to make comment. As there were no comments, Commissioner Wood closed the hearing.

Commissioner Pengra suggested an amendment prohibiting electronic sign usage from 11:00 p.m. to 6:00 a.m.

Commissioner Wright expressed concern regarding an electronic sign time limitation amendment due to the use of City electronic signs to communicate information in the event of an emergency.

Commissioner Wood suggested allowing the City Council to determine electronic sign restrictions.

Mr. Mumford cited Municipal Code dimming requirements per Chapter 17.80. He suggested a future sign code amendment to address dark sky ordinance concerns, if desired.

Commissioner Wells stated as she has managed electronic sign communications previously, her preference for a timing limitation instead of a dimming requirement.

Commissioner Everett suggested the inclusion of a definition and requirements for emergency communication exemptions. Commissioner Pengra stated his desire to allow flexibility within the Code to allow City staff to determine when an emergency communication exemption is warranted.

Discussion ensued regarding dark sky ordinance adherence concerns.

MOTION: *Commissioner Pengra moved to recommend approval to the City Council of an amendment EMMC 17.80 sign regulations and sign permits with the condition that electronic signs must be turned off between the hours of 11:00 p.m. and 6:00 a.m., except in the case of emergency communications. Commissioner Wells seconded the motion. Those voting aye: Matthew Everett, Brett Wright, Rich Wood, Christopher Pengra, and Erin Wells. The motion passed with a unanimous vote.*

Commissioner Wood recessed the meeting at 7:37 p.m. and reconvened the meeting at 7:46 p.m.

7. [Action Items](#)

7.A. Overland Village 2 Concept Plan

Mr. Mumford presented the item and explained that it is an action item. He stated the item was tabled at the previous Planning Commission meeting on April 14, 2020. Concerns expressed during the previous meeting included: the maximization of the allowable density, amendments to the plan submitted prior to the meeting with insufficient time for the Commission to review the changes, the lack of open space within the townhome development, the location of the park, and the transportation network.

Mr. Mumford explained that increases in lot sizes, reduction in units, minor changes to road and lot configurations, and minor changes to trail and park locations are not considered major changes and would not require an amendment to this village concept plan and may be proposed or made during the preliminary plat stage of the project.

Mr. Mumford explained the Overland Master Development Plan (MDP) designates Village 2 with a minimum unit count of 540 units/lots, a base of 675 units/lots, and a maximum count of 743 units/lots. The proposed Village 2 concept plan includes the 743-maximum number of units/lots and includes a mix of lot sizes and housing types. The lots range in size from the smallest, at about 5,200 square feet, to the largest, at about 11,200 square feet. An approximate percentage breakdown of the lot sizes is as follows: 33% Townhomes, 22% Cottage at 5,200 square feet, 15% Collection at 6,000 square feet, 4% Garden at 6,500 square feet, 14% Collection at 8,000 square feet, 10% Estate at 10,000 to 11,000 square feet, and 2% Homesteads at 11,000+ square feet. Mr. Mumford said the proposed village plan also includes a ten-acre elementary school site, already owned by the Alpine School District and density transfer options between villages.

Mr. Mumford stated items suggested for Commission consideration include:

- Parks: the MDA requires a medium park to be improved in Village 2. The plan contains a three-acre park and a couple of smaller parks. The City has planned a hilltop park adjacent to northeast corner of Village 2. The concept plan provides little open space for the townhome units and changes may be necessary to retain connectivity with the existing and planned City trail system.
- Cul-De-Sacs: Per connectivity Code, a cul-de-sac maximum length is 250 feet. The concept plan was modified to comply with this requirement.
- Roads: The north-south road in the middle of the development connects to the north, potentially bringing traffic from Oquirrh Mountain, Lone Tree, and future development through this project. For the safety of residents along this road and the benefit of the overall transportation system, staff recommends that this road be upgraded to a minor collector road and that no lots have direct driveway access onto this road. A City traffic study predicts the failure of other accesses to Pony Express Parkway will make the installation of Airport Road a necessity to provide access to Overland and other developments.
- Commercial Development: The southeast corner of Village 2, at the intersection of Pony Express Parkway and Airport Road, is an ideal location for commercial development. Staff recommends that the Village 2 plan include a minimum five-acre commercial area

at the southeast corner and the resulting reduction in density in that location. The MDP and MDA may require an amendment to permit additional commercial development.

Mr. Mumford verified with the City Attorney that the City may require traffic study updates and infrastructure improvements, which may necessitate City reimbursement agreements, to facilitate the demands of City growth.

Mr. Mumford stated the City Attorney and the City Engineer indicated the City may require the installation of additional asphalt to expand the width of the north-south central road in accordance with quality planning principles and as a benefit to the City by providing access to and preventing homes from fronting on a higher capacity road, as the residents are likely to use the road as a minor collector road regardless of road width.

Mr. Mumford explained road access preservation and alterations during the improvement of Pony Express Parkway to maximize turn lane distances in anticipation of future development in accordance with City standards and indicated preexisting accesses within the Overland project in need of improvement, where the City was unable to implement distance standards due to terms of previous agreements with developers and Alpine School District. He said access improvement, such as turn lane installation, traffic study updates, and road widening requirements may be addressed with conditions either during the concept plan or preliminary plat stage of the project.

Commissioner Wright verified road design and connectivity north of the Overland development. Mr. Mumford clarified staff recommendations and options for parks and open space improvements in Village 2.

Discussion ensued regarding concerns due to the lack of open space available for and the townhome units.

Applicant representative Bryon Prince with Ivory Development expressed willingness to install trail connectivity to the Oquirrh Mountain Ranch development trail system to the north of the Overland development. Mr. Prince stated the MDA does not increase open space requirements in conjunction with unit density and said Ivory Development removed parks from the original master plan for the villages due to a fee-in-lieu of \$1.7 million paid to the City for the development of Wride Memorial Park. He explained the northern location for the park within Village 2 was due to the elementary school open space and other parks in adjacent villages within the Overland development. He said he would consider options for the relocation of the park, if requested.

Mr. Prince expressed concern regarding the request to widen the north-south road to a minor collector road. He stated he did not believe the road was necessary due to connectivity within the villages, which does not direct traffic to a single road, and the proximity of other major roadways. He stated the installation of a minor collector road would bisect the village and increase the speed of traffic, resulting in pedestrian safety hazards and connectivity impediments.

Mr. Prince stated Ivory Development had not marketed or perused economic opportunities for commercial development in the area called out by staff. He stated a willingness to conduct a market analysis to gauge commercial use viability and optimize development timing. He stated the designated church site may be relocated depending upon ecclesiastical interest and requirements.

Commissioner Wood stated the likelihood of the north-south road being used as a minor collector, due to vehicular usage of similar roads within the City and said a collector road would increase connectivity between villages and increase commuter safety. He stated he understood it presented difficulty for the applicant and expressed a desire to work together. Commissioner Wood expressed support for commercial development within Village 2 and the resulting benefits to the City. He requested an increase of more centralized open space within the townhome units and throughout the development.

Mr. Prince stated he was willing to work with staff to widen a neighborhood local road to provide space for residents to safely back out of driveways onto the road. He said his concern is not losing lots, but livability within the community should he install a collector road. Mr. Prince stated Villages 5 and 8 have a combined ninety acres of designated commercial lots and Ivory Development intends to secure a grocery store anchor for the Overland Development. Ivory Development has declined partnerships with industrial business interests. He expressed the desire to employ patience and discretion in order to secure appropriate commercial development for the area.

Commissioner Wells inquired if a cul-de-sac in the northwest corner of Village 2 could be converted into a stub road. Mr. Prince expressed a willingness to consider the suggestion and said the topography of the area and road connectivity availability would determine the feasibility of the change.

Commissioner Wright suggested relocating the park to the western area of the village near the townhomes.

Commissioner Everett asked about the timeframe for the elementary school construction. Mr. Price said a representative from Alpine School District projected three to five years during the purchase negotiations a year ago, but an exact timeframe has yet to be determined.

Commissioner Everett expressed concern regarding the townhomes fronting on the same road as the elementary school due to traffic flow congestion and safety issues during school drop off and pick up times and stated this has created traffic issues in other areas in the City. Commissioner Wood concurred with Commissioner Everett's concerns and suggested an additional access for the townhomes that would not conflict with school traffic. Mr. Prince stated a secondary access could not be determined until site design renderings for the elementary school were available and expressed willingness to work with Alpine School District to address traffic flow and safety concerns. Commissioners Wood and Everett suggested determining traffic flow projections based upon current elementary schools within the City, due to the likelihood of the Alpine School District to construct an elementary school with a similar design. Mr. Prince expressed concern that the suggested addition of commercial uses in the southeast corner would augment traffic flow difficulties with the elementary school.

Discussion ensued regarding traffic flow concerns, access to Airport Road, and potential solutions.

Commissioner Pengra verified the concept plan has not changed since the previous meeting and reiterated frustrations and concerns expressed in the previous meeting regarding the presentation of a maximum density concept plan. He concurred with the concerns raised by the other Commissioners and stated detailed examinations of a maximum density concept plan the applicant did not intend to build was an exercise in futility.

Commissioner Everett expressed concern requiring the development of commercial property due to the proximity to the elementary school site and increased traffic concerns. Commissioner Pengra stated the inclusion of commercial development would be a request rather than a requirement and commercial uses would only be an option if included as a condition in the motion due to the terms of the MDA.

Commissioner Everett expressed concern regarding the difficulties the request for the creation of a maximum density concept plan caused for both the applicant and the Planning Commission. He stated frustration in the obstacles in the performance of their duties as Commission that resulted in a situation where the Planning Commission is sending a recommendation to the City Council for a concept plan with an excess of conditions, when it has been stated on public record that the plan, as presented, will not be built.

MOTION: *Commissioner Pengra moved to recommend to the City Council approval of the Overland Village 2 concept plan with the following conditions:*

- 1. The applicant shall improve access to the Alpine School District's future elementary school site off Pony Express Parkway by adding a deceleration/turn lane;*
- 2. The applicant shall work with the City Engineer to identify and agree upon an acceptable interval by which traffic study updates will be provided by the applicant to ensure appropriate development of Airport Road;*
- 3. The applicant shall work with City staff to determine the appropriate plan to maximize the public benefit of the three-acre park by identifying a way to adjoin the Overland Village 2 park with the Oquirrh Mountain Ranch park;*
- 4. The applicant shall work with City staff to connect trails between Overland Village 2 and Oquirrh Mountain Ranch;*
- 5. The applicant shall upgrade the north/south road through the center of the development to a minor collector road with a width of at least forty feet, and no driveways shall directly access the road unless density is drastically reduced in the development;*
- 6. The applicant shall add at least a five-acre site for commercial development at the intersection of Pony Express Parkway and Airport Road;*

7. *Additional trails shall be added to improve the connectivity throughout the Village, similar to the approved Master Trails Plan; and*
8. *Should the proposed ecclesiastical site be developed, an additional park similar to what was planned for the potential church site, if left undeveloped, shall be added in the vicinity.*

Commissioner Wells seconded the motion. Those voting aye: Brett Wright, Rich Wood, Christopher Pengra, and Erin Wells. Those voting nay: Matthew Everett. The motion carried with a vote of 4:1.

8. Discussion Items

9. Next Scheduled Meeting

Commissioner Wood requested for staff to include the Eagle Mountain Municipal Code Chapter 17.37 Business Park Zones on the agenda for discussion during the following work session and a vote during policy session.

Discussion ensued regarding Code amendments to discuss before examining the General Plan for amendment suggestions.

Mr. Mumford stated City Engineer Chris Trusty proposed to update the Transportation Impact Fees Facility Plan the next budget year. Mr. Mumford stated staff would provide change recommendations and traffic modeling to the Planning Commission for discussion.

Commissioner Wood recommended the Commissioners review State statute regarding city General Plans. He expressed the desire to discuss and obtain resident feedback regarding the addition of agricultural land use designations to the General Plan.

Commissioner Wood requested to note for the record his appreciation for the work performed by the Planning Commission and the resulting benefits to City residents and expressed appreciation of City staff and Councilmember support.

Planning Manager Mike Hadley stated he has been working with several developers, and the May 12, 2020 Planning Commission agenda will likely include three commercial site plans.

10. Adjournment

The meeting was adjourned at 9:19 p.m.

MOTION: *Commissioner Wright moved to adjourn. Commissioner Everett seconded the motion. No vote was called.*

Approved by the Planning Commission on May 12, 2020.

Steve Mumford, AICP
Community Development Director



EAGLE MOUNTAIN CITY
PLANNING COMMISSION MEETING
MAY 12, 2020

TITLE:	Auto Zone Site Plan & Recorded Plat Amendment - Public Hearing
ITEM TYPE:	Recorded Plat Amendment & Site Plan
APPLICANT:	Colby Anderson

ACTION ITEM:

Yes

PUBLIC HEARING:

Yes

REQUIRED FINDINGS:

Building & Commercial Design Standards 17.72

The building square footage is 7,380, the building renderings and elevations have been submitted. The building design complies with the City's Commercial design standards. The proposed design uses different and acceptable materials. The building is consistent with the other buildings in the Porter's Crossing Town Center. EMMC 17.72.040-F2 states:

2. All commercial buildings shall avoid large panelized products or featureless surfaces. Commercial buildings shall utilize an appropriate mixture of building materials on all sides, including brick, rock, fiber/cement siding, wood, glass, stucco, and colored architectural CMU (concrete masonry unit). Stucco may not be used on more than 50 percent of a building. Metal, plain CMU, or other materials deemed appropriate by the planning commission and city council may be used as accents only.

EMMC 17.72.040-2G for building colors states:

G. Building Color. Buildings should not be restricted to using desert landscape colors, such as beige, tan, grays, browns, etc. A wide palette of colors is recommended, excluding any neon, ultra-bright, or reflective

BACKGROUND:

This an application for a Recorded Plat Amendment and proposed Site Plan for an Auto Zone supply store located on lot 7 in the Porter's Crossing Town Center along Pony Express Pkwy. The lot is 2.39 acres with a majority of the lot in the Tickville Wash. As a part of this project the applicant is doing a recorded plat amendment to remove the Tickville Wash portion from Lot 7, creating a separate lot for the Tickville Wash.

ITEMS FOR CONSIDERATION:

1. The applicant moves the building forward to the front of lot 7 to comply with the City's Commercial design standards.
2. The parking currently located in the front of the building is moved or remove form the site.

RECOMMENDATION:

The recommended motions are provided for the benefit of the Planning Commission and may be read or referenced when making a motion. The Planning Commission has the option to recommend approval, recommend approving with conditions, table, or recommend denial of the application, and should make one of the following motions:

I move that the Planning Commission recommend approval of the Auto Zone site plan to the City Council with the following conditions:

1. The applicant moves the building to the front of the lot along Pony Express Pkwy.
2. The applicant moves or removes the parking in the front of the building.
3. A lighting plan is submitted that complies with the dark sky lighting ordinance.
4. Any conditions that the Planning Commission deems appropriate.

I move that the Planning Commission recommends approval of the Porter's Crossing Recorded plat amendment to the City Council with the no conditions.

colors. A building's color palette should be similar to that of significant neighboring structures. Franchise colors and elements may be incorporated, but shall not overpower the architectural form/theme of the building and/or development.

It is up to the Planning Commission and City Council to determine if the materials and colors of the Auto Zone are similar to the neighboring structures in the development. Minor deviations from these elevations, still in compliance with the Design Standards, require approval by the Planning Director.

Parking EMMC 17.72.030 (B)

City code states: "Locate surface parking to the side or the rear of buildings. Parking should not be located between any commercial building and the street. This is especially important on corners. Large 30,000+ square-foot buildings shall follow the same standard, or be designed with pad site buildings along the street edge to screen the expanse of pavement". Staff recommends the the parking in the front along Pony Express Pkwy be moved.

The project is providing 25 parking stalls with 2 ADA stalls. The City Code would require a minimum of 25 stalls and a maximum of 37 stalls for this specific site, there is also existing parking lot to the north that is provided by the Porter's Crossing Town Center development for use by pad site tenants.

Landscaping EMMC 17.60

The applicants have designed the site according to City standards. The landscape plan exceeds the number of required trees and turf. The landscaping around the site will be maintained by the Porter's Crossing Town Center development group. Auto Zone will be responsible for the landscaping on the Auto Zone site. All plants and trees are drought tolerant. Headlight screening will be required with a

combination of bearming and vegetation. The developer will be responsible for the landscaping between the trail and property line.

Lighting EMMC 17.56

A lighting plan/Photo metric plan will need to be submitted and comply with the City's dark sky ordinance.

Lights must be shielded downward and the light source may not be visible from surrounding properties.

Signs

Any proposed signs will require a sign permit(s) prior to any construction. Staff recommends that the sign contain a maximum height of 5 ft, as required by EMMC 17.80.070-C-3, and that the sign have stone up one side to maintain consistency with other signage in the development. EMMC 17.80.070-C-3 states, "The materials and design shall be consistent for each sign in the development/project."

PREPARED BY:
Michael Hadley, Planning

Attachments:

[Auto Zone Site Plan](#)

[Auto Zone Color Elevations](#)

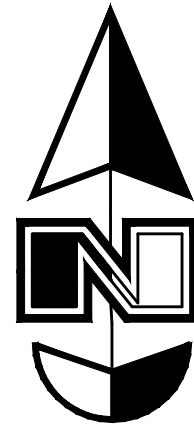
[Auto Zone Floor Plan](#)

[Porter's Crossing Town Center Amended Plat - Proposed](#)

[Existing Porter's Crossing Town Center Plat](#)

[04_20-064SP-C1.1 Site Plan - revised.pdf](#)

Site Data
Site Area = 36,613.66 s.f. (0.84 ac.)
Landscape Area Provided = 9,047 s.f. (25%)
Impervious Area Provided = 20,177 s.f. (55%)
Building Area = 7,380 s.f. (20%)
Parking Required = 25 stalls (1/300)
Parking Provided = 34 stalls (4.6/1,000)



Scale: 1" = 20'



Site Construction Notes

- 1 Const. 24" Curb & Gutter
- 2 Const. Regular Duty Asphalt Paving
- 3 Const. Conc. Sidewalk
- 4 Const. Thickened Edge Sidewalk
- 5 Const. Accessible Striping per MUTCD & ICC/ANSI A117.1 (Latest Edition) (See Accessible Details and Notes)
- 6 Const. Accessible Ramp per ICC/ANSI A117.1 (Latest Edition) (See Accessible Details and Notes)
- 7 Const. Accessible Sign per MUTCD & ICC/ANSI A117.1 (Latest Edition) (See Accessible Details and Notes)
- 8 Const. Accessible VAN Sign per MUTCD & ICC/ANSI A117.1 (Latest Edition) (See Accessible Details and Notes)
- 9 Const. 4" White Paint Stripe (Typ.) Contractor shall provide 15 mils min. thickness
- 10 Const. Conc. Paving
- 11 Sawcut; Provide Smooth Clean Edge
- 12 Dumpster Enclosure (See Arch. Plans)
- 13 Conn. & Match Existing Improvements
- 14 Const. Landscape Edging (Coordinate w/ Landscape Plan)
- 15 Const. Heavy Duty Asphalt Paving
- 16 Const. 2' Concrete Waterway
- 17 Const. 4" White Paint Stripe @ 2' O.C. 45" Contractor shall provide 15 mils min. thickness
- 18 Const. Parking Lot Light
- 19 Const. Bollards (Typical All)
- 20 Const. Landscaping (See Landscape Plan)

General Site Notes:

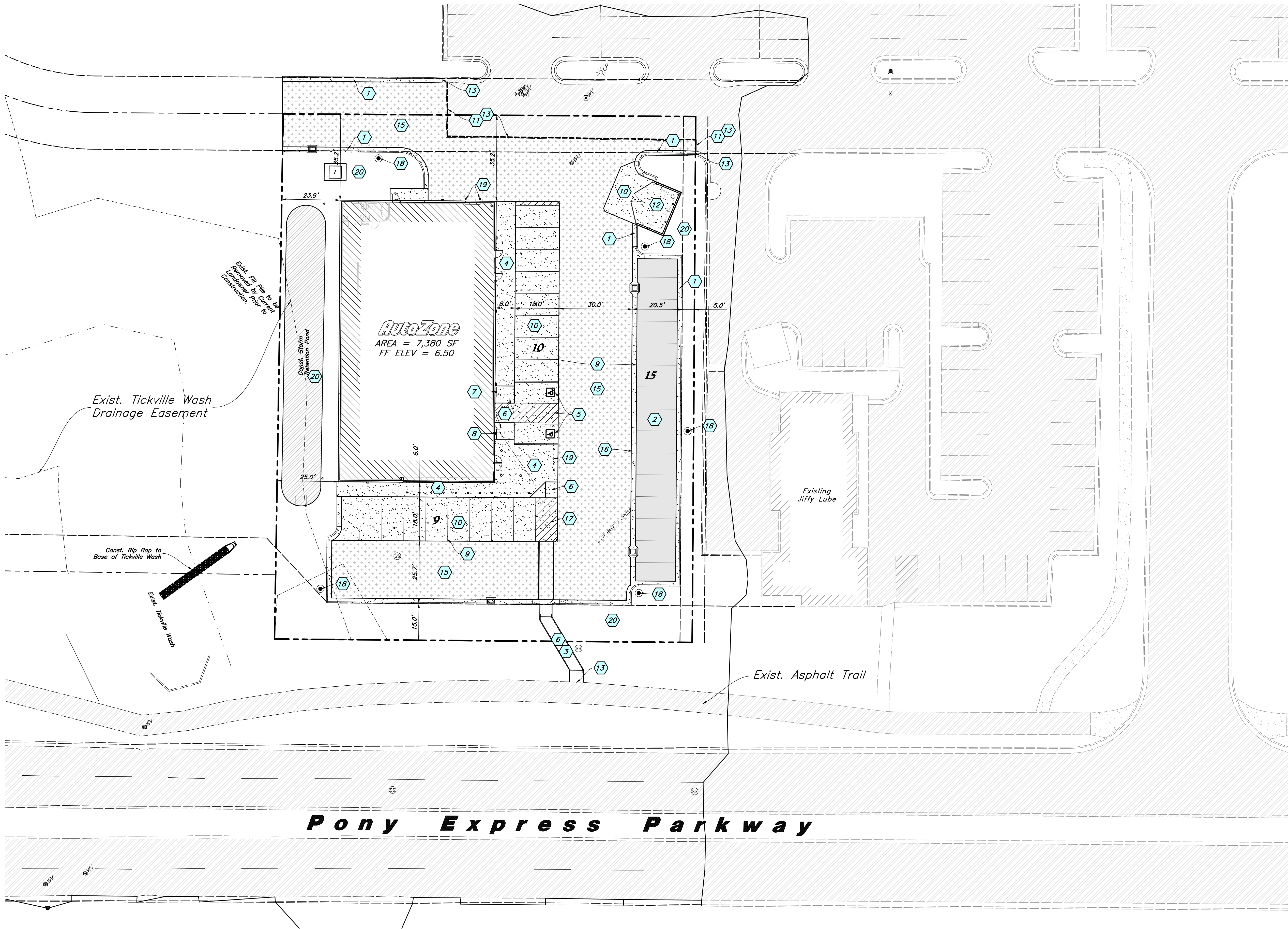
- 1. All dimensions are to back of curb unless otherwise noted.
- 2. Fire lane markings and signs to be installed as directed by the Fire Marshal.
- 3. Aisle markings, directional arrows and stop bars will be painted at each driveway as shown on the plans.
- 4. Const. curb transition at all points where curb abuts sidewalk, see detail.
- 5. Contractor shall place asphalt paving in the direction of vehicle travel where possible.
- 6. Limits of demolition/disturbed areas shown on the plans may not be an exact depiction. It is the contractor's responsibility to determine the means and methods of how the work will be completed. The contractor shall determine the area of construction impact. The contractor is responsible to restore all impacted areas and all restoration shall be part of the contract bid.

Survey Control Note:

The contractor or surveyor shall be responsible for following the National Society of Professional Surveyors (NSPS) model standards for any surveying or construction layout to be completed using Anderson Wahlen and Associates ALTA Surveys or Anderson Wahlen and Associates construction improvement plans. Prior to proceeding with construction staking, the surveyor shall be responsible for verifying horizontal control from the survey monuments and for verifying any additional control points shown on an ALTA survey, improvement plan, or on electronic data provided by Anderson Wahlen and Associates. The surveyor shall also use the benchmarks as shown on the plan, and verify them against no less than three existing hard improvement elevations included on these plans or on electronic data provided by Anderson Wahlen and Associates. If any discrepancies are encountered, the surveyor shall immediately notify the engineer and resolve the discrepancies before proceeding with any construction staking.

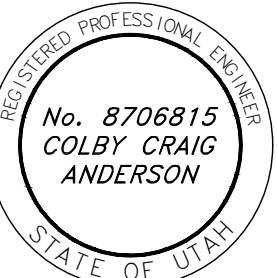
PRIVATE ENGINEER'S NOTICE TO CONTRACTORS

The 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 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.



ANDERSON WAHLEN & ASSOCIATES
2010 North Redwood Road, Salt Lake City, Utah 84116
(801) 521-8529 - AWaengineering.net

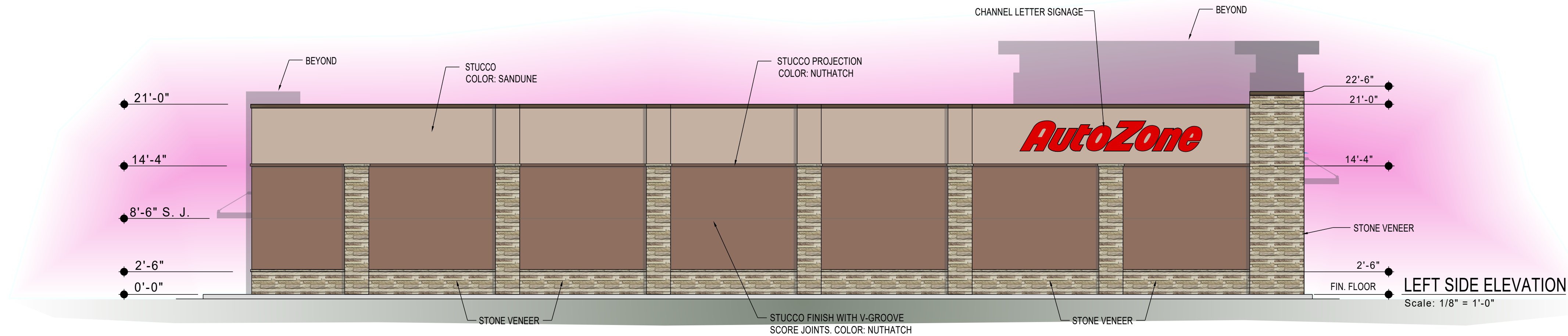
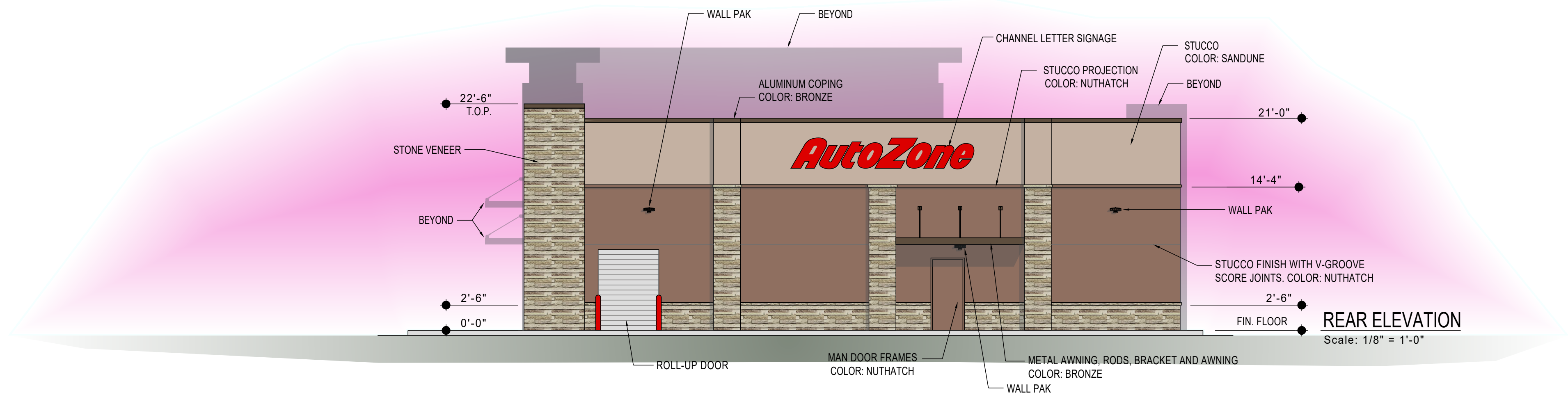
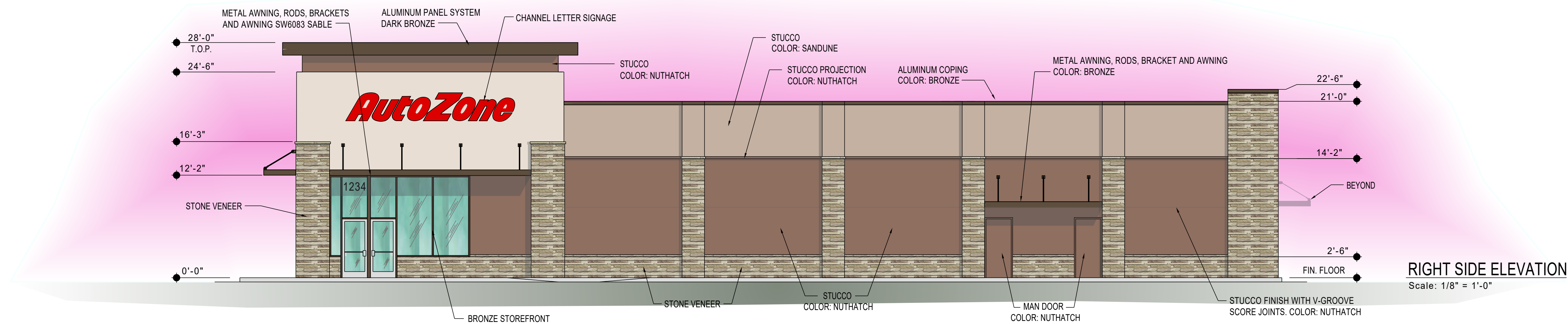
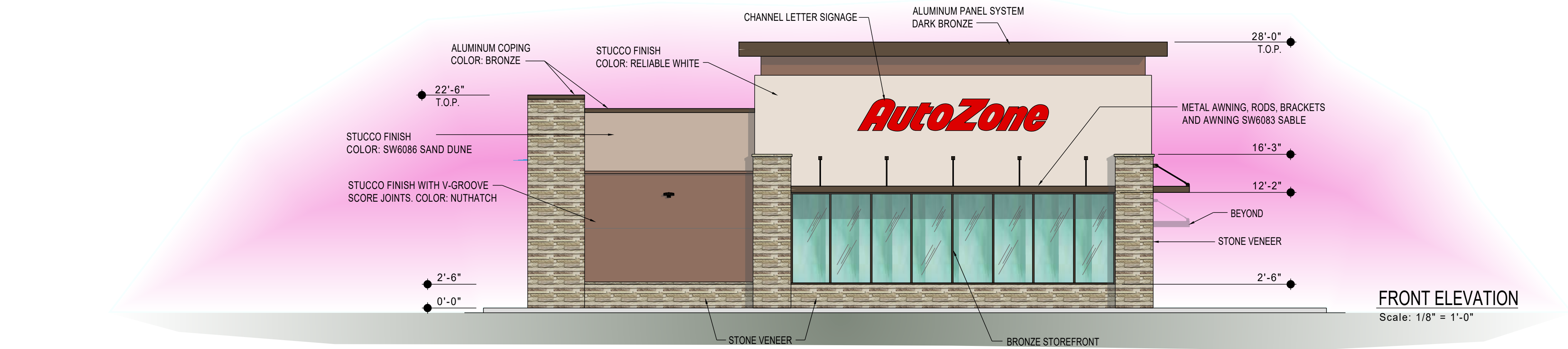
Site Plan
AutoZone Store Development
3987 East Pony Express Parkway
Eagle Mountain, Utah



30 Apr, 2020

SHEET NO.

C1.1



REVISIONS

1	4	5	6
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AutoZone Store No. 2300
3987 E. PONY EXPRESS PKWY.

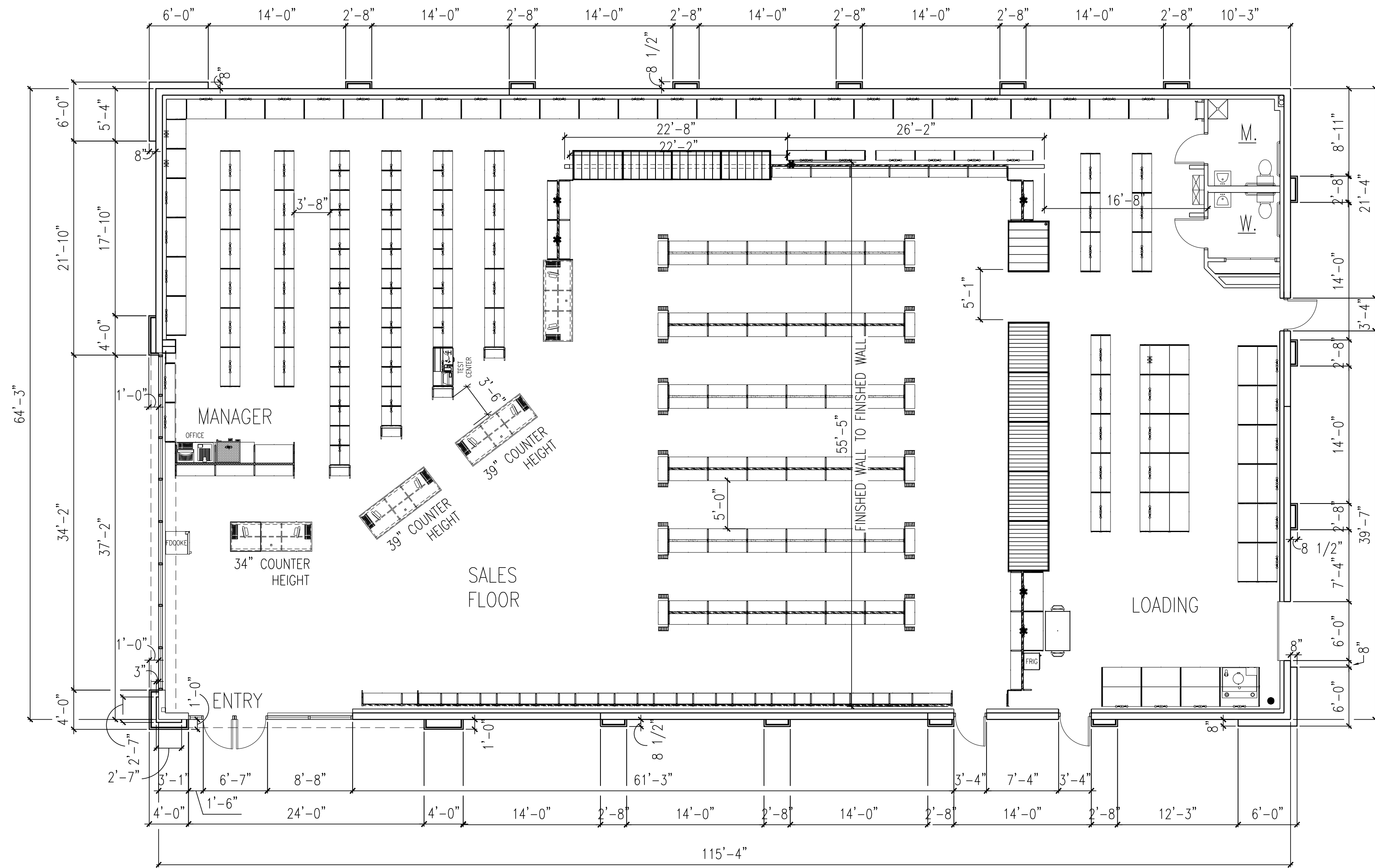
EAGLE MOUNTAIN UT 84005
EXTERIOR COLOR ELEVATIONS

Architect: Lew Ellis
123 South Front Street
Memphis, Tennessee 38103
TEL: 901-495-8714 FAX: (901) 495-8969
For Bidding & Contractor Information Contact:
McGraw - Hill Construction Tel. 615-884-1017
www.construction.com

04-30-20

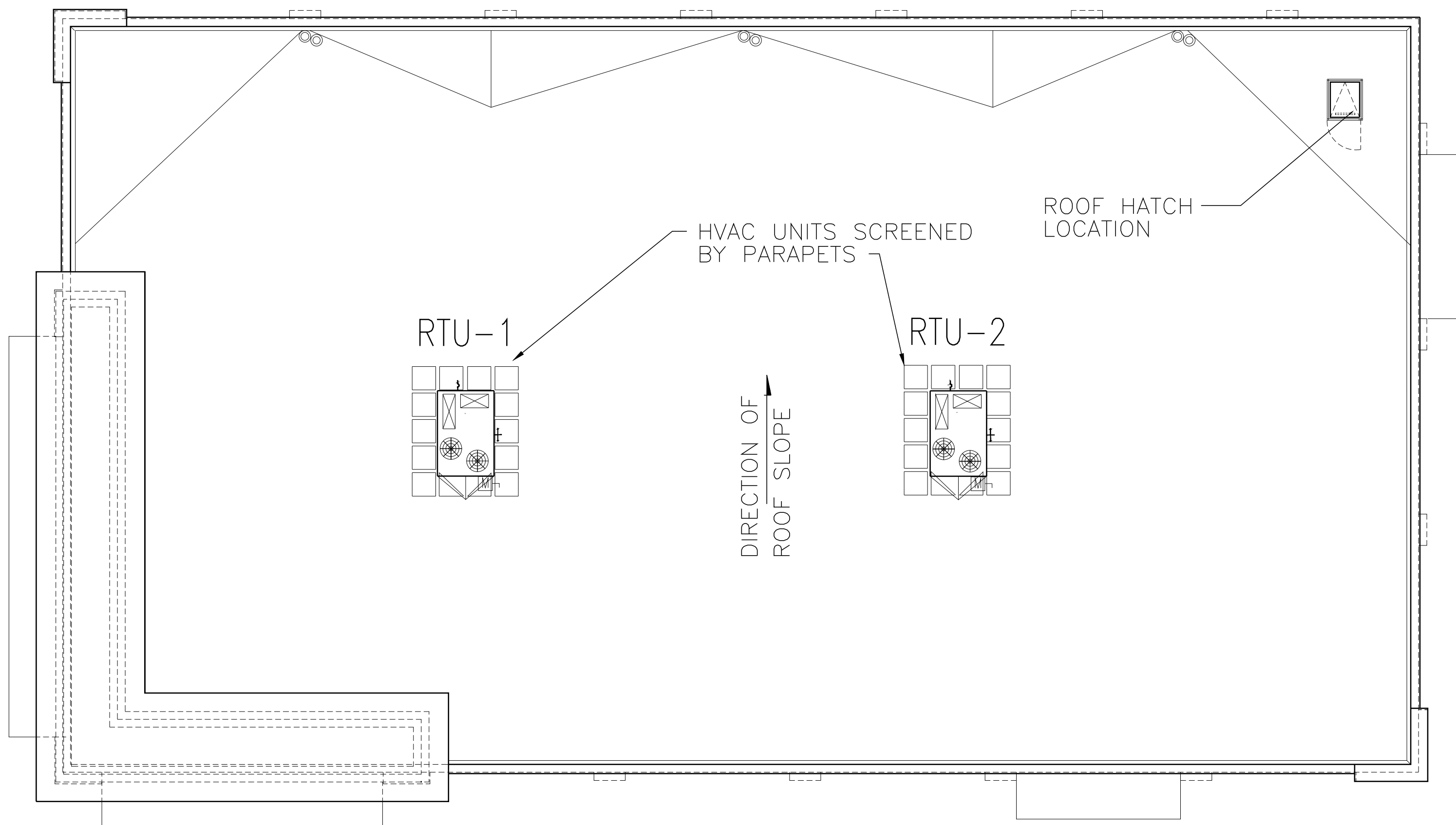
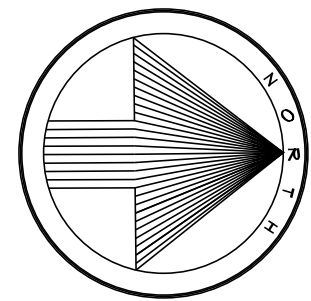
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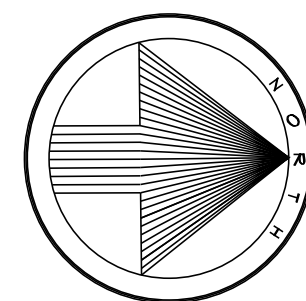
1 FLOOR PLAN

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



2 ROOF PLAN

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



Architect: Lew Ellis
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04-30-20

7N2-L

A-1

AutoZone Store No. 2300
3987 E. PONY EXPRESS PKWY.

EAGLE MOUNTAIN UT 84005
BUILDING FLOOR PLAN/ROOF PLAN

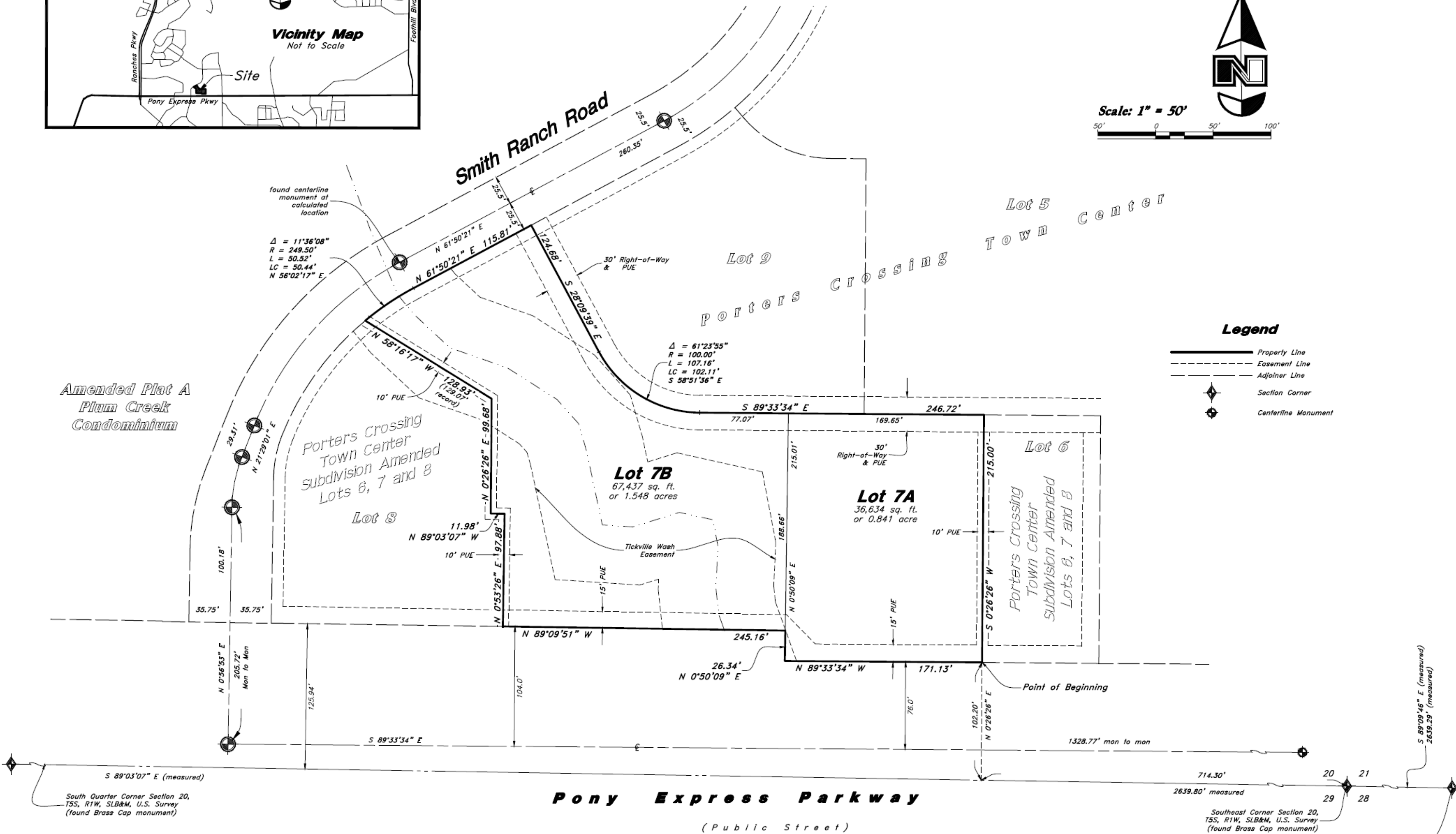
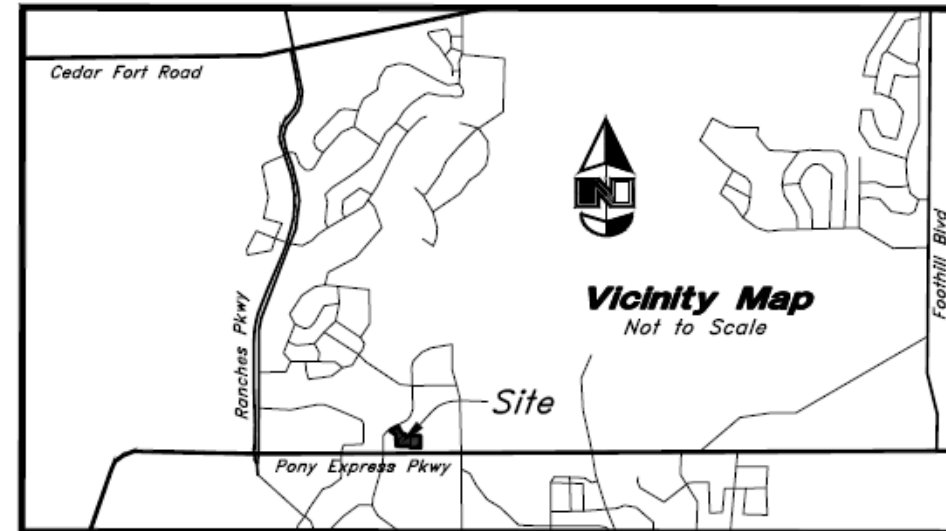
REVISIONS

1	4
2	5
3	6

Porters Crossing Town Center

Subdivision Amending Lot 7

A part of the Southeast Quarter of Section 20 and the Southwest Quarter of Section 21,
Township 5 South, Range 1 West,
Salt Lake Base and Meridian, U.S. Survey,
Eagle Mountain City, Utah County, Utah
April 2020



Narrative

This Subdivision was requested by AutoZone to Amend Lot 7 creating 2 Lots prerequisite to the development of this property.

This Survey honors the underlying original 2013 Porter's Crossing Town Center Subdivision Plat.

A line between monuments found along the South Line of Sections 20 and 21 was assigned the Utah County bearings to honor and retrace the original subdivision plat of record.

The 2015 Amended plat was retraced and found to contain errors in the point of beginning and along Smith Ranch Road. The Amended Lot 7 and 8 were found with errors of closure greater than 0.22 feet. The error was corrected along the Westerly Lot Lines at the Smith Ranch Road Right-of-Way Lines. During retracement of the original plat field measurements verified the correct geometry into the existing centerline monuments along Smith Ranch Road.

Caution should be exercised in retracement of these plots as many stray survey markers were found around these Lot Lines—None of which occupied the correct record locations called by the platted geometry.

Surveyor's Certificate

I Bruce D. Pimper a Professional Land Surveyor in the State of Utah do hereby certify for, and on behalf of Anderson, Wahlen & Associates; that this Amended Subdivision in the City of Eagle Mountain, Utah County, Utah has been correctly drawn to the designated scale and is true and correct representation of the herein described lands based on data compiled from records in the Utah County Recorder's Office and from a survey made on the ground.

Boundary Description

All of Lot 7 of the Porter's Crossing Town Center Subdivision Amended lying within the Southeast Quarter of Section 20, Township 5 South, Range 1 West, Salt Lake Base and Meridian, U.S. Survey in Eagle Mountain City, Utah County, Utah, being described metes and bounds as follows:

Beginning at a point on the North Line of Pony Express Parkway as widened to 76.00 foot half-width located 714.30 feet North 89°03'07" West along the Section Line; and 102.20 feet North 0°26'26" East from the Southeast Corner of said section 20; and running thence along said North Line the following three courses: North 89°33'34" West 171.13 feet; North 0°50'09" East 26.34 feet; and North 89°09'51" West 245.16 feet; thence North 0°53'26" East 97.88 feet; thence North 89°03'07" West 11.98 feet; thence North 0°26'26" East 99.68 feet; thence North 58°16'17" West 128.93 feet (129.07 feet plat) to the Southeastery Line of Smith Ranch Road as dedicated to 25.50 foot half-width; thence Northeastly along the arc of a 249.50 foot radius curve to the right a distance of 50.52 feet (50.36 feet plat) (Center bears South 39°45'46" East, Central Angle equals 11°36'08" and Long Chord bears North 56°02'17" East 50.44 feet) along said Southeastery Line of road to a point of tangency located 25.50 feet perpendicularly distant Southeastly from an existing centerline monument for said road; thence North 61°50'21" East 115.81 feet along said Southeastery line of the road as dedicated to the most Westerly Corner of Lot 9 of Porter's Crossing Town Center as originally platted; thence along the Southerly Line of said Lot 9 the following three courses: South 28°09'39" East 124.68 feet to a point of curvature; Southeastly along the arc of a 100.00 foot radius curve to the left a distance of 107.16 feet (Central Angle equals 61°23'55" and Long Chord bears South 58°51'36" East 102.11 feet) to a point of tangency; and South 89°33'34" East 246.72 feet; thence South 0°26'26" West 215.00 feet to the point of beginning.

Contains 104,071 sq ft
or 2.389 acres
2 Lots



Date:

Bruce D. Pimper
Utah PLS No. 362256

Owner's Dedication

We, the undersigned owners of all the real property depicted on this plat described in the surveyors certificate on this plat, have caused the land described on this plat to be divided into 2 lots, streets, parks, open spaces, easements and other public uses as designated on the plat and now do hereby dedicate under the provisions of 10-9a-607, Utah Code, without condition, restriction or reservation to Eagle Mountain City, Utah, all streets, water, sewer and other utility easements and improvements, open spaces shown as public open spaces, parks and all other places of public use and enjoyment to Eagle Mountain City, Utah together with all improvements required by the Development Agreement between the undersigned and Eagle Mountain City for the benefit of the City and the inhabitants thereof.

In witness whereof we have hereunto set our hands this _____ day of _____, A.D. 20__.

by:
its:

Acknowledgment

State of _____ } ss
County of _____ }
On the _____ day of _____, 20__, personally appeared _____, who before me, the undersigned Notary Public, being by me duly sworn did say that he/she is the _____ of _____ and that the foregoing instrument was signed in behalf of said corporation by authority of its Board of Directors, and he/she acknowledged to me that said corporation executed the same.

Residing at: _____
Commission Expires: _____

Print Name _____ A Notary Public

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)

Porters Crossing Town Center Subdivision Amending Lot 7

A part of the Southeast Quarter of Section 20 and the Southwest Quarter of Section 21, Township 5 South, Range 1 West,
Salt Lake Base and Meridian, U.S. Survey,
Eagle Mountain City, Utah County, Utah

Planning Commission Approval

Approved this _____ day of _____ A.D. 20__
by the Planning Commission.

Secretary, Planning Commission _____

Chairman, Planning Commission _____

Eagle Mountain City Engineer Approval

Approved this _____ day of _____ A.D. 20__
by the City Engineer.

City Engineer _____

Eagle Mountain City Attorney

Approval as to form this _____ day of _____ A.D. 20__
by the Eagle Mountain City Attorney.

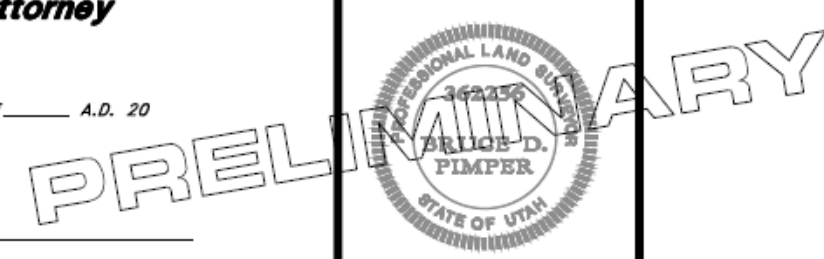
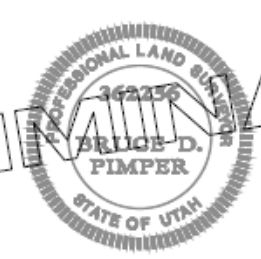
Eagle Mountain City Attorney _____

SURVEYORS SEAL

NOTARY PUBLIC SEAL

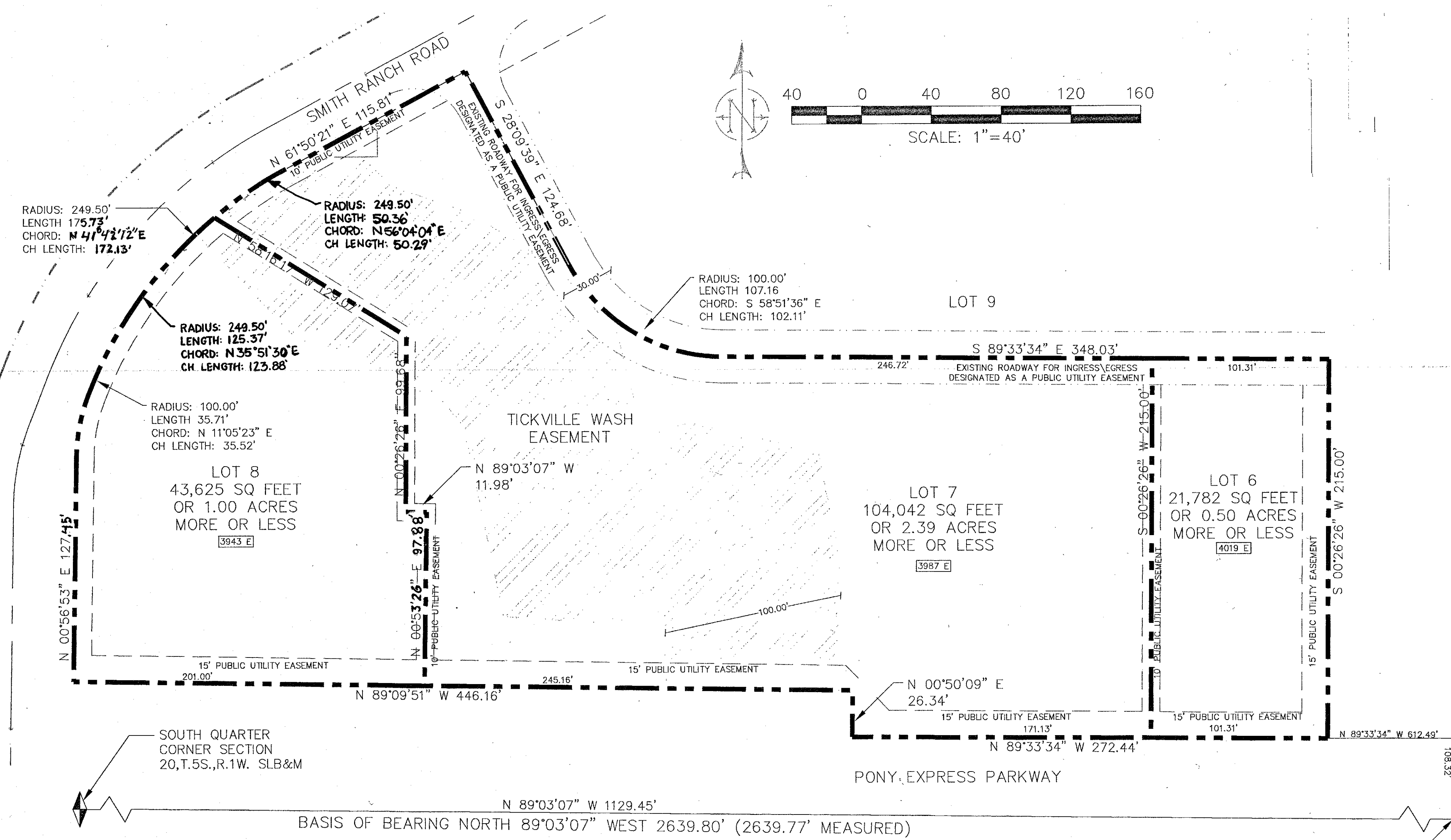
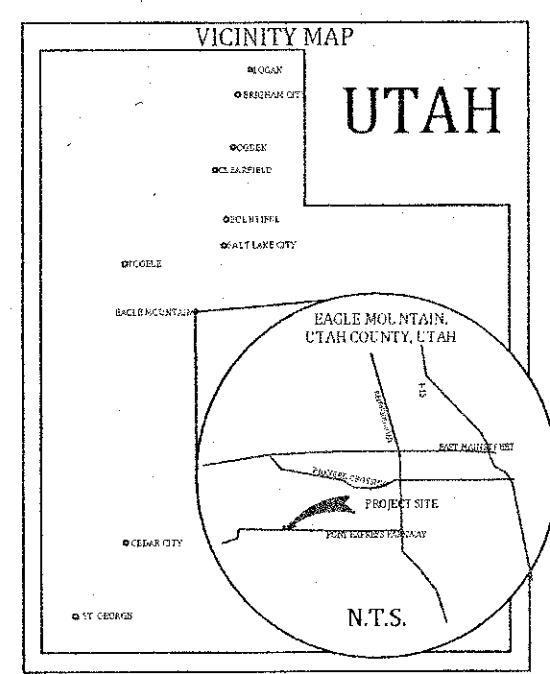
CITY ENGINEER SEAL

CLERK-RECORDER SEAL



PORTER'S CROSSING TOWN CENTER SUBDIVISION AMENDED LOTS 6, 7 AND 8

3943 EAST PONY EXPRESS PARKWAY
EAGLE MOUNTAIN, UTAH 84005
SITUATE IN THE SOUTHEAST QUARTER OF
THE SOUTHEAST QUARTER OF SECTION 20,
TOWNSHIP 5 SOUTH, RANGE 1 WEST,
SALT LAKE BASE AND MERIDIAN.



SURVEYOR'S CERTIFICATE

I, MATTHEW C. STONES, DO CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH, HOLDING LICENSE NUMBER: 7176711, AS PRESCRIBED BY THE LAWS OF THE STATE OF UTAH, DO HEREBY CERTIFY THAT I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED HERewith, AND THAT THE SAME HAS BEEN SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT.

DATE: 11-9-15

Matthew C. Stones
MATT STONES
UT PLS #7176711



NARRATIVE:

THIS SURVEY WAS DONE AT THE REQUEST OF ELLIOT B. SMITH, CHAS JOHNSON AND S.K. HART (OWNERS) FOR THE PURPOSES OF MAKING IMPROVEMENTS TO THE PROPERTY. THE BASIS OF BEARING FOR THIS SURVEY IS NORTH 89°03'07" WEST BETWEEN THE SOUTHEAST CORNER OF SECTION 20 AND THE SOUTH QUARTER CORNER OF SAID SECTION 20, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN. THE LOTS BEING AMENDED ARE LOTS 6, 7 AND 8 OF PORTER'S CROSSING TOWN CENTER SUBDIVISION RECORDED AS ENTRY NUMBER 986902015, MAP NUMBER 14033 IN THE UTAH COUNTY RECORDERS OFFICE. LOTS 6, 7 AND 8 AS ORIGINALLY CONFIGURED ARE VACATED AND HAVE BEEN AMENDED WITH THEIR RESPECTIVE NEW BOUNDARIES AS SHOWN AND DESCRIBED HEREON.

OWNER'S DEDICATION:

WE, THE UNDERSIGNED OWNERS OF THE REAL PROPERTY DEPICTED AND DESCRIBED ON THIS PLAT TO BE AMENDED INTO THE NEW LOT CONFIGURATIONS AS SHOWN HEREON WITH ANY STREETS, PARKS, OPEN SPACES, EASEMENTS AND OTHER PUBLIC USES AS DESIGNATED ON THE PLAT AND NOW DO HEREBY DEDICATE UNDER THE PROVISIONS OF 10-9A-607 UTAH CODE, WITHOUT CO-EDITION, 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.

Larry Shelton, President
Ray Express Land Development, Inc.
OWNER(S):
PRINTED NAME OF OWNER

AUTHORIZED SIGNATURE(S)

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 AND EASEMENTS FOR THE PERPETUAL USE OF THE PUBLIC.

THIS 18 DAY OF November A.D. 20 15

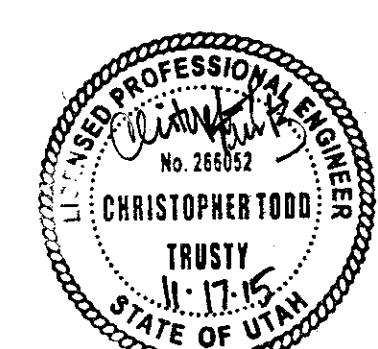
Chris
MAYOR

APPROVED: *Christopher Todd*
CITY ATTORNEY

APPROVED: *Christopher Todd*
CITY ENGINEER

ATTEST: *Christopher Todd*
CLERK-RECORDER

(CITY ENGINEER SEAL)



(CLERK-RECORDER SEAL)



ORIGINAL LEGAL DESCRIPTION PORTER'S CROSSING TOWN CENTER SUBDIVISION:

A PART OF THE SOUTHEAST QUARTER OF SECTION 20 AND SOUTHWEST QUARTER OF SECTION 21, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY IN EAGLE MOUNTAIN CITY, UTAH COUNTY, UTAH:

BEGINNING AT A POINT ON THE NORTH LINE OF PONY EXPRESS PARKWAY LOCATED 66.00 FEET NORTH 00°11'38" EAST ALONG THE SECTION LINE; AND 0.50 FEET NORTH 89°03'07" WEST ALONG SAID NORTH LINE FROM THE SOUTHEAST CORNER OF SAID SECTION 20; AND RUNNING THENCE ALONG SAID NORTH LINE OF PONY EXPRESS PARKWAY THE FOLLOWING THREE COURSES: NORTH 89°03'07" WEST 884.89 FEET ALONG A LINE PARALLEL TO THE SECTION LINE; NORTH 00°50'09" EAST 61.02 FEET; AND NORTH 89°09'51" WEST 57.68 FEET; THENCE NORTH 00°56'53" EAST 63.79 FEET TO A POINT OF CURVATURE; THENCE NORTHEASTERLY ALONG THE ARC OF A 200.00 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 71.88 FEET (CENTRAL ANGLE EQUALS 20°32'08" AND LONG CHORD BEARS NORTH 11°12'57" EAST 71.30 FEET) TO A POINT OF TANGENCY; THENCE NORTH 21°28'01" EAST 49.56 FEET TO A POINT OF CURVATURE; THENCE NORTHEASTERLY ALONG THE ARC OF A 300.50 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 211.65 FEET (CENTRAL ANGLE EQUALS 40°21'21" AND LONG CHORD BEARS NORTH 41°39'41" EAST 207.31 FEET) TO A POINT OF TANGENCY; THENCE NORTH 81°50'21" EAST 20.35 FEET TO A POINT OF CURVATURE; THENCE NORTHEASTERLY ALONG THE ARC OF A 224.50 FOOT RADIUS CURVE TO THE LEFT A DISTANCE OF 240.58 FEET (CENTRAL ANGLE EQUALS 61°23'55" AND LONG CHORD BEARS NORTH 31°08'24" EAST 229.23 FEET) TO A POINT OF TANGENCY; THENCE NORTH 00°26'28" EAST 62.00 FEET; THENCE SOUTH 89°33'34" EAST 440.84 FEET; THENCE SOUTH 72°39'57" EAST 174.35 FEET; THENCE SOUTH 89°33'34" EAST 280.50 FEET; THENCE SOUTH 00°26'28" WEST 741.51 FEET TO THE POINT OF BEGINNING. CONTAINS 876,070 SQUARE FEET OR 20.112 ACRES, 9 LOTS.

AMENDED LEGAL DESCRIPTION FOR LOTS 6, 7 AND 8:

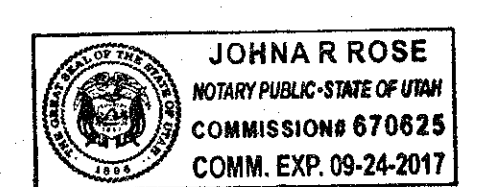
COMMENCING AT A POINT LOCATED 108.32 FEET NORTH 00°11'38" EAST AND 612.49 FEET NORTH 89°33'34" WEST FROM THE SOUTHEAST CORNER OF SECTION 20, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN; AND RUNNING THENCE NORTH 89°33'34" WEST 272.44 FEET; THENCE NORTH 00°50'09" EAST 28.34 FEET; THENCE NORTH 89°09'51" WEST 446.16 FEET; THENCE NORTH 00°56'53" EAST 127.45 FEET TO A POINT ON A 100.00 FOOT RADIUS CURVE TO THE RIGHT; THENCE 35.71 FEET ALONG THE ARC (CHORD BEARS N 11°05'23" E 35.52 FEET) TO A POINT ON A 249.50 FOOT RADIUS CURVE TO THE RIGHT; THENCE 175.74 FEET ALONG THE ARC (CHORD BEARS N 41°42'12" E 172.13 FEET); THENCE NORTH 81°50'21" EAST 115.81 FEET; THENCE SOUTH 28°09'39" EAST 124.68 FEET TO A POINT ON A 100.00 FOOT RADIUS CURVE TO THE LEFT; THENCE 107.16 FEET ALONG THE ARC (CHORD BEARS S 58°51'38" E 102.11 FEET); THENCE SOUTH 89°33'34" EAST 348.03 FEET; THENCE S 00°26'26" W 215.00 FEET TO THE POINT OF BEGINNING.

ACKNOWLEDGEMENT:

ON THE 1 DAY OF December 20 15, PERSONALLY APPEARED BEFORE ME THE PERSON(S) SIGNING THE FOREGOING DEDICATION KNOWN TO ME TO BE AUTHORIZED TO EXECUTE THE FOREGOING OWNERS DEDICATION FOR AND ON BEHALF OF THE OWNERS WHO DULY ACKNOWLEDGE TO ME THAT THE OWNERS DEDICATION WAS EXECUTED BY THEM ON BEHALF OF THE OWNERS.

MY COMMISSION EXPIRES: 9-24-2017

John R. Rose
NOTARY PUBLIC-STATE OF UTAH
COMMISSION # 670625
COMM. EXP. 09-24-2017



RECORDER INFORMATION

14874
ENT 110516/2015 Map # 14874
JEFFERY SMITH
UTAH COUNTY RECORDER
2015 Dec 07 2:30 PM FEE \$5.00
RECORDED FOR EAGLE MOUNTAIN CITY

ROCKY MOUNTAIN POWER	QUESTAR GAS	DIRECT COMMUNICATIONS
ROCKY MOUNTAIN POWER ACCEPTS DELIVERY OF THE GAS AS DESCRIBED IN THIS PLAT AND APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THIS PLAT PLAYS 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 THE DEVELOPMENT. THIS APPROVAL DOES NOT AFFECT ANY RIGHT THAT ROCKY MOUNTAIN POWER HAS UNDER A RECORDED EASEMENT OR RIGHT OF WAY, ANY LAW APPLICABLE TO THE PRESCRIPTIVE RIGHTS OR DAMAGE TO UNDERGROUND UTILITY FACILITIES OR ANY OTHER PROVISIONS OF LAW. APPROVED THIS <u>10</u> DAY OF <u>Nov</u> A.D. 20 <u>15</u> BY ROCKY MOUNTAIN POWER <i>Brad Kohl</i> ROCKY MOUNTAIN POWER	QUESTAR APPROVES THE PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THIS PLAT CONTAINS PUBLIC UTILITY EASEMENTS. QUESTAR MAY REQUIRE OTHER EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT CONSTITUTE ABROGATION OR WAIVER OF ANY OTHER EXISTING RIGHTS, OBLIGATIONS OR LIABILITIES PROVIDED BY LAW OR EQUITY. THIS APPROVAL DOES NOT CONSTITUTE ACCEPTANCE, APPROVAL OR ACKNOWLEDGMENT OF ANY TERMS CONTAINED IN THE PLAT, INCLUDING THOSE SET FORTH IN THE OWNERS DEDICATION AND THE NOTES AND DOES NOT CONSTITUTE A GUARANTEE OF PARTICULAR TERMS OF NATURAL GAS SERVICE. FOR FURTHER INFORMATION PLEASE CONTACT QUESTAR RIGHT-OF-WAY DEPARTMENT AT 1-800-366-8532. APPROVED THIS <u>11</u> DAY OF <u>November</u> A.D. 20 <u>15</u> BY QUESTAR GAS <i>Dwight Eldredge</i> QUESTAR GAS	DIRECT COMMUNICATIONS CEDAR VALLEY, LLC CERTIFIES THAT IT WILL PROVIDE TELECOMMUNICATION 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. APPROVED THIS <u>11</u> DAY OF <u>NOVEMBER</u> A.D. 20 <u>15</u> BY DIRECT COMMUNICATIONS <i>Janet Fennell</i> DIRECT COMMUNICATIONS

NO.	REVISIONS	BY	DATE
1	ADJUSTED NORTH LOT LINE	MCS	8-10-15
2	RE-ADJUSTED NORTH LINE	MCS	9-03-15
3	REVISION PER CITY NOTES	MCS	9-21-15
4	REVISION FOR ALL 3 LOTS	MCS	10-14-15
5	REVISION PER CITY NOTES	MCS	11-09-15

DRAWN	10-14-2015
DESIGNED	
APPROVED	MCS
QA/QC	MCS

NOTE:
THIS LINE IS 2" LONG
AT 24" X 36" PLOT
(IF LINE IS NOT 2" SCALE ACCORDINGLY)

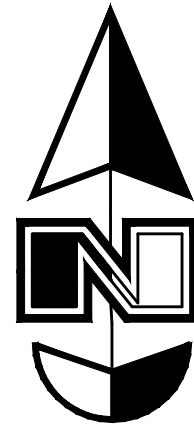
MATT STONES, PLS.
785 SOUTH 1150 WEST
CLEARFIELD, UTAH 84015
801-608-6680

PORTER'S CROSSING TOWN CENTER AND
3943 EAST PONY EXPRESS PARKWAY
EAGLE MOUNTAIN, UTAH 84005
**A VACATION OF LOTS 6, 7 AND 8 OF
PORTER'S CROSSING TOWN CENTER
SUBDIVISION**

14874

SEC. 20-5-1W TO-038
(LOT 6, 7, 8, PORTER'S CROSSING TOWN CENTER)

Site Data
Site Area = 36,614 s.f. (0.84 ac.)
Landscape Area Provided = 9,452 s.f. (26%)
Impervious Area Provided = 19,782 s.f. (54%)
Building Area = 7,380 s.f. (20%)
Parking Required = 25 stalls (1/300)
Parking Provided = 32 stalls (4.3/1,000)



Scale: 1" = 20'

Site Construction Notes

- 1 Const. 24" Curb & Gutter
- 2 Const. Regular Duty Asphalt Paving
- 3 Const. Conc. Sidewalk
- 4 Const. Thickened Edge Sidewalk
- 5 Const. Accessible Striping per MUTCD & ICC/ANSI A117.1 (Latest Edition) (See Accessible Details and Notes)
- 6 Const. Accessible Ramp per ICC/ANSI A117.1 (Latest Edition) (See Accessible Details and Notes)
- 7 Const. Accessible Sign per MUTCD & ICC/ANSI A117.1 (Latest Edition) (See Accessible Details and Notes)
- 8 Const. Accessible VAN Sign per MUTCD & ICC/ANSI A117.1 (Latest Edition) (See Accessible Details and Notes)
- 9 Const. 4" White Paint Stripe (Typ.) Contractor shall provide 15 mils min. thickness
- 10 Const. Conc. Paving
- 11 Sawcut; Provide Smooth Clean Edge
- 12 Dumpster Enclosure (See Arch. Plans)
- 13 Conn. & Match Existing Improvements
- 14 Const. Landscape Edging (Coordinate w/ Landscape Plan)
- 15 Const. Heavy Duty Asphalt Paving
- 16 Const. 2' Concrete Waterway
- 17 Const. 4" White Paint Stripe @ 2' O.C. 45" Contractor shall provide 15 mils min. thickness
- 18 Const. Parking Lot Light
- 19 Const. Bollards (Typical All)
- 20 Const. Landscaping (See Landscape Plan)

General Site Notes:

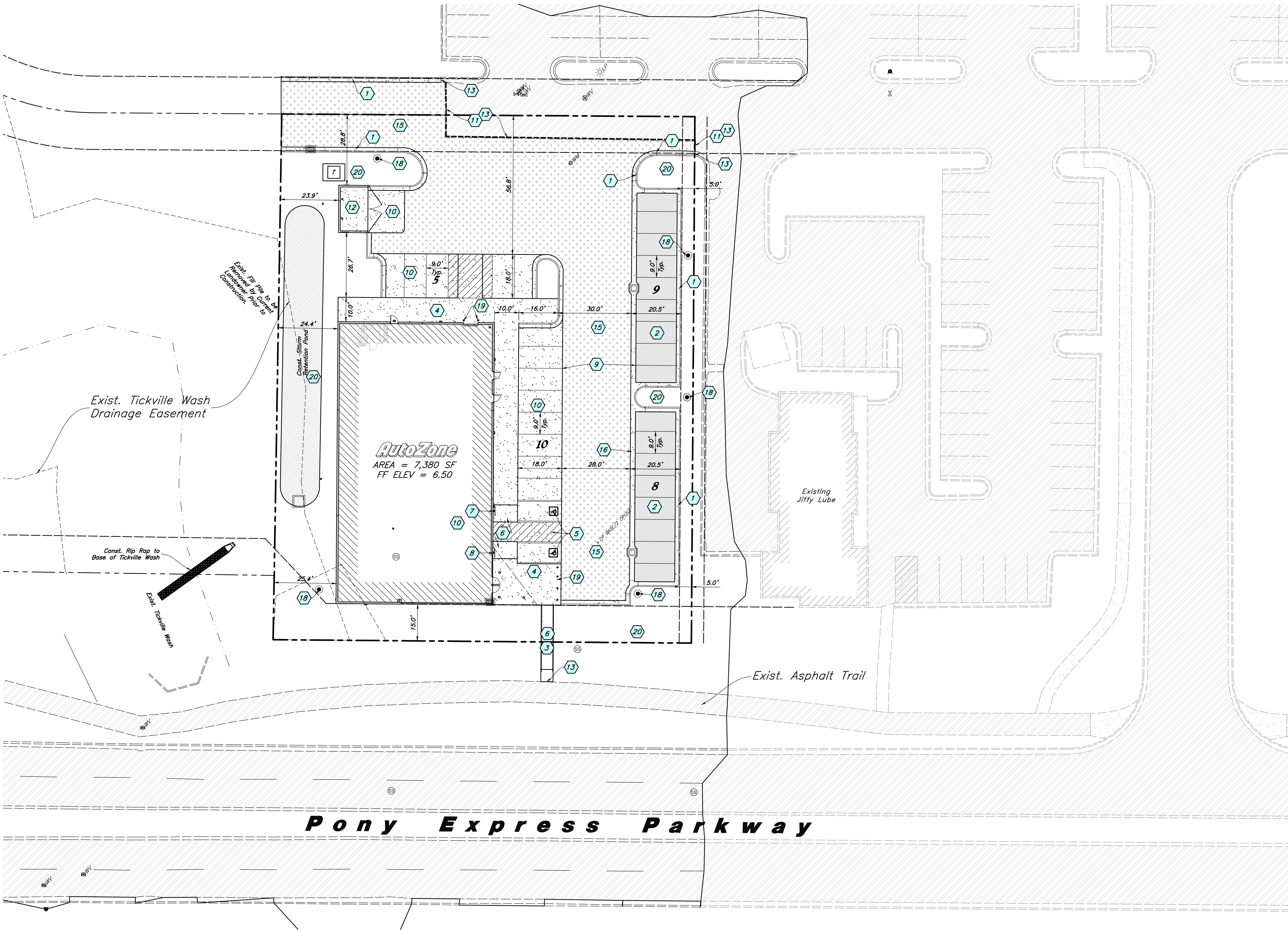
1. All dimensions are to back of curb unless otherwise noted.
2. Fire lane markings and signs to be installed as directed by the Fire Marshal.
3. Aisle markings, directional arrows and stop bars will be painted at each driveway as shown on the plans.
4. Const. curb transition at all points where curb abuts sidewalk, see detail.
5. Contractor shall place asphalt paving in the direction of vehicle travel where possible.
6. Limits of demolition/disturbed areas shown on the plans may not be an exact depiction. It is the contractor's responsibility to determine the means and methods of how the work will be completed. The contractor shall determine the area of construction impact. The contractor is responsible to restore all impacted areas and all restoration shall be part of the contract bid.

Survey Control Note:

The contractor or surveyor shall be responsible for following the National Society of Professional Surveyors (NSPS) model standards for any surveying or construction layout to be completed using Anderson Wahlen and Associates ALTA Surveys or Anderson Wahlen and Associates construction improvement plans. Prior to proceeding with construction staking, the surveyor shall be responsible for verifying horizontal control from the survey monuments and for verifying any additional control points shown on an ALTA survey, improvement plan, or on electronic data provided by Anderson Wahlen and Associates. The surveyor shall also use the benchmarks as shown on the plan, and verify them against no less than three existing hard improvement elevations included on these plans or on electronic data provided by Anderson Wahlen and Associates. If any discrepancies are encountered, the surveyor shall immediately notify the engineer and resolve the discrepancies before proceeding with any construction staking.

PRIVATE ENGINEER'S NOTICE TO CONTRACTORS

The 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 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.



ANDERSON WAHLEN & ASSOCIATES
2010 North Redwood Road, Salt Lake City, Utah 84116
(801) 521-8529 - AWahlen@engineering.net

Site Plan
AutoZone Store Development
3987 East Pony Express Parkway
Eagle Mountain, Utah

REGISTERED PROFESSIONAL ENGINEER
No. 8706815
COLBY CRAIG
ANDERSON
STATE OF UTAH

30 Apr, 2020
SHEET NO.

C1.1



EAGLE MOUNTAIN CITY
PLANNING COMMISSION MEETING
MAY 12, 2020

TITLE:	7-Eleven Convenience Store Site Plan - Public Hearing
ITEM TYPE:	Site Plan
APPLICANT:	Alexis Riggs

ACTION ITEM:

Yes

PUBLIC HEARING:

Yes

REQUIRED FINDINGS:

Building & Commercial Design Standards 17.72

The building square footage is 4,067, the building renderings and elevations have been submitted. The proposed design uses different and acceptable materials. The building is consistent with the other buildings in the Commercial development in the area. EMMC 17.72.040-F2 states:

2. All commercial buildings shall avoid large panelized products or featureless surfaces. Commercial buildings shall utilize an appropriate mixture of building materials on all sides, including brick, rock, fiber/cement siding, wood, glass, stucco, and colored architectural CMU (concrete masonry unit). Stucco may not be used on more than 50 percent of a building. Metal, plain CMU, or other materials deemed appropriate by the planning commission and city council may be used as accents only.

EMMC 17.72.040-2G for building colors states:

G. Building Color. Buildings should not be restricted to using desert landscape colors, such as beige, tan, grays, browns, etc. A wide palette of colors is recommended, excluding any neon, ultra-bright, or reflective colors. A building's color palette should be similar to that of significant neighboring structures.

BACKGROUND:

This application is for a Site Plan located in Carson Commercial development Lot 1 – approximately 2.0 ac in size. The Carson Commercial Master Site plan development was approved by the City Council on August 6 2019. This proposed project is for a 7-11 convenience store. This application is being proposed along with the Dollar Tree site plan application. Both site plans are proposed on Lot 1 of Carson Commercial. The 2 acre lot has enough acreage for both site plans. The applicant is interested in dividing the 2 acre lot into 1 acre lots. The agreement between the land owner and the applicant requires that any modification of the Carson Commercial Lot 1 will require the applicant to pay for any fees associated with the modification of the lot. Since the Carson Commercial plat 3 has not yet been recorded the dividing of lot 1 could be processed as a final plat. It will be up to the Planning Commission and City Council to decide if the applicant can work with staff on a final plat application.

ITEMS FOR CONSIDERATION:

1. Signage complies with City Code.

RECOMMENDATION:

The recommended motions are provided for the benefit of the Planning Commission and may be read or referenced when making a motion. The Planning Commission has the option to recommend approval, recommend approving with conditions, table, or recommend denial of the application, and should make one of the following motions:

I move that the Planning Commission recommend approval of the 7-11 site plan to the City Council with the following conditions:

1. All landscaping to be improved up to Pony Express Pkwy with a mixture of plants and rock.
2. The signage shall comply with city code requirements.
3. All lighting shall comply with the dark sky lighting ordinance.
4. Any conditions that the Planning Commission deems appropriate.

I move that the Planning Commission recommend approval of the Porter's

Franchise colors and elements may be incorporated, but shall not overpower the architectural form/theme of the building and/or development.

It is up to the Planning Commission and City Council to determine if the materials and colors of the 7-11 are similar to the neighboring structures in the commercial development area. Minor deviations from these elevations, still in compliance with the Design Standards, require approval by the Planning Director.

Parking EMMC 17.72.030 (B)

The requirement for convenience store parking is one stall per 200 sq ft of gross floor area. This project is required 20 stalls and 1 ADA stalls. The proposed store has a total of 20 stall with 1 stalls ADA.

Landscaping EMMC 17.60

The applicants have designed the site according to City standards. The landscape plan exceeds the number of required trees and turf. The landscaping around the site will be maintained by the Porter's Crossing Town Center development group. 7-11 will be responsible for the landscaping on the 7-11 site. All plants and trees are drought tolerant. Headlight screening will be required with a combination of bearming and vegetation.

Lighting EMMC 17.56

A lighting plan has been submitted and complies with the City's dark sky ordinance (EMMC 17.56 Outdoor Lighting), including specific standards for Fuel Station Canopy lights. Lights must be shielded downward and the light source may not be visible from surrounding properties. No light poles should be installed on the rear portion of the property that would adversely affect the residential homes.

Signs

Any proposed signs will require a

Crossing Recorded plat amendment to the City Council with the no conditions:

sign permit(s) prior to any construction. The current sign proposal does not meet City standards. Staff recommends that the sign contain a maximum height of 5 ft, as required by EMMC 17.80.070-C-3, and the maximum sign copy is 32 sq. ft. The sign should have stone up one side to maintain consistency with other signage in the development area. EMMC 17.80.070-C-3 states, "The materials and design shall be consistent for each sign in the development/project.". The sign must have dimming technology that automatically adjusts the display brightness based on light conditions.

PREPARED BY:
Michael Hadley, Planning

Attachments:

[7-Eleven Site Plan](#)

[7-Eleven Color Elevations](#)

[7-Eleven Monument Sign](#)

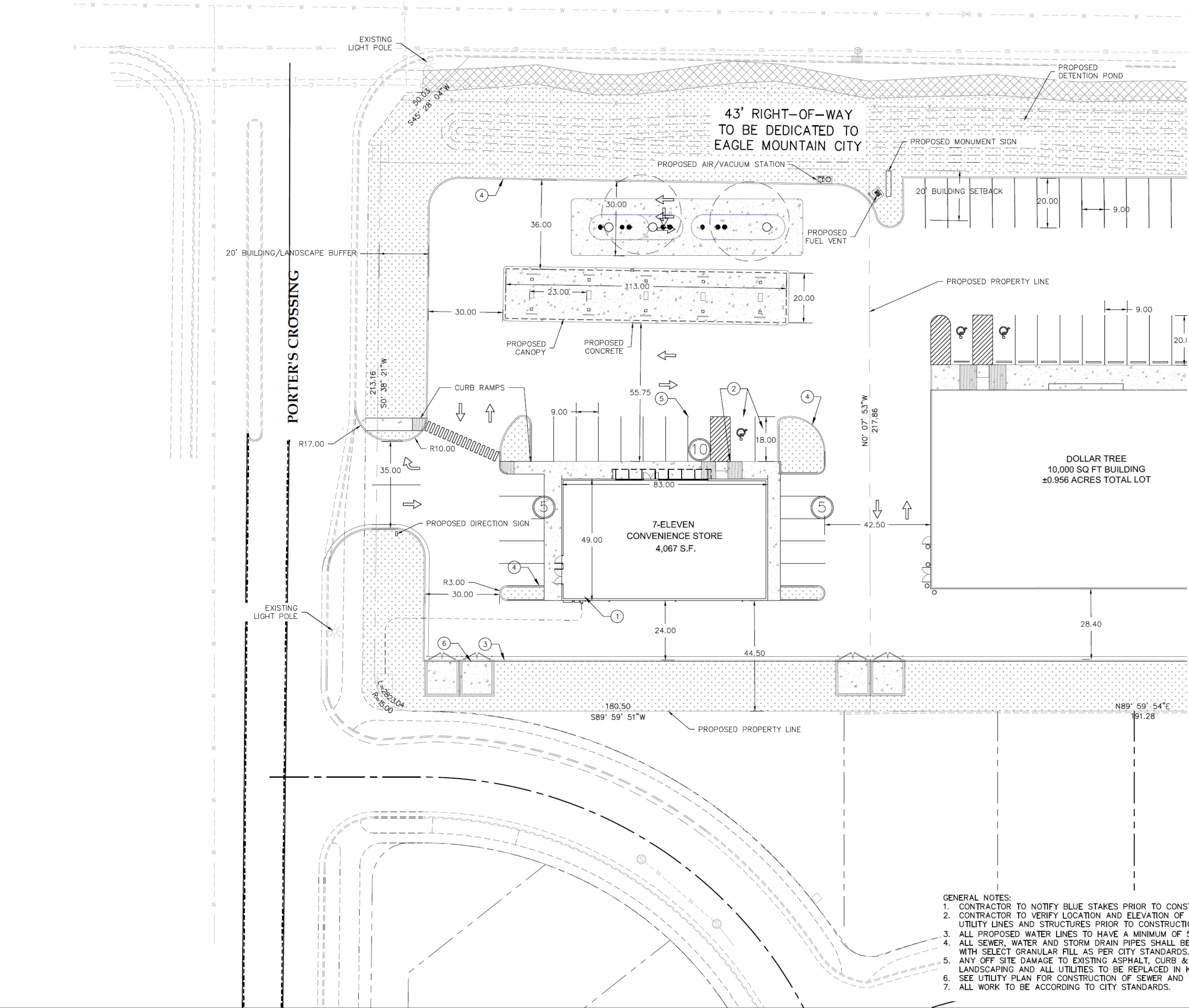
[7-Eleven Landscape Plan](#)

[Combined 7-Eleven and Dollar Tree Site Plan](#)

NOTE: ALL APPLICABLE ELEMENTS OF THE AMERICANS WITH DISABILITIES ACT ACCESSIBILITY GUIDELINES WILL BE ADHERED TO.

PROJECT ENGINEER:
NAME:
LARVIN POLLOCK
ELEVATE ENGINEERING
ADDRESS:
492 WEST 1200 NORTH
SPRINGVILLE, UT 84663
(801) 718-5993
LARVIN@ELEVATEENG.COM

PONY EXPRESS PARKWAY



LEGEND

LOT LINES (PROPERTY)	
EXISTING CURB AND GUTTER	
PROPOSED CURB AND GUTTER	
EXISTING FENCE	
INVERT ELEVATION	IE
TOP OF ASPHALT	TA
TOP BACK OF CURB	TBC
PROPOSED	PROP
EXISTING	EX
FINISHED GRADE	FG
FINISHED FLOOR ELEVATION	FFE
LANDSCAPE AREA	
CONCRETE AREA	

SITE DATA

7-ELEVEN LOT AREA:	45,424	SF (1.043 ACRES)
BUILDING AREA:	4,067	SF ± 8.9%
PAVEMENT AREA:	31,507	SF ± 69.4%
LANDSCAPE AREA:	9,850	SF ± 21.7%

ZONING: COMMUNITY COMMERCIAL
CONDITIONAL USE

BUILDING DATA

CONSTRUCTION TYPE: V-B
SPRINKLERS: NO
SETBACKS:
FRONT=20 FEET
REAR=20 FEET
SIDE=0

PARKING TABULATION (7-ELEVEN)

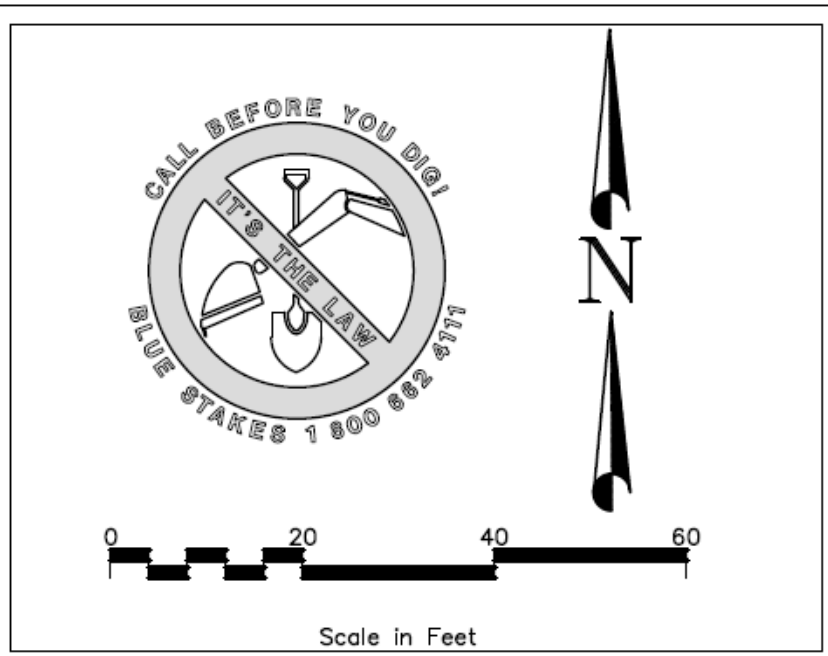
REQUIRED: 1 STALLS PER 200 SQ. FT.
PROVIDED: 20 STALLS
1 ADA STALLS

NOTES:

- PROPOSED 7' SIDEWALK PER APWA STANDARD PLAN 231. SEE SHEET C-4 FOR DETAILS.
- ALL HANDICAP STALLS AND RAMPS TO BE INSTALLED PER ADA AND APWA STANDARDS. SEE SHEET C-4 FOR DETAILS.
- PROPOSED CURB & GUTTER TYPE E PER APWA STANDARD PLAN 205. SEE SHEET C-4 FOR DETAILS.
- PROPOSED CURB TYPE P PER APWA STANDARD PLAN 209. SEE SHEET C-4 FOR DETAILS.
- PAINT 4" SOLID YELLOW PAINT STRIPE AS SHOWN (TYPICAL).
- PROPOSED DUMPSTER LOCATION.

GENERAL NOTES:

- CONTRACTOR TO NOTIFY BLUE STAKES PRIOR TO CONSTRUCTION.
- CONTRACTOR TO VERIFY LOCATION AND ELEVATION OF ALL EXISTING UTILITY LINES AND STRUCTURES PRIOR TO CONSTRUCTION.
- ALL PROPOSED WATER LINES TO HAVE A MINIMUM OF 5' OF COVER.
- ALL SEWER, WATER AND STORM DRAIN PIPES SHALL BE BACKFILLED WITH SELECT GRANULAR FILL AS PER CITY STANDARDS.
- ANY OFF SITE DAMAGE TO EXISTING ASPHALT, CURB & GUTTER, LANDSCAPING AND ALL UTILITIES TO BE REPLACED IN KIND.
- SEE UTILITY PLAN FOR CONSTRUCTION OF SEWER AND WATER LINES.
- ALL WORK TO BE ACCORDING TO CITY STANDARDS.



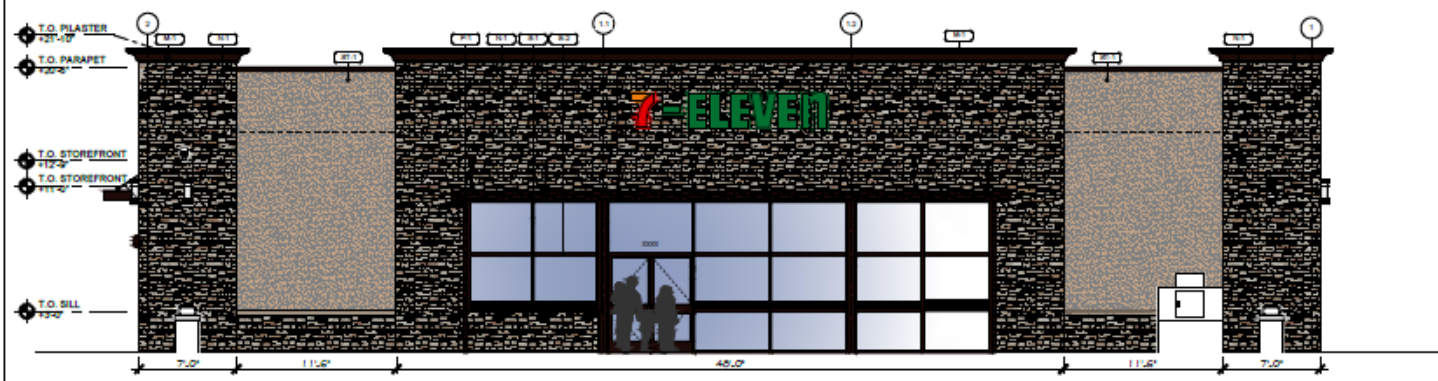
ELEVATE ENGINEERING
492 WEST 1200 NORTH
SPRINGVILLE, UT 84663
PHONE: (801) 718-5993
larvin@elevateeng.com

ELEVATE
ENGINEERING

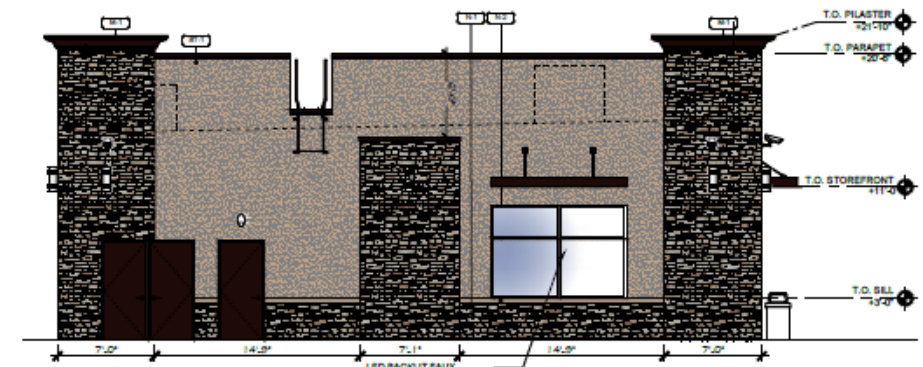
7-ELEVEN EAGLE MOUNTAIN
SITE PLAN
6400 N AND PONY EXPRESS PKWY EAGLE MOUNTAIN, UT 84005



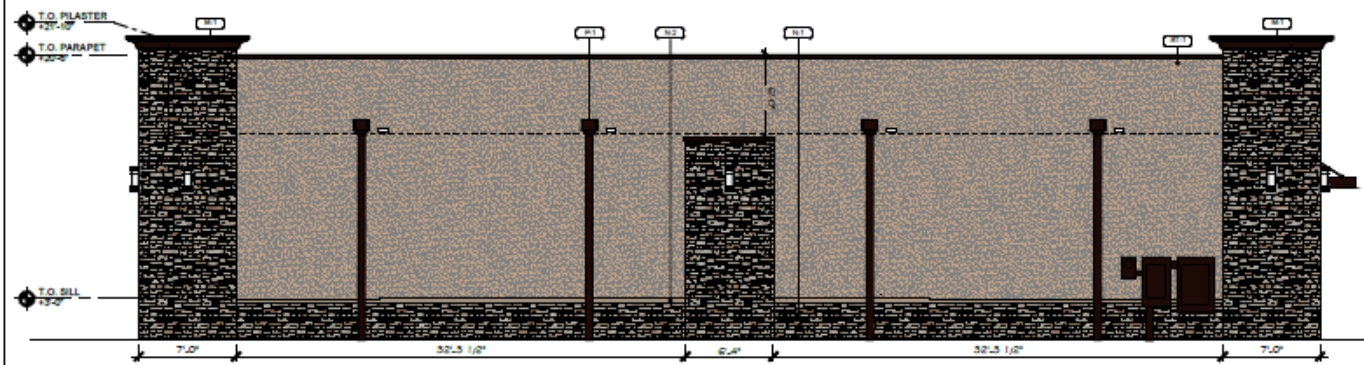
SHEET:
C-1
DATE: Apr 30, 2020



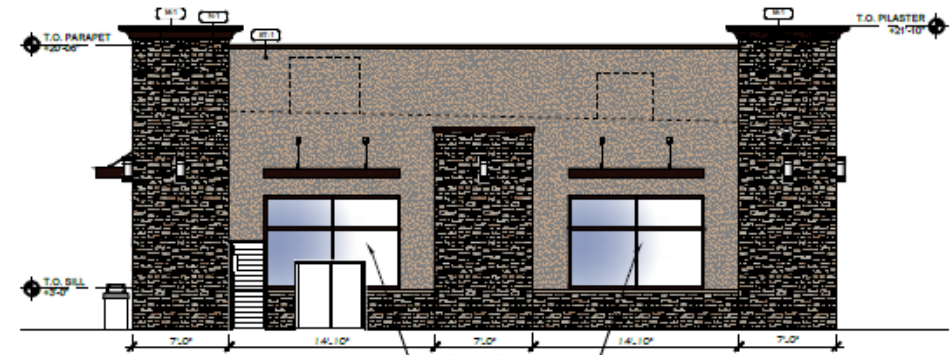
SOUTH ELEVATION
SCALE 3/16" = 1'-0"



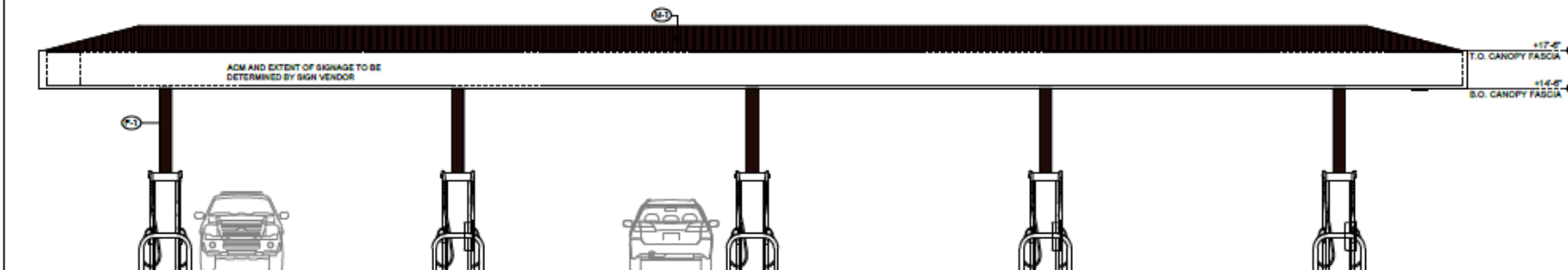
WEST ELEVATION
SCALE 3/16" = 1'-0"



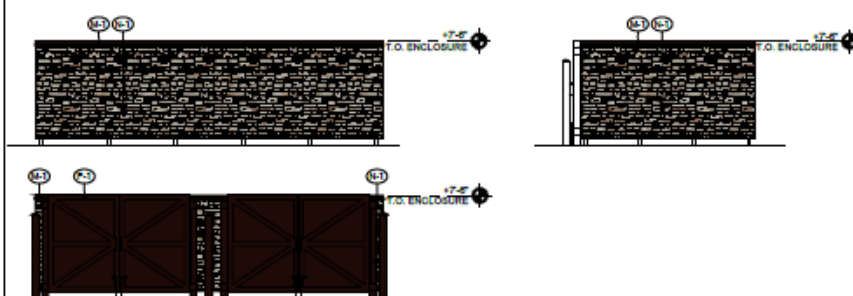
NORTH ELEVATION
SCALE 3/16" = 1'-0"



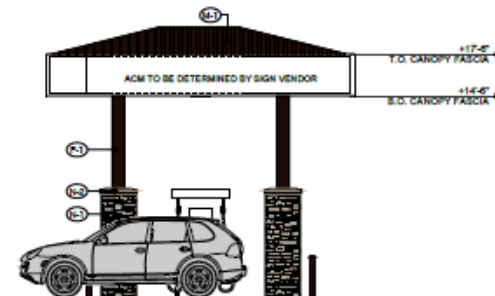
EAST ELEVATION
SCALE 3/16" = 1'-0"



CANOPY SIDE ELEVATION
SCALE 3/16" = 1'-0"



TRASH ENCLOSURE
SCALE 3/16" = 1'-0"



CANOPY END ELEVATION
SCALE 3/16" = 1'-0"

EXTERIOR FINISH SCHEDULE		
NOTE: SEALANT COLORS MATCH COLOR OF ADJACENT MATERIAL BEING SEALED - WHEN 2 OR MORE COLORS ARE ADJACENT, MATCH LIGHTER COLORED MATERIAL.		
FINISH	MATERIAL	PATTERN
SL-1	24 GAUGE GALV. SHEET METAL CORING CAP, SLOPE 1/8" PER FOOT, PRE-FINISHED TO MATCH CANOPIED AND OTHER METAL WORKS (SW 7045 'URBANE BRONZE'), OR SIMILAR.	
P-1	PRE-FINISHED SHEET METAL DOWNSPOUT SYSTEM AND PRE-FABRICATED AWNINGS TO MATCH CANOPIED AND OTHER METAL WORKS (SW 7045 'URBANE BRONZE'), OR SIMILAR.	
SL-1	STONE VENEER - ELDERADO STONE - MOUNTAIN LEDGE - 'SIERRA', OR SIMILAR.	
SL-2	PRE-CAST CONCRETE SILL	
ST-1	DRYWIT (OR EQUAL) - EPS - 'SW 7505 TAVERN TAUPÉ', OR SIMILAR.	
SL-1/SL-2	PAINTER, 'DAVE BRONZE' ALUMINUM STOREFRONT FRAME - 1" INSULATED CLEAR GLAZING BY OGDONSTE OR EQUAL - OR SIMILAR.	

7-ELEVEN, INC.

3300 HACKBERRY ROAD, IRVING, TEXAS 75063

7-ELEVEN #1046457

PONY EXPRESS PAVY & PORTERS CROSSING PAVY

EAGLE MOUNTAIN, UT 84005

PROJ: 10-23-2019

DATE: 04/29/2020

DRAWN BY: [Signature]

CHECKED BY: [Signature]

THE DIMENSION GROUP

ARCHITECTS & ENGINEERS

1000 S. 1000 E. SUITE 100

ST. GEORGE, UT 84770

TEL: 435.771.1111

WWW.DIMENSIONGROUP.COM

Job#: C20-004

Scale: AS NOTED

Date: 04/29/2020

Drawn By: [Signature]

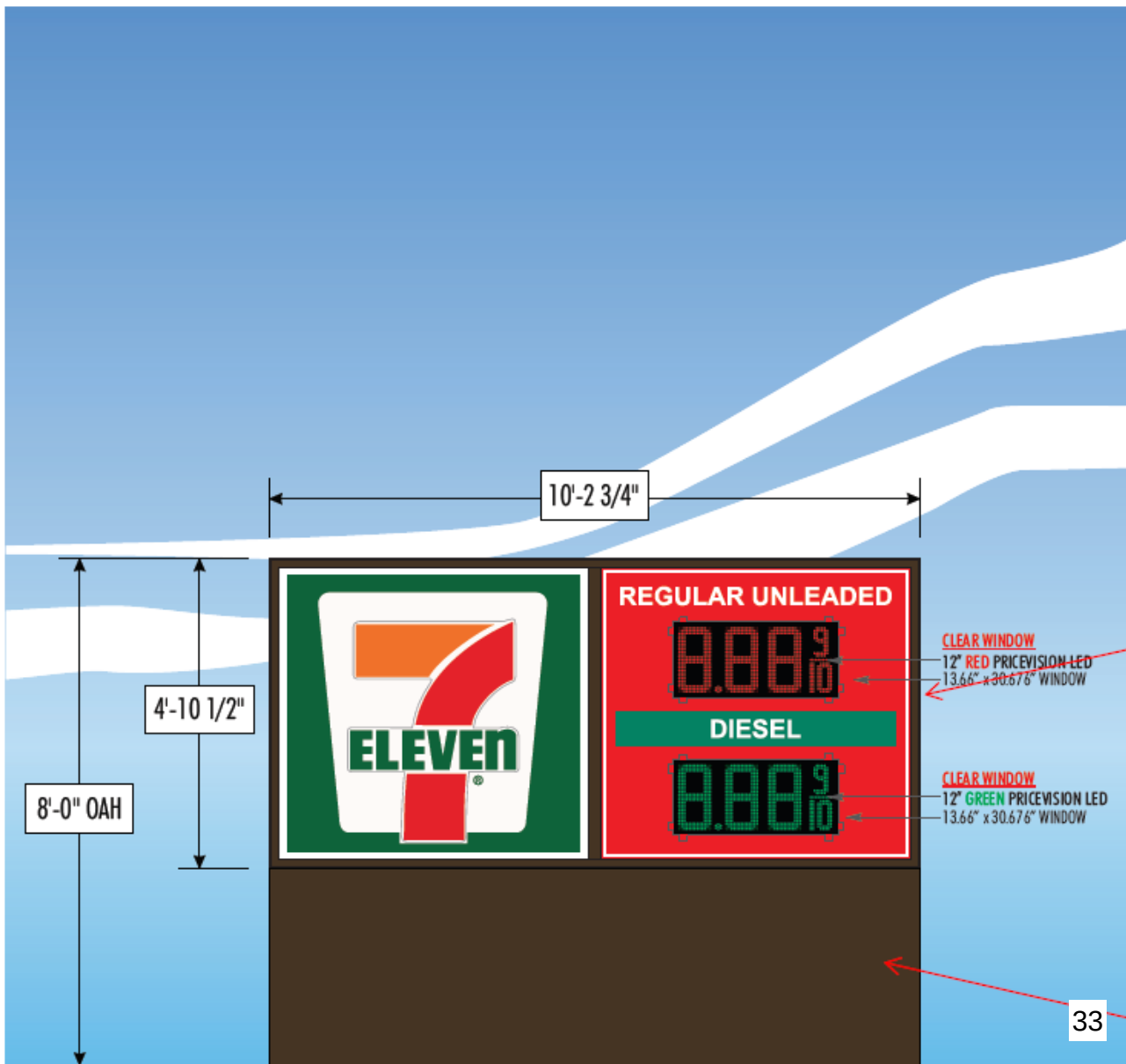
Checked By: [Signature]

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32

SHEET:

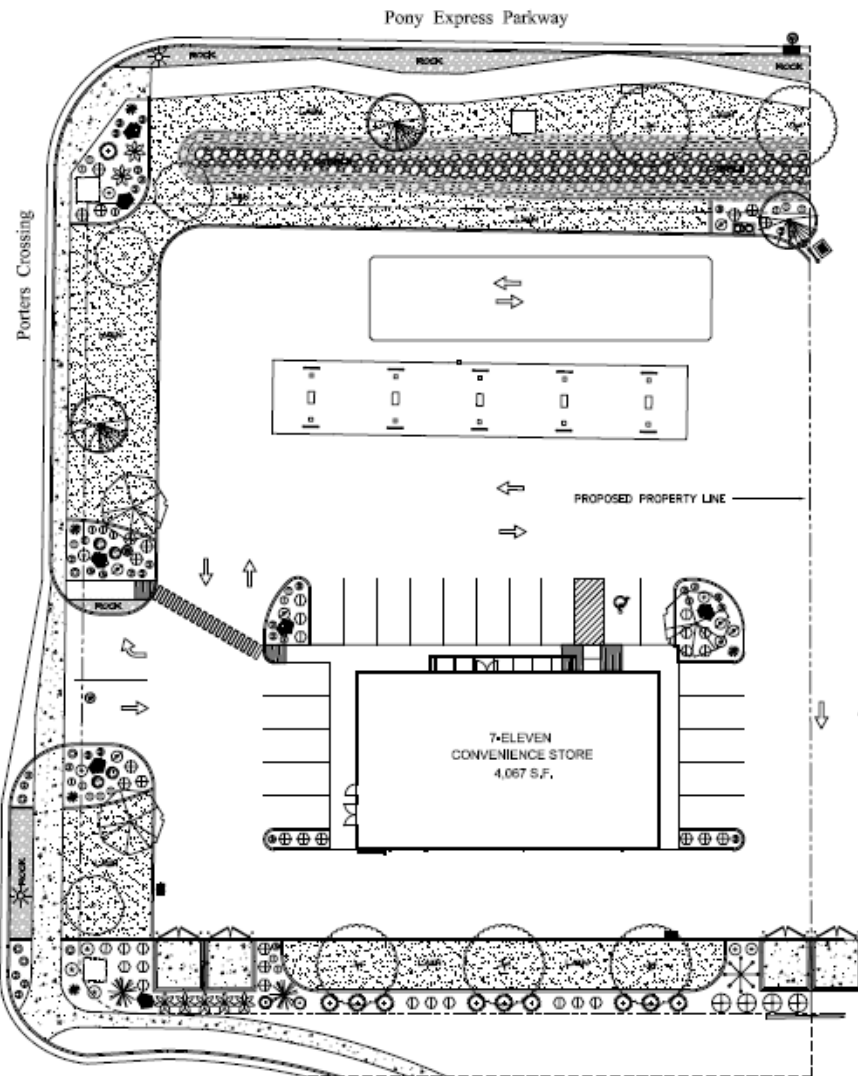
NOTE: DIMENSIONS TO BE VERIFY PRIOR TO FABRICATION



C

49.87 SQ FT
PROPOSED NEW CABINETS

33



Quan.	Symbol	Botanical Name	Common Name	Size	Remarks
5		Gleditsia viscariosa 'Skyline'	Skyline Honeylocust	2" Caliper 8'-10' Height	Full Head Crown Straight Trunk
2		Juniperus virginiana	Rocky Mountain Juniper	6'-8' Height 5' DB	Full Throughout Specimen
3		Malus sp. 'Spring Snow'	Spring Snow Crab	2" Caliper 10'-12' Height	Full Head Crown Straight Trunk
1		Pinus nigra 'Arnold's Sentinel'	Colomar Austrian Pine	6'-8' Height 5' DB	Full Throughout Specimen
3		Pinus caleyana 'Chenicleer'	Chenicleer Flouzing Pear	2" Caliper 8'-10' Height	Full Head Crown Straight Trunk
3		Syringa reticulata	Japanese Tree Lilac	2" Caliper 10'-12' Height	Full Head Crown Straight Trunk

Quan.	Symbol	Botanical Name	Common Name	Size	Remarks
6		Barberry chund. 'Onion Piggy'	Onion Piggy Barberry	5 Gallon	15"-18" Height
6		Caryopteris clandonensis	Blue Mist Spirea	5 Gallon	18"-24" Height
1		Physocarpus o. 'Summer Wine'	Summer Wine Ninebark	5 Gallon	24"-30" Height
10		Rhus aromatica 'Grow-Low'	Grow Low Sumac	5 Gallon	18"-24" Spread
4		Rosa Knock Out Red	Knock Out Red Rose	5 Gallon	18"-24" Height
4		Rosa Heidiand Red	Red Groundcover Rose	5 Gallon	18"-24" Spread
2		Spiraea japonica 'Goldground'	Goldground Spiraea	5 Gallon	18"-24" Height
1		Spiraea japonica 'Neon Flash'	Neon Flash Spiraea	5 Gallon	18"-24" Height
6		Yucca filif. 'Golden Sword'	Golden Sword Yucca	5 Gallon	18"-24" Height

Quan.	Symbol	Botanical Name	Common Name	Size	Remarks
21		Calamagrostis a. 'Avalanche'	Avalanche Feather Grass	5 Gallon	24"-30" Height
20		Calamagrostis a. 'Foxtail'	Foxtail Feather Grass	5 Gallon	24"-30" Height
4		Miscanthus sinensis 'Gracillius'	Hidden Grass	5 Gallon	24"-30" Height
6		Pennisetum alopec. 'Nanette'	Nanette Fountain Grass	5 Gallon	18"-24" Height

Quan.	Symbol	Botanical Name	Common Name	Size	Remarks
20		Agastache 'Sunset'	Sunset Hyssop	1 Gallon	Full Can
22		Hemerocallis 'Stella d'Oro'	Stella d'Oro Day Lily	1 Gallon	Full Can
11		Salvia 'East Friesland'	East Friesland Sage	1 Gallon	Full Can

* Plant material quantities are provided for convenience in bidding ONLY. The contractor shall provide and install all plant materials either shown or noted on the plans, and of the sizes and heights specified.

Symbol	Description	Remarks
	Landscape Boulder / 3'-4' Min. Size / Individually Placed	Boulder Type And Color Shall Be From Nearest Local Source. Blended-Fit Colored Granite, Block Edges (Not Rounded).
	4" x 6" Extruded Concrete Mowstrip / Natural Color	Install In Straight, True Lines And Uniform Curves, 4' Between All Lawn And Shrub Areas. Compact Sub-grade To 90% Prior To Installation.
	New Lawn Area / Water Conserving Mixture	Install In Areas Shown Over A 6 inch Depth Of Import Topsoil. Top Of Lawn To Be 1 inch Below Finish Grade Of Concrete Surfaces.
	Rock ONLY Area / Cobble / 3/4" Minus Size / Earthtone Color	Install In Areas Shown To A Depth Of 4 inches Over "Dolmitt" Brand Weed Barrier Fabric. Submit Earthtone Sample For Approval.
	Rock ONLY Area / Cobble / 4" Minus Size / "Naphi Gray"	Install In Areas Shown To A Depth Of 6 inches Over "Dolmitt" Brand Weed Barrier Fabric. Submit Gray Sample For Approval.
	New Shrub - Rock Area / 1/2" Min. Size / Earthtone Color	Install In Areas Shown To A Depth Of 4 inches Over "Dolmitt" Brand Weed Barrier Fabric. Rock To Match Adjacent South Property.

Planting Notes

- All lawn areas shall receive a 6 inch depth of topsoil, shrub areas 4 inch depth. If topsoil is not available at the site, it must be imported from an approved local source. All topsoil shall be of a sandy loam consistency. Provide a chemical analysis of all topsoil for approval.
- Prior to placement of topsoil, all subgrade areas shall be covered by scarifying the soil to a depth of 6 inches, by the use of mechanical means in order to create a transition layer between existing and new soils.
- All plant material holes shall be dug twice the diameter of the rootball and 6 inches deeper. Excavated material shall be removed from the site.
- Plant backfill mixture shall be composed of 3 parts topsoil to 1 part humus additive (Bolt Peppier equal), and shall be tamped down on-site prior to installation.
- Plant fertilizer shall be "AgriForce" brand 21 gram tablets used as per manufacturers recommendations.
- Upon completion of planting operations, all shrub pits and tree wells shall receive a 4 inch depth of shaded-bark mulch mixture as a cover. The overall shrub beds themselves (beyond plant wells) shall receive a 4" depth of decorative stone surfacing over Pro-S weed barrier fabric.
- In decorative stone beds, cut the fabric from around the outer wall of each plant, then apply fine ground bark inside water well. The remainder of the planter bed shall receive the depth of decorative stone.
- Landscape maintenance shall be required for a period through the second mowing of the lawn (30 days minimum) and shall include weeding, pruning and one fertilization.
- The contractor shall comply with all warranties and guarantees set forth by the Owner, and in no case shall that period be less than two years following the date of completion and final acceptance.
- As shown and noted, the irrigation system water supply is from a secondary (not city) source, and its availability can be affected by climatic conditions, with the normal season extending from mid April to mid October. If any interruptions in water availability occur, the contractor shall coordinate with the Owner on the availability of possible temporary watering measures to keep all plant materials in a healthy condition.

General Notes

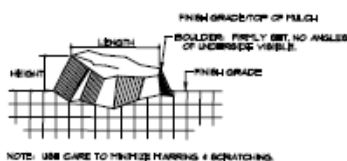
- All bidding landscape contractors shall have a minimum of 5 years experience in the installation of commercial landscape and irrigation projects, and be able to supply the necessary staff to perform all tasks associated with these drawings, and in a professional and timely manner.
- The landscape contractor, at all times, shall have personnel on-site experienced in being able to interpret the drawings correctly, and accurately measure the design layout using the specified scale.
- The contractor shall verify the exact location of all existing and proposed utilities, and all site conditions prior to beginning work. The contractor shall coordinate his work with the project manager and all other contractors working on the site.
- The finish grade of all planting areas shall be smooth, even and consistent, free of any humps, depressions or other grading irregularities. The finish grade of all landscape areas shall be graded consistently 1/2" below all walks, curbs, etc.
- The contractor shall provide all materials, labor and equipment required for the proper completion of all landscape work as specified and shown on the drawings.
- All plant materials shall be approved prior to planting. The Owner/Landscape Architect has the right to reject any and all plant material not conforming to the specifications.
- The contractor shall plant all plants per the planting details, spacing as shown. The top of the rootballs shall be planted flush with the finish grade.

Sub-Grade Requirements

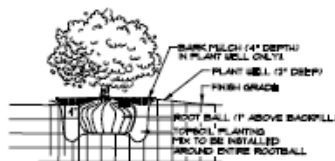
- LAWN & SHRUB AREAS** - 18" (8) inches below finish grade. This will allow for the installation of a six inch depth (lawn) and 4 inch depth (shrub) of topsoil along with a four inch depth of bark mulch or decorative stone, leaving it slightly below finish grade and concrete areas.
- SUB-GRADE COORDINATION** - The Landscape contractor shall meet early on in the construction process with the site grading contractor, in order to ensure that all sub-grades, prior to final topsoil placement, are provided. Any discrepancies or questions shall be discussed and resolved at that time. Landscape operations shall not begin until the specified sub-grade elevations have been provided.

Submittal Requirements

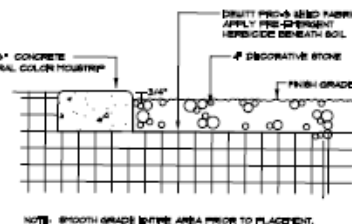
- The contractor shall provide to the Owner/Engineer product samples of all landscape materials such as boulders, decorative stone, bark mulches, weed barrier fabric, soil amendments 4" upon topsoil in order to obtain approval to be used on the project, and prior to shipment to the site. Failure to provide this in a timely manner will in no way affect or delay the construction schedule and the for project completion.
- All plant materials shall be secured for the project a minimum of 60 days prior to shipment to the site. The contractor shall provide to the Owner/Engineer written confirmation of this a minimum of 30 days prior to planting of the project. No substitutions will be considered following this time period.



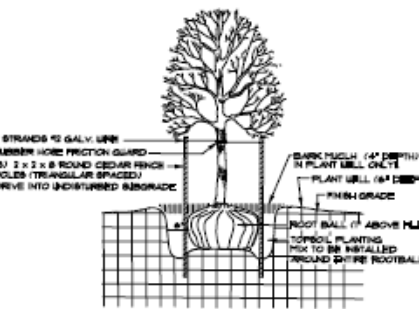
1 Landscape Boulder
N.T.S.



2 Shrub Planting
N.T.S.



3 Mowstrip / Stone Mulch
N.T.S.



4 Tree Planting
N.T.S.

Landscape Architect

RDL Design Company, Inc.
1020 East Yale Avenue
Salt Lake City, Utah 84105
Phone : 801-647-3114
Email : rdl.design@comcast.net



7-ELEVEN EAGLE MOUNTAIN
LANDSCAPE PLAN

6400 N. & PONY EXPRESS PKWY EAGLE MOUNTAIN, UT.



SHEET:
L-1
DATE: 04-30-2020

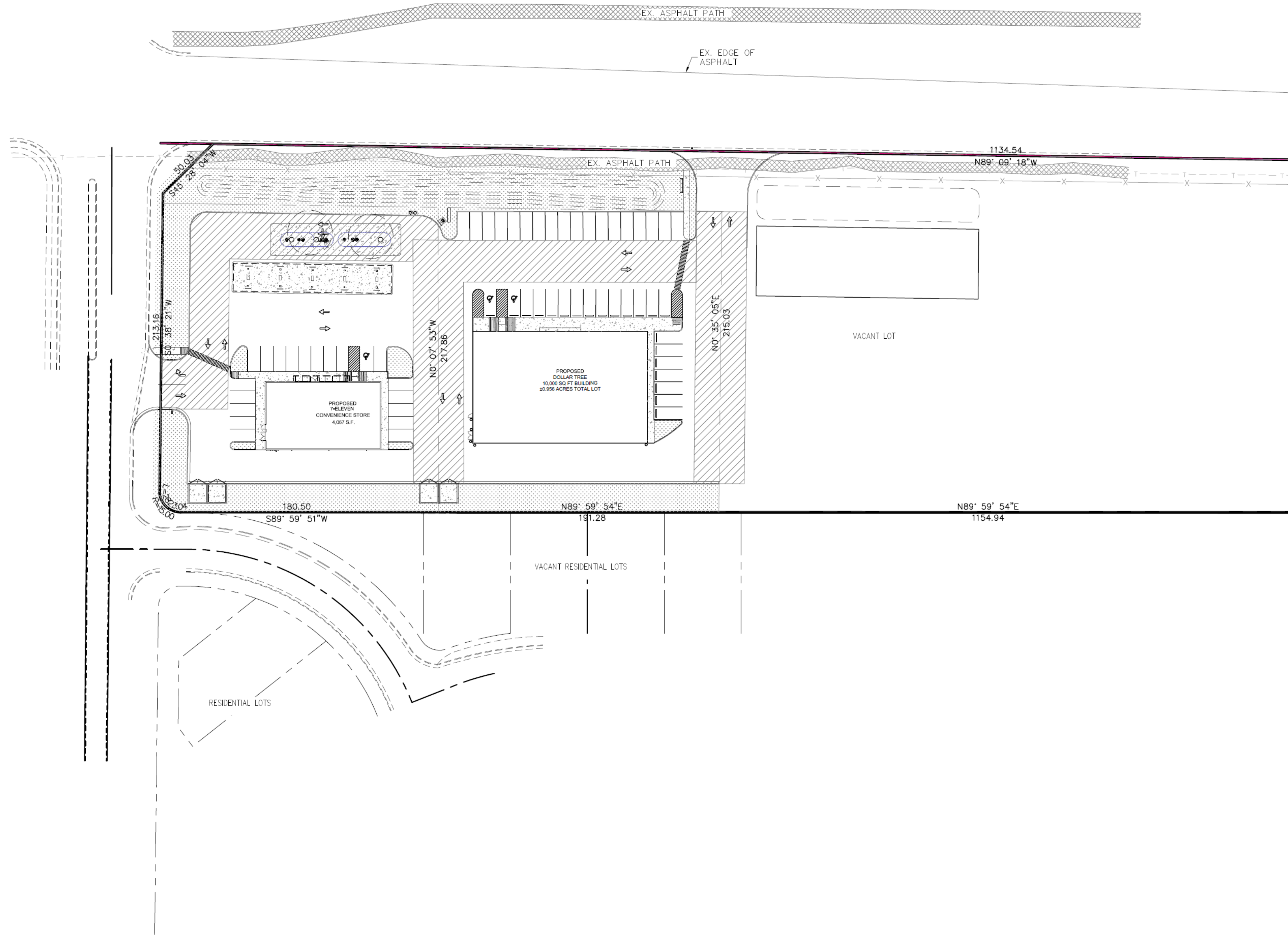
ELEVATE ENGINEERING
400 WEST 1000 SOUTH
SPRINGVILLE, UT 84603
PHONE: (801) 715-5903
www.elevateeng.com

NO.	REVISIONS	BY	DATE

VACANT LOT

VACANT LOT

VACANT LOT



LEGEND

LOT LINES (PROPERTY)

EXISTING CURB AND GUTTER

PROPOSED CURB AND GUTTER

EXISTING FENCE

EXISTING BUILDING

INVERT ELEVATION

TOP OF ASPHALT

TOP BACK OF CURB

PROPOSED

EXISTING

FINISHED GRADE

FINISHED FLOOR ELEVATION

LANDSCAPE AREA

100

CONCRETE AREA

IE

TA

TBC

PROP

EX

FG

FFE

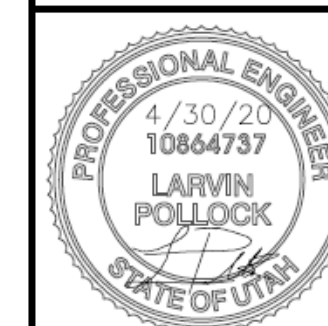
1	2	3	4
5	6	7	8

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larvin@elevateeng.com

ELEVATE

**DOLLAR TREE EAGLE MOUNTAIN
CONTEXT PLAN**
6400 N AND PONY EXPRESS PKWY EAGLE MOUNTAIN, UT 84005



SHEET:

C-1.1

DATE: Apr 30, 2020



EAGLE MOUNTAIN CITY
PLANNING COMMISSION MEETING
MAY 12, 2020

TITLE:	Dollar Tree Site Plan - Public Hearing
ITEM TYPE:	Site Plan
APPLICANT:	Alexis Riggs

ACTION ITEM:

Yes

PUBLIC HEARING:

Yes

REQUIRED FINDINGS:

Building & Commercial Design Standards 17.72

The building square footage is 4,067, the building renderings and elevations have been submitted. The proposed design uses different and acceptable materials. Staff recommends adding stone to the vertical columns in the front to add more variety of materials and to break up the siding better.. Per city code 17.72.040E-1 additional architectural detailing should be added. Some type of architectural detail like awnings should be added to break up the stucco and windows. The building is consistent with the other buildings in the Commercial development in the area. EMMC 17.72.040-F2 states:

2. All commercial buildings shall avoid large panelized products or featureless surfaces. Commercial buildings shall utilize an appropriate mixture of building materials on all sides, including brick, rock, fiber/cement siding, wood, glass, stucco, and colored architectural CMU (concrete masonry unit). Stucco may not be used on more than 50 percent of a building. Metal, plain CMU, or other materials deemed appropriate by the planning commission and city council may be used as accents only.

EMMC 17.72.040-2G for building colors states:

BACKGROUND:

This application is for a Site Plan located in Carson Commercial development Lot 1 – approximately 2.0 ac in size. The Carson Commercial Master Site plan development was approved by the City Council on August 6 2019. This proposed project is for a Dollar Tree store. This application is being proposed along with the 7-11 site plan application. Both site plans are proposed on Lot 1 of Carson Commercial. The 2 acre lot has enough acreage for both site plans. The applicant is interested in dividing the 2 acre lot into 1 acre lots. The agreement between the land owner and the applicant requires that any modification of the Carson Commercial Lot 1 will require the applicant to pay for any fees associated with the modification of the lot. Since the Carson Commercial plat 3 has not yet been recorded the dividing of lot 1 could be processed as a final plat. It will be up to the Planning Commission and City Council to decide if the applicant can work with staff on a final plat application.

ITEMS FOR CONSIDERATION:

1. Architectural Design and Features - more architectural design and features should be added to the proposed building to better conform with city code.
2. Building location and parking - the building should be moved forward up to the road and the parking located behind the building.
3. Sign design - Sign should be designed to conform to city standards.

RECOMMENDATION:

The recommended motions are provided for the benefit of the Planning Commission and may be read or referenced when making a motion. The Planning Commission has the option to recommend approval, recommend approving with conditions, table, or recommend denial of the application, and should make one of the following motions:

I move that the Planning Commission recommend approval of the Dollar Tree site plan to the City Council with the following conditions:

1. All landscaping to be improved up to Pony Express Pkwy with a mixture of plants and rock.
2. The signage shall comply with city code requirements.
3. All lighting shall comply with the dark sky lighting ordinance.
4. Architectural design should have more detail features, added rock to the

G. Building Color. Buildings should not be restricted to using desert landscape colors, such as beige, tan, grays, browns, etc. A wide palette of colors is recommended, excluding any neon, ultra-bright, or reflective colors. A building's color palette should be similar to that of significant neighboring structures. Franchise colors and elements may be incorporated, but shall not overpower the architectural form/theme of the building and/or development.

It is up to the Planning Commission and City Council to determine if the materials and colors of the 7-11 are similar to the neighboring structures in the commercial development area. Minor deviations from these elevations, still in compliance with the Design Standards, require approval by the Planning Director.

Parking EMMC 17.72.030 (B)

The requirement for convenience store parking is one stall per 200 sq ft of gross floor area. This project is required 20 stalls and 1 ADA stalls. The proposed store has a total of 20 stall with 1 stalls ADA. Parking should be in the rear and sides of the building.

Landscaping EMMC 17.60

The applicants have designed the site according to City standards. The Dollar Tree will be responsible for the landscaping on the Dollar Tree site. All plants and trees are drought tolerant. Headlight screening will be required with a combination of bearming and vegetation. Plants need to be added to the site plan between the sidewalk and the street. Currently it is only showing rock.

Lighting EMMC 17.56

A lighting plan has been submitted staff needs it updated to show total lumen count for the site and specs for all fixtures (EMMC 17.56 Outdoor Lighting), including specific standards for Fuel Station Canopy lights. Lights must be

vertical columns, some type of awning to break up stucco and windows.

5. Building is moved up towards the road and the parking in the front should be moved behind the building.

6. Any conditions that the Planning Commission deems appropriate.

shielded downward and the light source may not be visible from surrounding properties. No light poles should be installed on the rear portion of the property that would adversely affect the residential homes.

Signs

Any proposed signs will require a sign permit(s) prior to any construction. The current sign proposal does not meet City standards. Staff recommends that the sign contain a maximum height of 5 ft, as required by EMMC 17.80.070-C-3, and the maximum sign copy is 32 sq. ft. The sign should have stone up one side to maintain consistency with other signage in the development area. EMMC 17.80.070-C-3 states, "The materials and design shall be consistent for each sign in the development/project.". The sign must have dimming technology that automatically adjusts the display brightness based on light conditions. Pylon signs are not permitted in Eagle Mountain. Rock/Stone/Brick is added to the base 2' up from bottom and one side of monument sign as required by city code (17.80.070B).

PREPARED BY:
Michael Hadley, Planning

Attachments:

[Dollar Tree Site Plan](#)

[Dollar Tree Color Elevations](#)

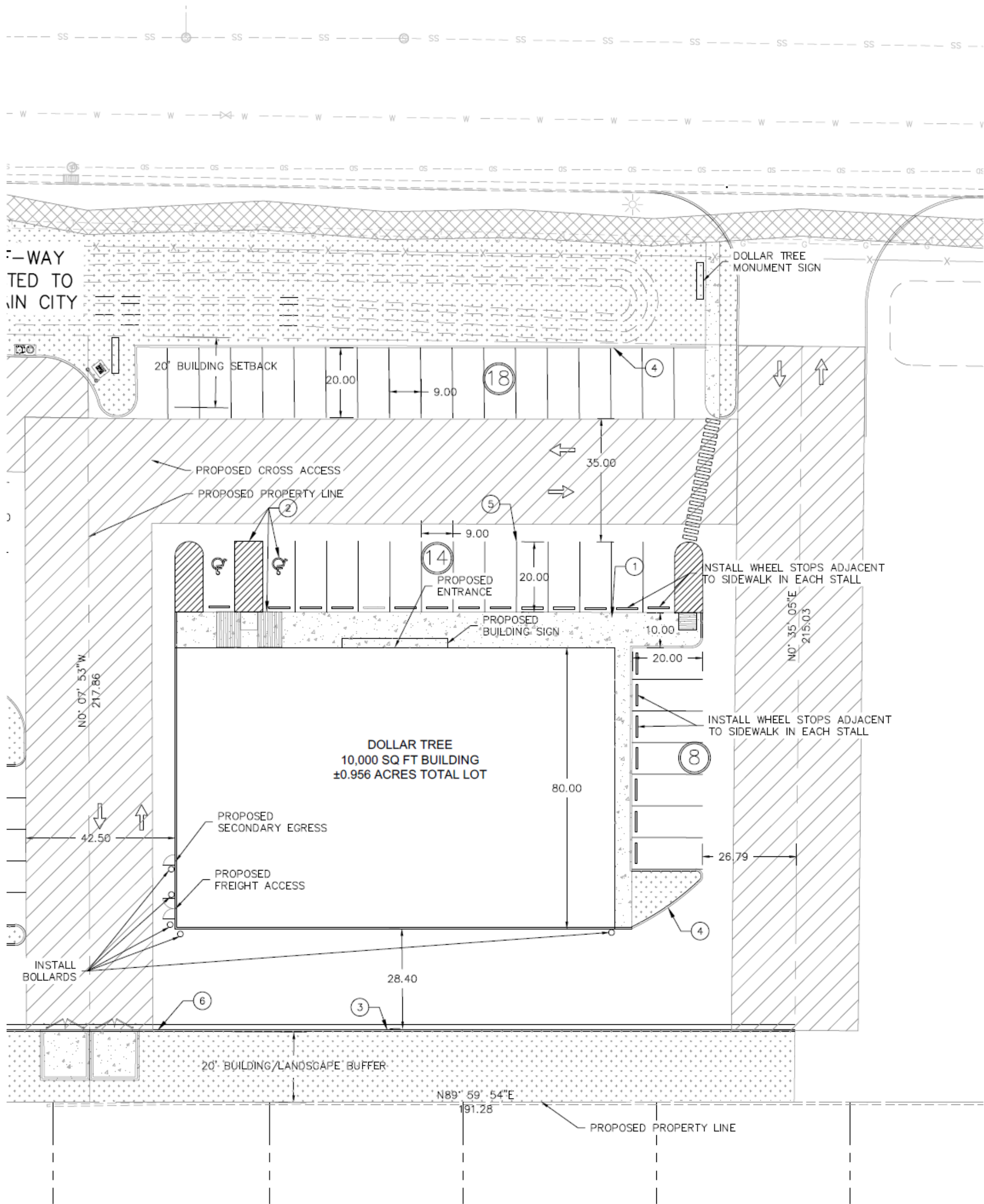
[Dollar Tree Monument Sign](#)

[Dollar Tree Landscape Plan](#)

[Combined 7-Eleven and Dollar Tree Site Plan](#)

NOTE: ALL APPLICABLE ELEMENTS OF THE AMERICANS WITH DISABILITIES ACT ACCESSIBILITY GUIDELINES WILL BE ADHERED TO.

PROJECT ENGINEER:
NAME:
LARVIN POLLOCK
ELEVATE ENGINEERING
ADDRESS:
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SPRINGVILLE, UT 84663
(801) 718-5993
LARVIN@ELEVATEENG.COM



LEGEND

LOT LINES (PROPERTY)	---
EXISTING CURB AND GUTTER	==
PROPOSED CURB AND GUTTER	---
EXISTING FENCE	-x-
INVERT ELEVATION	IE
TOP OF ASPHALT	TA
TOP BACK OF CURB	TBC
PROPOSED	PROP
EXISTING	EX
FINISHED GRADE	FG
FINISHED FLOOR ELEVATION	FFE
LANDSCAPE AREA	[Pattern]
CONCRETE AREA	[Pattern]
SHARED DRIVE ISLE	[Pattern]

SITE DATA		
DOLLAR TREE LOT AREA:	41,695	SF (0.957 ACRES)
BUILDING AREA:	10,000	SF± 24.0%
PAVEMENT AREA:	27,314	SF± 65.5%
LANDSCAPE AREA:	4,381	SF± 10.5%

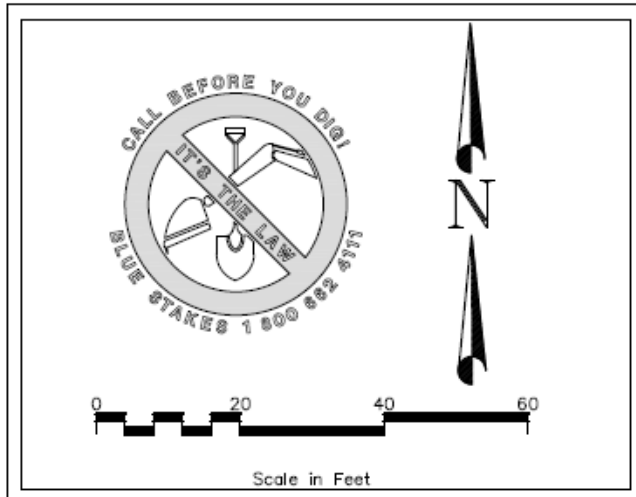
ZONING: COMMUNITY COMMERCIAL
PERMITTED USE

BUILDING DATA		
CONSTRUCTION TYPE:	V-B	
SPRINKLERS:	NO	
SETBACKS:		
FRONT=	20 FEET	
REAR=	20 FEET	
SIDE=	0	

PARKING TABULATION (DOLLAR TREE)		
REQUIRED:	1 STALL PER 300 SQ. FT.	
PROVIDED:	40 STALLS	
	2 ADA STALL	

- NOTES:
- PROPOSED 10' SIDEWALK PER APWA STANDARD PLAN 231. SEE SHEET C-4 FOR DETAILS.
 - ALL HANDICAP STALLS AND RAMPS TO BE INSTALLED PER ADA AND APWA STANDARDS. SEE SHEET C-4 FOR DETAILS.
 - PROPOSED CURB & GUTTER TYPE E PER APWA STANDARD PLAN 205. SEE SHEET C-4 FOR DETAILS.
 - PROPOSED CURB TYPE P PER APWA STANDARD PLAN 209. SEE SHEET C-4 FOR DETAILS.
 - PAINT 4" SOLID YELLOW PAINT STRIPE AS SHOWN (TYPICAL).
 - PROPOSED DUMPSTER LOCATION. SEE SHEET C-4.

- GENERAL NOTES:
- CONTRACTOR TO NOTIFY BLUE STAKES PRIOR TO CONSTRUCTION
 - CONTRACTOR TO VERIFY LOCATION AND ELEVATION OF ALL EXISTING UTILITY LINES AND STRUCTURES PRIOR TO CONSTRUCTION
 - ALL PROPOSED WATER LINES TO HAVE A MINIMUM OF 5' OF COVER
 - ALL SEWER, WATER AND STORM DRAIN PIPES SHALL BE BACKFILLED WITH SELECT GRANULAR FILL AS PER CITY STANDARDS.
 - ANY OFF SITE DAMAGE TO EXISTING ASPHALT, CURB & GUTTER, LANDSCAPING AND ALL UTILITIES TO BE REPLACED IN KIND.
 - SEE UTILITY PLAN FOR CONSTRUCTION OF SEWER AND WATER LINES.
 - ALL WORK TO BE ACCORDING TO CITY STANDARDS.



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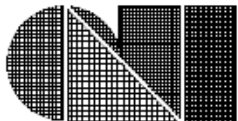
ELEVATE
ENGINEERING

DOLLAR TREE EAGLE MOUNTAIN
SITE PLAN

6400 N AND PONY EXPRESS PKWY EAGLE MOUNTAIN, UT 84005



SHEET: 39
C-1
DATE: Apr 30, 2020



C.L. Helt, Architect Inc.

6405 WILKINSON BLVD
SUITE 200
BELMONT, NC 28012

Ph. 704-342-1686
Fx. 704-343-0054
EMAIL: INFO@CLHELT.COM

ARCHITECT'S PROJECT # 20061

Project :
PROPOSED DOLLAR TREE
FOR
LEADING TECH DEVELOPMENT, LLC
EAGLE MOUNTAIN, UTAH

Sheet Description :
ELEVATIONS

Seal

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DESIGNATED PROJECT WITHOUT THE SPECIFIC
WRITTEN APPROVAL OF C. L. HELT ARCHITECT
INC. AND OR TIMOTHY JOHNSTON, ARCHITECT

Drawn By:
J. ZINK

Checked By:
D. MYERS

Revisions:

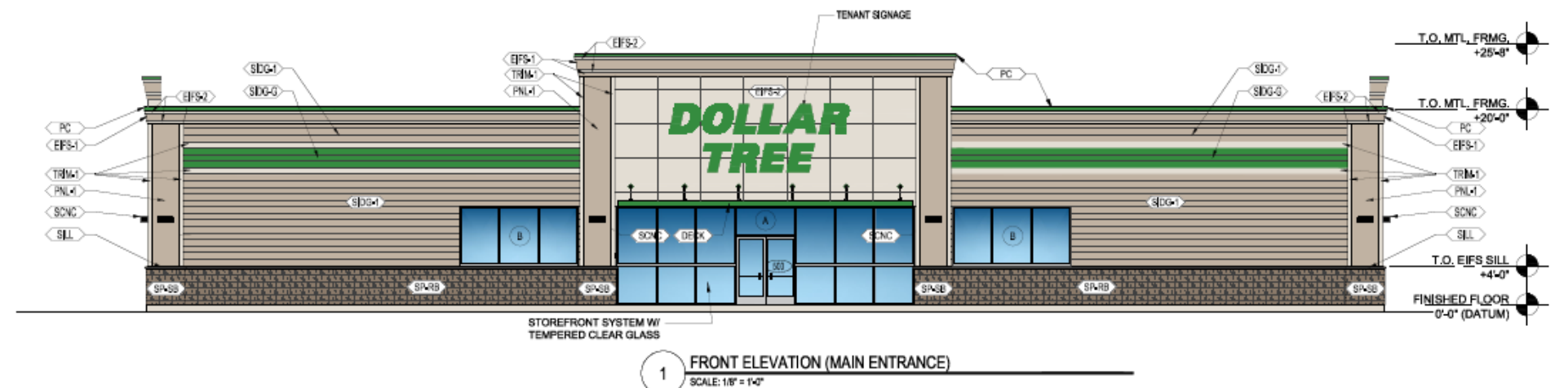
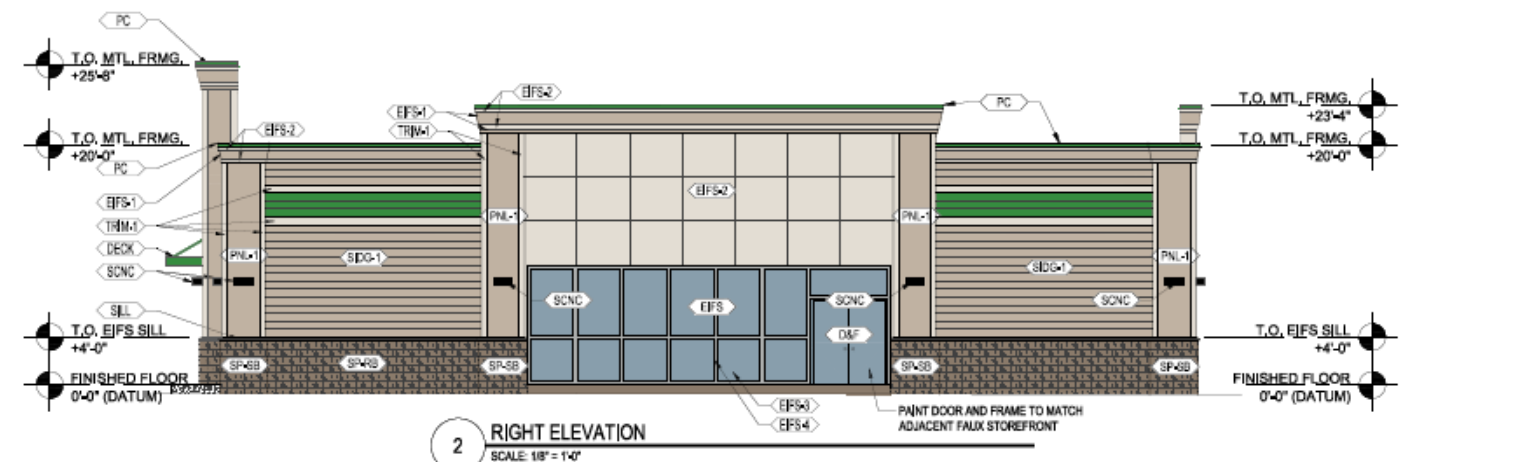
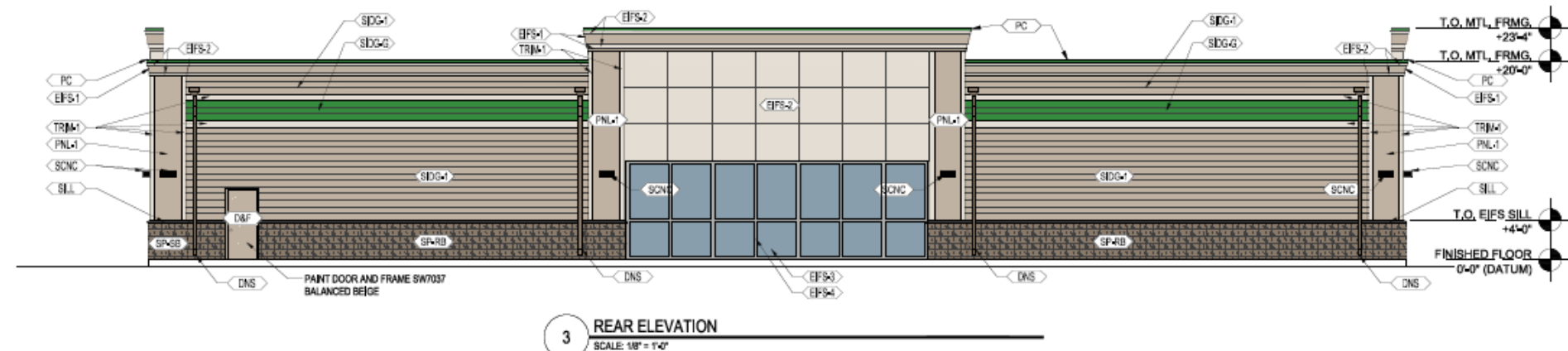
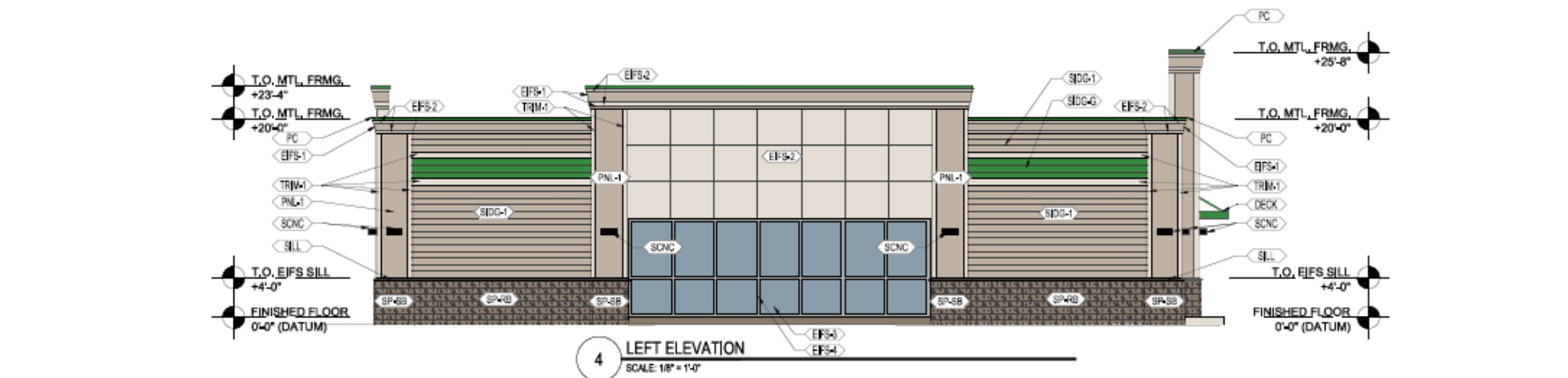
Date:
04/27/2020

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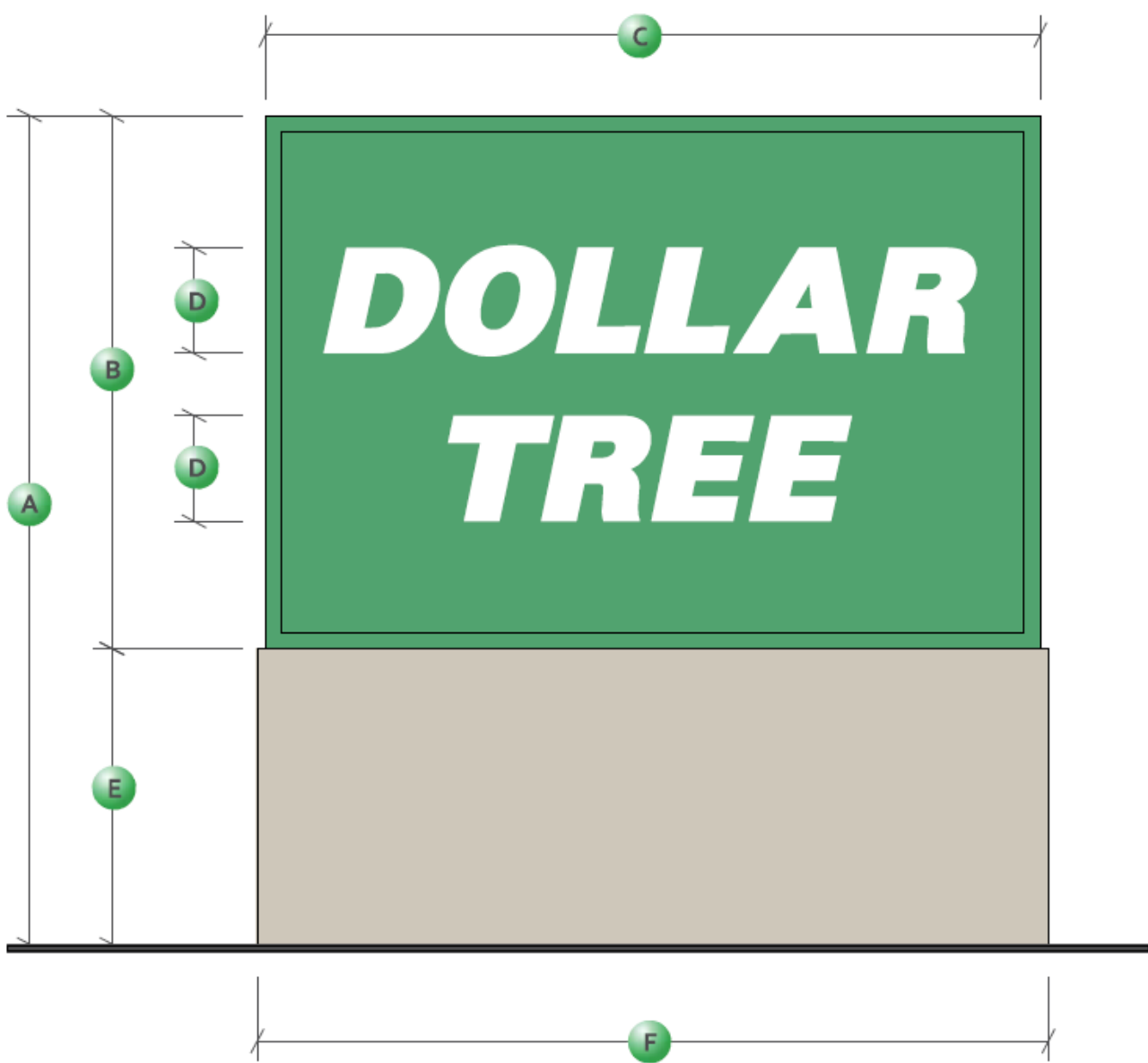
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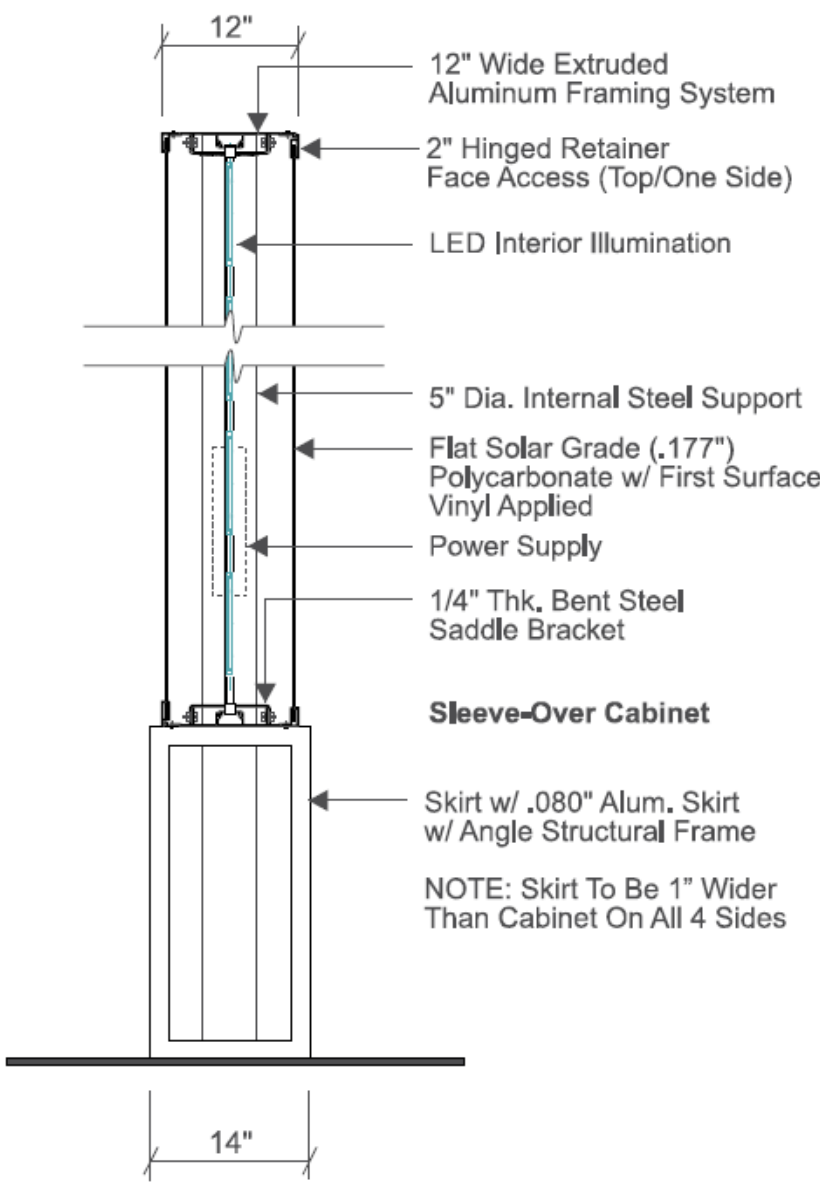
ELEVATION LEGEND			
KEYNOTE	HATCH	DESCRIPTION	COLOR
(SP4B)		SPLIT FACED CMU VENEER • RUNNING BOND	SHERWIN WILLIAMS - 'VIRTUAL TAUPE' • SW7039, SATIN PAINT
(EFS1)		EFS • COLOR 1 (FINISH • PRODUCT STO 310)	STO 'SANDSTONE' 93860 (NA10-0052) • SHERWIN WILLIAMS - 'BALANCED BEIGE' SW7037
(EFS2)		EFS • COLOR 2 (FINISH • PRODUCT STO 310)	STO 'SMOKED PUTTY' 93240 (NA10-0053) • SHERWIN WILLIAMS - 'AESTHETIC WHITE' • SW7035
(EFS4)		EFS • (FINISH • PRODUCT STO 310)	STO OR SHERWIN WILLIAMS COLOR TO MATCH STOREFRONT GLASS
(EFS4)		EFS • (FINISH • PRODUCT STO 310)	STO OR SHERWIN WILLIAMS COLOR TO MATCH STOREFRONT FRAME
(SDG4)		8" PROFILE FIBER CEMENT LAP SIDING - SMOOTH FINISH	SHERWIN WILLIAMS - 'BALANCED BEIGE' • SW7039, SATIN PAINT
(SDG4)		8" PROFILE FIBER CEMENT LAP SIDING - SMOOTH FINISH	SHERWIN WILLIAMS - 'ENVY' • SW8925, SATIN PAINT
(PNL1)		FIBER CEMENT PANEL SIDING • SMOOTH FINISH	SHERWIN WILLIAMS - 'BALANCED BEIGE' SW7037
(TRIM1)		FIBER CEMENT TRIM - SMOOTH FINISH	SHERWIN WILLIAMS - 'AESTHETIC WHITE' • SW7035
(SILL)		3 3/8" x 3 5/8" EFS SILL W/ BEVEL • SEE DETAIL 7/A-2.1	STO 'SMOKED PUTTY' 93240 (NA10-0053) • SHERWIN WILLIAMS - 'AESTHETIC WHITE' • SW7035
(PC)		24 GAUGE KYNAR COATED METAL COPING (PROVIDED BY METAL BUILDING MANF.)	SHERWIN WILLIAMS - 'ENVY' • SW8925
(DNS)		PRE-FINISHED METAL COLLECTOR HEAD & DOWNSPOUT (SIZED & PROVIDED BY METAL BUILDING MANF.)	SHERWIN WILLIAMS - 'VIRTUAL TAUPE' • SW7039
(DECK)		3'-0" METAL DECK CANOPY • HANGER ROD SUPPORTED W/ 8" FASCIA - SUPPLIED & INSTALLED BY SIGN VENDOR • GC TO PROVIDE & INSTALL WALL BOLTS (SEE A-4.0)	SHERWIN WILLIAMS - 'ENVY' • SW8925
(SCNC)		LS1 LED PATRIOT WALL SCONCE @ 8'-0" A.F.F. (SEE ELECTRICAL)	BRZ - 'BRONZE'
(DAF)		STEEL DOOR & HOLLOW METAL FRAME	SEE ELEVATIONS
(A)		STOREFRONT TYPE (REFER TO SHEET A1.0)	PAINTING NOTES: CMU - (1) COAT OF S-W LOXON BLOCK SURFACER A24W200 (OR EQUAL), (2) COATS OF S-W CONFLUX XL ELASTOMERIC HIGH BUILD COATING, A5-400 SERIES (OR EQUAL) METAL - (2) COATS OF S-W METALATEX ACRYLIC SEMI-GLOSS (B42 SERIES) LINTELS - PAINT STOREFRONT LINTELS PER 'METAL' NOTE ABOVE WITH SHERWIN WILLIAMS 'BALANCED BEIGE' SW7037 AFTER PRIMING WITH (1) COAT OF S-W PRO INDUSTRIAL PRO-CRYL UNIVERSAL PRIMER (B66-310 SERIES)
(S)		DOOR NUMBER (REFER TO SHEET A1.0)	



Dollar Tree Standard Monument Signs

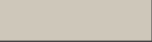


ELEVATION VIEW



SECTION DETAIL

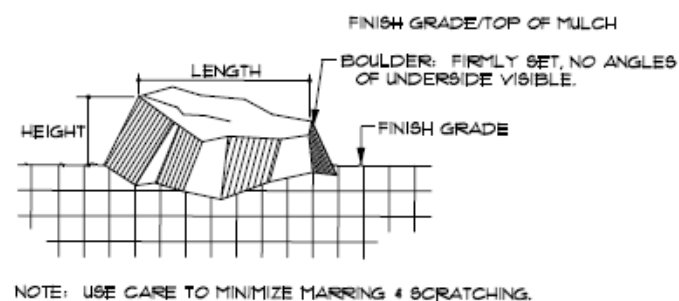
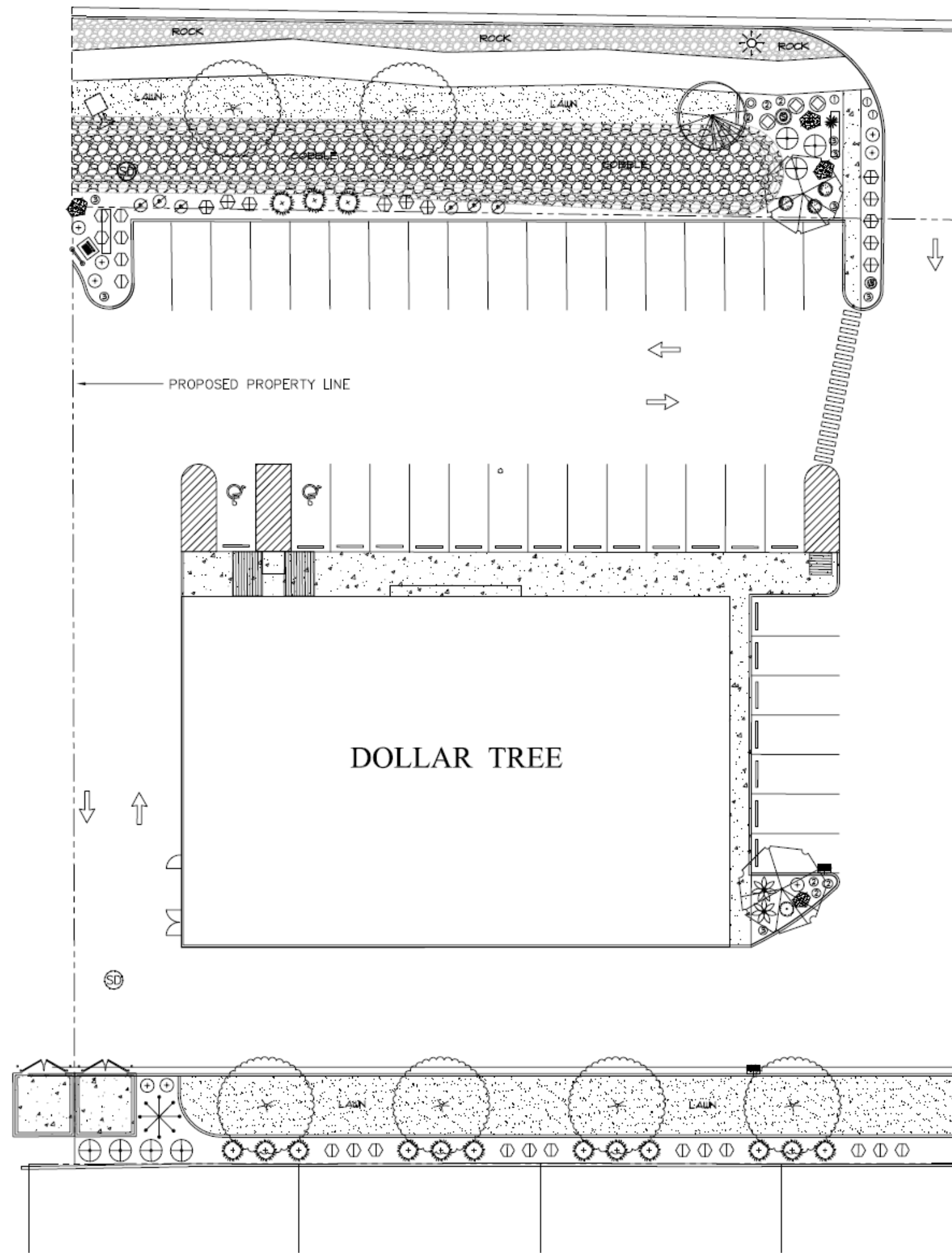
COLOR SPECIFICATIONS

	Green- 3M #3630-156 Vivid Green
	White- Translucent Polycarbonate
	Green- SW 6925 Envy Green Cabinet
	SW-7037 Balanced Beige Skirt

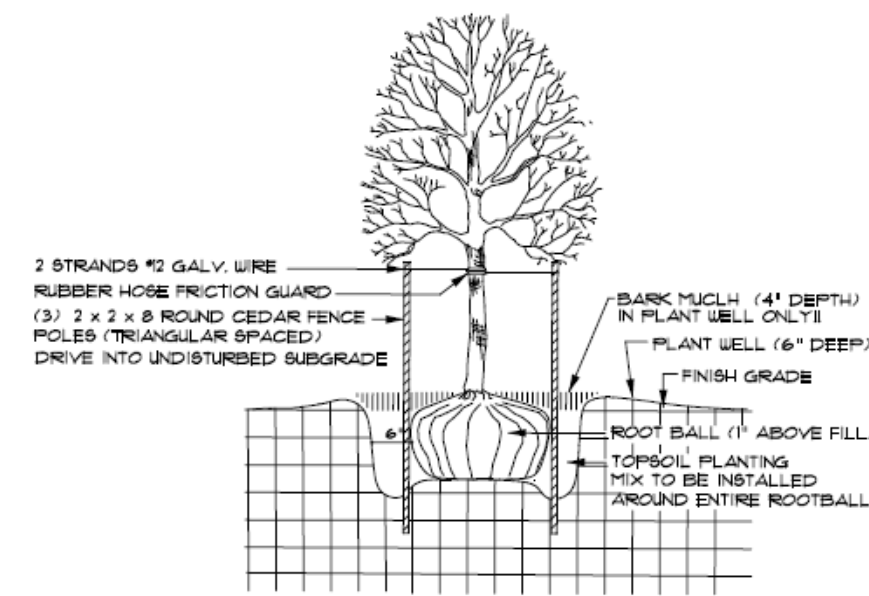
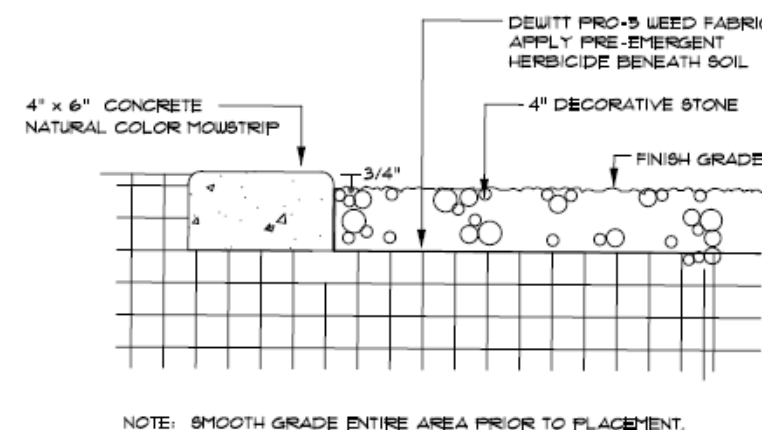
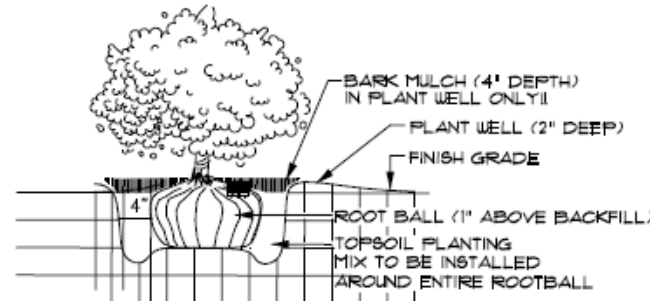
GENERAL SPECIFICATIONS:

One (1) double-faced, extruded aluminum sign cabinet internally illuminated with LEDs.
 .177" White polycarbonate face panels with first-surface applied translucent vinyl graphics.
 Cabinet, retainers and skirt to be painted in colors as shown.
 Sign to be installed with steel post set in concrete footing as required.
 Support concealed by fabricated aluminum skirt with angle structural frame.

SIGN ITEM	A	B	C	D	E	F
5.5 x 8	8'-0"	5'-6"	8'-0"	12 1/2"	2'-6"	8'-2"
6.5 x 9	9'-0"	6'-6"	9'-0"	13 1/2"	2'-6"	9'-2"
7.5 x 10	10'-0"	7'-6"	10'-0"	14 1/2"	2'-6"	10'-2"



NOTE: USE CARE TO MINIMIZE MARRING & SCRATCHING.



Plant List (TREES)

Quan.	Symbol	Botanical Name	Common Name	Size	Remarks
6		Gleditsia triacanthos 'Skyline'	Skyline Honeylocust	2" Caliper 8'-10" Height	Full Head Crown Straight Trunk
1		Malus sp. 'Spring Snow'	Spring Snow Crab	2" Caliper 10'-12" Height	Full Head Crown Straight Trunk
1		Pinus nigra 'Arnold's Sentinel'	Columnar Austrian Pine	6'-8" Height B 4 B	Full Throughout Specimen
2		Pyrus calleryana 'Chanticleer'	Chanticleer Flowering Pear	2" Caliper 8'-10" Height	Full Head Crown Straight Trunk

Plant List (SHRUBS)

Quan.	Symbol	Botanical Name	Common Name	Size	Remarks
6		Berberis thunbergii 'Crimson Pygmy'	Crimson Pygmy Barberry	5 Gallon	15"-18" Height
0		Caryopteris clandonensis	Blue Mist Spiraea	5 Gallon	18"-24" Height
2		Physocarpus opulifolius 'Summer Wine'	Summer Wine Ninebark	5 Gallon	24"-30" Height
15		Rhus aromatica 'Grow-Low'	Grow Low Sumac	5 Gallon	18"-24" Spread
3		Rosa 'Knock Out Red'	Knock Out Red Rose	5 Gallon	18"-24" Height
3		Rosa 'Meidiland Red'	Red Groundcover Rose	5 Gallon	18"-24" Spread
1		Spiraea bumalda 'Goldmound'	Goldmound Spiraea	5 Gallon	15"-18" Height
8		Spiraea japonica 'Neon Flash'	Neon Flash Spiraea	5 Gallon	15"-18" Height
1		Yucca filamentosa 'Golden Sword'	Golden Sword Yucca	5 Gallon	15"-18" Height

Plant List (ORNAMENTAL GRASSES)

Quan.	Symbol	Botanical Name	Common Name	Size	Remarks
11		Calamagrostis a. 'Avalanche'	Avalanche Feather Grass	5 Gallon	24"-30" Height
22		Calamagrostis a. 'Foerster'	Foerster Feather Grass	5 Gallon	24"-30" Height
7		Miscanthus sinensis 'Gracillimus'	Maiden Grass	5 Gallon	24"-30" Height
1		Pennisetum alopecuroides 'Hamine'	Hamine Fountain Grass	5 Gallon	15"-18" Height

Plant List (PERENNIALS)

Quan.	Symbol	Botanical Name	Common Name	Size	Remarks
3		Agastache 'Sunset'	Sunset Hyssop	1 Gallon	Full Can
6		Hemerocallis 'Stella d'Oro'	Stella d'Oro Day Lily	1 Gallon	Full Can
7		Salvia 'East Friesland'	East Friesland Sage	1 Gallon	Full Can

** Plant material quantities are provided for convenience in bidding ONLY!! The contractor shall provide and install all plant materials either shown or noted on the plans, and of the sizes and heights specified.

Legend

Symbol	Description	Remarks
	Landscape Boulder / 3'-4' Min. Size / Individually Placed	Boulder Type And Color Shall Be From Nearest Local Source, Blonde-Tan Colored Quartzite, Block Edges (Not Rounded).
	4" x 6" Extruded Concrete Mowstrip / Natural Color	Install In Straight True Lines And Uniform Curves, 4" Between All Lawn And Shrub Areas. Compact Sub-grade To 90% Prior To Installation.
	New Lawn Area / Water Conservative Mixture	Install In Areas Shown Over A 6" Inch Depth Of Import Topsoil. Top Of Lawn To Be 1" Inch Below Finish Grade Of Concrete Surfaces.
	Rock ONLY Area / Cobble / 3" Minus Size / Earthtone Color	Install In Areas Shown To A Depth Of 4" Inches Over "Dewitt" Brand Weed Barrier Fabric. Submit Earthtone Sample For Approval.
	Rock ONLY Area / Cobble / 4" Minus Size / "Neph" Gray	Install In Areas Shown To A Depth Of 6" Inches Over "Dewitt" Brand Weed Barrier Fabric. Submit Gray Sample For Approval.
	New Shrub - Rock Area / 1 1/2" Min. Size / Earthtone Color	Install In Areas Shown To A Depth Of 4" Inches Over "Dewitt" Brand Weed Barrier Fabric. Rock To Match Adjacent South Property.

Planting Notes

- All lawn areas shall receive a 6 inch depth of topsoil, shrub areas 4 inch depth. If topsoil is not available at the site, it must be imported from an approved local source. All topsoil shall be of a sandy loam consistency. Provide a chemical analysis of all topsoil for approval.
- Prior to placement of topsoil, all subgrade areas shall be loosened by scarifying the soil to a depth of 6 inches, by the use of mechanical means, in order to create a transition layer between existing and new soils.
- All plant material holes shall be dug twice the diameter of the rootball and 6 inches deeper. Excavated material shall be removed from the site.
- Plant backfill mixture shall be composed of 3 parts topsoil to 1 part humus additive (50/100/50 or equal), and shall be rotary mixed on-site prior to installation.
- Plant fertilizer shall be 'Agriform' brand 21 gram tablets used as per manufacturers recommendations.
- Upon completion of planting operations, all shrub pits and tree wells shall receive a 4 inch depth of shredded bark mulch mixture as a cover. The overall shrub beds themselves (beyond plant wells) shall receive a 4" depth of decorative stone surfacing over Pro-5 weed barrier fabric.
- In decorative stone beds, cut the fabric apart around the water well of each plant, then apply fine ground bark inside water well. The remainder of the planter bed shall receive the depth of decorative stone.
- Landscape maintenance shall be required for a period through the second mowing of the lawn (30 days minimum) and shall include weeding, pruning and one fertilization.
- The contractor shall comply with all warranties and guarantees set forth by the Owner, and in no case shall that period be less than two years following the date of completion and final acceptance.
- As shown and noted, the irrigation system water supply is from a secondary (non culinary) source, and it's availability can be affected by climatic conditions, with the normal season extending from mid April to mid October. If any interruptions in water availability occur, the contractor shall coordinate with the Owner on the availability of possible temporary watering measures to keep all plant materials in a healthy condition.

General Notes

- All bidding landscape contractors shall have a minimum of 5 years experience in the installation of commercial landscape and irrigation projects, and be able to supply the necessary staff to perform all tasks associated with these drawings, and in a professional and timely manner.
- The landscape contractor, at all times, shall have personnel on-site experienced in being able to interpret the drawings correctly, and accurately measure the design layout using the specified scales.
- The contractor shall verify the exact location of all existing and proposed utilities, and all site conditions prior to beginning work. The contractor shall coordinate his work with the project manager and all other contractors working on the site.
- The finish grade of all planting areas shall be smooth, even and consistent, free of any humps, depressions or other grading irregularities. The finish grade of all landscape areas shall be graded consistently 1/2" below all walks, curbs, etc.
- The contractor shall provide all materials, labor and equipment required for the proper completion of all landscape work as specified and shown on the drawings.
- All plant materials shall be approved prior to planting. The Owner/Landscape Architect has the right to reject any and all plant material not conforming to the specifications.
- The contractor shall plant all plants per the planting details, stakes/guy as shown. The top of the rootballs shall be planted flush with the finish grade.

Sub-Grade Requirements

- LAWN & SHRUB AREAS : Eight (8) inches below finish grade. This will allow for the installation of a six inch depth (lawn) and 4 inch depth (shrub) of topsoil along with a four inch depth of bark mulch or decorative stone, leaving it slightly below finish grade and concrete areas.
- SUB-GRADE COORDINATION : The Landscape contractor shall meet early on in the construction process with the site grading contractor, in order to ensure that all sub-grades, prior to final topsoil placement, are provided. Any discrepancies or questions shall be discussed and resolved at that time. Landscape operations shall not begin until the specified sub-grade elevations have been provided.

Submittal Requirements

- The contractor shall provide to the Owner/Engineer product samples of all landscape materials such as boulders, decorative stone, bark mulches, weed barrier fabric, soil amendments & import topsoil in order to obtain approval to be used on the project, and prior to shipment to the site. Failure to provide this in a timely manner will in no way affect or delay the construction schedule and time for project completion.
- All plant materials shall be secured for the project a minimum of 60 days prior to shipment to the site. The contractor shall provide to the Owner/Engineer written confirmation of this a minimum of 30 days prior to planting of the project. No substitutions will be considered following this time period.

Landscape Architect

RDL Design Company, Inc.
1020 East Yale Avenue
Salt Lake City, Utah 84105

Phone : 801-647-3114
Email : rdl.design@comcast.net

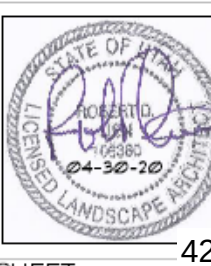


Scale in Feet : 1"=20'-0"

ELEVATE ENGINEERING
492 WEST 1200 NORTH
SPRINGVILLE, UT 84663
PHONE: (801) 718-5993
lev@elevateeng.com

ELEVATE

DOLLAR TREE EAGLE MOUNTAIN
LANDSCAPE PLAN
6400 N. & PONY EXPRESS PKWY EAGLE MOUNTAIN, UT.



SHEET: 42

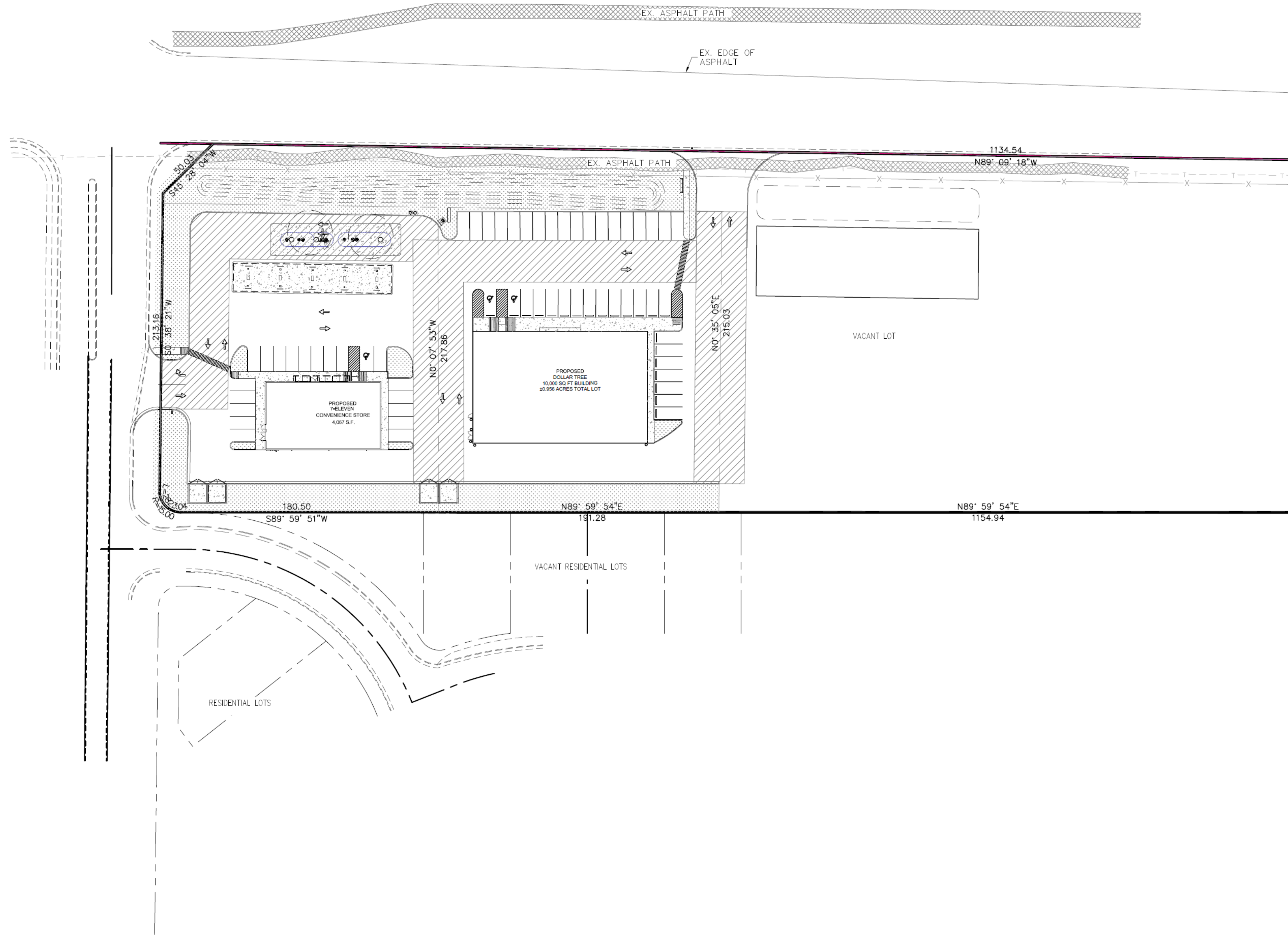
L-1

DATE: 04-30-2020

VACANT LOT

VACANT LOT

VACANT LOT



LEGEND

LOT LINES (PROPERTY)

EXISTING CURB AND GUTTER

PROPOSED CURB AND GUTTER

EXISTING FENCE

EXISTING BUILDING

INVERT ELEVATION

TOP OF ASPHALT

TOP BACK OF CURB

PROPOSED
ENGINEING

EXISTING
FINISHED GRADE

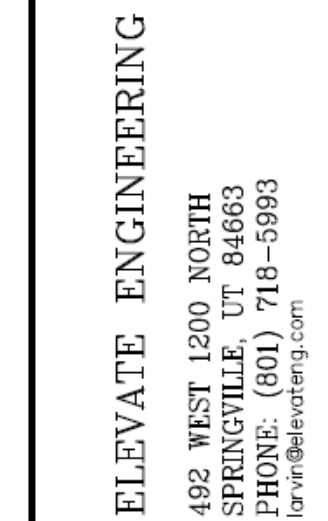
FINISHED FLOOR ELEVATION

LANDSCAPE AREA

CONCRETE AREA

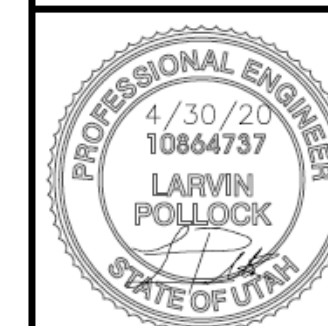


Scale in Feet



ELEVATE

**DOLLAR TREE EAGLE MOUNTAIN
CONTEXT PLAN**
6400 N AND PONY EXPRESS PKWY EAGLE MOUNTAIN, UT 84005



SHEET:

C-1.1⁴

DATE: Apr 30, 2020



EAGLE MOUNTAIN CITY
PLANNING COMMISSION MEETING
MAY 12, 2020

TITLE:	Arrival Master Development Plan Amendment & Preliminary Plat Amendment - Public Hearing
ITEM TYPE:	Master Development Agreement
APPLICANT:	Scot Hazard

ACTION ITEM:

Yes

PUBLIC HEARING:

Yes

REQUIRED FINDINGS:

The approval criteria for master development plans can be found in EMMC 16.10.070. Most applicable to this application would be EMMc 16.10.070B-2, which asks, "can the proposed uses and densities be adequately served by Eagle Mountain's planned network of major streets?"

Preliminary plat approvals are based upon compliance with the standards found in City Code. When considering an amendment to an existing plan that was approved under previous code standards, consideration should be taken as to whether the proposal complies more closely to the current code with the proposed changes.

PREPARED BY:

Steve Mumford,
Planning

BACKGROUND:

The applicant has recently discovered shallow bedrock or other unacceptable soils in many of the remaining lots in the Arrival development. The purpose of this redesign is to provide each lot with suitable soils for septic drain fields based on geotechnical explorations in the area. The State now requires two (redundant) drain field locations on each lot, which was not the case when Arrival was originally entitled.

ITEMS FOR CONSIDERATION:

DENSITY & LOT SIZES

The number of lots in the development has not increased (still 178 total lots in Arrival); the lot area has simply been redistributed. No lot is smaller than 1/2 acre and although many of the 1-acre lots have been reduced in size, most of the 1/2 acre lots have been increased slightly in size, ranging from 0.64 - 0.75 acres. So, while there are more lots that are less than 1 acre in size now, there are still the same number of lots in the plan and thus the same impact on utilities, traffic, etc. Here are the lot distributions in this area of Arrival (Lots numbering in the 500s, 700s, and 800s):

Existing Plan:

2+ Acres (2 lots)

1- 1.99 Acres (49 lots)

0.5 - 0.99 Acres (11 lots) *includes 7 lots that are less than 0.64 acres in size

Proposed Plan:

2+ Acres (5 lots)

1 - 1.99 Acres (27 lots)

0.5 - 0.99 Acres (30 lots) *Includes 29 lots that are greater than 0.64 acres in size

SEPTIC SYSTEMS

The Arrival MDA states the following concerning septic systems and drainfields:

"Septic Tanks and Drainfields. The City acknowledges that Developer intends to utilize on-site private individual underground waste water disposal septic

systems for all residential lots created on the Property. Developer shall be responsible to comply with all requirements of the City, Utah County Health Department and the State of Utah regarding the review and approve of said septic systems. Developer shall clearly indicate on all subdivision plats that lots will be serviced by septic systems, and that such systems are the sole and absolute responsibility of the property owner. County Health Department approval is required for the septic systems for each lot prior to preliminary plat approval, and is a submittal requirement of the preliminary plat application. The City does not guarantee the maximum densities if lots do not receive approval for septic systems."

CONNECTIVITY

This preliminary plat was already in the review and approval process prior to the City's adoption of the Connectivity Standards (Ch. 16.30.090), so although it didn't have to comply with those standards we are still providing information on how the proposed plan compares to those standards, as we always compare updated plans and proposals to our current standards.

For this density the connectivity standards allow a maximum block length of 1,200 feet (1,500 feet with a mid-block pedestrian connection). While the block lengths were quite long in the existing plan, a road connection between the west and east areas was removed, reducing connectivity. The applicant has included a midblock trail in place of the road access, and the roads have been reduced in length from the previous plan. The code allows for increases in block length to be reviewed on a case-by-case basis and must require recommendations from the reviewing departments and planning commission and approval by the City Council. While the mid-block pedestrian crossing is helpful, it would provide better connectivity overall to include a road connection.

OPEN SPACE

The City's previous residential zone did not require open space for projects with a density less than 0.8 units per acre. Although it was not required, the developer still chose to provide a 2.16-acre park in this development. The City's new residential zone that allows for 1/2 acre lots as a minimum lot size (RD2 zone) would require 500 square feet per lot. The 2.16-acre park fulfills this requirement.

LOT SIZE TRANSITIONING

This plan still provides lots larger than 1 acre in size adjacent to Camp Williams, which is required by EMMC 17.60.150C.

RECOMMENDATION:

Two motions are required for this item.

If the Planning Commission chooses to recommend approval of this MDP amendment and Preliminary Plat amendment, we recommend the following motions:

I move that the Planning Commission recommend approval to the City

Council of the Arrival Master Development Plan amendment as proposed (or with changes or conditions added in the meeting, i.e. connectivity, etc.).

I move that the Planning Commission recommend approval to the City Council of the amendment to the Arrival Phase B Preliminary Plat as proposed (or with changes or conditions added in the meeting, i.e. connectivity, etc.).

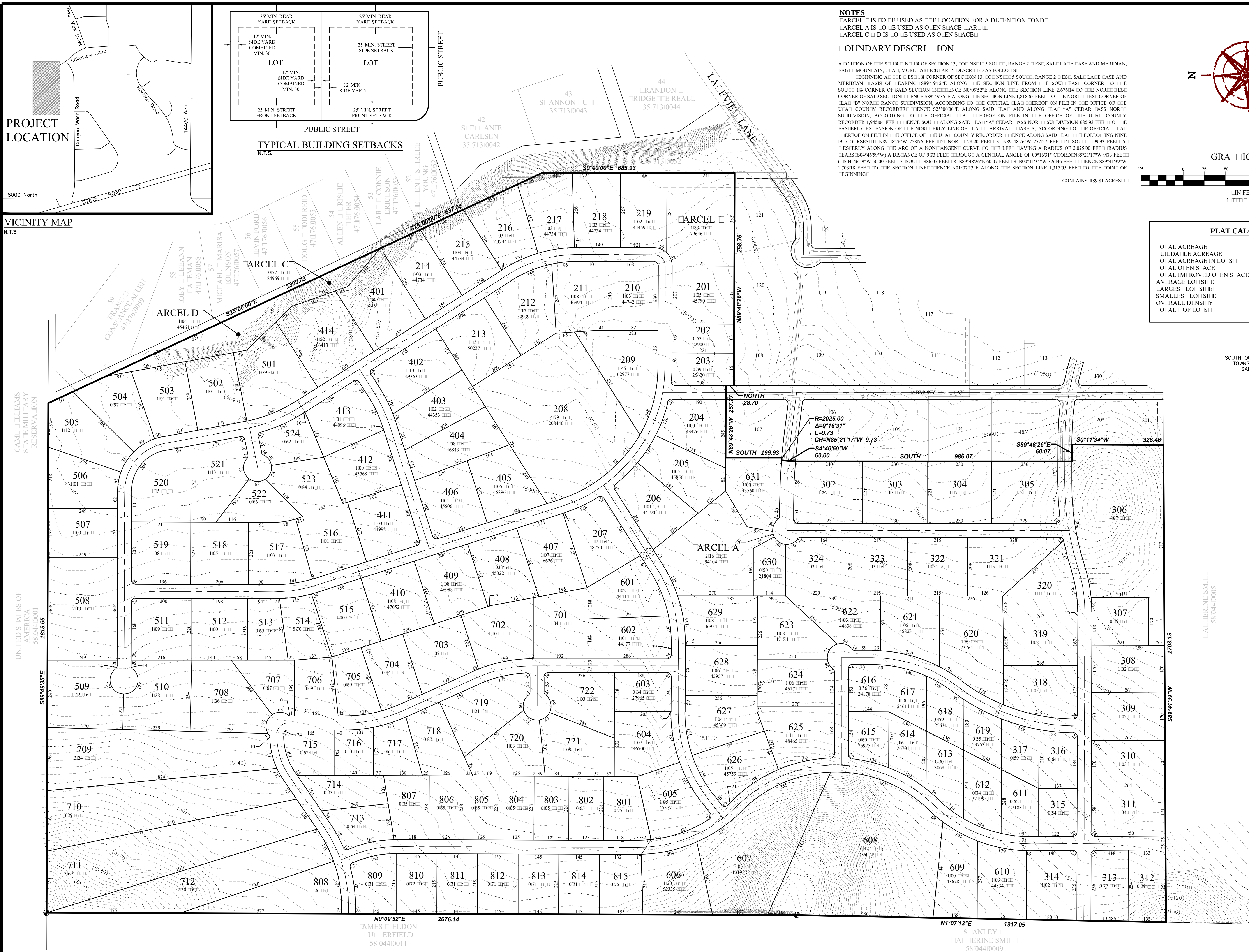
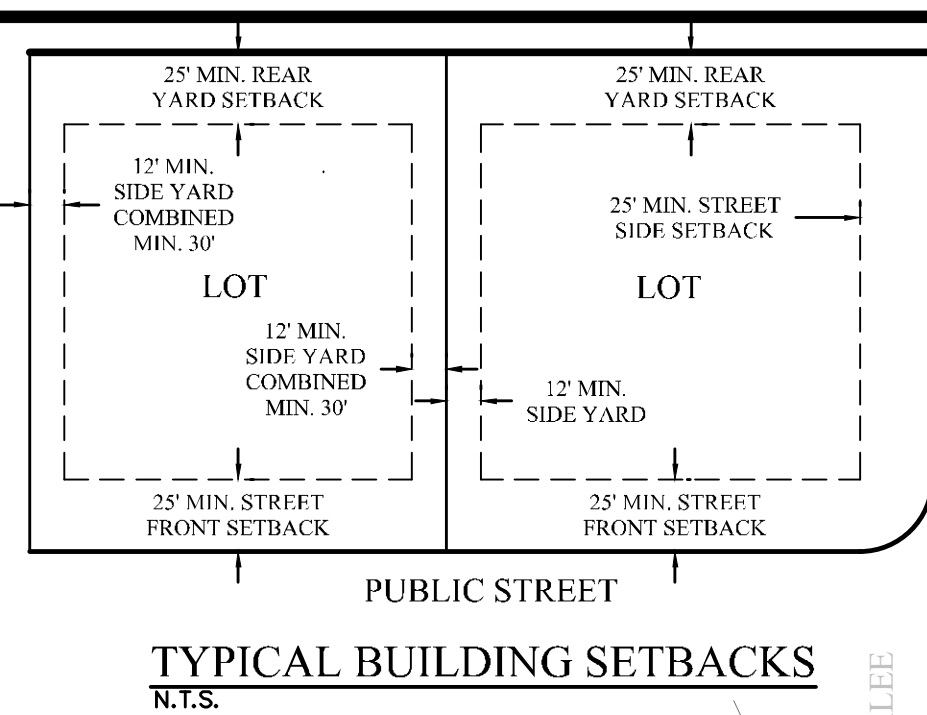
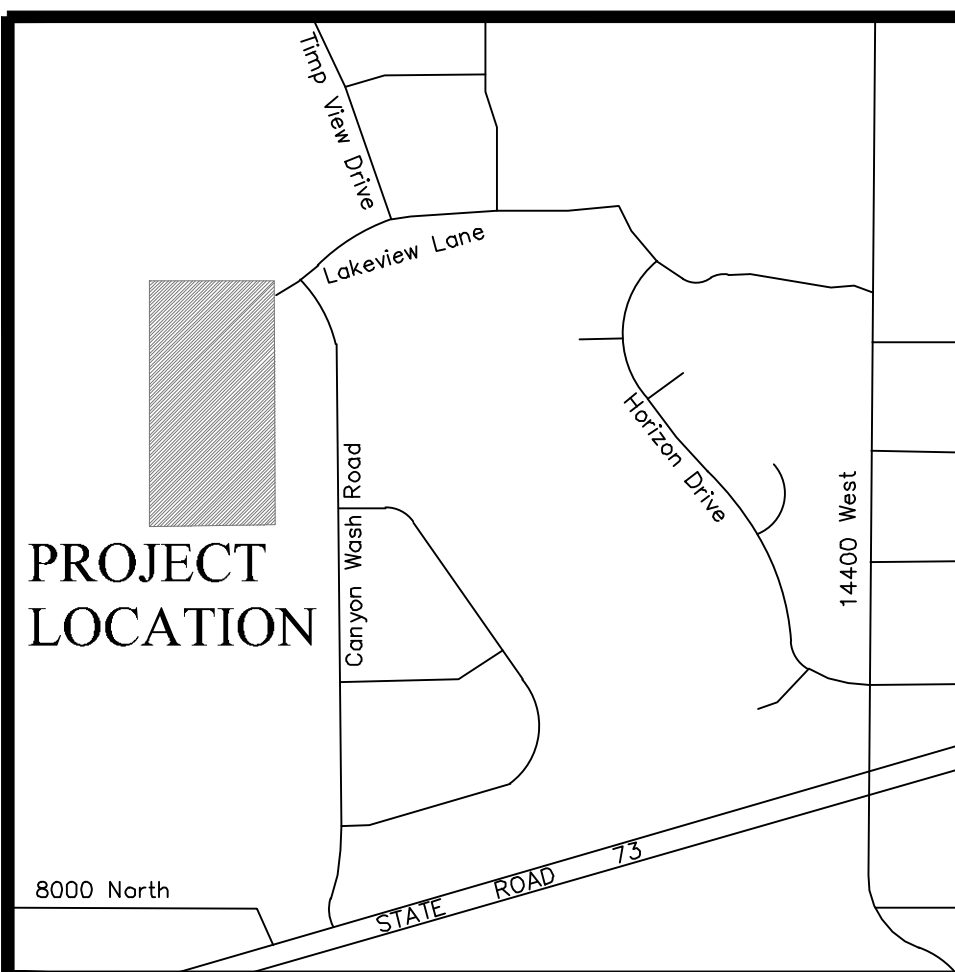
The Planning Commission may also choose to table the applications based upon concerns that require changes to the plans.

Attachments:

[Proposed Amendment to Arrival Plans](#)

[Existing Phase B Preliminary Plat](#)

[Existing Arrival MDA \(2nd Amendment\)](#)



NOTES

PARCEL IS USED AS THE LOCATION FOR A DEFINITION POINT

□ARCEL A IS □O □E USED AS O□EN S□ACE □□AR
□ARCEL C □ D IS □O □E USED AS O□EN S□ACE □□AR

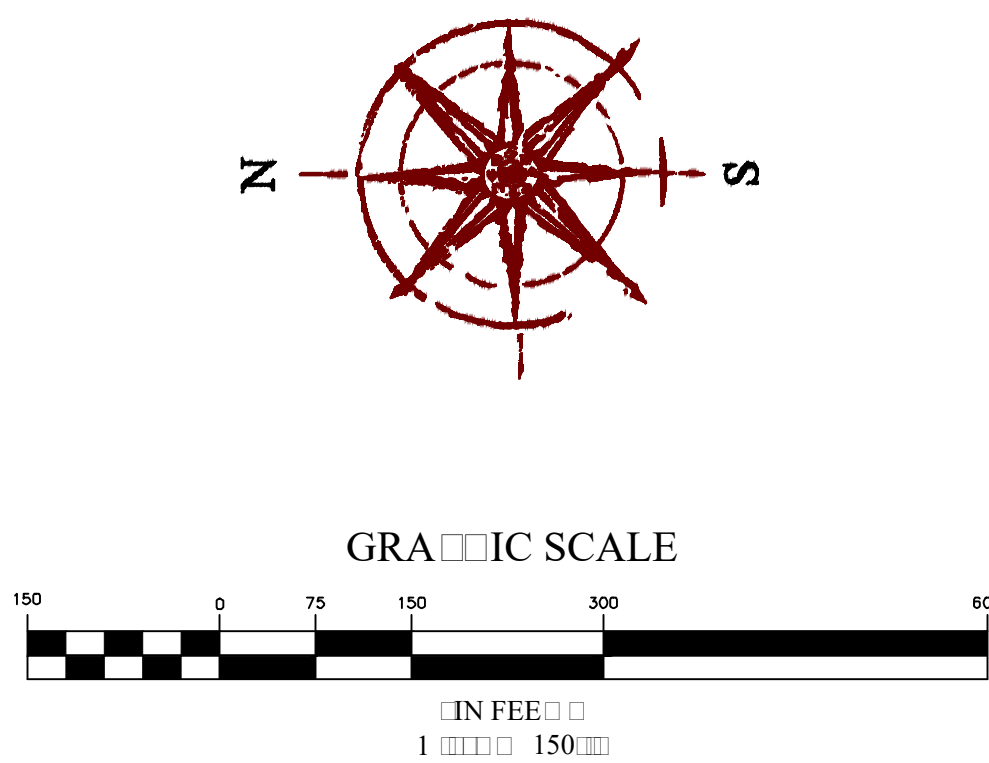
PARCEL C IS NOT USED AS OPEN SPACE

BOUNDARY DESCRIPTION

A CORRECTION OF THE SECTION 14 OF SECTION 13, CONSTRUCTION OF SOUTHERN RANGE 2 OF THE SALALASH AND MERIDIAN, EAGLE MOUNTAIN UTILITY, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING A [E] [E] 14 CORNER OF SEC ION J3.0 NS IJS LINE 1, RANGE 2 ES, SAL LA E ASE AND
 MERIDIAN (ASIS OF EARSING S89°19'12" ALONG E SEC ION LINE FROM E SOUT EASE CORNER O E
 SOUT 14 CORNER OF SEC ION SECTION 13 [E] [E] [E] N90°52'2" ALONG E SEC ION LINE 2,676.14 O NOR [E]
 CORNER OF SEC ION [E] [E] [E] S89°49'35" ALONG E SEC ION LINE 1,818.65 FEES O NOR [E] [E] CORNER OF
 LA "A" NOR "B" RANG S/DIVISION, ACCORDING O E OFFICIAL LA "A" EROF ON FILE IN E OFFICE OF
 S/DIVISION, ACCORDING O E OFFICIAL LA "A" EROF ON FILE IN E OFFICE OF E U.A. COUN Y
 RECORDER 1,945.04 [E] [E] [E] SOUT ALONG SAID LA "A" CEDAR ASS NOR S/DIVISION 683.93 [E] [E]
 EAS ERLY EXENSION OF E NOR ERLY LINE OF LA "A" ARRIVAL AS A, ACCORDING O E OFFICIAL LA
 [E] [E] [E] ON FILE IN E OFFICE OF E U.A. COUN Y RECORDER, E OFFICIAL ALONG SAID LA "A" FOLLO ING NINE
 9. COURSES: 1. N89°42'W 75.76 FEET 2. NOR 28.70 FEET 3. N89°42'W 252.72 FEET 4. SOUT 1993.3 FEET
 EAS ERLY ALONG E ARC OF AN NON ANGEN CURVE O LEF AVING A RADIUS OF 2,025.91 FEET RADIUS
 EARS S04°46'59" A DIS. ENCE OF 9.73 FEET ROUG A CEN RAL RADIUS OF 60°1631 A CORD N8251'70" 9.73 FEET
 SOUT 500.00 FEET 7. SOUT 586.07 FEET 8. S89°42'W 60.07 FEET 9. S00°113'W 326.46 FEET ENCE S89°43'W
 1,703.18 FEET 10. SEC ION LINE ENCE N01°27'36" ALONG E SEC ION LINE 1,317.05 FEET O NOR [E] [E]

CONTAINS 189.81 ACRES



PLAT CALCULATIONS

□ OAL ACREAGE □	189.81± ACRES
□ UILDA □ LE ACREAGE □	163.91± ACRES
□ OAL ACREAGE IN LO S □	163.91± ACRES
□ OAL O EN S ACE □	5.61± ACRES
□ OAL IM ROVED O EN S ACE □	3.99± ACRES
AVERAGE LO □ SI E □	1.10± ACRES
LARGES □ LO □ SI E □	5.42± ACRES
SMALLEST □ LO □ SI E □	0.50± ACRES
OVERALL DENSITY □	0.78 LO S ACRES
□ OAL □ OF LO S □	148 LO S

BENCHMARK

SOUTH QUARTER CORNER OF
TOWNSHIP 4 SOUTH, RANGE
SALT LAKE BASE & MERIDIAN
N: 7344.136
E: 7341.933
ELEV: 4703.53

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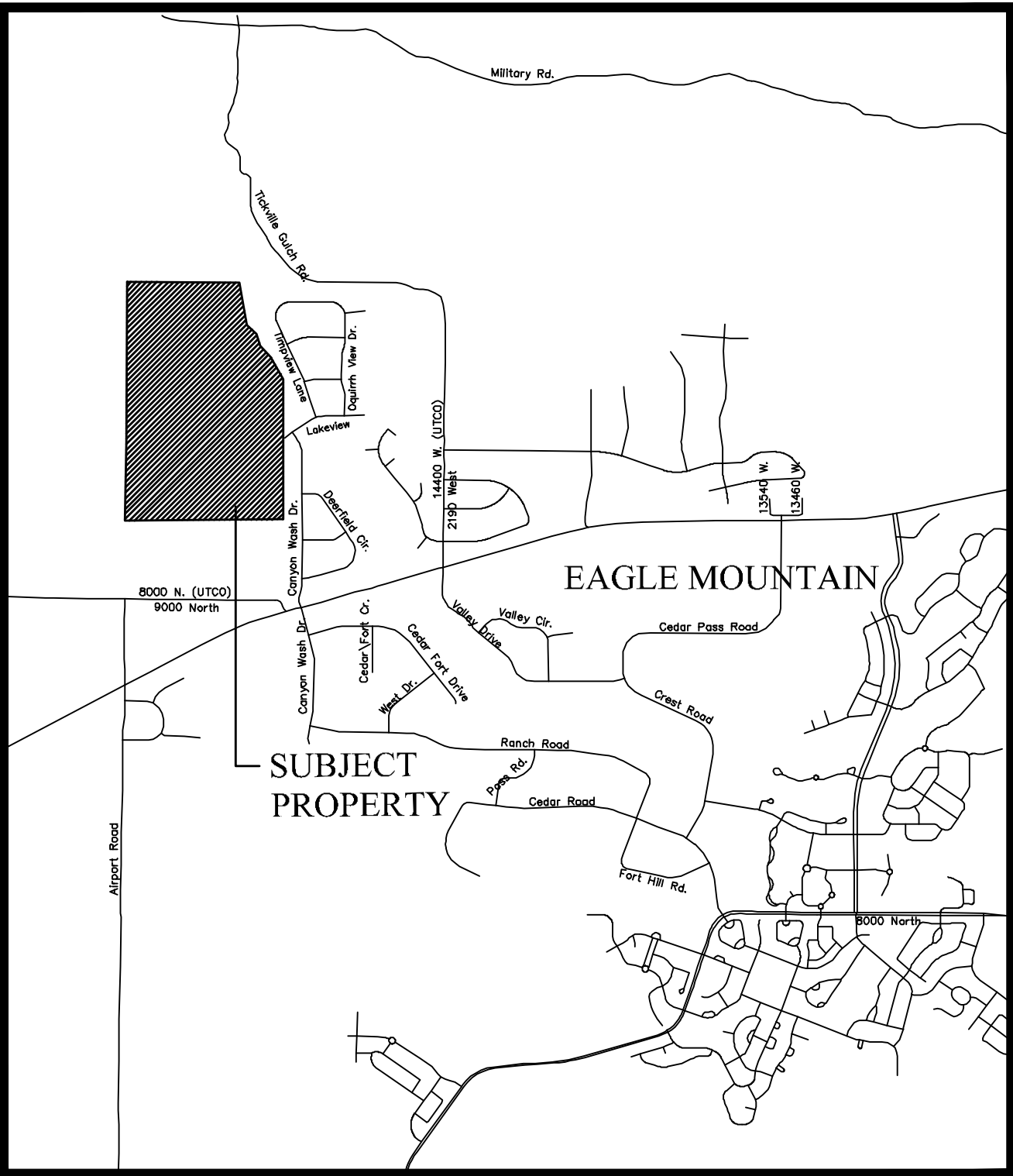
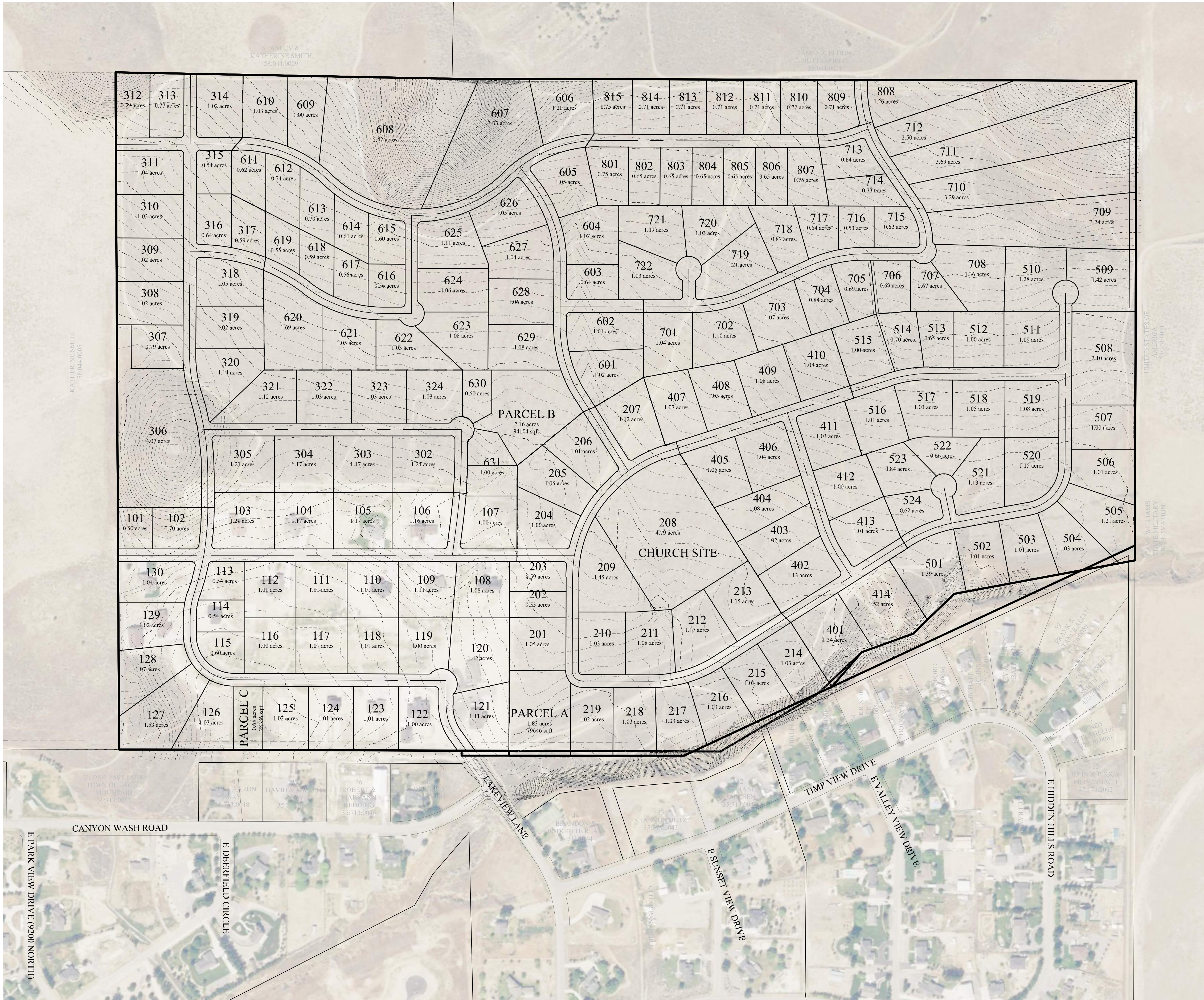
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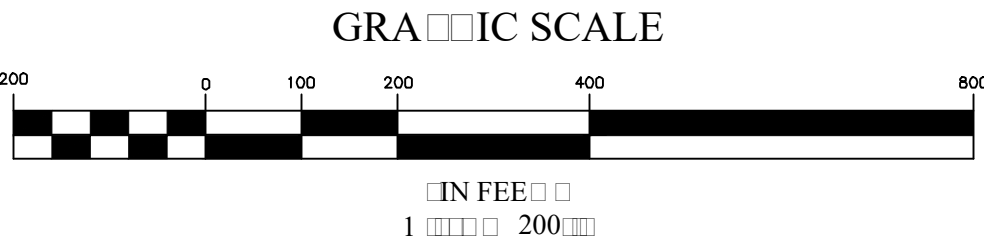
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VICINITY MAP
N.T.S.

LAND USAGE	
UNIT NAME	ACREAGE
TOTAL AREA	224.9
RESIDENTIAL LOTS (178 LOTS)	169.3
RIGHT OF WAY	24.6
IMPROVED OPEN SPACE	4.6
DETENTION POND	2.5
TRAIL EASEMENT	7

DENSITY
AREA = 224.9 ACRES
LOT = 178 UNITS
DENSITY = 0.79 UNITS/ACRE



**FOCUS**[®]

ENGINEERING AND SURVEYING, LLC

6949 S 1100 E, SUITE 200
MIDVALE, UT 84047 | 801.352.0075



ARRIVAL SUBDIVISION

EAGLE MOUNTAIN CITY, UTAH COUNTY, UTAH

LAND USE MAP

REVISION / LOCATION	
DATE	DESCRIPTION
1	
2	
3	
4	
5	
6	

LAND USE
MAP

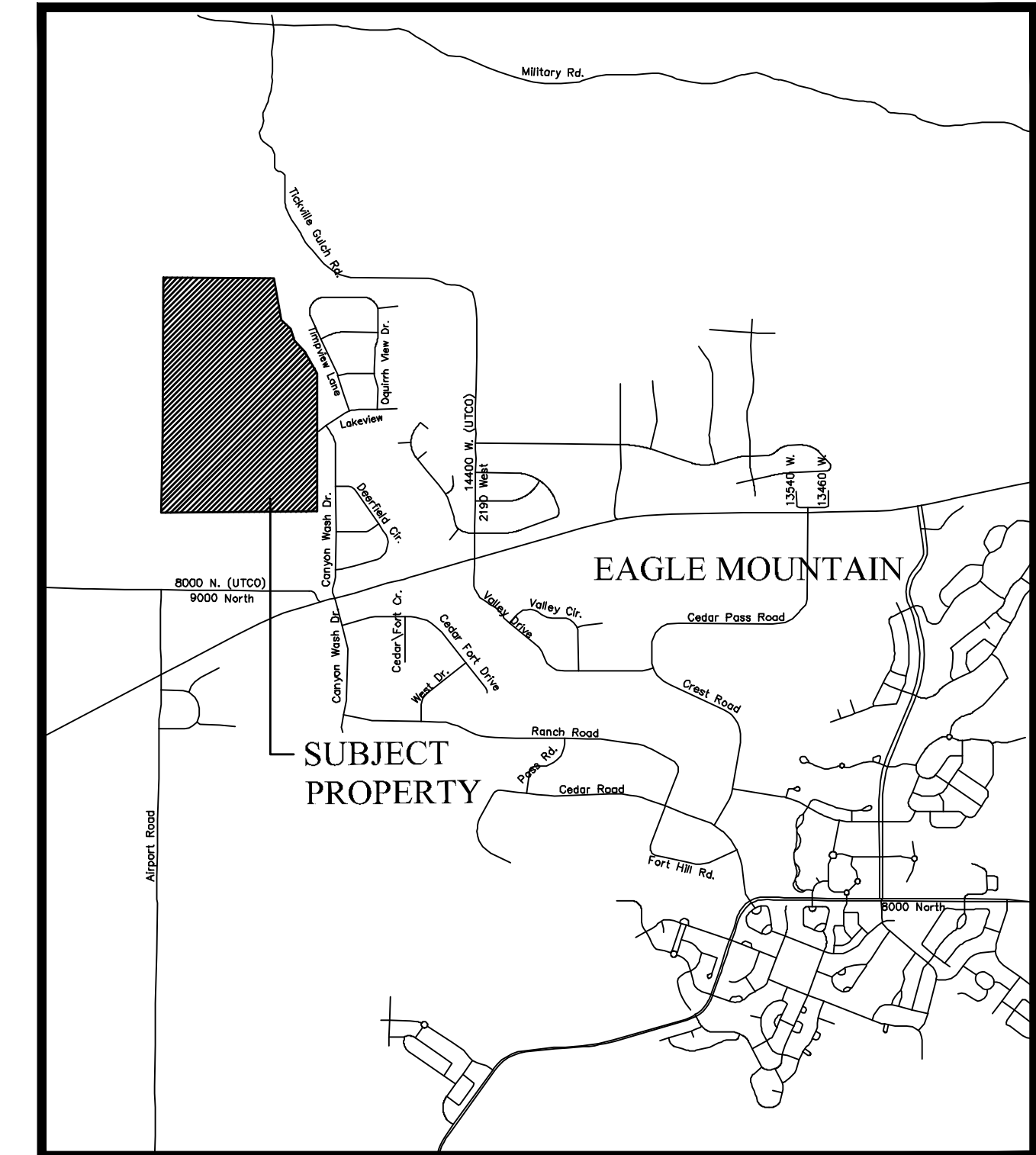
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Date: 04/14/20

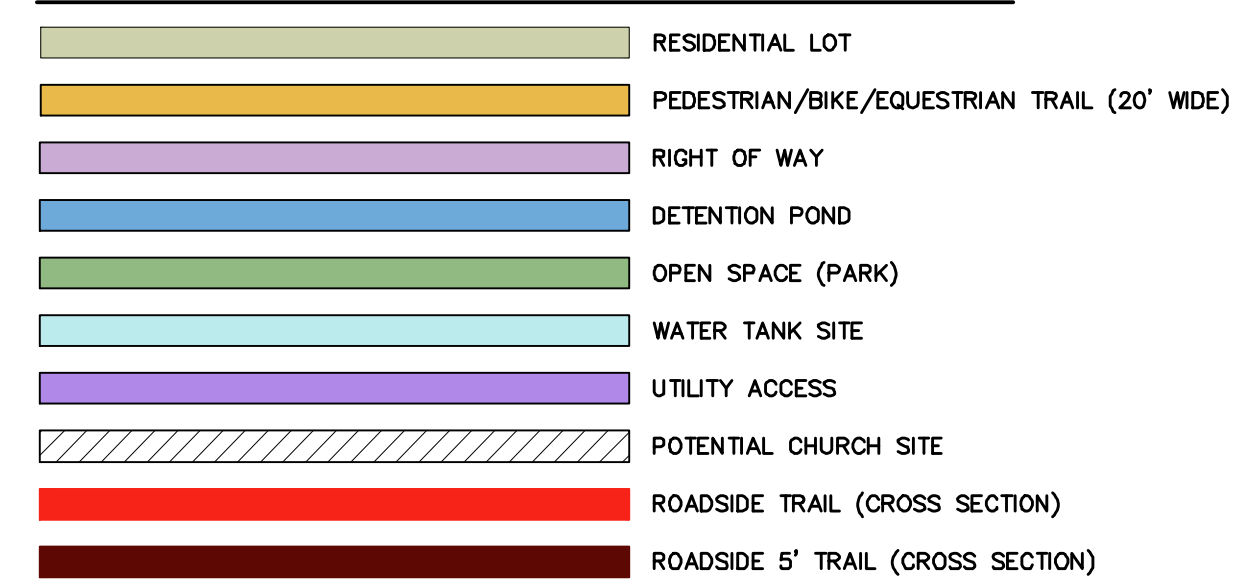
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VICINITY MAP

N.T.S

LEGEND



TRAIL NOTES:

1. TRAIL ON SOUTH AND WEST SIDE OF PARCEL A WILL BE 10' FEET WIDE, AND ALL ON PARCEL A.
2. ROAD TRAIL FROM LOT 314 TO LOT 811 IS OPEN TO HORSES.
3. ROADSIDE TRAIL AROUND CUL-DE-SAC BULBS WILL BE 5' WIDE.

LAND USAGE

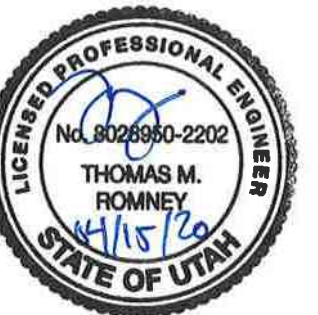
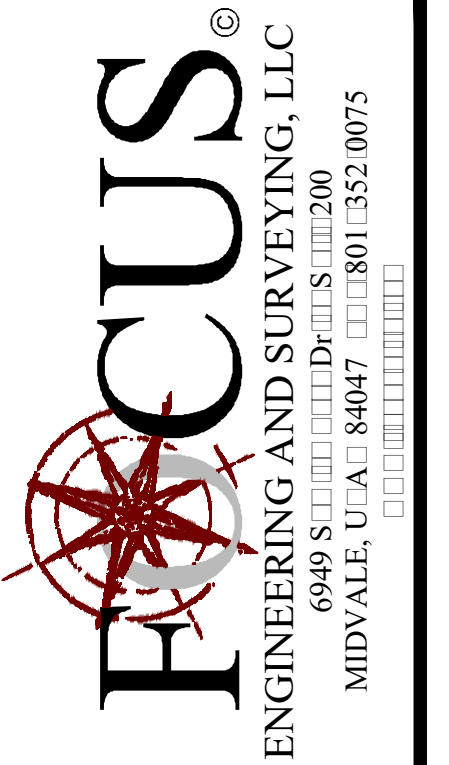
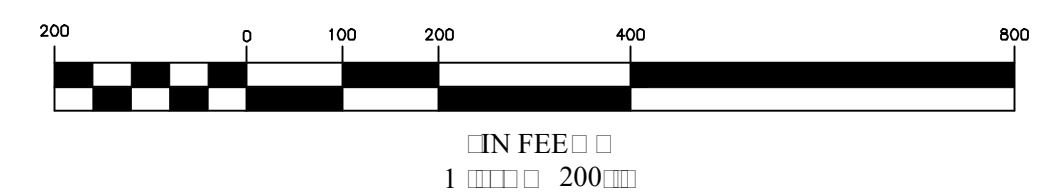
<u>UNIT NAME</u>	<u>ACREAGE</u>
TOTAL AREA	224.9
RESIDENTIAL LOTS (178 LOTS)	169.3
RIGHT OF WAY	24.6
IMPROVED OPEN SPACE	4.6
DETENTION POND	2.5
TRAIL EASEMENT	7

DENSITY

AREA = 224.9 ACRES
LOT = 178 UNITS
DENSITY = 0.79 UNITS/ACRE



GRAPHIC SCALE



ARRIVAL SU □ DIVISION
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LAND USE □ RAIL □ LAN

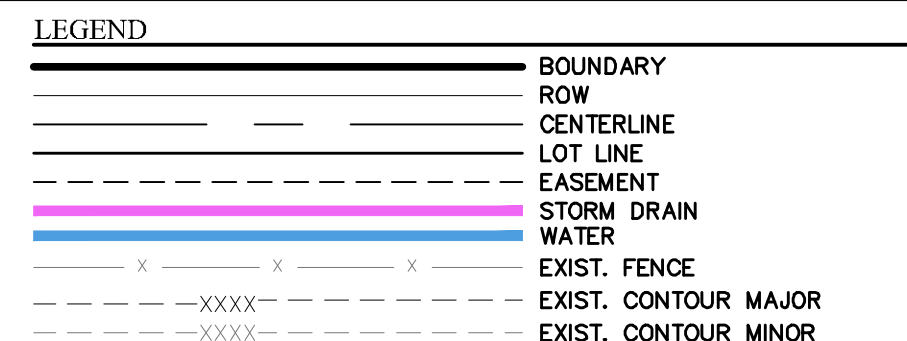
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LAND USE
RAIL LAN

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Dr. d U

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1 200

- 1 ☐ FIRE HYDRANTS ☐ ILL ☐ PLACED EVERY 500' AND ☐ THE END OF ALL DEAD END STREETS
- 2 ☐ SEWER ☐ ILL ☐ SERVED ☐ INDIVIDUAL SEWAGE MAINS ON EACH LOT

DRAINAGE AND UTILITY PLAN

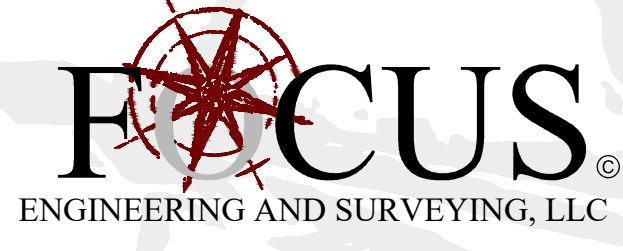
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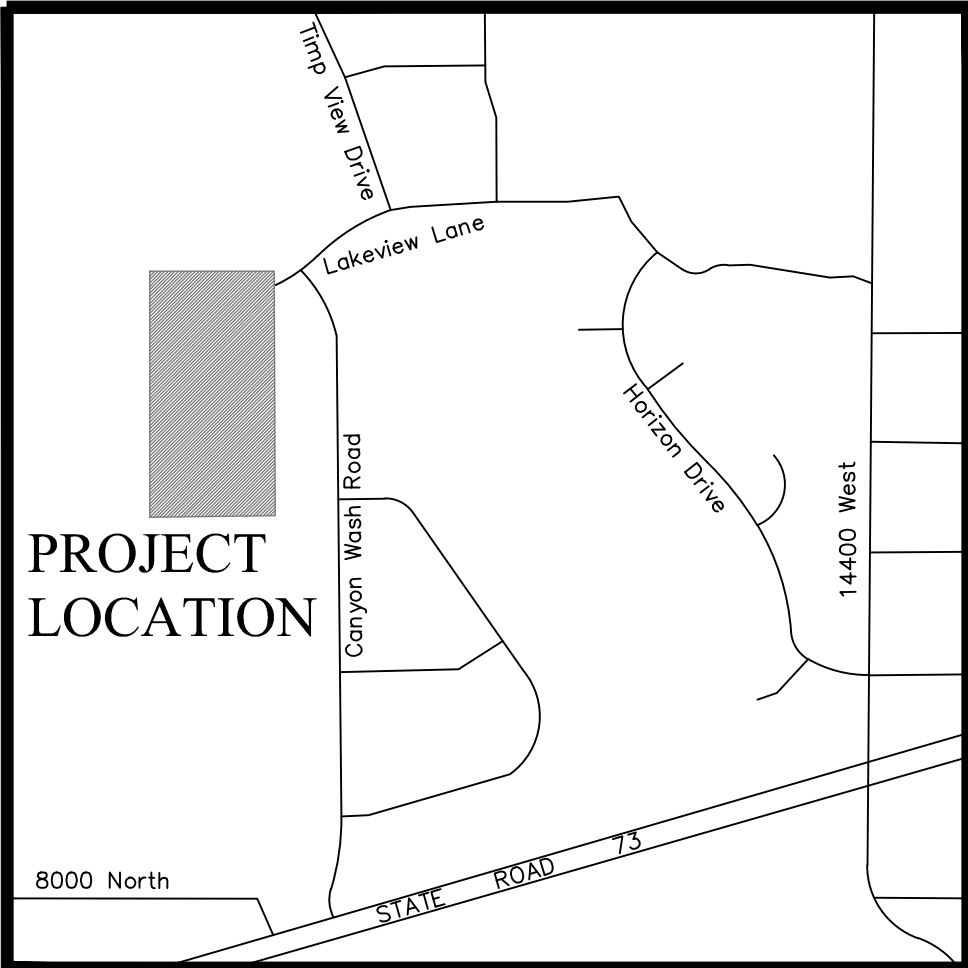


ARRIVAL block length exhibit

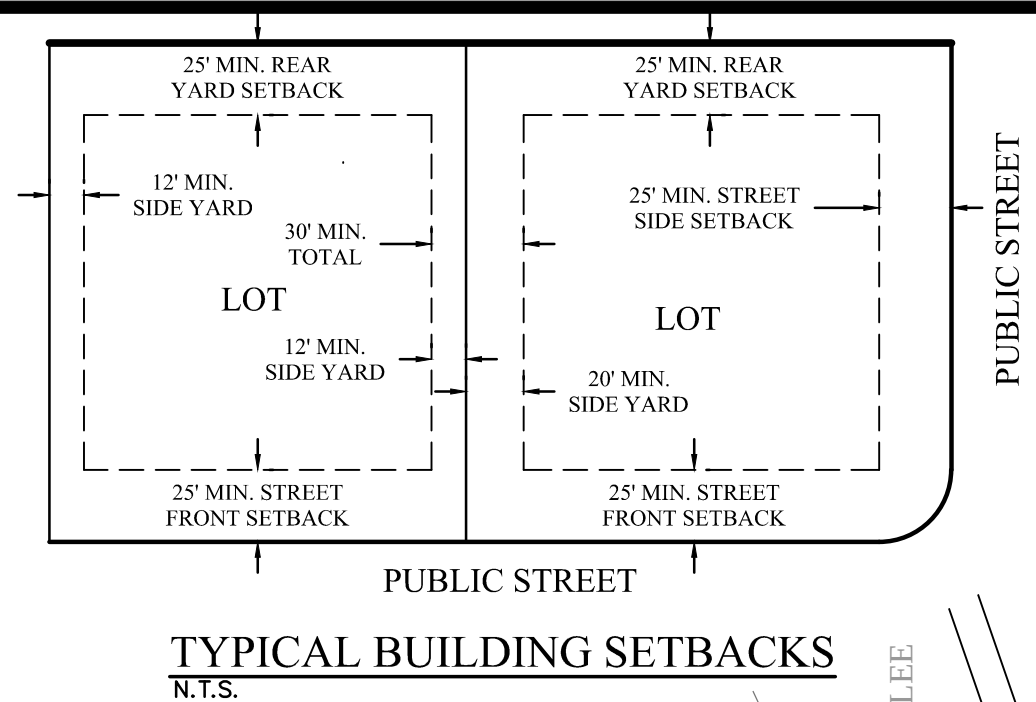
EAGLE MOUNTAIN CITY, UTAH COUNTY
4/13/2020
17-056

Note: This plan is for illustrative purposes only. Boundaries may be based on parcels obtained through public GIS data. It is recommended that a survey be performed to determine actual boundary size and dimensions as well as other potential boundary conflicts.



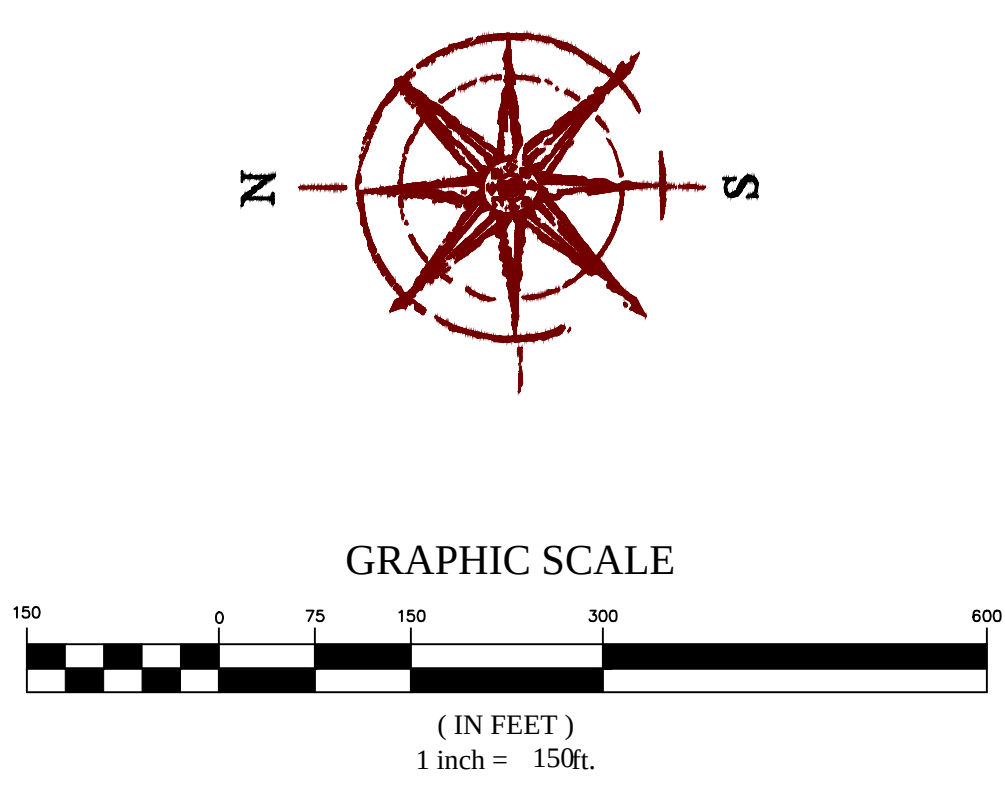


VICINITY MAP
N.T.S.



NOTES
PARCEL A IS TO BE USED AS THE LOCATION FOR A DETENTION POND.
PARCEL B IS TO BE USED AS OPEN SPACE (PARK).
PARCEL D IS TO BE USED AS A WATER TANK SITE.

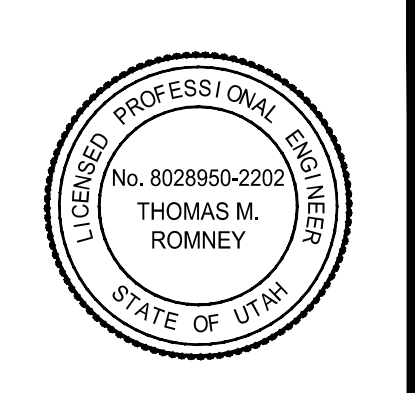
BOUNDARY DESCRIPTION
A PORTION OF THE NW1/4 AND THE SW1/4 OF SECTION 13, TOWNSHIP 5 SOUTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT ON THE CURRENT CORPORATE LIMITS OF EAGLE MOUNTAIN CITY, BEING THE WEST 1/4 CORNER OF SECTION 13, T5S, R2W, S.L.B. & M.; THENCE N0°09'52"E ALONG THE SECTION LINE 2,676.14 FEET TO THE NORTHWEST CORNER OF SECTION 13; THENCE S89°49'35"E ALONG THE SECTION LINE 1,876.79 FEET TO THE EXISTING CORPORATE LIMITS OF EAGLE MOUNTAIN CITY; THENCE ALONG SAID CORPORATE LIMITS THE FOLLOWING 8 (EIGHT) COURSES: S10°28'00"E 719.05 FEET; THENCE S44°06'04"E 224.46 FEET; THENCE S19°44'08"E 211.99 FEET; THENCE S43°13'17"E 247.55 FEET; THENCE S30°33'15"E 432.02 FEET; THENCE S0°11'34"W ALONG THE 1/4 SECTION LINE 2,353.05 FEET; THENCE S89°41'05"W 2,649.91 FEET TO THE WEST LINE OF SAID SECTION 13; THENCE N1°07'13"E ALONG THE SECTION LINE 1,317.66 FEET TO THE POINT OF BEGINNING.
CONTAINS: 223.36 +/- ACRES



PLAT CALCULATIONS

TOTAL ACREAGE:	188.28± ACRES
BUILDABLE ACREAGE:	163.37± ACRES
TOTAL ACREAGE IN LOTS:	163.37± ACRES
TOTAL OPEN SPACE:	5.76± ACRES
TOTAL IMPROVED OPEN SPACE:	5.76± ACRES
AVERAGE LOT SIZE:	1.05± ACRES
LARGEST LOT SIZE:	4.07± ACRES
SMALLEST LOT SIZE:	0.51± ACRES
OVERALL DENSITY:	0.81 LOTS/ACRE
TOTAL # OF LOTS:	153 LOTS

BENCHMARK
SOUTH QUARTER CORNER OF SECTION 32,
TOWNSHIP 4 SOUTH, RANGE 1 EAST
SALT LAKE BASE & MERIDIAN
N: 7344.136
E: 7341.933
ELEV: 4703.53



ARRIVAL SUBDIVISION

EAGLE MOUNTAIN CITY, UTAH COUNTY, UTAH

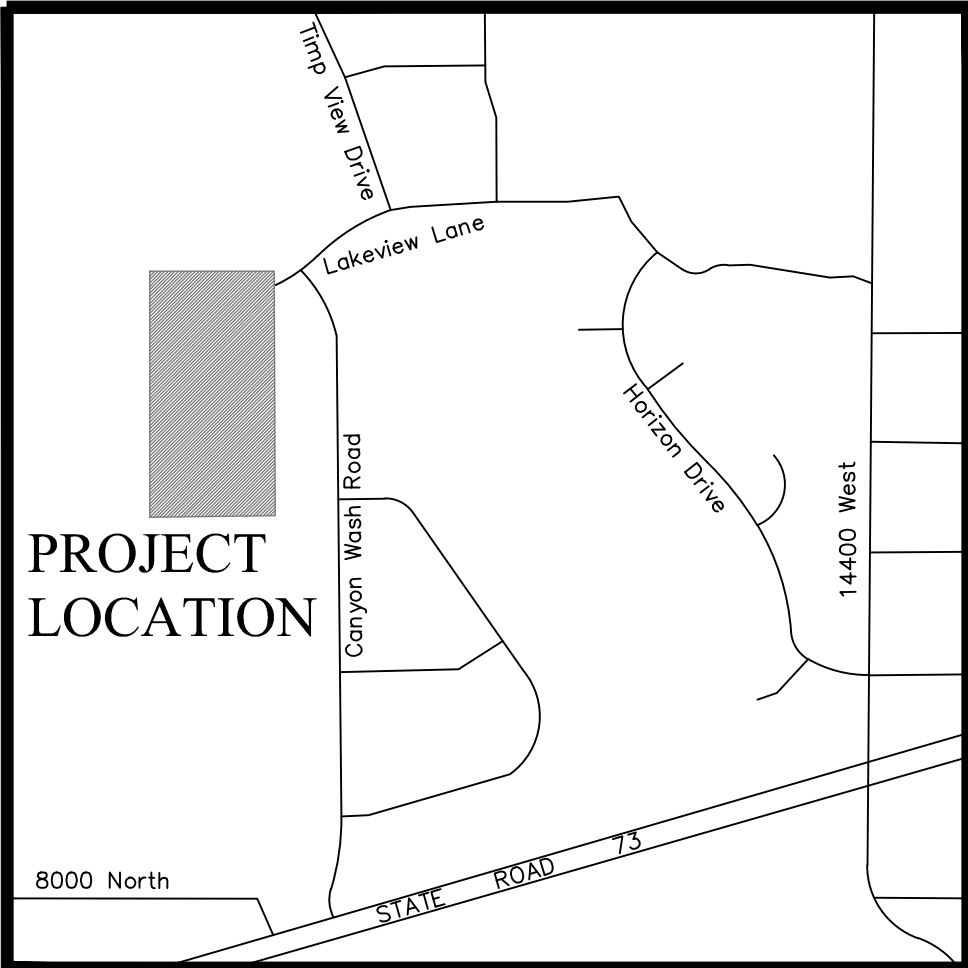
Preliminary Plat

REVISION BLOCK

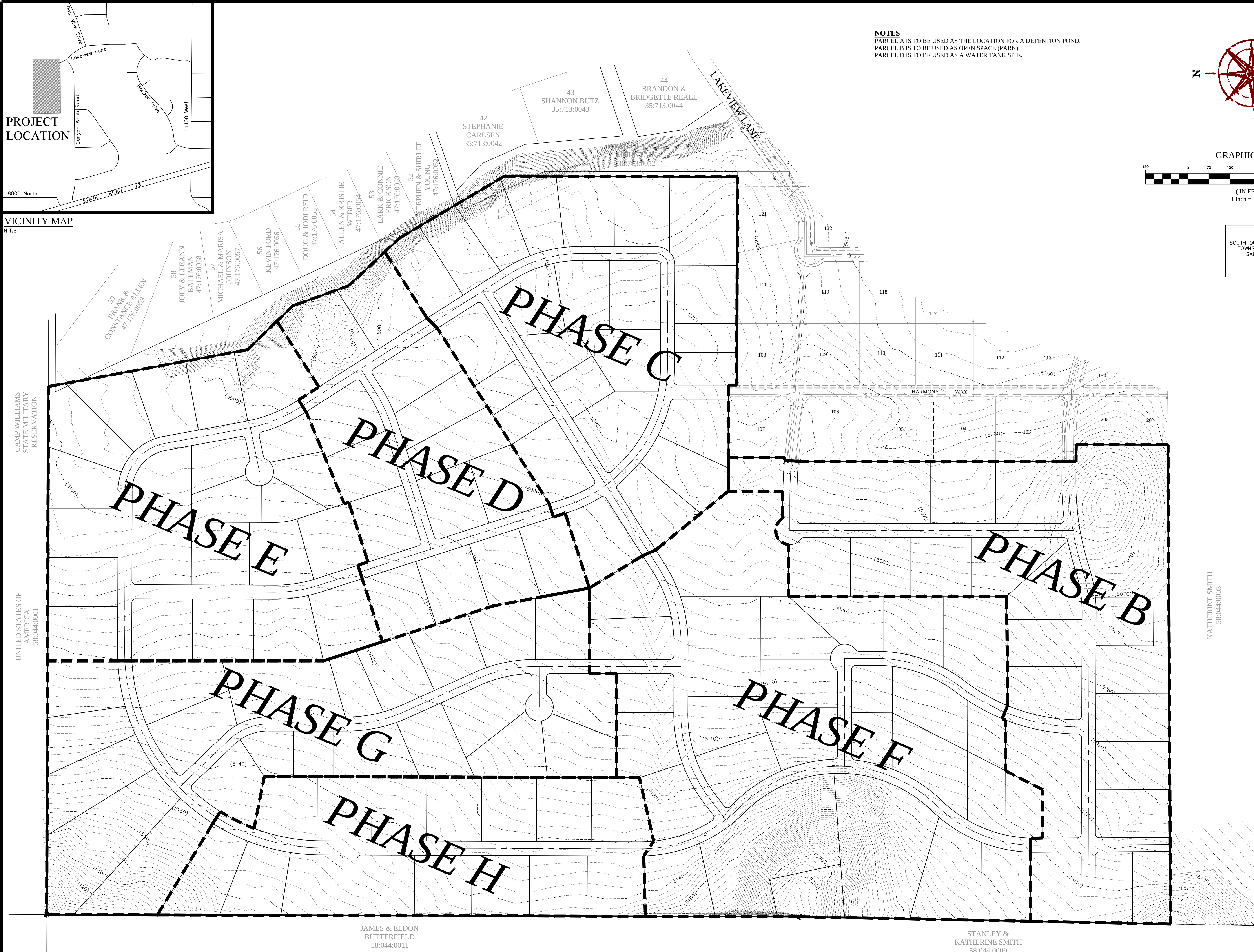
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PRELIMINARY PLAT

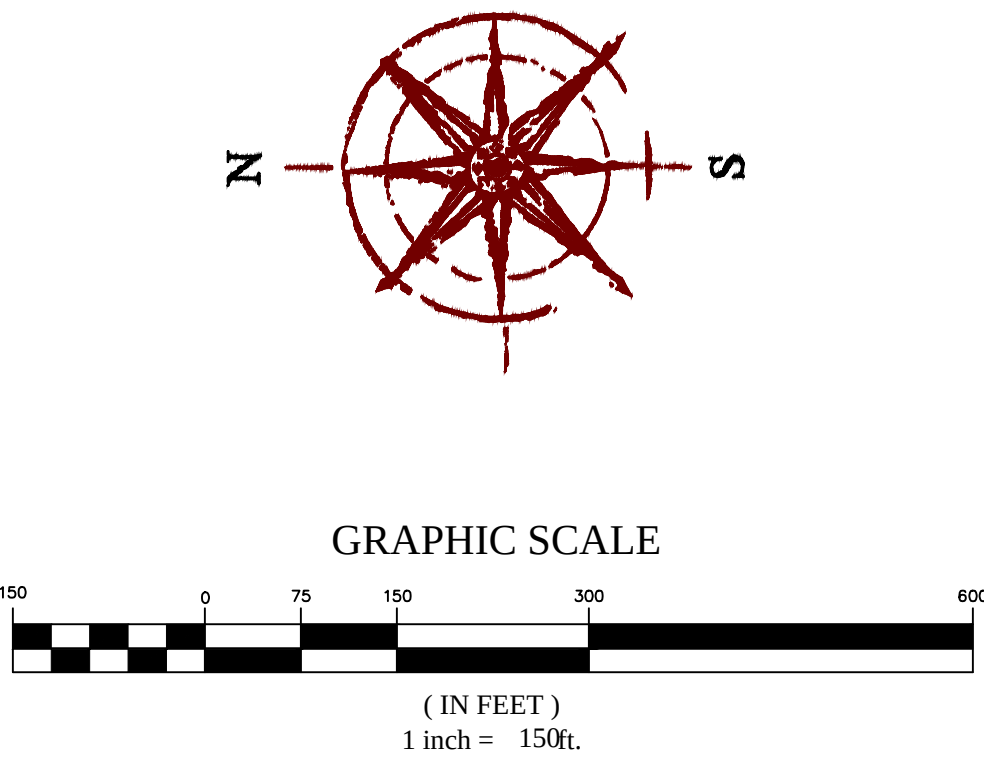
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Date: 02/03/2017 Job #: 16-358
Sheet: C1



VICINITY MAP
N.T.S.

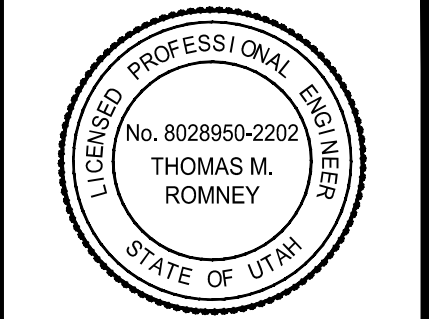


NOTES
PARCEL A IS TO BE USED AS THE LOCATION FOR A DETENTION POND.
PARCEL B IS TO BE USED AS OPEN SPACE (PARK).
PARCEL D IS TO BE USED AS A WATER TANK SITE.



BENCHMARK
SOUTH QUARTER CORNER OF SECTION 32,
TOWNSHIP 4 SOUTH, RANGE 1 EAST
SALT LAKE BASE & MERIDIAN
N: 7344.136
E: 7341.933
ELEV: 4703.53

FOCUS
ENGINEERING AND SURVEYING, LLC
32 WEST CENTER STREET
MIDVALE, UTAH 84047 PH: (801) 352-4075
www.focusutah.com

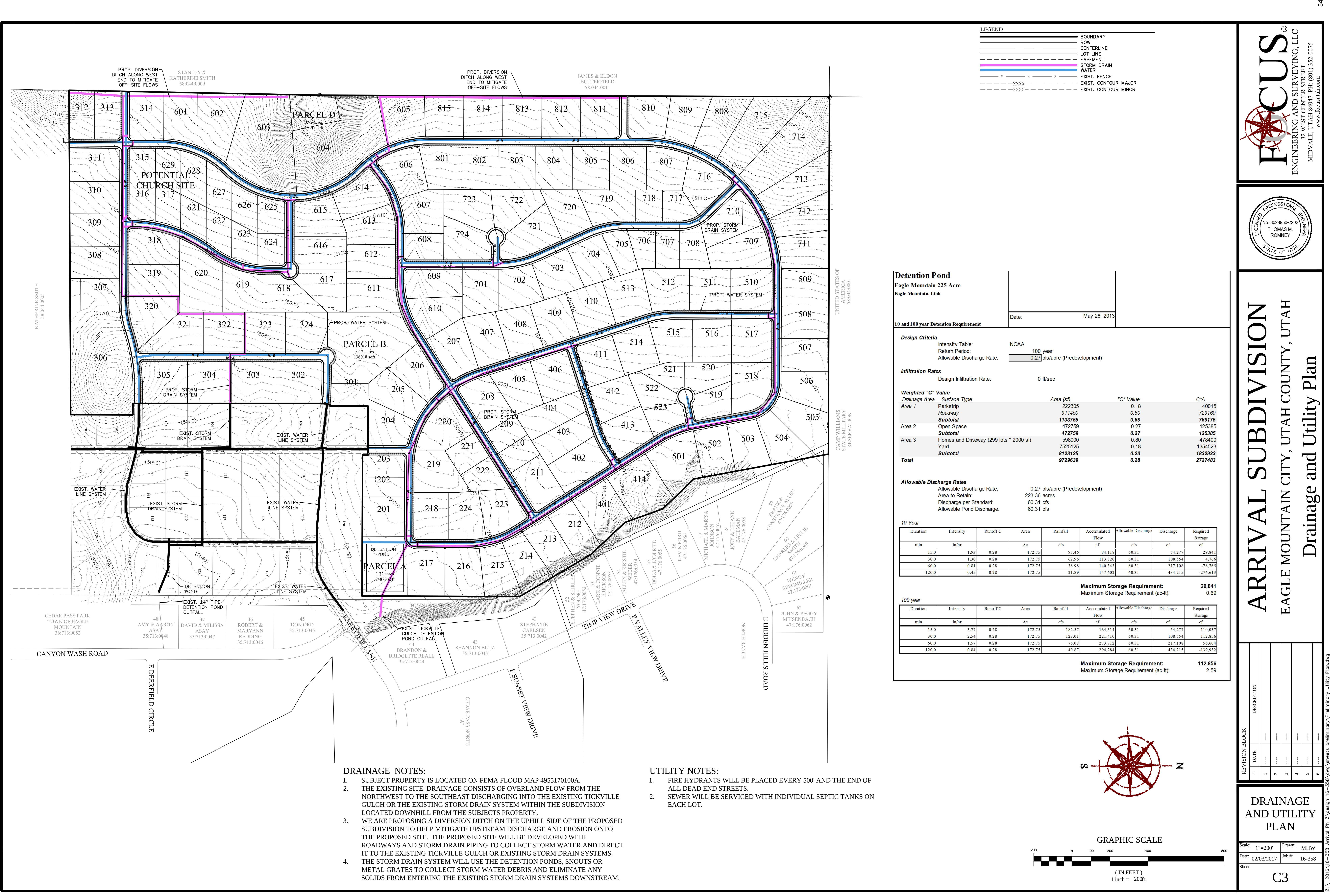


ARRIVAL SUBDIVISION
EAGLE MOUNTAIN CITY, UTAH COUNTY, UTAH
Preliminary Phasing Plan

REVISION BLOCK		DESCRIPTION
#	DATE	
1		
2		
3		
4		
5		
6		

PRELIMINARY PHASING PLAN

Scale: 1"=150' Drawn: MHW
Date: 02/03/2017 Job #: 16-358
Sheet: C2



LEGEND	
	BOUNDARY
	ROW
	CENTERLINE
	LOT LINE
	EASEMENT
	STORM DRAIN
	WATER
	EXIST. FENCE
	EXIST. CONTOUR MAJOR
	EXIST. CONTOUR MINOR

Detention Pond

Eagle Mountain 225 Acre

Eagle Mountain, Utah

Date: May 28, 2013

10 and 100 year Detention Requirement

Design Criteria

Intensity Table: NOAA

Return Period: 100 year

Allowable Discharge Rate: 0.27 cfs/acre (Predevelopment)

Infiltration Rates

Design Infiltration Rate: 0 ft/sec

Weighted "C" Value

Drainage Area	Surface Type	Area (sf)	"C" Value	C*A
Area 1	Parkstrip	222305	0.18	40015
	Roadway	911450	0.80	729160
	Subtotal	1133755	0.68	769175
Area 2	Open Space	472759	0.27	125385
	Subtotal	472759	0.27	125385
Area 3	Homes and Driveway (299 lots * 2000 sf)	598000	0.80	478400
	Yard	7525125	0.18	1354523
	Subtotal	8123125	0.23	1832923
Total		9729639	0.28	2727483

Allowable Discharge Rates

Allowable Discharge Rate: 0.27 cfs/acre (Predevelopment)

Area to Retain: 223.36 acres

Discharge per Standard: 60.31 cfs

Allowable Pond Discharge: 60.31 cfs

10 Year

Duration	Intensity	Runoff C	Area	Rainfall	Accumulated Flow	Allowable Discharge	Discharge	Required Storage
min	in/hr		Ac	cfs	cf	cfs	cf	cf
15.0	1.93	0.28	172.75	93.46	84,118	60.31	54,277	29,841
30.0	1.30	0.28	172.75	62.96	113,320	60.31	108,554	4,766
60.0	0.81	0.28	172.75	38.98	140,343	60.31	217,108	-76,765
120.0	0.45	0.28	172.75	21.89	157,602	60.31	434,215	-276,613

Maximum Storage Requirement: 29,841

Maximum Storage Requirement (ac-ft): 0.69

100 year

Duration	Intensity	Runoff C	Area	Rainfall	Accumulated Flow	Allowable Discharge	Discharge	Required Storage
min	in/hr		Ac	cfs	cf	cfs	cf	cf
15.0	3.77	0.28	172.75	182.57	164,314	60.31	54,277	110,037
30.0	2.54	0.28	172.75	123.01	221,410	60.31	108,554	112,856
60.0	1.57	0.28	172.75	76.03	273,712	60.31	217,108	56,604
120.0	0.84	0.28	172.75	40.87	294,284	60.31	434,215	-139,932

Maximum Storage Requirement: 112,856

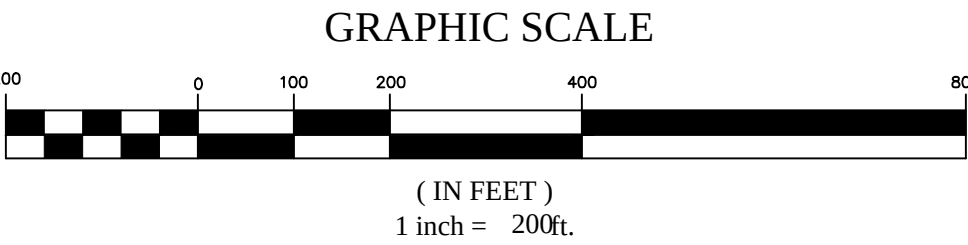
Maximum Storage Requirement (ac-ft): 2.59

DRAINAGE NOTES:

- SUBJECT PROPERTY IS LOCATED ON FEMA FLOOD MAP 4955170100A.
- THE EXISTING SITE DRAINAGE CONSISTS OF OVERLAND FLOW FROM THE NORTHWEST TO THE SOUTHEAST DISCHARGING INTO THE EXISTING TICKVILLE GULCH OR THE EXISTING STORM DRAIN SYSTEM WITHIN THE SUBDIVISION LOCATED DOWNHILL FROM THE SUBJECTS PROPERTY.
- WE ARE PROPOSING A DIVERSION DITCH ON THE UPHILL SIDE OF THE PROPOSED SUBDIVISION TO HELP MITIGATE UPSTREAM DISCHARGE AND EROSION ONTO THE PROPOSED SITE. THE PROPOSED SITE WILL BE DEVELOPED WITH ROADWAYS AND STORM DRAIN PIPING TO COLLECT STORM WATER AND DIRECT IT TO THE EXISTING TICKVILLE GULCH OR EXISTING STORM DRAIN SYSTEMS. THE STORM DRAIN SYSTEM WILL USE THE DETENTION PONDS, SNOUTS OR METAL GRATES TO COLLECT STORM WATER DEBRIS AND ELIMINATE ANY SOLIDS FROM ENTERING THE EXISTING STORM DRAIN SYSTEMS DOWNSTREAM.

UTILITY NOTES:

- FIRE HYDRANTS WILL BE PLACED EVERY 500' AND THE END OF ALL DEAD END STREETS.
- SEWER WILL BE SERVICED WITH INDIVIDUAL SEPTIC TANKS ON EACH LOT.



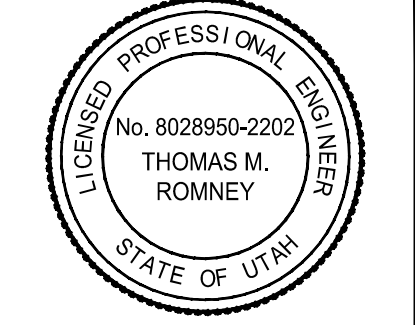
FOCUS

ENGINEERING AND SURVEYING, LLC

32 WEST CENTER STREET

MIDVALE, UTAH 84047 PH: (801) 352-4075

www.focusutah.com



ARRIVAL SUBDIVISION

EAGLE MOUNTAIN CITY, UTAH COUNTY, UTAH

Drainage and Utility Plan

REVISION BLOCK		DESCRIPTION
#	DATE	
1		
2		
3		
4		
5		
6		

DRAINAGE AND UTILITY PLAN

Scale: 1"=200'

Date: 02/03/2017

Sheet:

Drawn: MHW

Job #: 16-358

C3

EAGLE MOUNTAIN CITY
MASTER DEVELOPMENT AGREEMENT
FOR THE ARRIVAL DEVELOPMENT
SECOND AMENDMENT

This Master Development Agreement for the Arrival Development (this “**Agreement**”) is entered into between Eagle Mountain City, a municipal corporation of the State of Utah (the “**City**”) and Belle Street Partners, LLC and Belle Street Investments, LLC, (collectively “**Developer**”).

This Agreement is made with reference to the following facts.

A. Developer has submitted to the City an application for a new development known as Arrival (the “**Project**”).

B. The Project consists of approximately 223 acres of the land (the “**Property**”) located North of SR73 and West of the existing North Ranch subdivision. A legal description of the Property is attached as Exhibit A.

C. The City has approved the Land Use Plan for the Project, which generally depicts the road layouts and lots for the Property. The approved Master Development Plan and Land Use Plan (“**Land Use Plan Map**”) are attached as Exhibit B.

D. The Project will be zoned for single family residential development and improved in compliance with procedures and standards in the Development Code of the City (the “**Development Code**”) and the terms of this Agreement.

E. The City and Developer wish to define the rights and responsibilities of the parties with respect to the development of the Property, vested rights, and funding of improvements on the Property, which is approved by the City in this Agreement.

NOW, THEREFORE, in consideration of the mutual covenants and promises of the parties contained herein, the parties agree as follows:

1. Governing Standards. Unless otherwise specifically set forth herein, the Project shall be governed by the procedures, standards and requirements of the Development Code.

2. Zoning, Density and Land Use Standards. The Project will be zoned as residential in accordance with Chapter 17.25 of the Development Code. The residential zone must be a predominately residential use. The project is Base Density Residential with a minimum of 1/2 acre lot size. The project also includes the Equine Overlay Zone, which permits up to two horses on a minimum of 1/2 acre lot. The property is comprised of the following elements:

Total Acreage:	223.36 acres
Maximum Residential Lots:	178 lots
Density:	0.80 units/acre

3. Development Requirements. In accordance with Section 17.25.090 of the municipal code, the project is categorized as Base Density Residential. Developer is therefore not required to construct improved open space, community improvements, or entryways and monuments. Nevertheless, Developer has agreed to construct certain trail and park improvements as set forth herein.

4. Park and Trails Improvements.

A. Park Improvements. Developer shall construct an approximately 2.16 acre park (the "Park") in the approximate location shown on the Land Use Plan Map. The design of the Park shall be determined by the Developer, but it is expected that the Park will include play structures, grass areas, picnic tables and/or play fields. The Park shall be constructed prior to issuance of more than one hundred and twenty (120) building permits in the Project. The developer shall place funds in an escrow on a 150% pro rata basis, as detailed in 4.A.1 of this agreement. A detailed park plan showing the improvements and sprinkler system must be approved by the City for the subdivision containing the park. The Park shall be dedicated to the City with the plat which includes the Park, but not later than the platting of the 90th lot within the Project. The Park shall be maintained by the City.

1. Park Escrow

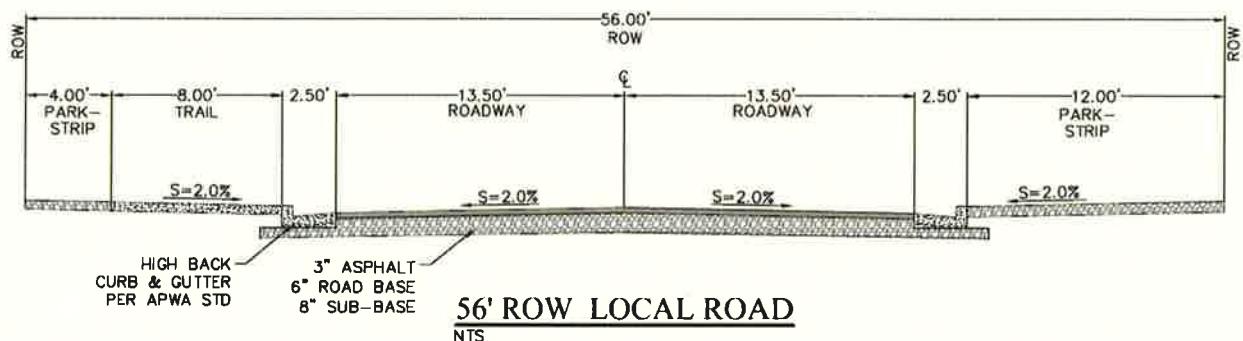
- The Developer shall escrow a total of \$188,179.20 to cover the cost of improving the park with sprinkler system and sod.
- As of January 23, 2019 a total of \$152,448.58 has been escrowed by the Developer and is on deposit with the City.
- Prior to recording the plat for Arrival Phase B Plat 3, Developer shall escrow an additional \$35,730.62
- The total funds being escrowed for the park shall be \$218,247.72

B. Trails. Trails are planned throughout the Project in the location as shown on the Land Use Plan Map. Unless otherwise agreed to by the parties, all off-street trails shall be not less than six (6) foot wide asphalt trails. The asphalt portion of all trails shall be considered public infrastructure improvements and shall be subject to the City's security and warranty requirements. The trails and public trail easements shall be maintained by the HOA.

5. Roadway Improvements.

A. Second Access. A second, primary access to the Project must be constructed through the Clearview Estates Development prior to final subdivision plat approval of more than thirty (30) lots in the Project.

B. Roadways. The road in the southwest corner of the project shall be a 77-foot wide minor collector from the southern border of the project to the first intersection. Unless the City and developer agree to an alternative road cross-section in the future, all other roads in the Project shall be constructed according to the following 56-foot wide local road section:



6. Transitioning and Setback Requirements. Developer agrees to comply with all transitioning requirements set forth in Title 17 of the Development Code. In addition, the eastern border of the project is adjacent to the existing North Ranch subdivision. In order to be compatible with the North Ranch subdivision, Developer agrees to plat a minimum of one row of lots not less than 1 acre in size adjacent to the North Ranch subdivision.

7. Utility Services and Infrastructure Improvements. The parties agree and acknowledge that the Developer will provide funds to construct all necessary on-site and off-site infrastructure improvements for the Project. All proposed improvements which are to be transferred to the City under the terms of this paragraph must be reviewed and approved by the City and shall be constructed in accordance with the review comments and concept approved by the City. No subdivision plat will be recorded until improvements required for that particular plat are constructed by Developer, or Developer has placed into escrow adequate funds to construct the Improvements, which the City determines, in the City's sole and absolute discretion, are necessary for the phase of the subdivision to be developed. In the event Developer constructs utilities or other infrastructure in excess of the capacity necessary to provide services to the Property, Developer may request that the City enter into a reimbursement agreement for cost of excess capacity. The City may revise and amend the Capital Facilities Plan and Impact Fee Ordinance and payment requirements to collect the amounts required to reimburse Developer for the cost of excess capacity. In addition, the following specific requirements shall apply:

A. Water Infrastructure and Capacity. Developer acknowledges that the City does not currently have capacity to provide water service to a majority of the Project and water system improvements may be necessary to provide appropriate capacity and water pressure to the Project. City and Developer anticipate that the upper pressure zone will require a new water tank and pump station to be constructed within the Project, which Developer will be required to construct prior to approval of any subdivision requiring a new tank and pump station to provide water capacity or water pressure. City shall approve the water tank design and sizing, and the water tank property and associated access and easements shall be deeded to the City free and clear of all encumbrances prior to construction of the water tank. Developer also agrees to prepare a water model for the entire Project, in a form acceptable to the City, to determine water capacity and required water infrastructure improvements to serve the Project prior to final plat approval for the second phase of the Project, and to update the water model for each phase of the Project as required by the City. Developer further agrees to fund an update to the portions of the City's Water Master Plan that impact the Project prior to final approval for the second phase of the Project. City shall not require Developer to "upsized" the water tank and water system improvements (i.e., to construct the improvements to a size larger than required to service the

Project) unless City enters into a reimbursement agreement with Developer to compensate Developer for the pro rata costs of such upsizing through the collection of impact fees or such other means acceptable to City and Developer.

B. Electric Infrastructure. Developer acknowledges that electrical capacity may be sufficient for only the first phase of the Project. Electric capacity must be evaluated for each phase of the Project and the City may withhold approval if sufficient capacity is not available.

8. Septic Tanks and Drainfields. The City acknowledges that Developer intends to utilize on-site private individual underground waste water disposal septic systems for all residential lots created on the Property. Developer shall be responsible to comply with all requirements of the City, Utah County Health Department and the State of Utah regarding the review and approve of said septic systems. Developer shall clearly indicate on all subdivision plats that lots will be serviced by septic systems, and that such systems are the sole and absolute responsibility of the property owner. County Health Department approval is required for the septic systems for each lot prior to preliminary plat approval, and is a submittal requirement of the preliminary plat application. The City does not guarantee the maximum densities if lots do not receive approval for septic systems.

9. Stormwater, Drainage and Erosion. Prior to Developer recording any final plats in the Project, the City Engineer must approve a drainage plan for the Project. Developer shall have an erosion study completed from a geotechnical engineer to determine erosion potential and any required erosion control improvements for the Tickville Gulch/Wash located along the eastern boundary of the northern half of the Project. The erosion study and recommended mitigation will be required prior to approval of any final subdivision plats that are located adjacent to the Tickville Wash. Developer shall improve all detention and retention areas with gravel mulch or some other form of low maintenance landscaping and materials acceptable to and approved by the City.

10. Dedication of Facilities. Except as provided in a reimbursement agreement which may be entered between the City and the Developer, the Developer agrees to dedicate and donate free and clear of all encumbrances to the City all required spaces for the location of City owned utilities, utility facilities and improvements for the construction and use of utilities, roads, and other public ways.

11. Water Rights. Developer shall comply with the City's Development Code, as amended, related to providing water or water rights to the City for the Project, including the park

area.

12. Term of Agreement. The term of this agreement shall commence upon execution of this Agreement and shall continue until the February 5th, 2029.

13. Withholding Approval Upon Default. The parties agree that the City shall not approve or record any subdivision in the Project if the Developer is in default on any obligation to the City which requires the construction of roads and completion of public improvements or other utility infrastructure to serve the Project. In addition, the City may withhold approval of building permits to construct any building or structure within the Project if the Developer is not current with all obligations to the City at the time of application for the development approval and/or has not completed all required improvements within the time to complete required improvements approved by the City Council.

14. Reserved Powers. The parties agree that the City reserves certain legislative powers to amend its Development Code to apply standards for development and construction generally applicable throughout the City. It is the intent of the parties to vest the Developer with the specific land uses and development density defined specifically on the Land Use Map (Exhibit B) and to vest Developer with the Tier I requirements set forth in Paragraph 3 of this Agreement. Developer shall be required to comply with all other generally applicable standards, conditions and requirements enacted by the City to protect the safety, health and welfare of the current and future inhabitants of the City.

15. Impact Fees. Developer agrees to pay all impact fees when due as set forth more specifically in the City Impact Fee Ordinance as it may be amended from time to time.

16. Annual Review of Compliance. The parties agree that the City may conduct an annual review of compliance by the Developer within the terms of this Agreement. It shall be an event of default if the Developer has failed to fund roads, parks or other utility infrastructure facilities required by this Agreement or by the City Development Standards, or if work remains incomplete on public infrastructure facilities without having received an adequate extension of time for the completion of such facilities from the City. It shall be an event of default if the Developer fails to deposit adequate collateral for the improvements required by this Agreement or fails to cure any defect discovered by the City upon inspection of any infrastructure utility facilities.

17. Default Notice to Developer. Upon the occurrence of an event of default by Developer, the City shall provide not less than fifteen (15) days notice to the Developer of a meeting of the City Council where the Developer's default shall be heard and reviewed by the City Council. The Developer shall be entitled to attend the hearing and comment on the evidence presented concerning the default. Upon a finding by the City Council that the Developer is in default, the City Council may order that work in the Project be terminated until

the default is cured or may issue such further directions to City staff and to the Developer as deemed appropriate under the circumstances.

18. Default Notice to City. Upon the occurrence of any default by City, the Developer may request in a hearing before the City Council where the City's default shall be heard and reviewed by the City Council. City shall schedule such hearing within thirty (30) days of written request of Developer.

19. Binding Effect. This Agreement shall be binding upon and inure to the benefit of the successors, heirs and assigns of the parties hereto, and to any entities resulting from the reorganization, consolidation, or merger of any party hereto.

20. Integration. This Agreement constitutes the entire understanding and agreement between the parties, and supersedes any previous agreement, representation, or understanding between the parties relating to the subject matter hereof; provided however, that the Development Code of the City shall govern the procedures and standards for approval of each subdivision and public improvement.

21. Not Severable. The provisions of this Agreement are not severable, and should any provision hereof be deemed void, unenforceable or invalid, such provision shall affect the remainder of this Agreement, and shall provide grounds for dissolution of the Agreement at the option of the parties in the exclusive discretion of each of them.

22. Waiver. Any waiver by any party hereto of any breach of any kind or character what so ever by the other party, whether such waiver be direct or implied, shall not be construed as a continuing waiver of or consent to any subsequent breach of this Agreement on the part of the other party.

23. No Modification. This Agreement may not be modified except by an instrument in writing signed by the parties hereto.

24. Governing Law. This Agreement shall be interpreted, construed and enforced according to the laws of the State of Utah.

25. Costs of Enforcement. In the event of default on the part of any party to this Agreement, that party shall be liable for all costs and expenses incurred by the other parties enforcing the provisions of this Agreement, whether or not legal action is instituted.

26. Agreement to Run With the Land. This Agreement shall be deemed to run with the land and shall be binding on Developer and all successors and assigns of any of the foregoing. Developer agrees to execute a Notice of this Agreement to be recorded against the Property in a form acceptable to the City.

Dated this 5 day of March, 2019.

DEVELOPER

Belle Street Investments, LLC

By: _____

Print Name: _____

Title: _____

DEVELOPER

Belle Street Partners, LLC

By: _____

Print Name: _____

Title: _____

Dated this 5 day of March, 2019.

ATTEST:

EAGLE MOUNTAIN CITY


Fionnuala B. Kofoed, City Recorder


Tom Westmoreland, Mayor

APPROVED AS TO FORM

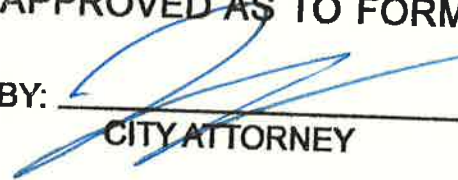
BY: 
CITY ATTORNEY



Exhibit A

[Legal Description]

Parcel 1

Commencing at the Northwest Corner of Section 24, Township 5 South, Range 2 West, Salt Lake Base and Meridian; thence South $89^{\circ}21'24''$ East 2671.33 feet; thence South $00^{\circ}45'19''$ West 110.236 feet; thence South $74^{\circ}43'48''$ West 150.442 feet; thence along the arc of a 5804.578 foot radius curve to the left 1225.839 feet (chord bears South $67^{\circ}19'12''$ West 1223.562 feet); thence South $62^{\circ}37'48''$ West 1595.654 feet; thence North $00^{\circ}53'06''$ East 1385.37 feet to the point of beginning.

Parcel 2

The South half of the Southwest Quarter of Section 13, Township 5 South, Range 2 West of the Salt Lake Base and Meridian.

Parcel 3

The Southeast Quarter of Section 14, Township 5 South, Range 2 West of the Salt Lake Base and Meridian.

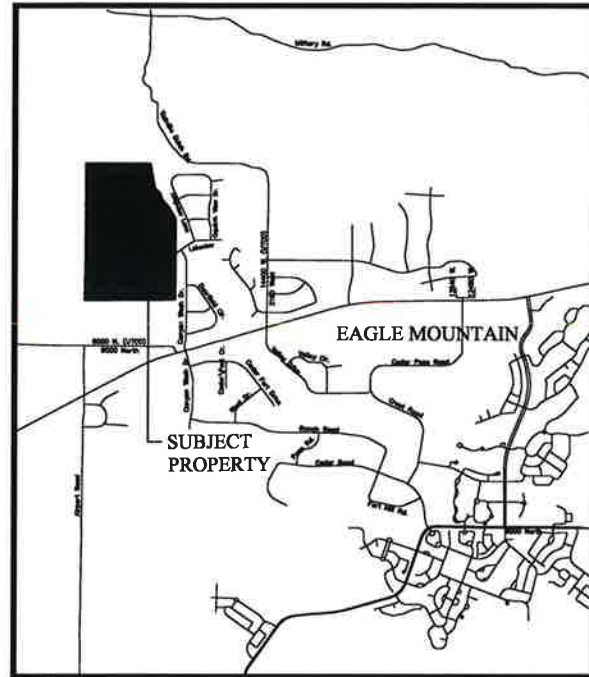
Combined Description

Beginning at the South Quarter Corner of Section 13, Township 5 South, Range 2 West, Salt Lake Base and Meridian; thence South $00^{\circ}45'19''$ West along quarter section line 96.50 feet; thence along the northerly right-of-way line of State Road 73 the following three courses and distances: 1) South $74^{\circ}43'49''$ West 43.09 feet, 2) along the arc of a 5097 foot radius curve to the left 1111.21 feet through a central angle of $12^{\circ}29'28''$ (chord bears South $68^{\circ}29'04''$ West a distance of 1109.01 feet), and 3) South $62^{\circ}14'20''$ West 1828.47 feet; thence North $00^{\circ}52'57''$ East along section line 1396.22 feet to the Southwest corner of Section 13; thence along the Southeast Quarter of Section 14, Township 5 South, Range 2 West, Salt Lake Base and Meridian the following four courses and distances: 1) North $89^{\circ}12'30''$ West 2685.28 feet, 2) North $01^{\circ}04'12''$ East 2643.25 feet, 3) South $89^{\circ}02'22''$ East 2687.84 feet, and 4) South $01^{\circ}07'35''$ West 1317.68 feet; thence along the South Half of the Southwest Quarter of Section 13 the following two courses and distances: 1) North $89^{\circ}41'32''$ East 2649.79 feet, and 2) South $00^{\circ}11'34''$ West 1361.47 feet to the point of beginning.

Basis of Bearing = North $00^{\circ}11'34''$ East along Quarter Section line from the South Quarter Corner of Section 13, Township 5 South, Range 2 West, Salt Lake Base and Meridian to the North Quarter Corner of Section 13.

Exhibit B

[Land Use Plan Map]



VICINITY MAP
N.T.S.

LEGEND

- RESIDENTIAL LOT
- PEDESTRIAN/BIKE/EQUESTRIAN TRAIL (20' WIDE)
- RIGHT OF WAY
- DETENTION POND
- OPEN SPACE (PARK)
- WATER TANK SITE
- UTILITY ACCESS
- POTENTIAL CHURCH SITE
- ROADSIDE TRAIL (CROSS SECTION)
- ROADSIDE 5' TRAIL (CROSS SECTION)

TRAIL NOTES:

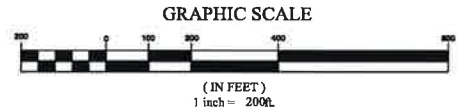
1. TRAIL ON NORTH SIDE OF PARCEL A WILL BE 10' FEET WIDE, AND ALL ON PARCEL A.
2. ROAD TRAIL FROM LOT 314 TO LOT 811 IS OPEN TO HORSES.
3. ROADSIDE TRAIL AROUND CUL-DE-SAC BULBS WILL BE 5' WIDE.

LAND USAGE

UNIT NAME	ACREAGE
TOTAL AREA	223
RESIDENTIAL LOTS (178 LOTS)	196
RIGHT OF WAY	24
IMPROVED OPEN SPACE	3
DETENTION POND/TANK SITE	3
TRAIL EASEMENT	7

DENSITY

AREA = 223.36 ACRES
LOT = 178 UNITS
DENSITY = 0.80 UNITS/ACRE



Arrival
Eagle Mountain, Utah
LAND USE MAP

REVISION BLOCK	
#	DESCRIPTION
1	
2	
3	
4	
5	

LAND USE
MAP

Scale: 1"=200'	Drawn: MW
Date: 03/31/17	Job #: 16-358
Sheet:	



EAGLE MOUNTAIN CITY
PLANNING COMMISSION MEETING
MAY 12, 2020

TITLE:	Development Code Amendment Business Park Zone (EMMC 17.37) - Public Hearing
ITEM TYPE:	Development Code Amendment
APPLICANT:	City Staff & Planning Commission

ACTION ITEM:

Yes

PUBLIC HEARING:

Yes

REQUIRED FINDINGS:

Development Code Amendments are legislative decisions and are considered valid if reasonably debatable and not illegal.

PREPARED BY:

Steve Mumford,
Planning

BACKGROUND:

The Planning Commission has been working on the implementation of goals and strategies of the City's 2018 General Plan, including the creation of zoning districts for land use areas such as the Business Park / Light Industry and Employment Center Campus. The zones that have been drafted include a Light Manufacturing/Distribution zone, an Educational/Medical Campus zone, and an Office Professional zone. The proposal is to create these zones in place of the Business Park Zone in Chapter 17.37. The proposed code includes permitted and special land uses and development standards.

ITEMS FOR CONSIDERATION:

General Plan Designation

Please note that the Light Manufacturing/Distribution Zone is generally most appropriate in areas designated in the City's Future Land Use Map as Business Park / Light Industry, but it may also be appropriate in other areas, depending on surrounding land uses and other circumstances.

The Educational/Medical Campus Zone is generally most appropriate in areas designated in the City's Future Land Use Map as Employment Center Campus, but it may also be appropriate in other areas, depending on surrounding land uses and other circumstances.

The Office Professional Zone is generally most appropriate in areas designated in the City's Future Land Use Map as Regional Commercial or Employment Center Campus, but it may also be appropriate in other areas, depending on surrounding land uses and other circumstances.

Special Use Standards

We are actively working on drafting special use standards for uses designated as "special" uses. They are considered prohibited until specific standards have been approved.

RECOMMENDATION:

We recommend the following motion:

I move that the Planning Commission recommend approval of the proposed code amendments to Chapter 17.37 to the City Council as presented (or with minor changes agreed upon at the meeting).

Attachments:

[Chapter 17.37 Business Park Zones](#)

[Chapter 17.37 Business Park Zones](#)

Chapter 17.37

BUSINESS PARK ZONES

Sections:

[17.37.010](#) What this Chapter Does

[17.37.020](#) Business Park Zones

[17.37.030](#) Land Use Table

[17.37.040](#) Business Park Development Standards

[17.37.050](#) Generally Applicable Provisions

17.37.010 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 business park zones. This chapter establishes the land use regulations for these zones in Eagle Mountain City, including allowed uses, minimum land use standards, and other development provisions.

17.37.020 Business Park Zones.

1. Zone: **Light Manufacturing / Distribution Zone (LMD)**. The purpose of the LMD zone is for limited retail, research, office, light manufacturing, and warehouse uses. This zone would allow medium distribution centers, light manufacturing, research labs not producing hazardous waste, warehouses with small office areas in the front of the building and outside machinery and product storage attached to a business. These buildings will be required to have professional looking exteriors with landscaping, parking out front with docks and screened storage yards in the back. These types of businesses will be located near major collectors, arterial roads and highways. This zone is generally most appropriate in areas designated as Business Park / Light Industry on the City's Future Land Use Map, but it may also be considered for approval in other areas, depending on the surrounding land uses and other circumstances.
2. Zone: **Medical / Educational Campus Zone (MEC)**. The purpose of the MEC Zone is to provide a planned location for campus and business park type developments for Hospitals, Medical and Healthcare schools, Universities, Colleges, trade schools and healthcare facilities including rehabilitation, transitional care, geriatric care, urgent care, and primary care facilities. These will be close to major roadways and transit corridors. This zone will also allow for student dormitories to be built in conjunction with educational facilities. This zone is generally most appropriate in areas designated as Employment Center Campus on the City's Future Land Use Map, but it may also be considered for approval in other areas, depending on the surrounding land uses and other circumstances.

3. Zone: **Office Professional (OP)**. This zone provides an aesthetically attractive environment for large and small business offices and office parks with limited commercial use. This zone is intended to ensure compatibility of new development with surrounding land uses through standards that provide attractive buildings, well planned grounds and other appropriate amenities supporting employee activity. Uses which produce noises, objectionable odors, storage of hazardous substances or the outside storage of inventory or equipment are not appropriate in this zone. This zone is generally most appropriate in areas designated as Regional Commercial or Employment Center Campus on the City's Future Land Use Map, but it may also be considered for approval in other areas, depending on the surrounding land uses and other circumstances.

17.37.030 Land Use Table.

This land use table contains the various land uses that are permitted, special, and prohibited uses in the business park 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 uses that must also comply with the standards listed in Chapter 17.75 EMMC that are specific to that type of use)

BLANK = Prohibited

LAND USE	ZONING DISTRICT		
	Light Manufacturing / Distribution (LMD)	Medical / Educational Campus (MEC)	Office Professional (OP)
EDUCATIONAL USES			
Public or Private Colleges/Universities		P	
Community Colleges		P	P
Professional and Occupational Licensing Schools		P	P
Vocational(Trade) Schools	P	P	
Technology, Art/Design, or Similar Schools		P	P
Student Dormitories		P	
HEALTHCARE / MEDICAL			
Rehabilitation and Transitional Care		P	
Assisted Living, Intermediate Care, Long Term Care, Memory Care		P	
Dialysis Center		P	
Hospitals		P	
Laboratories (Medical and Pharmaceutical)	P	P	

Medical Research Facilities (Medical and Pharmaceutical non medical waste storage)	P	P	
Physician Care		P	P
Plasma, Blood Collection		P	
Surgical Centers		P	
CIVIC			
Public / Civic buildings & facilities (City Owned)	P	P	P
Public parks, plazas, trails, and open space	P	P	P
Sports Facilities / Arenas / Fields		P	
Transit Stop (Bus, Light-Rail)	P	P	P
COMMUNICATION & UTILITIES			
Communication Facilities & Towers	S		
Electrical Substations & Power Transmission Lines	S		
Oil & Gas Transmission Lines	S		
Public and Private (with franchise agreement) Utility Underground Lines & Utility buildings and other Above Ground Structures	S		
Public and private utility equipment and inventory storage, fenced or enclosed	S		
COMMERCIAL / NON RESIDENTIAL USES			
Animal Care Service (overnight boarding)	P		
Athletic Instruction, including Dance, Gymnastics, Martial Arts, etc.	P		
Automobile gas/service stations	P	P	P
Automobile sales and/or minor service	P		
Automobile Service & Repair (including auto body)	P		
Banks & Credit Unions			P
Body Art Facility / Tattoo Parlor	P		
Brewery	P		
Car Wash	P		
Car Wash (Ancillary to a gas/service station)	P	P	P
Check Cashing and Deferred Deposit Lenders ³	S		
Child Day Care Center or Preschool	P	P	P
Construction and Equipment Sales / Rental	P		
Convenience Store; Corner Market	P	P	P
Fitness Center	P	P	P
Flex Office / Retail / Warehouse	P		
Food Trucks	P	P	P
Grocery Store, Small/Neighborhood (generally < 30,000 sq ft)	P	P	P
Grocery Store, Medium/Community (generally 30,000 - 75,000 sq ft)	P		

Grocery Store, Large/Regional (generally > 75,000 sq ft)	P		
Hardware & Home Improvement Retail	P		
Hotel ¹			
Laundry (No onsite Dry Cleaning)	P	P	
Mortuary	P		
Office, Medical and Health Care		P	P
Office, Professional (Architecture, Insurance, Real Estate, Law, CPA, Engineering, etc.)			P
Outdoor Sales and Display (including storage of materials, products, and equipment incidental to an allowed use)	P		
Parking Garage		P	P
Pawn Shop	P		
Pharmacy	P	P	P
Pharmacy (Medical Cannabis)	P		
Plant & Tree Nursery / Garden Center (with outside display)	P		
Portable Storage / Shipping Container	S		
Race Tracks for Go-Carts, ATVs, and other Motorized Sports Recreational Facilities	P		
Reception/Conference/Meeting Center	P	P	P
Recreation (indoor)	P	P	
Recreational Vehicle Sales/Rentals	P		
Research and Development Facilities, excluding medical (non hazardous material producing or obnoxious smells)	P		
Restaurant or Bakery	P	P	P
Retail Sales (Generally ancillary to warehouse and distribution center or medical/educational facility) ¹	P		
Salon (hair, nails, etc.)	P	P	P
Sexually Oriented Business	S		
State Liquor Store	P		
Temporary Sales (Christmas tree lots, farmers market or fruit/vegetable stands, fireworks, food trucks, snow cones, etc.)	S	S	S
Tobacco Specialty Business	S		
MANUFACTURING, PROCESSING AND DISTRIBUTION			
Agricultural Processing Facilities (non Cannabis)	P		
Building material manufacturing and other construction-related business	P		
Clean manufacturing businesses (no negative impacts on air quality)	P		
Electronic data management businesses	P		

Facilities for the development and production of movies, film, television, and similar visual media	P		
Food Processing, packaging, and manufacturing (not including on-site slaughter, killing, or harvesting of animals)	P		
Ice and Cold Storage	P		
Laboratory and testing services (the use of animal testing and experimentation is prohibited)	P		
Light Manufacturing and Assembly	P		
Tractor and Diesel repair shops	P		
Trade and craftsman industries, including furniture and carpentry, upholstery shops, monument works, metal works and welding shops	P		
Wholesale and Warehouse distribution (excluding hazardous material and materials that emit obnoxious or foul odor)	P		
Towing yards and Vehicle Storage	S		

¹ Includes construction supplies, gift shops, floral sales, copy center or postal center, ice cream or dessert shop, and uses deemed similar or appropriate by the City

³ Check cashing and deferred deposit lenders include any business that must register in accordance with Utah Code Ann. § 7-23-101, *et seq.*

⁴ Hotels offering extended stay must include a mix of extended stay and standard rooms (maximum 70% extended stay)

⁵ These special uses are considered prohibited until special use standards specific to these uses are approved and included in Chapter 17.75 EMMC.

17.37.040 Business Park Development Standards

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

Business Park Development Standards

Zone Designation	LMD (Light Manufacturing / Distribution)	MEC (Medical / Educational Campus)	OP (Office Professional)
Maximum Height of Structures	50' ¹	50' ¹	50' ¹
Minimum Setback Requirements ²			
Front & Side Corner	20' Min	10' Min	10' Min

Rear	20' (Equal to building height ³)	20' (Equal to building height ³)	20' (Equal to building height ³)
Side	None (Equal to building height ³)	None (Equal to building height ³)	None (Equal to building height ³)

¹ Height is measured from the average of the highest finished grade and the lowest finished grade of the structure to the highest point of the roof, excluding ancillary structures.

² The approval authority may approve alternative height or setbacks if, in its judgment, it complies with one or more of the following:

1. Does not interfere with the use, enjoyment, and character of adjacent properties;
2. Adjacent residential-zoned property has a future land use designation that is not residential;
3. Height or setbacks are consistent with similar development within the zone or area;
4. Topography or natural features make it impossible or impracticable to place the building within the setback

³ If adjacent to residential

17.37.050 Generally Applicable Provisions

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

A. Site Plan Approval. All permitted or special uses in the must comply with Chapter 17.100 EMMC, Site Plan Review, unless exempted in that chapter.

B. Architecture & Site Design. All permitted or special uses shall comply with Chapter 17.72 EMMC, Commercial and Multifamily Design Standards. Where more than one structure is built in a complex or project, structures shall have a similar style or theme, including colors, materials, and design elements. It is recognized that the function and use of buildings used for light manufacturing or unique uses may dictate the style and other appearance of the structure. In these cases strict adherence to the provisions of this chapter may not be advisable or possible, at the discretion of the approval authority.

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

D. Parking. Parking stalls, including ADA stalls, and parking lot improvements shall be provided in accordance with the standards in Chapter 17.55 EMMC, Off-Street Parking.

E. Landscaping. All landscaping shall comply with the standards in Chapter 17.60 EMMC, Landscaping, Buffering, Fencing and Transitioning. Landscaping in parking lots shall comply with Chapter 17.55 EMMC, Off-Street Parking. All landscaping 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.

F. Buffers and Transitions Between Developments and Uses. Non-residential uses require buffering or transitioning when built adjacent to residential uses. Buffering standards can be found in Chapter 17.60 EMMC, and include walls or fences, landscaping, and distance separations. Screening walls shall be built by the developer/builder of the Non-residential use, when adjacent to a residential use.

G. Hillside Development and Sensitive Lands. No construction, development, or earthwork may occur on land restricted by utility corridors, natural washes, storm drain retention/detention areas, geologically sensitive areas that require special engineering considerations for safe habitation, and steep slopes, unless in full compliance with Chapters 15.80, 17.62, other applicable City Codes, and approved by the approval authority for site plans. The approval authority may consider, at their discretion, approval of uses on land restricted by utility corridors, including parking lots, recreation (trails, plazas, open space), appropriate temporary uses, and transit stops. Development projects that include hillsides, ridgelines, or retaining walls must comply with the standards in Chapters 15.80 and 17.62 EMMC. Development near natural washes must include significant setbacks from the edge of the wash to any structure, unless approved to pipe the wash. Utility corridors shall be preserved and deeded to the City whenever possible for trails and open space corridors.

H. Signs. Permanent monument signs for a project shall comply with the standards in Chapter 17.80, Sign Regulations and Sign Permits, and sign locations shall be reviewed along with the site plan review. All business signs require submittal and approval of a sign permit application, and signs may require a building permit.

I. Street Trees. Developers and/or builders shall plant appropriate trees in park strips along all public streets. Planting shall be done along with the project landscaping and in accordance with the standards found in EMMC 16.35.080. Street trees are required along all collector and arterial roads.

J. Uses within Buildings. All uses in the commercial zones shall be conducted entirely within a fully enclosed building except those uses deemed by the approval authority to be customarily and appropriately conducted outside (merchandise, gas pumps, plant nurseries, home improvement material yards, automobile sales, etc.). 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. Trash enclosures, compactors, truck loading areas, and outdoor storage shall be oriented away from residential uses to the extent practical.

K. Bicycle Parking. Convenient bicycle parking shall be provided in locations that do not interfere with pedestrian circulation. Bicycle parking facilities shall be dispersed throughout larger sites and located in convenient and visible areas.

L. Drive-Through Lanes. Drive-through lanes shall be located away from adjoining residential developments. Speakers and menu boards shall be located so that noise is not directed toward residential uses and shall incorporate a screen wall and landscaping to mitigate noise. Where possible,

public access doors shall not be located in an area that requires pedestrians/customers to cross drive-through lanes. Where unavoidable, improvements shall be provided to slow vehicles or improve visibility for pedestrians.

Chapter 17.37

BUSINESS PARK ZONES

Sections:

[17.37.010](#) What this Chapter Does

[17.37.020](#) Business Park Zones

[17.37.030](#) Land Use Table

[17.37.040](#) Business Park Development Standards

[17.37.050](#) Generally Applicable Provisions

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Community Colleges		P	P
Professional and Occupational Licensing Schools		P	P
Vocational(Trade) Schools	P	P	
Technology, Art/Design, or Similar Schools		P	P
Student Dormitories		P	
HEALTHCARE / MEDICAL			
Rehabilitation and Transitional Care		P	
Assisted Living, Intermediate Care, Long Term Care, Memory Care		P	
Dialysis Center		P	
Hospitals		P	
Laboratories (Medical and Pharmaceutical)	P	P	

Medical Research Facilities (Medical and Pharmaceutical non medical waste storage)	P	P	
Physician Care		P	P
Plasma, Blood Collection		P	
Surgical Centers		P	
CIVIC			
Public / Civic buildings & facilities (City Owned)	P	P	P
Public parks, plazas, trails, and open space	P	P	P
Sports Facilities / Arenas / Fields		P	
Transit Stop (Bus, Light-Rail)	P	P	P
COMMUNICATION & UTILITIES			
Communication Facilities & Towers	S		
Electrical Substations & Power Transmission Lines	S		
Oil & Gas Transmission Lines	S		
Public and Private (with franchise agreement) Utility Underground Lines & Utility buildings and other Above Ground Structures	S		
Public and private utility equipment and inventory storage, fenced or enclosed	S		
COMMERCIAL / NON RESIDENTIAL USES			
Animal Care Service (overnight boarding)	P		
Athletic Instruction, including Dance, Gymnastics, Martial Arts, etc.	P		
Automobile gas/service stations	P	P	P
Automobile sales and/or minor service	P		
Automobile Service & Repair (including auto body)	P		
Banks & Credit Unions			P
Body Art Facility / Tattoo Parlor	P		
Brewery	P		
Car Wash	P		
Car Wash (Ancillary to a gas/service station)	P	P	P
Check Cashing and Deferred Deposit Lenders ³	S		
Child Day Care Center or Preschool	P	P	P
Construction and Equipment Sales / Rental	P		
Convenience Store; Corner Market	P	P	P
Fitness Center	P	P	P
Flex Office / Retail / Warehouse	P		
Food Trucks	P	P	P
Grocery Store, Small/Neighborhood (generally < 30,000 sq ft)	P	P	P
Grocery Store, Medium/Community (generally 30,000 - 75,000 sq ft)	P		

Grocery Store, Large/Regional (generally > 75,000 sq ft)	P		
Hardware & Home Improvement Retail	P		
Hotel ^a			
Laundry (No onsite Dry Cleaning)	P	P	
Mortuary	P		
Office, Medical and Health Care		P	P
Office, Professional (Architecture, Insurance, Real Estate, Law, CPA, Engineering, etc.)			P
Outdoor Sales and Display (including storage of materials, products, and equipment incidental to an allowed use)	P		
Parking Garage		P	P
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Pharmacy	P	P	P
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Race Tracks for Go-Carts, ATVs, and other Motorized Sports Recreational Facilities	P		
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Recreation (indoor)	P	P	
Recreational Vehicle Sales/Rentals	P		
Research and Development Facilities, excluding medical (non hazardous material producing or obnoxious smells)	P		
Restaurant or Bakery	P	P	P
Retail Sales (Generally ancillary to warehouse and distribution center or medical/educational facility) ¹	P		
Salon (hair, nails, etc.)	P	P	P
Sexually Oriented Business	S		
State Liquor Store	P		
Temporary Sales (Christmas tree lots, farmers market or fruit/vegetable stands, fireworks, food trucks, snow cones, etc.)	S	S	S
Tobacco Specialty Business	S		
MANUFACTURING, PROCESSING AND DISTRIBUTION			
Agricultural Processing Facilities (non Cannabis)	P		
Building material manufacturing and other construction-related business	P		
Clean manufacturing businesses (no negative impacts on air quality)	P		
Electronic data management businesses	P		

Facilities for the development and production of movies, film, television, and similar visual media	P		
Food Processing, packaging, and manufacturing (not including on-site slaughter, killing, or harvesting of animals)	P		
Ice and Cold Storage	P		
Laboratory and testing services (the use of animal testing and experimentation is prohibited)	P		
Light Manufacturing and Assembly	P		
Tractor and Diesel repair shops	P		
Trade and craftsman industries, including furniture and carpentry, upholstery shops, monument works, metal works and welding shops	P		
Wholesale and Warehouse distribution (excluding hazardous material and materials that emit obnoxious or foul odor)	P		
Towing yards and Vehicle Storage	S		

¹ Includes construction supplies, gift shops, floral sales, copy center or postal center, ice cream or dessert shop, and uses deemed similar or appropriate by the City

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¹ Height is measured from the average of the highest finished grade and the lowest finished grade of the structure to the highest point of the roof, excluding ancillary structures.

² The approval authority may approve alternative height or setbacks if, in its judgment, it complies with one or more of the following:

1. Does not interfere with the use, enjoyment, and character of adjacent properties;
2. Adjacent residential-zoned property has a future land use designation that is not residential;
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