



EAGLE MOUNTAIN PLANNING COMMISSION MEETING

April 25, 2023, 5:30 PM

Eagle Mountain City Council Chambers

1650 East Stagecoach Run, Eagle Mountain, Utah 84005

1. 5:30 P.M. - Eagle Mountain City Planning Commission Work Session

2. Legislative Update

City Attorney and Assistant City Administrator Reports on Impactful State Legislation

3. Discussion Items

3.A DISCUSSION ITEM -- Upcoming Code Amendments

17.75 Standards for Special Uses

17.38 17.40 Caretaker Facility

3.B DISCUSSION ITEM -- AXION #1 CONCEPT PLAN

Discussion item only to get non-binding feedback on the proposed site plan.

[Axio #1 Concept Plan](#)

[Axio #1 Vicinity Map](#)

[Eagle Mountain Business Campus Plat C](#)

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

4. Pledge of Allegiance

5. Declaration of Conflicts of Interest

6. Approval of Meeting Minutes

6.A April 11, 2023 Planning Commission Minutes

[PC 04.11.23 DRAFT Minutes](#)

7. Status Report

8. Action and Advisory Items

8.A ACTION ITEM -- PUBLIC HEARING: EAGLE MOUNTAIN BENCHES ZONING

Planning Commission review of a request for a General Plan Future Land Use Amendment from Agricultural/Rural Density 1 to Agricultural/Rural Density 2 and an associated Rezone from ~~RA2~~ and ~~AG~~ "Residential" (as per EMC council minutes from July 17, 2018) to RD1; all pertaining to 47.517 acres of land across Utah County Parcels Numbers: 59:006:0055, 59:006:0054, 59:006:0047,

59:006:0046 & 59:006:0042 and in anticipation of potential, future single-family residential development. Review and recommendation is [to be] only for the General Plan Map Amendment and Rezone entitlement requests. A [new] plat has not been submitted in conjunction with the matter and that which is depicted in the attachments is merely, at this stage, conceptual.

[Vicinity Map 1](#)

[Vicinity Map 2](#)

[Vicinity Map 3](#)

[Adjoining Eagle Quest Project -- Vicinity Map 4](#)

[2018 Rezone's Resultant Lot Sizes in Affected Areas Map](#)

[Map of Proposed New Zoning Overlayment](#)

[Future Land Use Map](#)

[Zone Buffer Table.April 2023.pdf](#)

[Conceptual Only -- Residential Subdivision in Rezoned Area](#)

[Figure 3 Well Map](#)

[Fire Department Memo](#)

[Public Correspondence](#)

- 8.B [ORDINANCE -- An Ordinance of Eagle Mountain City, Utah, Amending the Eagle Mountain Municipal Code, Chapter 7 Parks, Trails, and Special Events; Chapter 16 Subdivisions; and Chapter 17 Zoning.](#)

BACKGROUND: *(Presented by Grants Coordinator/Management Analyst Natalie Winterton and Finance / Management Analyst Terrence Dela Pena)* The proposed ordinance amends Eagle Mountain Municipal Code Chapter 7 Parks, Trails, and Special Events, updating definitions as it relates to Parks, Trails, and Special Events within the City. It also amends Chapter 16 Subdivisions, adding additional restrictions as it relates to open space requirements. Lastly, the proposed changes amend Chapter 17 Zoning, adding definitions, and updating landscape requirements as it relates to new construction.

[Landscape Code amendment](#)

- 8.C [ACTION ITEM -- PUBLIC HEARING: PRELIMINARY PLAT AND SITE PLAN APPROVAL OF MOUNTAIN AMERICA CREDIT UNION](#)

Planning Commission review of a preliminary plat and site plan approval request by Mountain America Credit Union in the Marketplace at Eagle Mountain development generally at 1345 East Eagle Mountain Blvd.

[Civil MACU](#)

[Elevations MACU](#)

[Lighting MACU](#)

9. **Discussion Items**

10. **Next scheduled meeting**

11. **Adjournment**

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

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



EAGLE MOUNTAIN CITY
PLANNING COMMISSION MEETING
APRIL 25, 2023

TITLE: DISCUSSION ITEM -- Upcoming Code Amendments

ITEM TYPE: Discussion

APPLICANT: Staff

ACTION ITEM:

No

PUBLIC HEARING:

No

PREPARED BY:

Steven Lehmitz, Planning

BACKGROUND:

Discussion of:

Public Hearing table, Caretaker Units, and Special Use standards.

ITEMS FOR CONSIDERATION:

REQUIRED FINDINGS:

RECOMMENDATION:

ATTACHMENTS:

[17.75 Standards for Special Uses](#)

[17.38 17.40 Caretaker Facility](#)

17.35.030 Land use table.

This land use table contains the various land uses that are permitted, special, and prohibited uses in the commercial 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 Table			
LAND USE	ZONING DISTRICT		
	Commercial Neighborhood (CN)	Commercial Community (CC)	Commercial Regional (CR)
RESIDENTIAL USES			
Assisted Living Facility (12+ residents)		S	
Assisted Living Facility (up to 12 residents)	P	P	
Bed and Breakfast	P	P	
Caretaker/Security Guard Dwelling Unit			
Residential Juvenile Group Home; Residential Facility for Persons with a Disability; Residential Rehabilitation and Treatment Facility		S	

Commented [SL1]: Do we want to add Dave's Caretaker Dwelling code amendment in with this one?

Skilled Nursing Facility; Transitional Care Facility		P	
CIVIC/INSTITUTIONAL			
Cultural and Entertainment Uses (theaters, museums, galleries, libraries, performing arts studios, movies, etc.)		P	P
Schools (Public/Charter/Private)	S	S	
Public/Civic Buildings and Facilities (city owned)	P	P	P
Public Parks, Plazas, Trails, and Open Space	P	P	P
Religious or Cultural Meeting Halls	P	P	P
Sports Facilities/Arenas/Fields (indoor)		P	P
Transit Stop (bus, light-rail)	P	P	P
COMMUNICATION AND UTILITIES			
Communication Facilities and Towers	S*	S*	S*

Electrical Substations and Power Transmission Lines		S ⁺	S ⁺
Public and Private (with franchise agreement) Utility Underground Lines, Utility Buildings, and Other Above Ground Structures	S ⁺	S ⁺	S ⁺
Public and Private Utility Equipment and Inventory Storage, Fenced or Enclosed	S ⁺	S ⁺	S ⁺
COMMERCIAL/NONRESIDENTIAL USES			
Adult Group Care Facility (nonresidential)		P	
Animal Care Service		S ⁺	S ⁺
Athletic Instruction, Including Dance, Gymnastics, Martial Arts, etc.	P	P	P
Automobile Gas/Service Stations	S	S	S
Automobile Sales and/or Minor Service		S	S
Automobile Service and Repair (minor)		P	P

Automobile Service and Repair (including auto body)		P	P
Banks and Credit Unions	P	P	P
Brewery (ancillary to a restaurant)		P	P
Car Wash		P	P
Car Wash (ancillary to a gas/service station)	S ^s	P	P
Check Cashing and Deferred Deposit Lenders ³			S ^s
Child Day Care Center or Preschool	P	P	P
Construction and Equipment Sales/Rental			P
Convenience Store; Corner Market	P	P	P
Dialysis Center		P	P
Fitness Center	P	P	P
Flex Office/Retail/Warehouse			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	P
Grocery Store, Large/Regional (generally > 75,000 sq. ft.)			P
Hospital			P
Hotel ⁴		P	P
Indoor Shooting Range		S	S
Laundry Services (no on-site dry cleaning)	P	P	P
Mortuary		P	P
Office (medical, health care, professional)	P	P	P
Outdoor Sales and Display (including storage of materials, products, and equipment incidental to an allowed use)	S ⁵	S ⁵	S ⁵
Parking Garage		S ⁵	P
Pawn Shop			P
Pharmacy (retail)	P	P	P
Plant and Tree Nursery/Garden	S ⁵	P	P

Center (with outside display; min. 1 acre lot)			
Plasma, Blood Collection			P
Race Tracks for Go-Carts, ATVs, and Other Motorized Sports Recreational Facilities			S ^s
Reception/Conference/Meeting Center	S ^s	S ^s	S ^s
Recreation (indoor)		P	P
Recreational Vehicle Sales/Rentals		P	P
Restaurant or Bakery	P	P	P
Retail Sales, General ¹		P	P
Retail Sales, Neighborhood (generally < 5,000 sq. ft.) ²	P	P	P
Retail Sales, Regional (generally > 55,000 sq. ft.)			P
Salon (hair, nails, etc.)	P	P	P
State Liquor Store		P	P
Temporary Sales (Christmas tree	S ^s	S ^s	S ^s

lots, farmers market or fruit/vegetable stands, fireworks, food trucks, snow cones, etc.)			
Tobacco Specialty Business		S ⁵	S ⁵

¹ Includes arts and crafts sales, body art facility, electronic media rental and sales, hardware and home improvement, pet store, and uses deemed similar or appropriate by the city.

² Includes bookstore, copy center or postal center, floral sales, 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 Section [7-23-101](#) et seq., Utah Code Annotated.

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

[Ord. [O-04-2022](#) § 2 (Exh. A); Ord. [O-12-2020](#) § 2 (Exh. A); Ord. [O-06-2020](#) § 2 (Exh. A)].

Commented [SL2]: Should this footnote stay if there are no longer any superscript 5s left in the table? Could be nice to keep if we add uses later without adding the standards with them.

17.75.073 Automobile sales and/or minor service

Automobile sales and/or minor service operations may be permitted only where:

- A. Nuisance. They will not be a nuisance to residences and other surrounding uses.
- B. Automobile Display Areas. Automobile displays are subject to the following restrictions:
 1. Display areas shall not be permitted in right-of-ways, walkways, sidewalks, park strips, and required landscape buffers;
 2. Display areas shall be designated through the site plan approval process;
 3. Display areas shall be of concrete, asphalt, or another impervious surface;
 4. Display areas shall be a minimum of ten feet inside the back of the sidewalk;
 5. Display areas shall comply with the clear vision triangle setbacks;

6. Vehicles in the display area shall not exceed a maximum height of ten feet, such height including both the vehicle and display surface as measured from the height of the nearest sidewalk to the highest point of the vehicle.

C. Operating Conditions.

1. They will not cause traffic hazards or undue traffic congestion. This includes all loading and unloading of vehicles, which shall occur on-site;
2. Spray painting shall not be conducted;
3. Accessory sales activities shall not occur outside a fully enclosed building;
4. Temporary canopy tents shall not be permitted when the tents are visible from the street;
5. On-site pennants, banners, ribbons, streamers, spinners, and balloons are prohibited;
6. All windows and glass doors shall be maintained free of any signs;
7. Junkyard or automobile dismantling activities shall not be conducted;
8. Automobiles being repaired shall be stored on-site;
9. Any automotive sound shop or automotive alarm shop shall be wholly conducted within a fully enclosed building. No portion of the building or its associated parking area shall be within fifty feet of any school or residential dwelling.

17.40.040 Conditional uses.

The following conditional uses and such uses as the planning director and planning commission may recommend as similar and consistent with the scale, character and impact of the area and special uses as defined in Chapter [17.75](#) EMMC will be considered:

- A. Automobile gas/service stations;
- B. Automobile sales and/or service;
- C. Auto and truck repair, including auto body;
- D. Convenience store;
- E. Motels and hotels;
- F. Restaurants and banks (with drive-through service facilities);
- G. Printing, lithography and publishing establishments;

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

I. Laundry and dry cleaning establishments;

J. Contract construction services establishments;

K. Commercial and industrial laundries;

L. Self-storage or mini-storage units;

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

N. Recycling facilities;

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

P. Other manufacturing businesses;

Q. Sexually oriented businesses;

R. Moving and storage facilities and businesses;

S. Indoor shooting range – special use;

T. Kennels;

U. Racetracks for go-Karts, ATVs, and other motorized sports recreational facilities.

17.75.074 Racetracks for go-karts, ATVs, and other motorized sports recreational facilities

Racetracks for go-karts, ATVs, and other motorized sports recreational facilities may be permitted only where:

- A. Nuisance. They will not be a nuisance to residences and other surrounding uses:
 - 1. Noise shall comply with Chapter 8.15 EMMC;
 - 2. Lighting shall comply with Chapter 17.56 EMMC.

- B. Fencing. Racetracks and associated facilities that are not located within a building shall be contained within a continuous solid fence no less than six feet in height for public safety purposes.
- C. Operating Conditions.
 - 1. During non-operating hours, all motorized vehicles shall be kept within a locked enclosure.

17.10.030 Definitions.

“Caretaker Dwelling” shall mean an accessory use where caretaker is permitted to reside on-site at the place of business for which they are charged to look after. The caretaker dwelling shall include cooking, sleeping, and sanitation facilities.

17.38 COMMERCIAL STORAGE ZONE

17.38.040. Conditional Uses.

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

- A. Fenced or unfenced outdoor storage of commercial equipment and inventory;
- B. Outdoor storage/parking of recreational vehicles, trailers, boats, and similar vehicles;
- C. Self-storage or mini-storage units;

D. Caretaker Dwelling that complies with the following:

- 1. A single caretaker dwelling shall be incidental and accessory to the primary use of the property;
- 2. Shall not be larger than 1,200 square feet;
- 3. Be located within or attached to the principal structure utilizing complimentary and code compliant architectural materials;
- 4. Have a minimum of two parking stalls in a garage or carport dedicated to the caretaker dwelling;
- 5. One caretaker dwelling is allowed per principal use;
- 6. Occupied or rented only by a single employee or subcontractor (with or without family members) of the legal entity which owns the principal use being cared for. The caretaker shall be employed at least fifty percent of the time as an employee or subcontractor of the legal entity which occupies main building on the subject property; and
- 7. Any person occupying shall submit evidence of compliance with this Section upon request of the City.

- D. Small office uses associated with storage;
- E. Moving and storage facilities and businesses.

17.40 INDUSTRIAL ZONE

17.40.040 Conditional uses.

The following conditional uses and such uses as the planning director and planning commission may recommend as similar and consistent with the scale, character and impact of the area and special uses as defined in Chapter 17.75 EMMC will be considered:

- A. Automobile gas/service stations;
- B. Automobile sales and/or service;
- C. Auto and truck repair, including auto body;
- D. Convenience store;
- E. Motels and hotels;
- F. Restaurants and banks (with drive-through service facilities);
- G. Printing, lithography and publishing establishments;
- H. Wholesale trade, warehousing, distribution and other operations characterized by the need for large truck and shipping establishments;
- I. Laundry and dry cleaning establishments;
- J. Contract construction services establishments;
- K. Commercial and industrial laundries;
- L. Self-storage or mini-storage units;

M. Caretaker Dwelling that complies with the following:

1. A single caretaker dwelling shall be incidental and accessory to the primary use of the property;
2. Shall not be larger than 1,200 square feet;
3. Be located within or attached to the principal structure utilizing complimentary and code compliant architectural materials;
4. Have a minimum of two parking stalls in a garage or carport dedicated to the caretaker dwelling;

5. One caretaker dwelling is allowed per principal use;

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

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

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

N. Recycling facilities;

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

P. Other manufacturing businesses;

Q. Sexually oriented businesses;

R. Moving and storage facilities and businesses;

S. Indoor shooting range – special use.



EAGLE MOUNTAIN CITY
PLANNING COMMISSION MEETING
APRIL 25, 2023

TITLE:	DISCUSSION ITEM -- AXION #1 CONCEPT PLAN
ITEM TYPE:	Concept Plan
APPLICANT:	Joel Dyer and Travis Johnson

ACTION ITEM:

No

PUBLIC HEARING:

No

PREPARED BY:

Steven Lehmitz, Planning

BACKGROUND:

Axio #1 is an automobile sales lot proposed at 3677 E. Campus Drive. The lot is zoned commercial and is 1.34 acres. The proposed building is 5,077 square feet. City staff has reviewed the proposed concept plan and provided feedback. The applicant is now seeking feedback about the proposal from the Planning Commission.

ITEMS FOR CONSIDERATION:

The recorded plat for this property and the Commercial Community zone lists the front setback as a minimum of 10 feet and a maximum of 25 feet. The proposed structure is outside of that setback range. The approval authority (City Council) can approval alternative setbacks per EMMC 17.35.040. Four buildings exist on Campus Drive with front setbacks that range from 50 feet to 140 feet. The Planning Commission may provide feedback related to the setback requirements.

REQUIRED FINDINGS:

EMMC 16.15.020 Purpose. The concept plan review is an optional process (except when making application for a master development plan) that is offered as a means for applicants, developers or property owners to receive input from the planning director, planning commission, and city council on a proposed development prior to incurring the costs associated with further stages of the approval process. A concept plan is a required process prior to making application for a master development plan. A concept plan shall not be presented to the city council unless it has already been presented to the planning commission.

EMMC 16.15.030 No vesting with concept plan review. The concept

plan review does not create any vested rights to proceed with development in any particular configuration and developers may anticipate that the planning director, planning commission, and/or city council will raise other issues not addressed at the concept plan stage.

EMMC 16.15.050 Review of concept plans. The concept plan review shall include an informal conference with the developer and the city's assigned staff, as well as an informal review of the plan by the planning commission and the city council. The developer shall receive comments from the assigned staff and other participants to guide the developer in the preparation of subsequent development applications. The planning commission shall not take any action on the concept plan review. Further, the staff's, the commission's, and the council's comments shall not be binding, but shall only be used for information in the preparation of future development applications.

RECOMMENDATION:

ATTACHMENTS:

[Axio #1 Concept Plan](#)

[Axio #1 Vicinity Map](#)

[Eagle Mountain Business Campus Plat C](#)



SAMUEL J. BRADY

ARCHITECTS

200 E. South Temple
Suite 160
Salt Lake City, Utah 84111
(801) 595-1752
www.sambrady.com

NOTE: THIS DRAWING IS PROVIDED FOR TENANT APPROVAL OF THE SPACE NOTED AND IS NOT FOR CONSTRUCTION. ACTUAL SITE DIMENSIONS COULD VARY.

3709 EAST CAMPUS DRIVE

EAGLE MOUNTAIN, UTAH



ARCHITECTURAL SITE PLAN

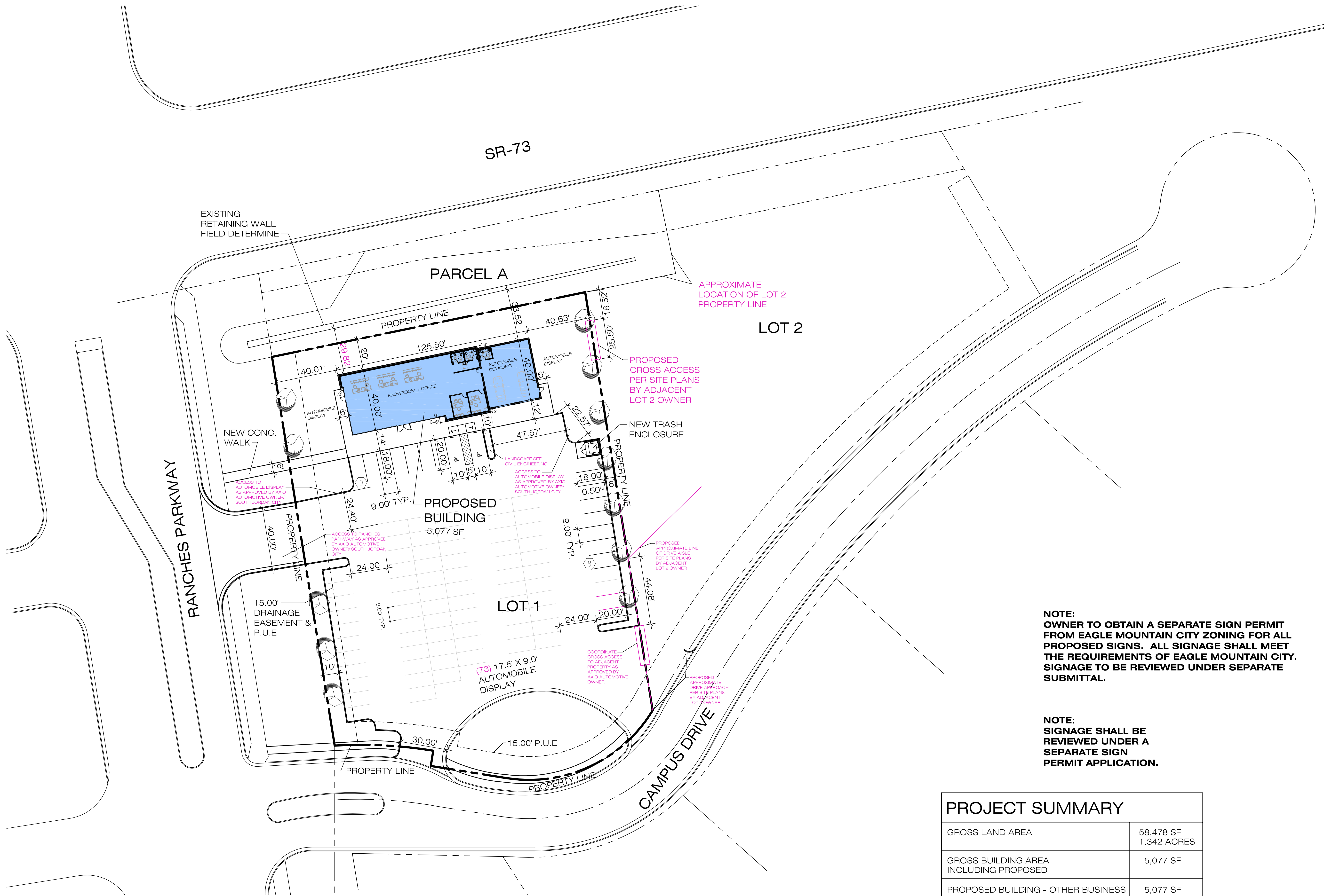
PAPER SIZE (11X17)
SCALE: 1" = 60'-0"

PAPER SIZE (24X36)
SCALE: 1" = 30'-0"

MARCH 29, 2023
2386101SJ.dwg



AS.1



SEE SITE PLANS PROVIDED BY ENGINEER FOR DRAINAGE, GRADING, SPOT ELEVATIONS, AND PROPERTY BOUNDARY DESCRIPTION.

SLOPE NOT TO EXCEED 1:48 AT ACCESSIBLE PARKING

NOTE:
OWNER TO OBTAIN A SEPARATE SIGN PERMIT FROM EAGLE MOUNTAIN CITY ZONING FOR ALL PROPOSED SIGNS. ALL SIGNAGE SHALL MEET THE REQUIREMENTS OF EAGLE MOUNTAIN CITY. SIGNAGE TO BE REVIEWED UNDER SEPARATE SUBMITTAL.

NOTE:
SIGNAGE SHALL BE REVIEWED UNDER A SEPARATE SIGN PERMIT APPLICATION.

PROJECT SUMMARY	
GROSS LAND AREA	58,478 SF 1.342 ACRES
GROSS BUILDING AREA INCLUDING PROPOSED	5,077 SF
PROPOSED BUILDING - OTHER BUSINESS	5,077 SF
PARKING SPACES REQUIRED (5,077 SF X 1/300 = 16.923)	16.923
TOTAL PARKING REQUIRED	16.923
TOTAL PARKING PROVIDED	17



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ARCHITECTS

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NOTE: THIS DRAWING IS PROVIDED
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SPACE NOTED AND IS NOT FOR
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DIMENSIONS COULD VARY.

3709 EAST
CAMPUS DRIVE

EAGLE MOUNTAIN,
UTAH



ARCHITECTURAL
AERIAL SITE PLAN

PAPER SIZE (11X17)
SCALE: 1" = 80'-0"

PAPER SIZE (24X36)
SCALE: 1" = 40'-0"

MARCH 29, 2023
2386101SJ.dwg



AS.2

Axio #1 Vicinity Map



EAGLE MOUNTAIN BUSINESS CAMPUS - PLAT "C"

SURVEYOR'S CERTIFICATE

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

JUNE 15, 2021
DATE

AARON D. THOMAS (SEE SEAL BELOW)

BOUNDARY DESCRIPTION

BEGINNING AT THE SOUTHWEST CORNER OF LOT 1, EAGLE MOUNTAIN BUSINESS CAMPUS PLAT "A" AS RECORDED IN THE OFFICE OF THE UTAH COUNTY RECORDER, SAID POINT BEING LOCATED EAST 7770.65 FEET AND NORTH 1130.73 FEET FROM THE SOUTHWEST CORNER OF SECTION 18, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN;

THENCE NORTH 9°09'44" WEST ALONG THE EASTERLY RIGHT-OF-WAY LINE OF THE RANCHES PARKWAY A DISTANCE OF 308.41 FEET; THENCE NORTH 78°14'03" EAST ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF STATE ROAD 73 A DISTANCE OF 449.54 FEET; THENCE SOUTH 31°09'32" EAST 123.83 FEET; THENCE THE FOLLOWING FIVE COURSES AND DISTANCES ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF CAMPUS DRIVE: 1) ALONG THE ARC OF A 743.79 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT 366.44 FEET THROUGH A CENTRAL ANGLE OF 28°13'39" (CHORD BEARS SOUTH 43°12'03" WEST 362.75 FEET), 2) ALONG THE ARC OF A 93.15 FOOT RADIUS CURVE TO THE RIGHT 113.79 FEET THROUGH A CENTRAL ANGLE OF 69°59'36" (CHORD BEARS SOUTH 64°05'02" WEST 106.85 FEET), 3) NORTH 80°55'11" WEST 49.33 FEET, 4) NORTH 9°04'49" EAST 10.00 FEET, AND 5) ALONG THE ARC OF A 288.56 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT 63.72 FEET THROUGH A CENTRAL ANGLE OF 12°39'05" (CHORD BEARS NORTH 87°02'20" WEST 63.59 FEET) TO THE POINT OF BEGINNING.

CONTAINING 125,850 SQUARE FEET OR 2.889 ACRES, MORE OR LESS.

EAGLE MOUNTAIN CITY PLAT DEDICATION

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

OWNER(S)/REPRESENTATIVE:

PRINTED NAME/TITLE: TOM WESTMORELAND Mayor
SIGNATURE(S): [Signature] 6/23/21

EAGLE MOUNTAIN DEVELOPER PLAT DEDICATION

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

OWNER(S)/REPRESENTATIVE:

PRINTED NAME/TITLE: Stewart Grow, Jr. Dan Ford
SIGNATURE(S): [Signature] 6/23/21

ACKNOWLEDGMENT

On the 23rd day of June, 2021, personally appeared before me the persons signing the foregoing Owners Dedication known to me to be authorized to execute the foregoing Owners Dedication for and on behalf of the owners who duly acknowledged to me that the Owners Dedication was executed by them on behalf of the Owners.

MY COMMISSION EXPIRES 11-5-2021

697204
COMMISSION NUMBER

[Signature]
NOTARY PUBLIC SIGNATURE

Dayna Pender
PRINTED FULL NAME OF NOTARY

ACCEPTANCE BY LEGISLATIVE BODY

THE CITY COUNCIL OF EAGLE MOUNTAIN CITY, COUNTY OF UTAH, APPROVES THIS SUBDIVISION PLAT AND HEREBY ACCEPTS THE DEDICATION OF ALL STREETS, EASEMENTS AND OTHER PARCELS OF LAND INTENDED FOR PUBLIC PURPOSES FOR THE PERPETUAL USE OF THE PUBLIC THIS 7th DAY OF July, 2021.

APPROVED BY MAYOR: [Signature] APPROVED BY CITY ATTORNEY: [Signature]
APPROVED BY ENGINEER (SEE SEAL BELOW) ATTEST BY CITY RECORDER (SEE SEAL BELOW)

PLAT "C"

EAGLE MOUNTAIN BUSINESS CAMPUS

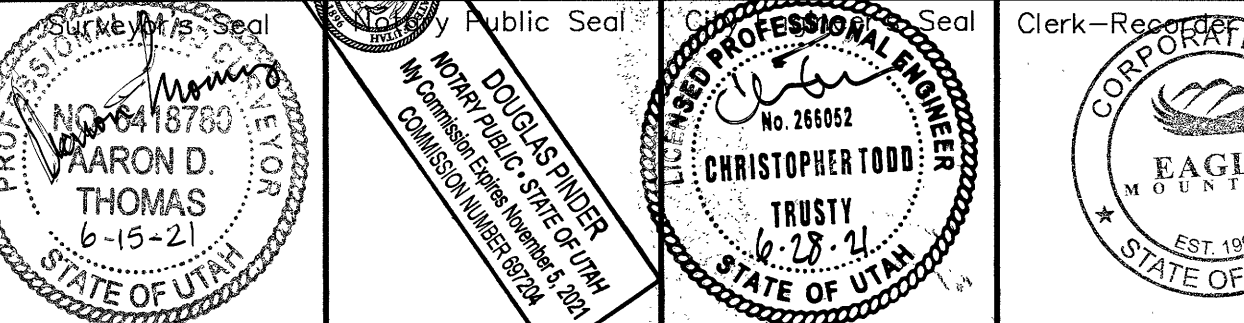
SUBDIVISION

INCLUDING A VACATION OF LOTS 1 & 5, EAGLE MOUNTAIN BUSINESS CAMPUS PLAT "A" LOCATED IN THE SOUTH HALF OF SEC 17, TOWNSHIP 5S, RANGE 1W, S.L.B.&M.

EAGLE MOUNTAIN CITY

UTAH COUNTY, UTAH

SCALE: 1" = 30 FEET



NOTE: CROSS EASEMENTS FOR PARKING AND ACCESS HEREBY GRANTED FOR ALL LOTS.

PARCEL A
EAGLE MOUNTAIN CITY
14,460 SF
0.332 AC
NOT A BUILDING LOT

LOT 2
52,912 SF
1.215 AC
3719 E

LOT 1
56,478 SF
1.342 AC
3677 E

PLAT "C" CALCULATIONS

TOTAL ACREAGE: 2.889 ACRES
BUILDABLE ACREAGE: 2.557 ACRES
TOTAL ACREAGE IN LOTS: 2.557 ACRES
RIGHT-OF-WAY AREA: 0.00 ACRES
TOTAL OPEN SPACE*: 0.332 ACRES
TOTAL IMPROVED OPEN SPACE: 0.332 ACRES
AVERAGE LOT SIZE: 55,694 SF/1.279 ACRES
LARGEST LOT SIZE: 58,478 SF/1.342 ACRES
SMALLEST LOT SIZE: 52,912 SF/1.215 ACRES
OVERALL DENSITY: 0.78 LOTS/ACRE
TOTAL # OF LOTS: 2 LOTS
*-PARCEL "A" AREA (OPEN SPACE) OWNED BY EAGLE MOUNTAIN CITY AND IS NOT INCLUDED IN LOT ACREAGE

DIRECT COMMUNICATIONS

Direct Communications Cedar Valley, LLC certifies that it will provide telecommunications services to this subdivision utilizing the trenches provided by the developer as per the Direct Communications Cedar Valley P.S.C. Utah No.17ariff.

[Signature] 6/17/21
DIRECT COMMUNICATIONS DATE

ROCKY MOUNTAIN POWER

1. Pursuant to Utah Code Ann § 54-3-27 this plat conveys to the owner(s) or operators of utility facilities a public utility easement along with all the rights and duties described therein.
2. Pursuant to Utah Code Ann § 17-27a-603(4)(c)(i) Rocky Mountain Power accepts delivery of the PUE as described in this plat and approves this plat solely for the purpose of confirming that the plat contains public utility easements and approximates the location of the public utility easements, but does not warrant their precise location. Rocky Mountain Power may require other easements in order to serve this development. This approval does not affect any right that Rocky Mountain Power has under

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

ROCKY MOUNTAIN POWER DATE: 6/17/21

DOMINION ENERGY

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

Approved this 17 day of June, 2021 Dominion Energy

By: [Signature]

Title: Pres. Com.

APPROVAL AS TO FORM

APPROVED AS TO FORM THIS _____ DAY OF _____ A.D., 20____

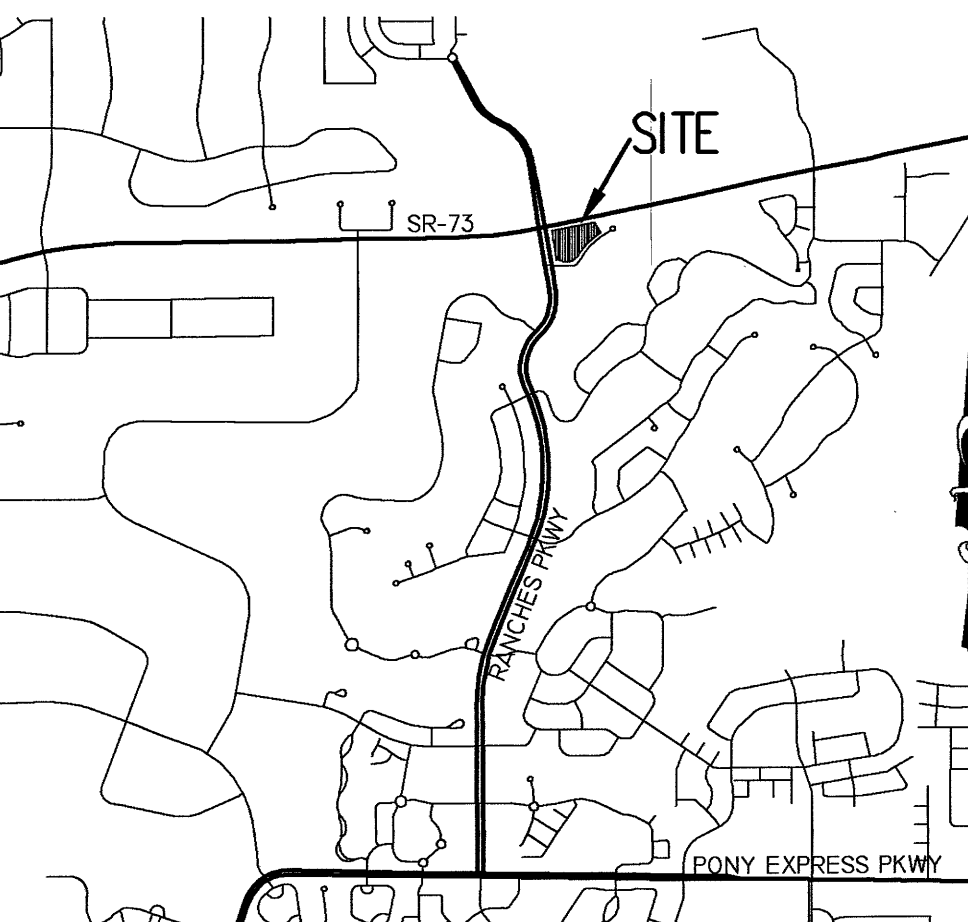
CITY ATTORNEY

SURVEYOR:

AZTEC ENGINEERING INC.
732 N. 780 W.
AMERICAN FORK, UT. 84003
(801) 224-7308

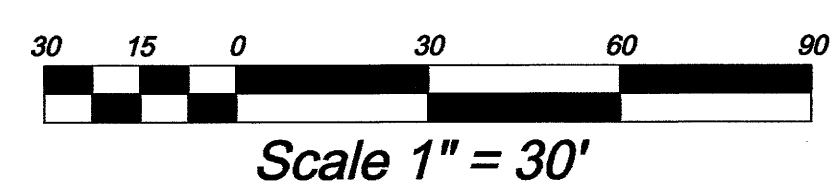
VICINITY MAP

SCALE: 1"=2000'



CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	CHORD	BEARING
C1	743.79	366.44	28°13'39"	362.75	S 43°12'3" W
C2	93.15	113.79	69°59'36"	106.85	S 64°5'2" W
C3	288.56	63.72	12°39'5"	63.59	N 87°2'20" W
C4	93.15	3.57	2°11'41"	3.57	S 30°11'4" W
C5	93.15	110.23	67°47'55"	103.91	S 65°10'52" W



Scale 1" = 30'



EAGLE MOUNTAIN Planning Commission MEETING MINUTES

April 11, 2023, 5:30 p.m.
Eagle Mountain City Council Chambers
1650 East Stagecoach Run, Eagle Mountain, Utah 84005

COMMISSION MEMBERS PRESENT: Commissioners Jeremy Bergener, Christopher Pengra, Brent Strong, and Alternate Commissioner Robert Fox. Commissioner Matthew Everett was excused.

COMMISSION MEMBERS PRESENT ELECTRONICALLY: Commissioner Jason Allen.

CITY STAFF PRESENT: Steve Mumford, Assistant City Administrator/Community Development Director; Fionnuala Kofoed, Director of Administrative Services/City Recorder; Todd Black, Wildlife Biologist/Environmental Planner; Robert Hobbs, Planning Manager; and David Stroud, Senior Planner.

CITY STAFF PRESENT ELECTRONICALLY: Brad Hickman, Parks and Recreation Director; and Elizabeth Fewkes, Recording Secretary.

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

Commissioner Bergener called the meeting to order at 5:32 p.m.

1. Annual Planning Commission Training

Director of Administrative Services/City Recorder presented a training on the Open and Public Meetings Act in the conference room at City Hall.

Commissioner Bergener adjourned the work session at 6:00 p.m.

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

Commissioner Bergener called the policy session to order at 6:33 p.m.

2. Pledge of Allegiance

Commissioner Bergener led the Pledge of Allegiance.

3. Declaration of Conflicts of Interest

None.

4. Approval of Meeting Minutes

4.A. March 28, 2023 Planning Commission Meeting Minutes

MOTION: *Commissioner Pengra moved to approve the March 28, 2023 minutes. Commissioner Strong seconded the motion.*

<i>Those Voting Yes</i>	<i>Those Voting No</i>	<i>Those Abstaining</i>	<i>Those Absent</i>
☒ <i>Jason Allen</i>	☐ <i>Jason Allen</i>	☐ <i>Jason Allen</i>	☐ <i>Jason Allen</i>
☒ <i>Jeremy Bergener</i>	☐ <i>Jeremy Bergener</i>	☐ <i>Jeremy Bergener</i>	☐ <i>Jeremy Bergener</i>
☐ <i>Matthew Everett</i>	☐ <i>Matthew Everett</i>	☐ <i>Matthew Everett</i>	☒ <i>Matthew Everett</i>
☒ <i>Chris Pengra</i>	☐ <i>Chris Pengra</i>	☐ <i>Chris Pengra</i>	☐ <i>Chris Pengra</i>
☒ <i>Brent Strong</i>	☐ <i>Brent Strong</i>	☐ <i>Brent Strong</i>	☐ <i>Brent Strong</i>
☒ <i>Robert Fox</i>	☐ <i>Robert Fox</i>	☐ <i>Robert Fox</i>	☐ <i>Robert Fox</i>

The motion passed with a unanimous vote. As Commissioner Everett was absent, Alternate Commissioner Fox voted.

5. Status Report

Planning Manager Robert Hobbs reviewed the planning items discussed and voted upon during the March 21, 2023 City Council meeting.

6. Action and Advisory Items

6.A. ACTION ITEM/PUBLIC HEARING – CIRCLE 5 RANCH & JOE'S DUGOUT AREA REZONE

Assistant City Administrator/Community Development Director Steve Mumford presented the item. At the request of several City Council members, the City is proposing a rezone of the vacant properties in the Circle 5 Ranch and Joe's Dugout areas located to the north of Hidden Hollow Elementary, east and northeast of Lone Tree, south of Cedar Pass Ranch, and west of Ruby Valley and Ash Point. These properties were part of the Ranches Master Development Plan. The Ranches Master Development Agreement, which contained the zoning details for the properties, has been expired for approximately five years. This proposal would bring the properties into compliance with current Municipal Code, generally comply with the City's General Plan Future Land Use Map, and add the Wildlife Corridor Overlay Zone to portions of the properties, ensuring the future success of the corridor.

The proposed rezone includes the following:

- Parcel #58:040:0326 is shown on the Future Land Use Map as Commercial Community. Generally, the CC and CN zones are appropriate in the Commercial Community areas. The proposed zone is CC (Commercial Community). Small portions of this parcel are proposed to be zoned as OS-N for a wildlife corridor connection on the west end of the property and a trail connection on the east end.
- Properties shown as Parks and Open Space on the Future Land Use Map are being zoned as Open Space Natural (OS-N) or Open Space Improved (OS-I).

- Parcel #58:040:0378 is the Circle 5 Ranch property. A preliminary plat was approved for this property many years ago, and the property owner is entitled to the approved lot layout and street layout of the project. No matter how the property's zoning is modified, the project remains approved. The Future Land Use Map designates the property as "Foothill Residential." EMMC 17.25.020(C) indicates that the most appropriate zone within that land use category is the Foothill Residential Zone, which allows a minimum lot size of 1/4 acre and an average lot size of 1/2 acre. Staff has been asked to propose the RD2 Zone for the areas of the property that were included as lots and roads in the approved preliminary plat. The RD2 Zone has a required minimum lot size of 1/2 acre and an average lot size requirement of 3/4 acre. The Commission and Council can determine whether the RD2 Zone is appropriate within the Foothill Residential category of the General Plan.
- Parcels 58:048:0129 and 58:048:0045 are the properties included in the Lone Tree F-3 proposed preliminary plat application, and are designated in the Future Land Use Map as Neighborhood Residential One. EMMC 17.25.020(D) indicates that the appropriate zones in that category are R1, R2, and R3. Staff is proposing the Foothill Residential (FR) Zone and the R2 Zone, based on the lot sizes being proposed with the Lone Tree F-3 plat. The R1 Zone would seem to be compatible as well, with a minimum required lot size of 1/4 acre and an average lot size of 1/3 acre.
- The areas of the Circle 5 Ranch parcel that were shown as open space on the approved preliminary plat are being proposed to be zoned OS-N (Open Space Natural).
- The Wildlife Corridor Overlay Zone is being proposed to begin across the street from the open space area of the hill in the Lower Hidden Valley planned development, and follow the open space areas along the east side of the project, utilizing the City's parcel and ultimately connecting to the area within Deer Haven with the overlay zone. The City's Wildlife Biologist, Todd Black, is supportive of this proposal.

Staff spoke with three of the property owners in this area. The owner of the Joe's Dugout property, to be zoned CC, has expressed opposition to the proposal, and has stated their desire to develop the property as residential, based on the slopes and limited buildable area, among other reasons. The residential property owners of Circle 5 Ranch and Lone Tree F-3 have mainly expressed concern if the rezones remove or modify their rights to construct their developments as planned.

The Joe's Dugout area proposed for commercial zoning is adjacent to Pony Express Parkway, a major arterial roadway that contains capacity for the proposed uses. Staff's biggest concern is related to potential traffic impacts during school times for Hidden Hollow Elementary School located on the opposite side of Pony Express Parkway. The commercial project would have to connect a road at the signalized intersection. Staff suggests limiting the uses to those that are compatible with school traffic. Once a property is zoned, all uses are open for a site plan submission and the use would be approved as long as it complied with the requirements.

Commissioner Bergener opened the public hearing at 6:58 p.m.

Scot Hazard, the owner of the Circle 5 Ranch property, presented a concept plan with minor adjustments to the approved preliminary plat that removes the multifamily and replaces the units with 1/3-acre lots. As he intends to develop the property in accordance with the layout and lot sizes of the approved preliminary plat, he requested zoning in harmony with his concept plan and to

remove the required connectivity to the City property, as is no longer needed and is not desirable for the wildlife corridor, and to replace the connection with two approximately half-acre lots.

Residents Sherri Hill, Karina Woodbury, Rachel Clements, Ben Watson, and Jamie Mascherio spoke against the proposal due to concerns including elementary school pedestrian safety; connectivity; and the impact of additional residents and traffic on the wildlife, dark skies, and the Pony Express history of the area.

Brian Haskell, a property owner, supported the stance in his email as represented in the staff report.

Amy Walker, an attorney representing the landowner for the Joe's Dugout area, said they have concerns with previous zoning, takings with the open space and wildlife corridor, and use limitations they wish to have addressed prior to the approval of the rezone.

Bettina Cameron, speaking on behalf of the Eagle Mountain Nature and Wildlife Alliance, reviewed their recommendations as contained in the email she sent the City and advocated for the application of the Wildlife Overlay Zone while recognizing the need to respect the vested rights of developers.

Commissioner Bergener closed the public hearing at 7:42 p.m.

Discussion ensued regarding the potential traffic impacts of the proposal that would be verified with future traffic studies in conjunction with site plan and plat applications.

Commissioner Allen supported CN zoning for the commercial area over CC zoning with restricted uses.

Mr. Mumford stated that representatives of the Joe's Dugout property requested to remove the item from the agenda or to table the item. Staff is willing to work with them regardless of whether the item is tabled or moves forward with a recommendation. The main objective of the proposal is to zone properties without zoning due to the expiration of the Ranches Master Development Plan in accordance with the City's General Plan.

Commissioner Pengra suggested dividing the rezone into smaller pieces to facilitate resolving issues raised by the residents and property owners.

Commissioner Bergener stated that due to the complexity of the issues, he is uncomfortable with formulating recommendations for solutions at this time.

Discussion ensued regarding Mr. Hazard's concept proposal and vested preliminary plat approval.

Commissioner Fox said he feels that more questions have been raised than answered. He supported tabling the item rather than rushing a decision on a complicated item.

MOTION: *Commissioner Pengra moved to recommend denial of the rezone for the area of Circle Ranch 5 and Joe's Dugout. Commissioner Fox seconded the motion.*

<i>Those Voting Yes</i>	<i>Those Voting No</i>	<i>Those Abstaining</i>	<i>Those Absent</i>
☒ <i>Jason Allen</i>	☐ <i>Jason Allen</i>	☐ <i>Jason Allen</i>	☐ <i>Jason Allen</i>
☒ <i>Jeremy Bergener</i>	☐ <i>Jeremy Bergener</i>	☐ <i>Jeremy Bergener</i>	☐ <i>Jeremy Bergener</i>
☐ <i>Matthew Everett</i>	☐ <i>Matthew Everett</i>	☐ <i>Matthew Everett</i>	☒ <i>Matthew Everett</i>
☒ <i>Chris Pengra</i>	☐ <i>Chris Pengra</i>	☐ <i>Chris Pengra</i>	☐ <i>Chris Pengra</i>
☒ <i>Brent Strong</i>	☐ <i>Brent Strong</i>	☐ <i>Brent Strong</i>	☐ <i>Brent Strong</i>
☒ <i>Robert Fox</i>	☐ <i>Robert Fox</i>	☐ <i>Robert Fox</i>	☐ <i>Robert Fox</i>

The motion passed with a unanimous vote. As Commissioner Everett was absent, Alternate Commissioner Fox voted.

6.B. ACTION ITEM – PUBLIC HEARING: SITE PLAN, ARCHITECTURAL DESIGN AND PRELIMINARY PLAT APPROVAL FOR "PARKWAY FIELDS C"

Planning Manager Robert Hobbs presented the item. The applicant is petitioning to subdivide a portion of the Ault Farms Master Development approved by Council in December 2021 in the southeast region of the City. The Planning Commission previously tabled the request for approval of a site plan and Preliminary Plat C associated with 235 townhouse units on 31.28 acres of land within the Parkway Fields, formerly Founders' Square and Ault Farms, Master Planned Development. The building lots' dimensions and arrangement are designed to conform to the MF1 Zone as well as the approved master plan.

The decision to table was intended to give the applicant time to revise the townhouse elevations to better conform with standards including:

- Building Articulation – Vertical and horizontal articulation, including façade modulation, changes in textures and materials, window patterns, offsets, recesses, and projections. The proposed elevations demonstrate conformance to required design elements/styling – less so on the back and ends of buildings. Whether the proposed elevations are sufficiently compliant in form is a subjective decision left to the Planning Commission.
- Architectural Detailing – A majority of the following 18 select features are required on each side of each building in the development: decorative shutters, bay windows, popouts, trellis or arbor structures, porches, decorative gables, dormer windows, exposed timbers, balconies, columns, turrets, decorative trim and moldings, detailed grills and railings, architectural lighting, decorative masonry pattern, window grids, and decorative doors and windows. Architectural renderings provided by the applicant suggest compliance with the detailing tally requirement.
- Building Materials – A minimum of two exterior material types on all building faces and a minimum of 30% material type be used on any given wall face. The proposal includes siding and stucco on the front and back of the front-loaded townhomes but not the

ends. The 30% standard is not met on either the rear or end sides of the same buildings. A proposed condition of approval addresses this finding. Conversely, the rear-loaded townhomes appear to conform to the material types and coverage percentage requirements.

- **Garage Doors** – Garage doors shall not be the most prominent or visible feature on a building. They shall be placed at the sides or rear of buildings or be recessed from the front wall planes of units. The proposal includes 119 townhouse units with rear-loaded garages. The 116 front-loaded units do not feature the garages being recessed; rather, they are forward of unit entryways.

Staff recommends that the Planning Commission forward a positive recommendation to the City Council of the site plan and preliminary plat for Parkway Fields C, contingent upon the applicant's compliance with the following recommended conditions of approval:

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

Applicant representative Bronson Tatton explained that they have changed architectural elements, particularly on the rear elevation, since the previous review of the application.

Commissioner Bergener opened the public hearing at 8:11 p.m. As there were no comments, he closed the hearing.

Commissioner Pengra stated that although he agrees that the units are garage dominant, it is challenging to design a non-garage-dominant plan due to the nature of townhomes. He feels that requiring alterations to make the garages less visible would negatively impact the aesthetic and functionality of the units and that the elevations meet the intent of the standards by providing variation and articulation on the façade.

Commissioner Fox recognized the need for affordable housing units and feels the developer has employed efforts to make the design appealing.

Commissioner Allen said he agrees with the statements of the other Commissioners.

Discussion ensued regarding the staff recommendation regarding the exterior siding materials.

MOTION: *Commissioner Bergener moved to recommend approval to the City Council of the site plan, architectural design, and preliminary plat for Parkway Fields C with the condition that the applicant shall cause that all townhouse buildings' two exterior siding material types cover at least 30% of all sides and ends of each building. Commissioner Pengra seconded the motion.*

<i>Those Voting Yes</i>	<i>Those Voting No</i>	<i>Those Abstaining</i>	<i>Those Absent</i>
☒ <i>Jason Allen</i>	☐ <i>Jason Allen</i>	☐ <i>Jason Allen</i>	☐ <i>Jason Allen</i>
☒ <i>Jeremy Bergener</i>	☐ <i>Jeremy Bergener</i>	☐ <i>Jeremy Bergener</i>	☐ <i>Jeremy Bergener</i>
☐ <i>Matthew Everett</i>	☐ <i>Matthew Everett</i>	☐ <i>Matthew Everett</i>	☒ <i>Matthew Everett</i>
☒ <i>Chris Pengra</i>	☐ <i>Chris Pengra</i>	☐ <i>Chris Pengra</i>	☐ <i>Chris Pengra</i>

☒ Brent Strong	☐ Brent Strong	☐ Brent Strong	☐ Brent Strong
☒ Robert Fox	☐ Robert Fox	☐ Robert Fox	☐ Robert Fox

The motion passed with a unanimous vote. As Commissioner Everett was absent, Alternate Commissioner Fox voted.

6.C. ACTION ITEM – PUBLIC HEARING: SITE PLAN APPROVAL OF APPLEBEE'S

Senior Planner David Stroud presented the item. The applicant has been working for several months to bring an Applebee's into the City on a 3.47-acre site, lot 1 of the Ranches Crossing. The property is zoned CC. The preliminary plat of the project has been reviewed by the Planning Commission and City Council. The site plan attached as an exhibit is the latest submittal from April 6. These are under review until April 14. Existing redlines of planning have been largely addressed with a few non-substantive corrections needed. Engineering has yet to review the latest draft but their second review redlines will not substantially change the proposal once corrected. Staff asks that the Planning Commission review the changes in light of the redlines to be corrected as part of the recommended motion of approval.

The building will be 6,933 square feet with 4,241 feet of landscaping and will provide 64 parking stalls which exceeds the requirement. The south elevation facing Pony Express Parkway has fewer elements than the other sides of the building and staff recommends requiring additional design features as required in EMMC 17.72.030, "Orienting the primary entrance to a parking area without addressing the street-facing facade with entrances, display windows, awnings, increased architectural elements, increased landscaping, and/or other pedestrian-oriented features is prohibited." The applicant proposes to remove seven existing trees from the public right-of-way which requires City approval.

Applicant representative Brian Haskell explained that the agreement for Applebee's to locate at this site has not been finalized and one of the contingencies is based on the approval of the site plan. Windows, awnings, landscaping, and berms have been added to the south elevation. The trail between the building and Pony Express Parkway will be three feet higher in elevation than the building and the road. They believe that the design meets Municipal Code and are willing to resolve the outstanding redlines identified by staff.

Commissioner Bergener opened the public hearing at 8:30 p.m.

Clinton Spencer said that although he does not object to the use or business, he is against the orientation of the building away from the major roadways in violation of Municipal Code standards, the sidewalk connection next to the drive-through, and the removal of the trees.

Andrew Martin supported Mr. Spencer's comments and expressed concerns about the impacts on the neighborhood of the drive-through, alcohol services, late hours of operation, and noise and light pollution.

Scott Sweeney expressed concern with how the remainder of the site will develop, access connections, and buffering and screening between the commercial and residential areas.

Jeff Ruth spoke about developers' rights and the inability of residents or the City to prohibit businesses that adhere to Municipal Code requirements.

Commissioner Bergener closed the public hearing at 8:48 p.m.

Commissioner Fox said that the proposal is in keeping with the layout of the property, is not uncommon in current building trends, and is the most effective use of the property.

Commissioner Strong agreed that one side of the building is plain but feels the use fits with the goals of the City.

Commissioner Allen supported requiring increased design elements. He feels the layout could be more pedestrian friendly and is concerned with the parking on the south side of the building not adhering to Municipal Code.

Commissioner Pengra stated that he feels the parking on the south side provides a drive lane for the drive-through. He noted the economic development benefits of a restaurant, especially considering the development challenges in the current market, and that it is a better use than the alternative types of businesses that would have interest in this site. He acknowledged the visibility impacts created by the existing trees and expressed concern that requiring additional architectural features on the south elevation would cause Applebee's to withdraw interest in the location.

Parks and Recreation Director Brad Hickman said some of the trees on the corner of Ranches Parkway and Pony Express Parkway not marked for removal by the applicant will need to be removed due to traffic sensors or tree health. He recommended planting new trees in other locations along the parkways to replace the removed trees.

MOTION: *Commissioner Pengra moved to recommend approval to the City Council of the site plan for Applebee's with the condition that the applicant work with staff to resolve any outstanding redlines. Commissioner Fox seconded the motion.*

Those Voting Yes

☐ ***Jason Allen***
☒ ***Jeremy Bergener***
☐ ***Matthew Everett***
☒ ***Chris Pengra***
☒ ***Brent Strong***
☒ ***Robert Fox***

Those Voting No

☒ ***Jason Allen***
☐ ***Jeremy Bergener***
☐ ***Matthew Everett***
☐ ***Chris Pengra***
☐ ***Brent Strong***
☐ ***Robert Fox***

Those Abstaining

☐ ***Jason Allen***
☐ ***Jeremy Bergener***
☐ ***Matthew Everett***
☐ ***Chris Pengra***
☐ ***Brent Strong***
☐ ***Robert Fox***

Those Absent

☐ ***Jason Allen***
☐ ***Jeremy Bergener***
☒ ***Matthew Everett***
☐ ***Chris Pengra***
☐ ***Brent Strong***
☐ ***Robert Fox***

The motion passed with a vote of 4:1. As Commissioner Everett was absent, Alternate Commissioner Fox voted.

Commissioner Allen clarified although he has no objection to the restaurant, his dissension was due to feeling the item fails to meet Municipal Code.

6.D. ACTION ITEM – PUBLIC HEARING: REZONE OF ~162 ACRES COMPRISED OF A PORTION OF PARCEL 59:034:0168 AND A PORTION OF PARCEL 59:034:0010, FROM THE AGRICULTURE ZONE TO THE LIGHT MANUFACTURING/DISTRIBUTION ZONE AND WAIVER OF THE MASTER DEVELOPMENT PLAN REQUIREMENT

Mr. Stroud presented the item. The applicant requests the City amend the zoning map from Agriculture to Light Manufacturing/Distribution (LMD). The request encompasses approximately 162 acres and is located along Eagle Mountain Boulevard and northwest of Cedar Valley High School. The applicant has submitted a concept plan of the potential use as multiple LMD lots. EMMC 16.10.020 states that projects in excess of 50 acres require master development approval. However, EMMC 16.10.050 provides an option to waive the master development plan requirement.

Criteria to Approve a Request for Waiver. The City Council may approve a request for waiver of either item listed above upon finding one or more of the following:

1. The project's concept plan review (pursuant to Chapter 16.15 EMMC) received feedback from the Planning Commission and/or City Council in regard to reduced master development application requirements;
2. The project will not require modification or additions to existing conditions (zoning designation, land use designation, roadways);
3. The project involves limited development requirements for infrastructure; or
4. The strict application of this chapter would result in peculiar or exceptional difficulties, or exceptional and undue hardship, or the buildable area of the property is significantly reduced by topography or preexisting easement restrictions.

Applicant representative Dan Ford said after the positive response to Phase 1 of the project they desire to rezone this portion of their property. He explained that the lot sizes and configuration of the plan will change based upon the needs and uses of the businesses deciding to locate in the development. They believe their project qualifies for waiver criteria 2 and 3.

Commissioner Bergener opened the public hearing at 9:05 p.m.

Commissioner Bergener stated that the School and Institutional Trust Lands Administration submitted a letter regarding buffering requirements for the project that will be addressed during future applications.

Commissioner Bergener closed the public hearing at 9:06 p.m.

MOTION: *Commissioner Fox moved to recommend approval to the City Council of the rezone of approximately 162 acres comprised of a portion of parcel 59:034:0168 and a portion of parcel 59:034:0010, from the Agriculture Zone*

to the Light Manufacturing/Distribution Zone and the waiver of the master development plan requirement. Commissioner Pengra seconded the motion.

<i>Those Voting Yes</i>	<i>Those Voting No</i>	<i>Those Abstaining</i>	<i>Those Absent</i>
☒ <i>Jason Allen</i>	☐ <i>Jason Allen</i>	☐ <i>Jason Allen</i>	☐ <i>Jason Allen</i>
☒ <i>Jeremy Bergener</i>	☐ <i>Jeremy Bergener</i>	☐ <i>Jeremy Bergener</i>	☐ <i>Jeremy Bergener</i>
☐ <i>Matthew Everett</i>	☐ <i>Matthew Everett</i>	☐ <i>Matthew Everett</i>	☒ <i>Matthew Everett</i>
☒ <i>Chris Pengra</i>	☐ <i>Chris Pengra</i>	☐ <i>Chris Pengra</i>	☐ <i>Chris Pengra</i>
☒ <i>Brent Strong</i>	☐ <i>Brent Strong</i>	☐ <i>Brent Strong</i>	☐ <i>Brent Strong</i>
☒ <i>Robert Fox</i>	☐ <i>Robert Fox</i>	☐ <i>Robert Fox</i>	☐ <i>Robert Fox</i>

The motion passed with a unanimous vote. As Commissioner Everett was absent, Alternate Commissioner Fox voted.

6.E. ACTION ITEM – PUBLIC HEARING: SITE PLAN APPROVAL A 90' MONOLITHIC CELL TOWER

Mr. Stroud presented the item. AT&T has submitted a site plan for a new 90-foot tall, 94-feet with the lightning rod, monolithic cell tower to be located on the north side of the City and surrounded by a masonry wall. The tower is proposed on a small, leased area next to Eagle Mountain Storage. The property surrounding the lease area is vacant or commercial.

Applicant representative Jason Hadley explained that they are trying to improve service in the area and the pole will have space for collocation of another company's equipment.

Commissioner Bergener opened the public hearing at 9:13 p.m. As there were no comments, he closed the hearing.

Discussion ensued regarding the justification letter for erecting a tower in a new location and the radio frequency engineering review requirement.

MOTION: ***Commissioner Pengra moved to recommend approval to the City Council of the site plan approval of a 90-foot monolithic AT&T cell tower on Parcel 58:033:0386. Commissioner Fox seconded the motion.***

AMENDED MOTION: ***Commissioner Pengra moved to recommend approval to the City Council of the site plan approval of a 90-foot monolithic AT&T cell tower on Parcel 58:033:0386 allowing for a lightning rod, emergency generator, and any other technical requirements necessary for the proper functioning of the cell tower. Commissioner Fox seconded the motion.***

<i>Those Voting Yes</i>	<i>Those Voting No</i>	<i>Those Abstaining</i>	<i>Those Absent</i>
☒ <i>Jason Allen</i>	☐ <i>Jason Allen</i>	☐ <i>Jason Allen</i>	☐ <i>Jason Allen</i>
☒ <i>Jeremy Bergener</i>	☐ <i>Jeremy Bergener</i>	☐ <i>Jeremy Bergener</i>	☐ <i>Jeremy Bergener</i>
☐ <i>Matthew Everett</i>	☐ <i>Matthew Everett</i>	☐ <i>Matthew Everett</i>	☒ <i>Matthew Everett</i>

☒ Chris Pengra	☐ Chris Pengra	☐ Chris Pengra	☐ Chris Pengra
☒ Brent Strong	☐ Brent Strong	☐ Brent Strong	☐ Brent Strong
☒ Robert Fox	☐ Robert Fox	☐ Robert Fox	☐ Robert Fox

The motion passed with a unanimous vote. As Commissioner Everett was absent, Alternate Commissioner Fox voted.

6.F. ACTION ITEM – PUBLIC HEARING: AMENDING EMMC SECTION 17.05.200, BY ADOPTING SUBSECTION (d), APPLICATION EXPIRATION

Mr. Stroud presented the item. Current Municipal Code standards do not have an expiration of applications after a time period of inactivity. The current direction is to keep applications open and progress to approval at the time of any resubmittal. This may keep the application open for several years with some likely forgotten by the applicant and/or staff. Expiration of applications is a common policy implemented by many municipalities. Ordinances pertaining to zoning code amendments, and processing of the same, may be found in EMMC 17.05.120 and USC 10-9a-501.

Commissioner Bergener opened the public hearing at 9:22 p.m. As there were no comments, he closed the hearing.

MOTION: ***Commissioner Strong moved to recommend approval to the City Council of an amendment to Eagle Mountain Municipal Code Table 17.05.020 by adopting subsection (d) Application Expiration. Commissioner Pengra seconded the motion.***

AMENDED MOTION: ***Commissioner Strong moved to recommend approval to the City Council of an amendment to Eagle Mountain Municipal Code Table 17.05.200 by adopting subsection (d) Application Expiration. Commissioner Pengra seconded the motion.***

<i>Those Voting Yes</i>	<i>Those Voting No</i>	<i>Those Abstaining</i>	<i>Those Absent</i>
☒ Jason Allen	☐ Jason Allen	☐ Jason Allen	☐ Jason Allen
☒ Jeremy Bergener	☐ Jeremy Bergener	☐ Jeremy Bergener	☐ Jeremy Bergener
☐ Matthew Everett	☐ Matthew Everett	☐ Matthew Everett	☒ Matthew Everett
☒ Chris Pengra	☐ Chris Pengra	☐ Chris Pengra	☐ Chris Pengra
☒ Brent Strong	☐ Brent Strong	☐ Brent Strong	☐ Brent Strong
☒ Robert Fox	☐ Robert Fox	☐ Robert Fox	☐ Robert Fox

The motion passed with a unanimous vote. As Commissioner Everett was absent, Alternate Commissioner Fox voted.

6.G. ACTION ITEM – PUBLIC HEARING: AMENDING EMMC SECTION 17.25.040, MULTI-FAMILY BUILDING HEIGHT

This item was presented and discussed after item 6.H.

Mr. Stroud presented the item. While reviewing plans for a multifamily development, the roof pitch and overall height of such units were discussed for possible amendment. The current standard permits the construction of up to three stories at a maximum of 35 feet high. The architectural trend in multifamily units appears to be flat roof design as the overall standard. Three stories at this height are easily constructed. Pitched roof structures with three stories at 35 feet are also viable but the overall maximum height is limited with using shallow-pitch gable roofs. Standards reviewed of other cities vary across the board as to the maximum height of multifamily buildings.

The proposed change is only applicable to buildings in the MF2 zone and would permit an increase to 45 feet on structures with a minimum roof pitch of 4:12. Consideration of a minimum of 5:12 or greater may also be an option. The total number of stories permitted would be a maximum of three. By default, a 35-foot building which is currently permitted by Municipal Code is limited to a maximum of three stories. The code change would then specify three as the maximum. The change provides the developer and the City with a greater architectural design pallet. While not increasing the total story count, increasing the potential height gives greater flexibility to design upper dwelling units with a vaulted ceiling or greater interior ceiling height for all units. The change will also provide, if used, greater pitched roof design elements as opposed to what can currently be designed with the maximum 35-foot requirement.

Commissioner Strong expressed concern with increasing the primary structure height and still allowing for an ancillary structure maximum height of 10 feet above the primary structure.

Mr. Stroud stated that the only time he has seen the need for an ancillary structure with a height taller than the building was for elevator shafts which are generally not required or installed on three-story buildings.

Commissioner Bergener opened the public hearing at 9:37 p.m. As there were no comments, he closed the hearing.

MOTION: *Commissioner Pengra moved to recommend approval to the City Council of an amendment to the Neighborhood Residential 3 column of the Eagle Mountain Municipal Code 17.25.040 Residential Development Standards table. Commissioner Bergener seconded the motion.*

<i>Those Voting Yes</i>	<i>Those Voting No</i>	<i>Those Abstaining</i>	<i>Those Absent</i>
☒ <i>Jason Allen</i>	☐ <i>Jason Allen</i>	☐ <i>Jason Allen</i>	☐ <i>Jason Allen</i>
☒ <i>Jeremy Bergener</i>	☐ <i>Jeremy Bergener</i>	☐ <i>Jeremy Bergener</i>	☐ <i>Jeremy Bergener</i>
☐ <i>Matthew Everett</i>	☐ <i>Matthew Everett</i>	☐ <i>Matthew Everett</i>	☒ <i>Matthew Everett</i>
☒ <i>Chris Pengra</i>	☐ <i>Chris Pengra</i>	☐ <i>Chris Pengra</i>	☐ <i>Chris Pengra</i>
☒ <i>Brent Strong</i>	☐ <i>Brent Strong</i>	☐ <i>Brent Strong</i>	☐ <i>Brent Strong</i>
☒ <i>Robert Fox</i>	☐ <i>Robert Fox</i>	☐ <i>Robert Fox</i>	☐ <i>Robert Fox</i>

The motion passed with a unanimous vote. As Commissioner Everett was absent, Alternate Commissioner Fox voted.

6.H. ACTION ITEM – PUBLIC HEARING: AMENDING EMMC SECTION 17.30.030, ACCESSORY DWELLING UNIT STANDARDS

This item was presented and discussed prior to item 6.G.

Mr. Stroud presented the item. Eagle Mountain Municipal Code currently permits a detached accessory dwelling unit (ADU) to be up to 50% of the main dwelling footprint, including the garage, with a maximum size of 1,200 square feet. The minimum size is 400 square feet. A resident appeared at a public meeting and requested that the City look at removing the 50% requirement. A cursory look at homes in the City found that although many have a footprint greater than 2,400 square feet, several do not. The current 50% limit will not apply to those greater than 2,400 square feet. It can generally be accepted that smaller homes will be located on smaller lots. Removing the 50% limitation could affect detached ADU size but very few detached ADUs are built overall in the City and smaller lots will be hindered by lot size and available area in the rear yard to build a detached ADU. Detached accessory structure standards will also limit the potential size of a detached ADU or accessory structure.

Commissioner Bergener opened the public hearing at 9:27 p.m.

Rob Carlson spoke in favor of the amendment, especially considering the size of allowable accessory structures.

Commissioner Bergener closed the public hearing at 9:30 p.m.

MOTION: *Commissioner Pengra moved to recommend approval to the City Council of an amendment to Eagle Mountain Municipal Code 17.30.030 Accessory Dwelling Unit Standards. Commissioner Bergener seconded the motion.*

<i>Those Voting Yes</i>	<i>Those Voting No</i>	<i>Those Abstaining</i>	<i>Those Absent</i>
☒ <i>Jason Allen</i>	☐ <i>Jason Allen</i>	☐ <i>Jason Allen</i>	☐ <i>Jason Allen</i>
☒ <i>Jeremy Bergener</i>	☐ <i>Jeremy Bergener</i>	☐ <i>Jeremy Bergener</i>	☐ <i>Jeremy Bergener</i>
☐ <i>Matthew Everett</i>	☐ <i>Matthew Everett</i>	☐ <i>Matthew Everett</i>	☒ <i>Matthew Everett</i>
☒ <i>Chris Pengra</i>	☐ <i>Chris Pengra</i>	☐ <i>Chris Pengra</i>	☐ <i>Chris Pengra</i>
☒ <i>Brent Strong</i>	☐ <i>Brent Strong</i>	☐ <i>Brent Strong</i>	☐ <i>Brent Strong</i>
☒ <i>Robert Fox</i>	☐ <i>Robert Fox</i>	☐ <i>Robert Fox</i>	☐ <i>Robert Fox</i>

The motion passed with a unanimous vote. As Commissioner Everett was absent, Alternate Commissioner Fox voted.

6.I. ACTION ITEM – PUBLIC HEARING: AMENDING EMMC SECTION 17.100.050, SITE PLAN DEVELOPMENT STANDARDS

Mr. Stroud presented the item. Past site plan review discovered the need to clarify how the measurement between driveways and/or public rights-of-way is calculated. Municipal Code

identifies a 100-foot minimum separation but where the measurements are taken is up to interpretation. The amendment identifies the points to use as starting and endpoints of the measurement.

Commissioner Bergener opened the public hearing at 9:39 p.m. As there were no comments, he closed the hearing.

MOTION: *Commissioner Pengra moved to recommend approval to the City Council of an amendment to Eagle Mountain Municipal Code 17.100.050 Site Plan Development Standards. Commissioner Fox seconded the motion.*

<i>Those Voting Yes</i>	<i>Those Voting No</i>	<i>Those Abstaining</i>	<i>Those Absent</i>
☒ <i>Jason Allen</i>	☐ <i>Jason Allen</i>	☐ <i>Jason Allen</i>	☐ <i>Jason Allen</i>
☒ <i>Jeremy Bergener</i>	☐ <i>Jeremy Bergener</i>	☐ <i>Jeremy Bergener</i>	☐ <i>Jeremy Bergener</i>
☐ <i>Matthew Everett</i>	☐ <i>Matthew Everett</i>	☐ <i>Matthew Everett</i>	☒ <i>Matthew Everett</i>
☒ <i>Chris Pengra</i>	☐ <i>Chris Pengra</i>	☐ <i>Chris Pengra</i>	☐ <i>Chris Pengra</i>
☒ <i>Brent Strong</i>	☐ <i>Brent Strong</i>	☐ <i>Brent Strong</i>	☐ <i>Brent Strong</i>
☒ <i>Robert Fox</i>	☐ <i>Robert Fox</i>	☐ <i>Robert Fox</i>	☐ <i>Robert Fox</i>

The motion passed with a unanimous vote. As Commissioner Everett was absent, Alternate Commissioner Fox voted.

7. Next Scheduled Meeting

The next Planning Commission meeting is scheduled for April 25, 2023.

8. Adjournment

MOTION: *Commissioner Pengra moved to adjourn at 9:41 p.m. Commissioner Strong seconded the motion.*

<i>Those Voting Yes</i>	<i>Those Voting No</i>	<i>Those Abstaining</i>	<i>Those Absent</i>
☒ <i>Jason Allen</i>	☐ <i>Jason Allen</i>	☐ <i>Jason Allen</i>	☐ <i>Jason Allen</i>
☒ <i>Jeremy Bergener</i>	☐ <i>Jeremy Bergener</i>	☐ <i>Jeremy Bergener</i>	☐ <i>Jeremy Bergener</i>
☐ <i>Matthew Everett</i>	☐ <i>Matthew Everett</i>	☐ <i>Matthew Everett</i>	☒ <i>Matthew Everett</i>
☒ <i>Chris Pengra</i>	☐ <i>Chris Pengra</i>	☐ <i>Chris Pengra</i>	☐ <i>Chris Pengra</i>
☒ <i>Brent Strong</i>	☐ <i>Brent Strong</i>	☐ <i>Brent Strong</i>	☐ <i>Brent Strong</i>
☒ <i>Robert Fox</i>	☐ <i>Robert Fox</i>	☐ <i>Robert Fox</i>	☐ <i>Robert Fox</i>

The motion passed with a unanimous vote. As Commissioner Everett was absent, Alternate Commissioner Fox voted.

The meeting was adjourned at 9:41 p.m.

Approved by the Planning Commission on April 25, 2023.

Steve Mumford, AICP
Assistant City Administrator/Community Development Director

DRAFT



EAGLE MOUNTAIN CITY
PLANNING COMMISSION MEETING
APRIL 25, 2023

TITLE: ACTION ITEM -- PUBLIC HEARING: EAGLE MOUNTAIN
BENCHES ZONING

ITEM TYPE: General Plan Amendment and Rezone

APPLICANT: Jeff and Karen Scott

ACTION ITEM:

Yes

PUBLIC HEARING:

Yes

PREPARED BY:

Robert Hobbs, Planning

BACKGROUND:

Source Extracted History:

June 09, 2015 -- PC Meeting: Rezone including residential & commercial. Planning Commission recommended approval of the residential and denial of the commercial proposals.

June 16, 2015 -- CC Meeting: Rezone denied by Council. Concerns were expressed regarding proposed lot sizes, use of septic tanks, road traffic and a commercial storage component.

August 25, 2015 -- PC Meeting: Rezone tabled to research the future of Lake Mountain Road.

October 27, 2015 -- PC Meeting: Rezone recommended for approval with minimum 1-acre lots.

November 17, 2015 -- CC Meeting: Rezone denied

January 26, 2016 -- PC Meeting: Recommended rezone approval with minimum 1-acre lots.

February 16, 2016 -- CC Meeting: Rezone denied

August 23, 2016 -- PC Meeting: Preliminary plat for 5-acre lots recommended for approval.

? 16, 2016 -- CC Meeting: Preliminary plat for 5-acre lots approved. (Expired)

April 10, 2018 -- PC Meeting: Planning Commission recommended denying the application for a revised plat design.

June 05, 2018 -- CC Meeting: Item tabled.

On June 19th, 2018, the Eagle Mountain Benches development was considered by the Eagle Mountain City Council. During that meeting the application was then tabled pending resolution of site development concerns. Apparently, efforts to redesign the project's layout between work-session and policy session at the meeting was

not agreeable.

On July 17th of 2018, the item returned for renewed Council review. At such time the Council again considered the project proposal, apparently with the following proposed conditions by the Applicants:

1. That the entire subdivision be serviced by sewer (vs. septic tanks);
2. That Lake Mountain Road be finished (paved) to the north up to the point where it reaches Glenmar Ranches;
3. That a 150' wide buffer be included along the southern edge of the project;
4. That [lots along the property's southern boundary] be kept to 1-acre in size at a minimum;
5. That lots not infringe in the main powerline corridor [that traverses across some of the property] to discourage trying to build under the same and to provide an open space, trail corridor area therein. However, land under the small powerline stretch could be made a part of future building lots;
6. That each lot would have a minimum of 20,000 sq. ft. of buildable area;
7. That 1/2 acre lots [would] be permitted in an area north [and west] of the powerline corridor;
8. That 1/3 acres lots [would] be also allowed in and area north and west of the powerline corridor;
9. That 1-acre lots be approved for development on the east, southeast side of the powerline corridor;

The Council voted to approve the rezone request, contingent upon Applicant/project compliance with the following conditions relating to any residential subdivision developed within the confines of the subject property:

1. The area east of the powerline corridor shall have a minimum lot size of 2.5 acres, with the lots to be served by septic systems.
2. The area west of the powerline corridor shall have a minimum lot size of one acre, without a stipulation in this motion as to whether septic systems would be permitted west of the corridor.
3. The main powerline corridor shall be preserved as open space for a possible future regional trail.
4. A 150' wide buffer shall be required along the south side of the property.
5. The applicant shall install raptor nesting boxes on the property, in

consultation with Hawk Watch and the Eagle Mountain Kestrel Project.

6. Each lot shall have a minimum 1/2 acre building envelope.

7. A note shall be recorded against the plat stating that there are agricultural uses in the area.

Now in 2023, a General Plan Future Land Use Map and an associated Rezone application set have been filed (effectually as a request to change zoning to effectually amend some of the prior rezone's conditions) with conceptual drawings for a fresh review this year.

ITEMS FOR CONSIDERATION:

Property Location Information

Surrounding Zoning:

North: BLM Government Land

East: BLM Government Land

South: Ag

West: Eagle Quest development (various zones)/Ag

Current General Plan Future Land Use Map Designation:

Agricultural/Rural Density 1

Proposed General Plan Future Land Use Map Designation:

Agricultural/Rural Density 2

General Plan Future Land Use Map Findings/Conclusions

The requested RD1 future land use change from Agricultural/Rural Density 1 to Agricultural/Rural Density 2 designation may be considered appropriate given that:

1. The proposed future land use category is deemed by City code as compatible with Ag/RD1, Parks and Open Space and Foothills Residential future land use categories per EMC § 17.60.160 Table 1. The [proposed Ag/RD2 designation lies abutting or adjacent to each of those settings.

2. The proposed future land use category would harmonize with the residential land use zone proposed to be overlaid the property.

3. Single-family detached residential homes are proposed for build-

out across the property within the Ag/RD2 General Plan setting.

4. The Foothills Residential General Plan Future Land Use setting could also be overlaid on the property given its description; however, it would not be the best choice given the zone regulations pertaining to its companion FR Zone.

If the afore-noted General Plan Map Amendment is approved, then the new zoning district proposed may be considered harmonious with, and supported by, the new City's Future Land Use Map. If the Planning Commission determines a modification to the proposed rezone designation is necessary, it may be necessary to also, correspondingly, revise the proposed general plan future land use category/setting to support the preferred zone.

Rezone Findings

Proposed Zone(s) Compatibility:

EMC § 17.60.160 Table (see attachment) establishes the appropriate zone transitions and compatible adjacencies. Given the requested General Plan Future Land Use Map Amendment and existing future land use category patterning shown in the area surrounding and adjoining the property, plus, the currently developed and entitled residential and open space land uses also in, and abutting, the Applicants' land, Staff does not believe the Applicant's request to constitute a "spot zone" of the extent readily challenged via legal proceedings. The proposed RD1 Zone is noted as an agreeable transition to/from the Ag, RA2, RD2, OS-I and OS-N Zones. The federal lands abutting the property are considered as Ag ground, the Applicants' property across (to the west) of, and abutting against, the other lands they own being proposed for rezoning are currently zoned RD2, and the Eagle Quest development has established RD1, RD2 and R1 zoning against the Benches' western frontier.

City Utility and Emergency Services Issues:

1. Applicants are aware that whoever develops the property will be tasked with installing utilities for homesites.
2. Septic vs. sewer: In 2018, the City had been working with a hydrogeologist to identify priority areas for future well sites. A map provided to the City Council the last time this matter was considered showed a potential well site identified in the City's Impact Fee

Facilities Plan (IFFP) near the project. That map is attached to this report ("see Figure 3 Well Map"). Septic systems, if used, would have a possible impact on the well's future installation given minimum separation distances required between septic systems and wells regardless of which comes first. The area in red-cross hatching on that map as pointed to by arrows would not be able to accommodate a well if septic systems were allowed within a future Benches Subdivision.

3. Note that the Eagle Quest was just approved by the City Council on 4/18 which would bring sewer and water utilities to a point where connection to the Benches is possible. Zoning Staff is not aware yet whether there would be any capacity or pressure issues etc. with such an endeavor however.

4. Utility Corridor/Easement: A pair of parallel running and abutting utility easement corridors bisect the property. On the west side of the corridor is a 75' wide gas line easement with two pipes therein; on the east side is a 320' powerline easement. The two easements slightly overlap. The area within the scope of the easements is considered unbuildable with any permanent, primary structures. Minor "non-constructed" encroachments into the corridor should/would not necessarily interfere with the corridor's easement protections or the City's ability to get a trailway developed therein.

An email received from a concerned citizen alleges further that there is a fiber-optic line with an associated easement within the easement and also comments on the above-mentioned power and gas easement situation.

5. Emergency services are available to the site.

Transportation/Traffic Issues:

Expected trip generation for future homes built within the Eagle Benches development is circa 9.55 trips/day. City Engineering finds that such traffic generation is acceptable predicated on any streets within the project and Lake Mountain Road are paved and built in conformance with currently adopted City standards. Specifically, the City Council previously designated Lake Mountain Road as a "Rural Residential" road. As development along Lake Mountain Road occurs, each development will be required to pave its frontage portion of that right-of-way. Interplan Transportation Planning was

hired years ago to provide a traffic analysis of the road. Interplan concluded that:

1. Paving is/will be necessary if and as development continues.
2. Any increase in traffic volume on/along the road will likely result from mainly local traffic.
3. Cut-through traffic is expected to be, and remain, minimal.
4. An incomplete roadway network forestalls Lake Mountain Road being used for regional trips.
5. Traffic calming on the road would produce undesirable adverse effects.
6. Future roadway networking will expectedly address volume and speed concerns.

An improved (including paving) Lake Mountain Road will be required of any subdivision that develops fronting and using the same for project access, including Eagle Mountain Benches.

Property Values:

Approval of the applications will expectedly make the Applicant's land more marketable and buildable in the current housing market in our area. Accordingly, we presume the property value of the Applicant's land will increase. No value decrease of consequence is predicted for adjoining lands.

Miscellaneous:

1. Unbuildable Land: Due to this project's location, there are portions of the same that may be [considered] "unbuildable". Eagle Mountain City Code § 17.75.120: "In considering the layout of any development in the city, the developer shall conform to the following restrictions with respect to unbuildable lands. No construction may occur in areas that have slopes in excess of 25 percent, land restricted by power lines, high volume floodplains, alluvial discharge areas, floodplains and floodways, and wetlands. Land in excess of 15 percent is ineligible for inclusion in improved open space requirements unless the planning commission recommends and the city council approves specific improvements on land in excess of 15 percent which these bodies have determined to be an approved entity. In this case, only the acreage of unbuildable land in excess of 15 percent which is improved will be considered towards the improved open space requirements." [Ord. O-27-2020 § 2 (Exh. A)].

2. Trailway: The 2018 Council decision reserved the powerline

corridor/easement area as open space for a future regional trail. The easement bisects an area of the Applicants' parcels. Such a trail has been deemed desirable by City Parks but its scope and precise location [footprint] has not yet been defined.

3. Development Codes: Approval of a Rezone request [and in this matter a corresponding General Plan Map Amendment request also] does not guarantee the ability to develop the rezoned land. A developer/project must still comply with all requisite zoning, engineering, fire codes pertinent to development of said land. Subdivision plans submitted in conjunction with the applications addressed by this report is for visioning purposes only at this time and is to be considered as conceptual.

4. Prior Conditions:

It is primarily condition number 1 which is proposed for modification by the Applicants via submittal of a new rezone request. The Applicants seek City approval to have 1-acre lots east of the utility corridor instead of 2.5 acre lots. The concept plat plan the Applicants have provided show an average building lot size in excess of 1-acre.

Condition 3's preservation of the "powerline" corridor "as open space for a possible future regional trail" could be re-evaluated as noted above. Its propriety, its scope/size/dimension, its reasonableness, etc. Note that the City Parks Department understandably favors development of a regional trail within/under the corridor. Competing with that interest is the Applicants' desire to maintain all or part of the ground within the corridor that cuts through their land as countable lot [*sans* buildings] area. The Applicants' position in this regard seems to be reversed from their proposed compromise conditions used to negotiate during their 2018 Council proceedings as noted in the Staff report from that era.

Condition 4's 150' buffer requirement could be evaluated in terms of its propriety (i.e., its extent/depth) given that the land south of, and abutting the Applicant's ground may presently, per the adopted Future Land Use Map be developed with homesites too.

Citizen/Agency/Intra-Departmental Correspondence:

Any written correspondence received by Staff respecting this matter prior to the time this report was published is hereto attached.

REQUIRED FINDINGS:

General Plan Map Amendments and Rezones are legislative decisions and are considered valid if reasonably debatable and not illegal (i.e., the decisions do not require the City Planning Commission or City Council to take action based on findings of facts). Eagle Mountain does not have any code standards to govern General Plan [Map] Amendments. The Commission should consider the health, safety, and welfare of the community.

The criteria for approval for a Rezone are listed in EMC § 17.90.060 and are commented upon within the "Items of Consideration" section hereafter.

RECOMMENDATION:

Staff recommends that the Planning Commission advance a favorable recommendation with any warranted conditions to the City Council, finding that the proposal for a General Plan Map Amendment and Rezone have merit for consideration as outlined in the Staff report and the Planning Commission's hearing commentary.

(Any future development of the property will have to contend with the encumbrances applicable to the same but evaluation of such (a) proposal(s) will require additional City review [e.g., through a plat analysis process]. A revised version of the submitted concept plat or a relatively different plat plan being submitted would not be surprising.)

ATTACHMENTS:

[Vicinity Map 1](#)

[Vicinity Map 2](#)

[Vicinity Map 3](#)

[Adjoining Eagle Quest Project -- Vicinity Map 4](#)

[2018 Rezone's Resultant Lot Sizes in Affected Areas Map](#)

[Map of Proposed New Zoning Overlayment](#)

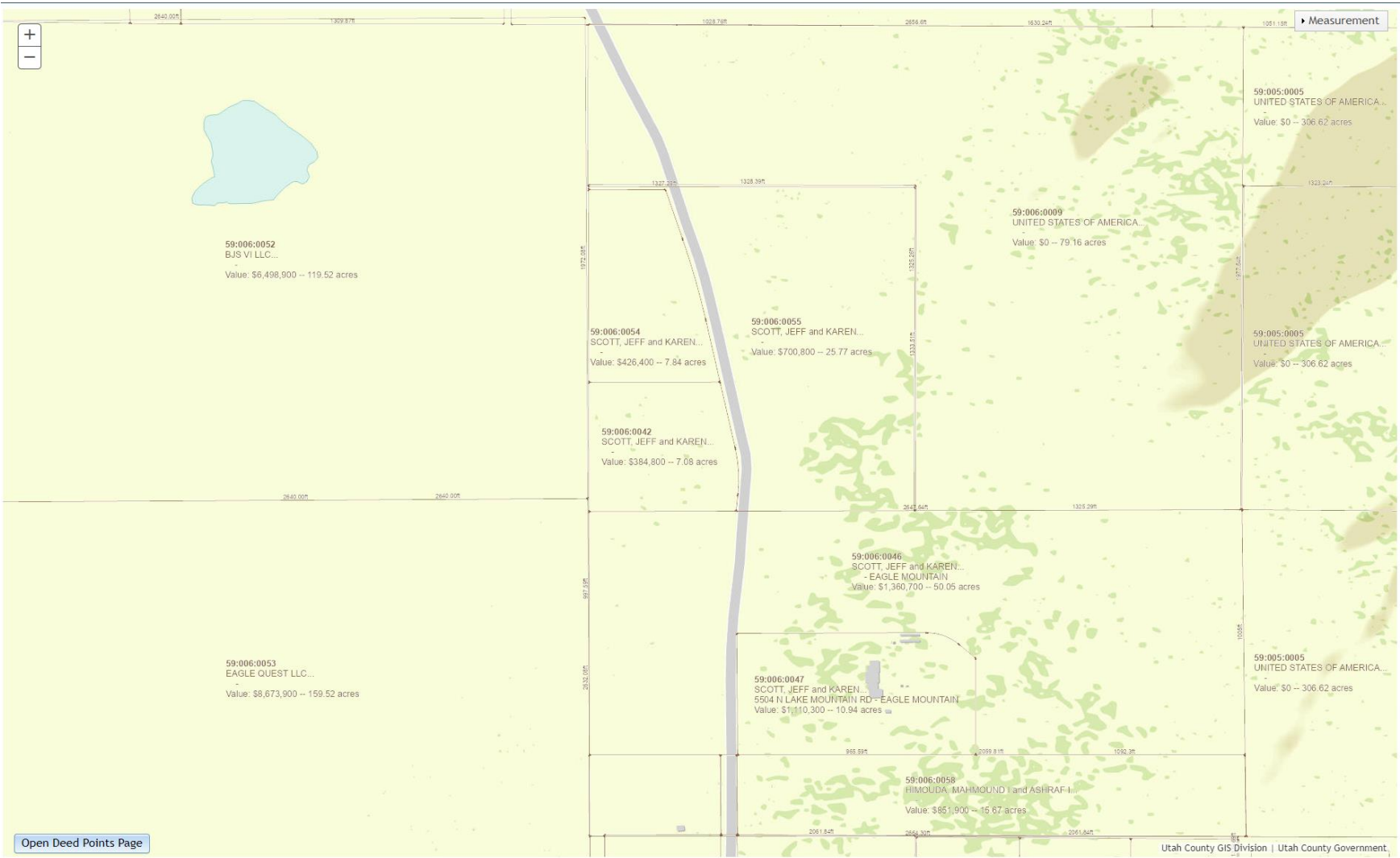
[Future Land Use Map](#)

[Zone Buffer Table.April 2023.pdf](#)

[Conceptual Only -- Residential Subdivision in Rezoned Area](#)

Figure 3 Well Map
Fire Department Memo
Public Correspondence

Vicinity Map – County Assessor Parcel Viewer Map



Target Parcels



BLM

REZONE SUBJECT PROPERTY

Eagle Quest

0 0.07 0.15 0.3 Miles

- Scott's Property
- 2022 December Parcels
- Transmission Lines
- Transmission Line Buffer

Target Parcels



BLM

REZONE SUBJECT PROPERTY

Eagle Quest

0 0.07 0.15 0.3 Miles

- Scott's Property
- 2022 December Parcels
- Transmission Lines
- Transmission Line Buffer

Eagle Quest MDP and MDA Approved Project Layout/Zoning



BLM 1.4c. To BLM

1 A.C.

1 A.C.

2 1/2 A.C.

2 1/2 A.C.

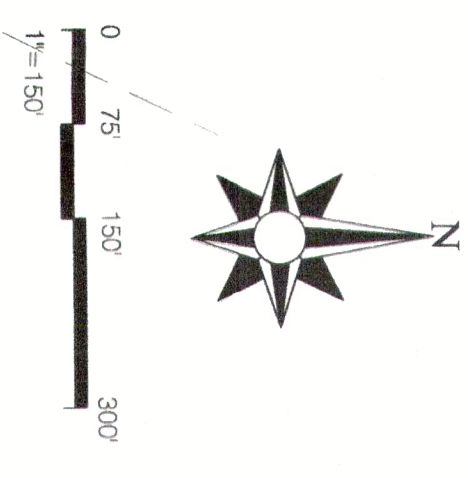
2 1/2 A.C.

2 1/2 A.C.

BLM 1 A.C. LOT 5 TO BLM

BLM 1 A.C. LOT 5 TO BLM

BLM 1 A.C. LOT 5 TO BLM



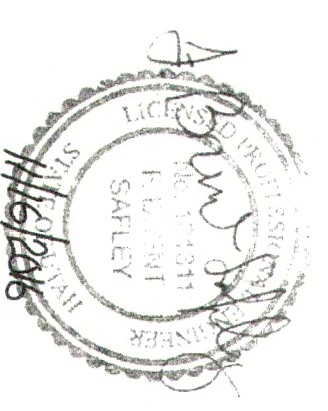
- SWMP NOTES:
1. CONTRACTOR WILL BE SOLELY RESPONSIBLE FOR THE IMPLEMENTATION AND MAINTENANCE OF BMPs DURING CONSTRUCTION.
 2. INSTALL CONSTRUCTION ACCESS WASHOUT AREA IN ACCORDANCE WITH BMP SCWA.
 3. INSTALL CONCRETE WASH OUT AREA IN ACCORDANCE WITH BMP CWM.
 4. INSTALL VEHICLE CLEANING AND REFILLING AREA IN ACCORDANCE WITH BMPs VEC AND VEF.
 5. PLACE SILT FENCE AND/OR STRAW BALE BARRIERS AROUND THE PERIMETER OF THE CONSTRUCTION SITE IN ACCORDANCE WITH BMPs SF, STB AND SSB.
 6. CONTRACTOR TO WATER DISTURBED AREAS AT LEAST WEEKLY OR MORE FREQUENTLY AS NEEDED TO CONTROL DUST POLLUTION IN ACCORDANCE WITH BMP DC.
 7. STORE ALL HAZARDOUS, TOXIC AND CHEMICAL MATERIALS IN ACCORDANCE WITH BMPs WS, HWS.
 8. ANY SPILLED MATERIALS SHALL BE CLEANED UP IN ACCORDANCE WITH BMP SCU.
 9. ALL CONSTRUCTION DEBRIS AND OR WASTE SHALL BE REMOVED FROM THE PROJECT SITE IN ACCORDANCE WITH BMP WD.

- LEGEND
- SILT FENCE
 - STRAW BALE INLET PROTECTION
 - STRAW BALE SEDIMENT BARRIER

SWMP CERTIFICATION STATEMENT

"I, certify under penalty of law that this document and all attachments were prepared under my direction or supervision in accordance with a system designed to ensure that qualified personnel properly gather and evaluate the information submitted. Based on my inquiry of the persons or persons who manage the system, or those persons directly responsible for gathering the information, the information submitted is to the best of my knowledge and belief, true, accurate, and complete. I am aware that there are significant penalties for submitting false information, including the possibility of fine and imprisonment for knowing violations."

PE Stamp, Sign and Date



NO.	DATE	DESCRIPTION
4	11-15-16	Reduced Fire Hydrants
3	10-28-16	CD Submittal
2	08-30-16	DRC Comments
1	06-28-16	Preliminary Submittal

42 NORTH 200 EAST, SUITE 1
AMERICAN FORK, UTAH 84003

TEL: (801) 756-2488
FAX: (801) 756-3499

PROJECT NAME:

EAGLE MOUNTAIN BENCHES

5500 N LAKE MOUNTAIN ROAD
EAGLE MOUNTAIN, UTAH

PROJECT NO.: 15-457-01
DATE: Jan. 29, 2016
HOR SCALE: 1"=150'
VER SCALE: N/A
ENGINEER: MH
DRAWN: BS
CHECKED: VH

TITLE
**SWPPP
PLAN**

SHEET
13 OF 13
CS-01

Proposed Zoning



Open Space

RA 2

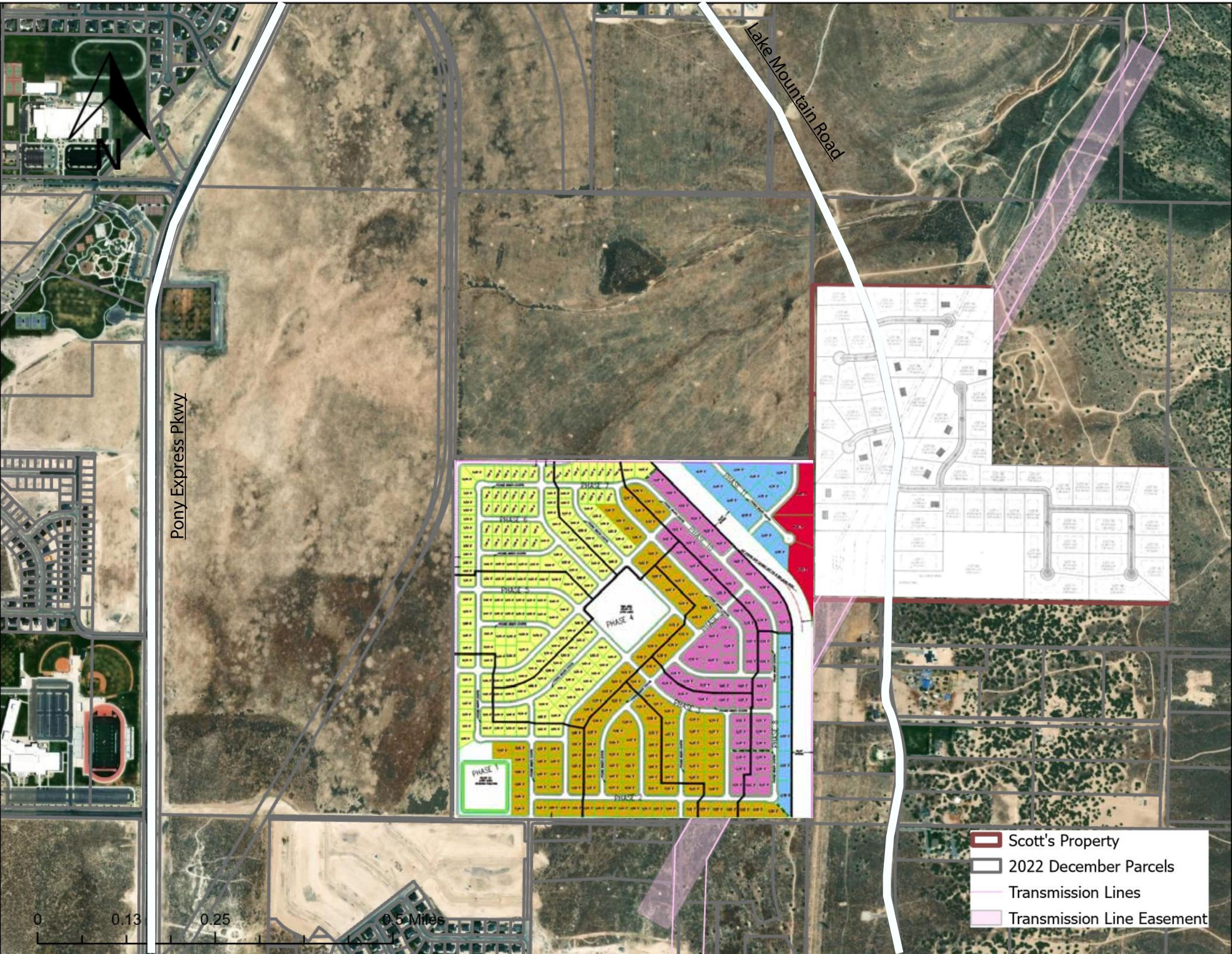
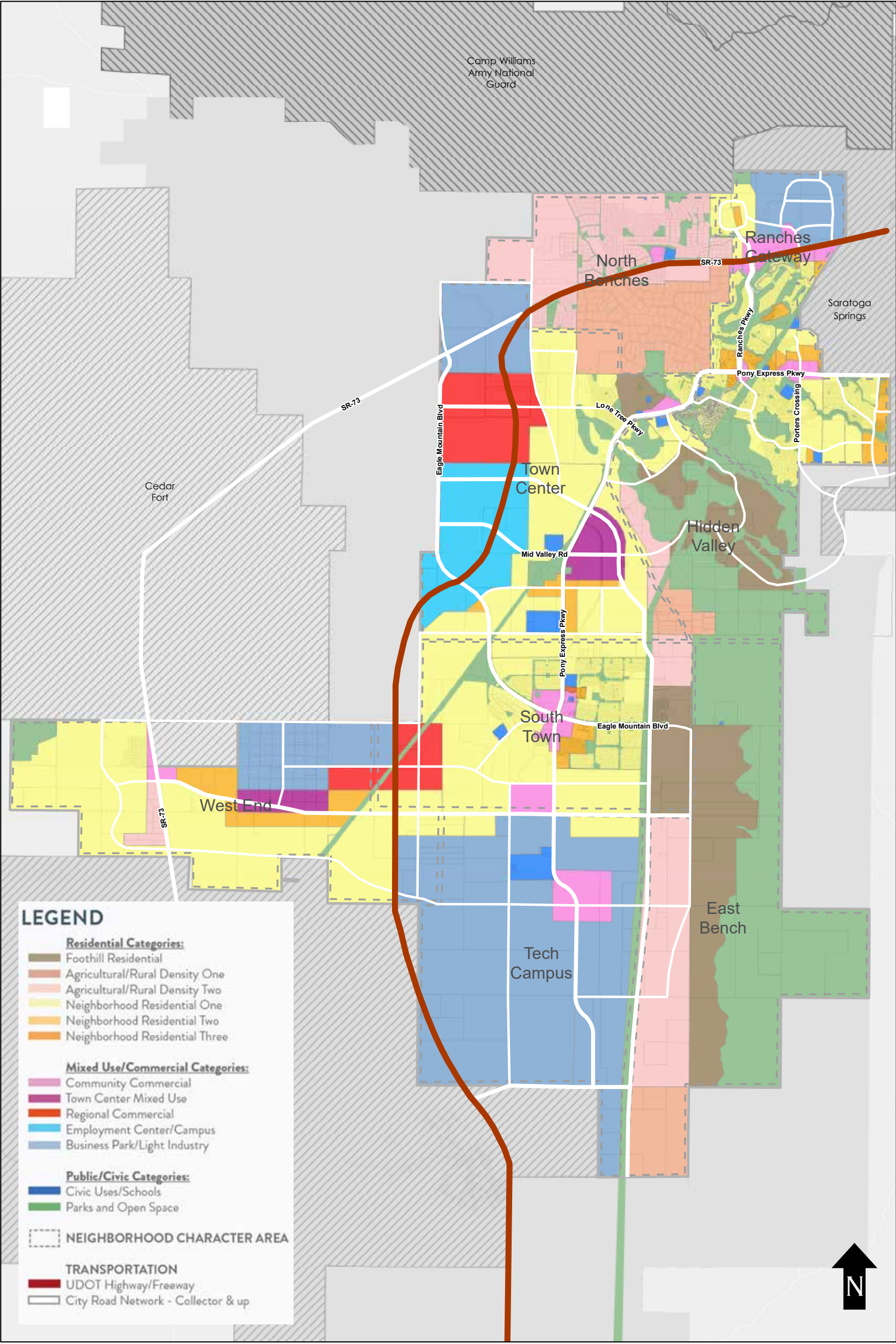
Rezone to RA 2

Eagle Quest

- Scott's Property
- 2022 December Parcels
- Transmission Lines
- Transmission Line Buffer

0.5 Miles

FUTURE LAND USE & TRANSPORTATION MAP



ZONE BUFFER/TRANSITION & COMPATIBILITY TABLE

17.60.160 Zone transitions.

The zone transition table found in Table 17.60.160(1) below identifies the compatible zones that may be adjacent to each zone. Each column is defined as:

A. Zone. The existing or proposed zone designation for the subject property.

B. Compatible Buffer. The permitted zones for land adjacent to the zone identified in the first column.

C. General Plan Category **Compatibility**. The future land use designation in the general plan that the zone identified in the first column may be located within.

The "Zone Legend," "Overlay Zone Legend," and "General Plan Categories" found in Table 17.60.160(2) below are provided for reference.

ZONE	COMPATIBLE BUFFER	GENERAL PLAN CATEGORY COMPATIBILITY
AG	RA1, RA2, RD1, RD2, FR, MEC, OS-I, OS-N	ARD1, ARD2, FR, OS, PO
RA1	AG, RA2, OS-I, OS-N	ARD1
RA2	AG, RA1, RD1, OS-I, OS-N	ARD1
RD1	AG, RA2, RD2, OS-I, OS-N	ARD2
RD2	AG, RD1, FR, R1, OS-I, OS-N	ARD2
FR	AG, RD2, R1, CN, OS-I, OS-N	FR
R1	RD2, FR, R2, CN, OS-I, OS-N	NR1
R2	R, R3, CN, OS-I, OS-N	NR1
R3	R2, RC, CN, OS-I, OS-N	NR1
RC	R3, MF1, MF2, CN, CC, OS-I, OS-N	NR2
MF1	RC, MF2, CN, CC, CR, CS, OS-I, OS-N	NR2, CC, CR
MF2	RC, MF1, CN, CC, CR, MEC, OP, CS, OS-I, OS-N	NR3, CC, CR, TCM
CN	FR, R1, R2, R3, RC, MF1, MF2, CC, MEC, OP, OS-I	CC, TCM
CC	RC, MF1, MF2, CN, CR, MEC, OP, LMD, OS-I	CC, ECC, TCM
CR	MF1, MF2, CC, MEC, OP, LMD, CS, OS-I	CR, ECC
MEC	AG, MF2, CN, CC, CR, OP, OS-I	ECC
OP	MF2, CN, CC, CR, MEC, OS-I	TCM, CC, CR, ECC
I	LMD, CS, OS-N	BPLI
LMD	I, CR, CC, CS, OS-N	BPLI
CS	MF1, MF2, CC, CR, I, LMD, OS-N	BPLI
OS-I	AG, RA1, RA2, RD1, RD2, FR, R1, R2, R3, RC, MF1, MF2, CC, CN, CR, MEC, OP, OS-N	PO
OS-N	AG, RA1, RA2, RD1, RD2, FR, R1, R2, R3, RC, MF1, MF2, OP, I, LMD, CS, OS-I	PO

NO	DATE	DESCRIPTION

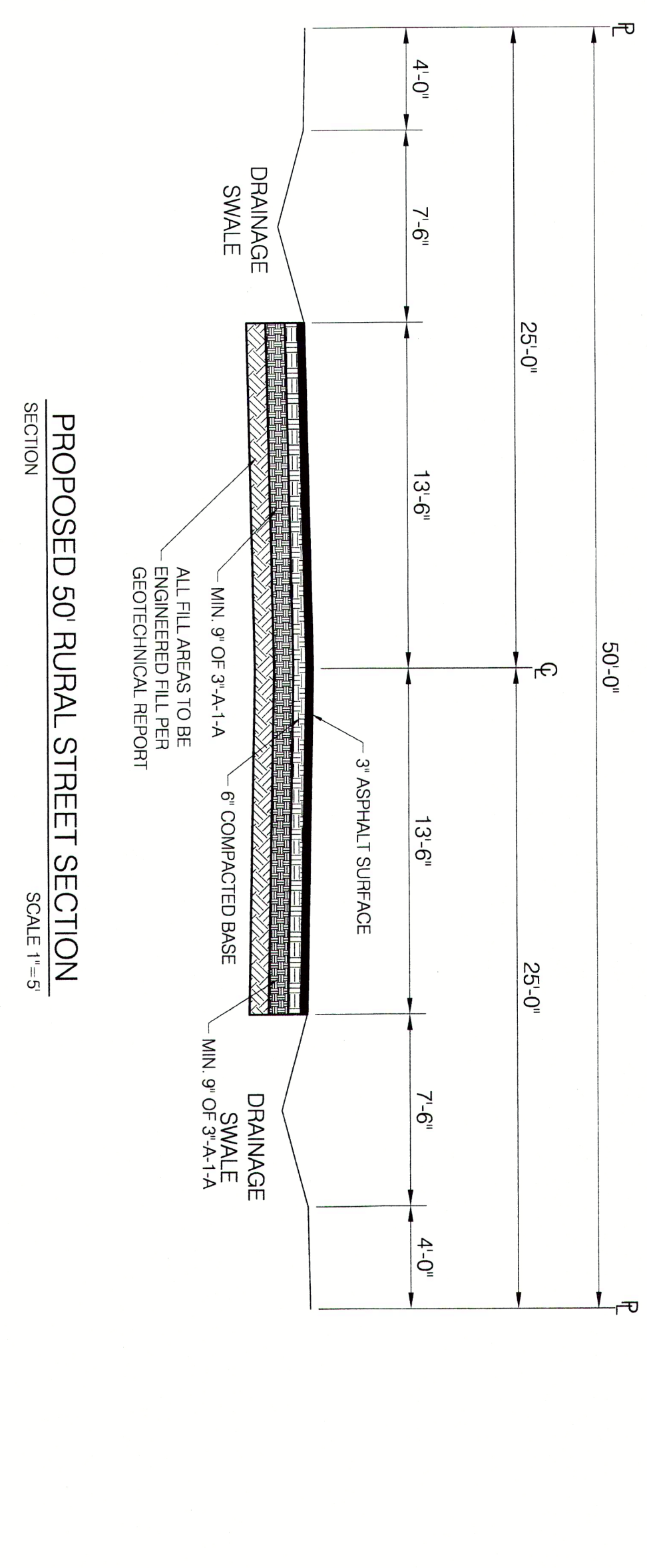
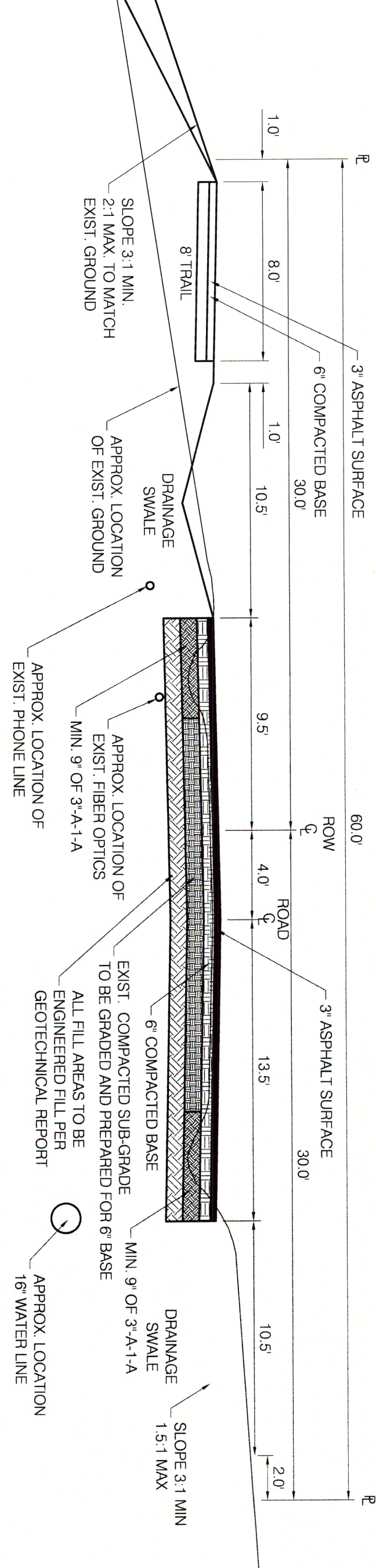
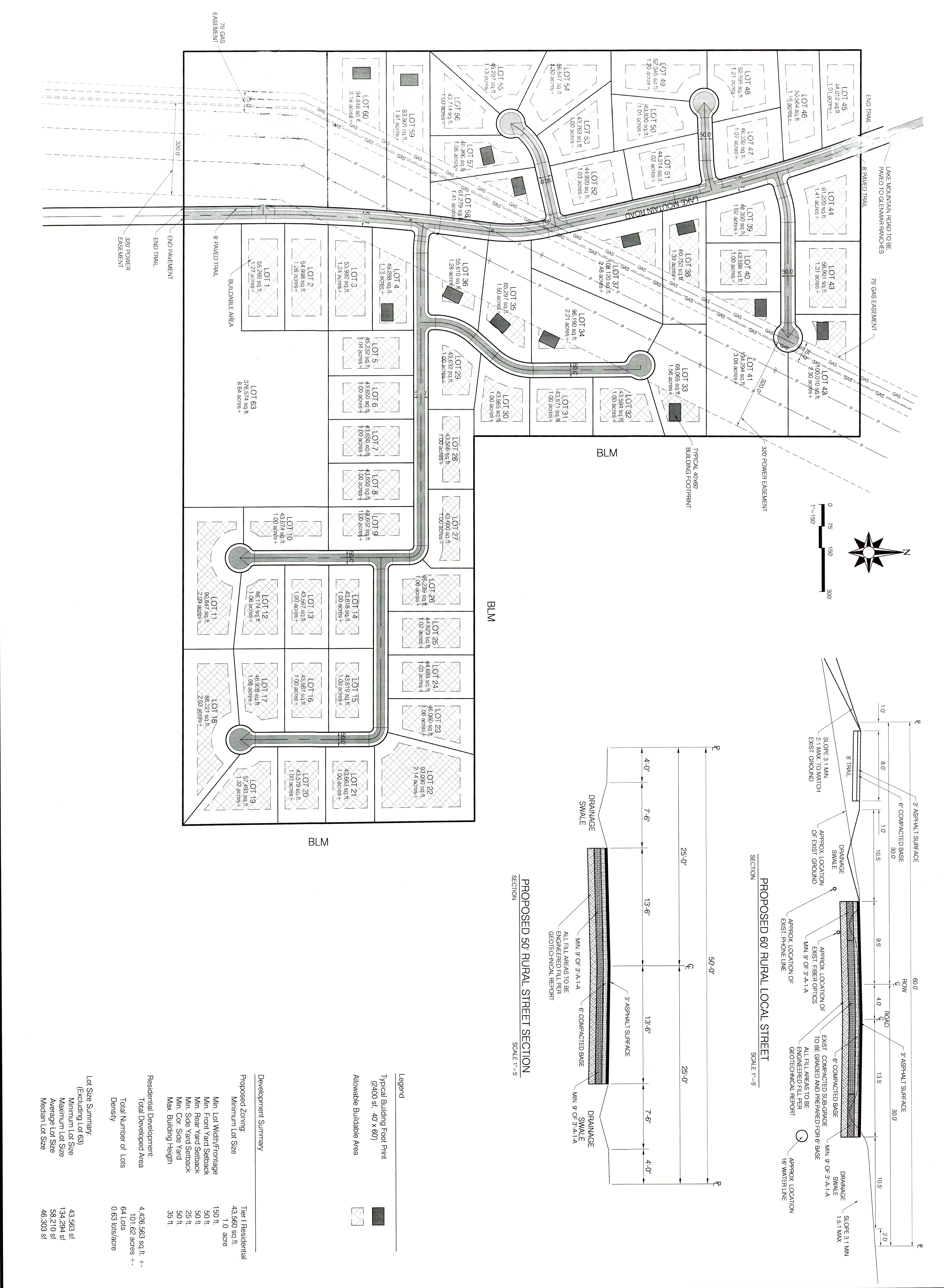
Engineering & Surveying, LLC
42 N 200 E, Suite 1, American Fork, Utah 84003
tel: 801-216-4613 www.arise-eng.com

PROJECT NAME:
EAGLE MOUNTAIN BENCHES
5500 N LAKE MOUNTAIN ROAD
EAGLE MOUNTAIN, UTAH

PROJECT NO: 19-457-01
DATE: Mar 6, 2018
HOR SCALE: As Noted
ENGINEER: BS
CHECKED:

TITLE
CONCEPT SITE PLAN

SHEET
C-02



Legend	
	Typical Building Foot Print (2400 sq. ft. x 60')
	Allowable Buildable Area
Development Summary	
Proposed Zoning:	Tier I Residential
Minimum Lot Size	43,560 sq. ft.
Minimum Lot Width	1.0 acre
Min. Lot Width/Frontage	150 ft.
Min. Front Yard Setback	50 ft.
Min. Rear Yard Setback	50 ft.
Min. Side Yard Setback	25 ft.
Min. Cor. Side Yard	50 ft.
Max. Building Height	35 ft.
Residential Development:	
Total Developed Area	4,426,563 sq. ft. +- 101.62 acres +- 64 Lots
Density	0.63 lots/acre
Lot Size Summary: (Excluding Lot 63)	
Minimum Lot Size	43,563 sq. ft.
Maximum Lot Size	134,294 sq. ft.
Average Lot Size	58,210 sq. ft.
Median Lot Size	46,303 sq. ft.

WELL MAP WITH ZONE 2 DEPICTED

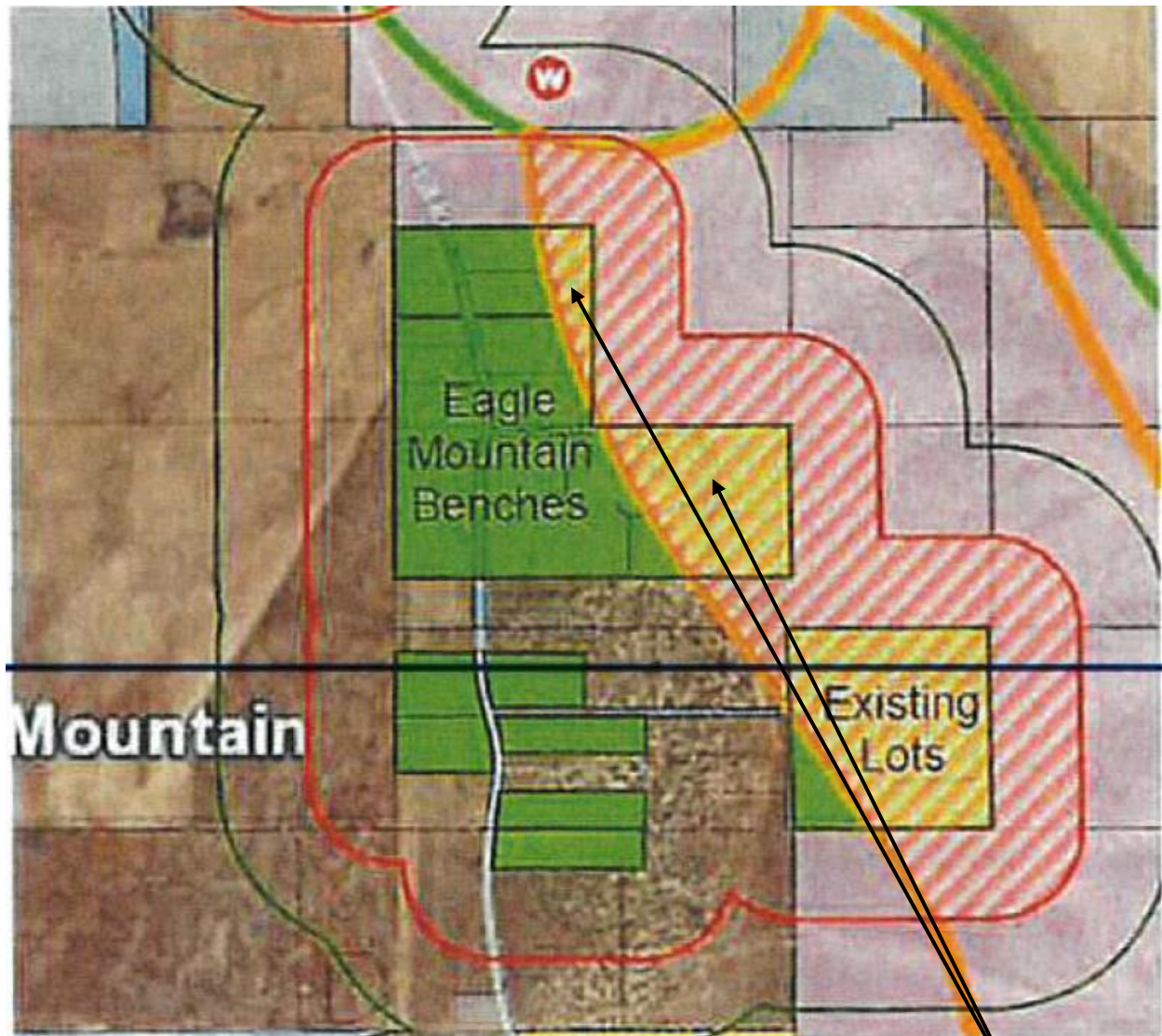


Figure 3 Well Map

Zone 2 where it overlays Applicants' property under consideration (red cross-hatched area(s))

Robert Hobbs

From: Daniel DeVoogd <ddevogd@unifiedfire.org>
Sent: Wednesday, April 19, 2023 1:54 PM
To: Robert Hobbs
Subject: Eagle Mountain Benches Subdivision

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Rob,

With the proposed revisions to the Eagle Mountain Benches subdivision, Unified Fire Authority will require that the Scott's develop the subdivision in full compliance with the requirements of the International Fire Code. Specifically the requirements of Chapter 5 and Appendix B, C & D which apply to access roads, water supply and fire hydrant locations.

The Scott property had prior approval for the original larger parcel concept back in 2015 or 2016. At the time, the city council had rejected improvements being made to Lake Mountain Rd because a few existing residents voiced their opposition. That iteration of the Eagle Mountain Benches subdivision was approved with gravel roads and fire hydrants spaced at 1000' intervals. My recollection is that each of the homes in the development also required the installation of a residential fire sprinkler system due to the non-compliant access roads and extended hydrant spacing that had been approved.

However, since that time, the Glenmar Ranches subdivision north of the Scott property was developed. Glenmar Ranches was required to make improvements on Lake Mountain Road and throughout the development. At this point, I find it appropriate for Eagle Mountain Benches to comply with the city standards and fire code requirements for residential development - especially with the newly proposed change to higher density 1 acre lots.

Regards,

Dan DeVoogd

Captain / Deputy Fire Marshal

Unified Fire Authority, Fire Prevention Division

4965 S. Redwood Road, Taylorsville, Utah 84123

801-743-7232 office 801-824-3719 cell

ddevogd@unifiedfire.org



Robert Hobbs

From: mkieff@gmail.com
Sent: Thursday, April 20, 2023 9:40 AM
To: Fionnuala Kofoed; Planning Commission; Mayor; Donna Burnham; Colby Curtis; Carolyn Love; Jared Gray; Brett Wright
Subject: Rezone of Utah County Parcels Numbers: 59:006:0055, 59:006:0054, 59:006:0047, 59:006:0046 & 59:006:0042

Caution! This message was sent from outside your organization.

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Finn, can you please include this in the official record? I am sure this will also be on the City Council agenda at some point and I would like this email included in that packet as well.

Eagle Mountain Planning Commission, City Council Members, and Mayor,

I am writing to you about the proposed rezone of Utah County Parcels Numbers: 59:006:0055, 59:006:0054, 59:006:0047, 59:006:0046 & 59:006:0042. This is not the first time that these parcels have been before the PC or the CC for a rezone. We have now made a full circle. The Original Rezone was first presented in June 2015. That rezone proposed that these parcels be rezoned to 1-acre lots (which is the same as the current proposal). Because of the uniqueness of the property the original rezone was denied, and during the following years it come back to the City Council and Planning Commission at least 6 times. Remember, the current proposed rezone is the same density as the original one that was denied previously. Each time both the PC and the CC worked with the developer and have come up with a solution that was eventually approved. We are now back to the beginning. The Developer is asking you to ignore the last 8 years of work and decisions of the PC and the CC and approve their original rezone request.

As I mentioned, this property is unique, and that is the reason for the 8 years of negotiations between previous City Council and Planning Commission members and the developer. When you look at this proposed rezone, I would also like you to consider these points as well. Previous City Council and Planning Commission have made it clear what their vision of this area of Eagle Mountain is. Several of you have been involved in those discussions.

- 1- There are two high-power utility easements that run through the middle of this property. It makes it impossible to subdivide into 1-acre lots and maintain a buildable building envelope on each of the lots. You can look at the minutes of previous meetings to verify this. Those easements make it so that the property owners cannot build ANY permanent structure under them. I know what the easements allow because one of those easements runs through my property as well and I have contacted the companies and know what is allowed to happen under that easement.
- 2- There are also two high-pressure natural gas lines that run through that property. It is a different easement and follows a different path through the proposed rezone parcels. There are also some major regulations involved with this easement. If you put anything over the easement, including roads or paths, you must have one engineer from the company that owns the easement on-site during the construction. Nothing can be built over the easement besides placing roads and paths over it. This easement also runs through my property and every year we get a letter from the company telling us what to look for to identify a leak, and reminding us of what we can and cannot do in the easement. This also limits the building envelope on the property.
- 3- Those particular parcels also have a Fiber Optic easement running through part of them. I am not as familiar with the regulations and requirements for this easement, as it does not run through my property, but again this easement would restrict the building envelope on the property.

- 4- All access to this property is currently from a dirt road. It is all accessed from Lake Mountain Road and is in an area that is currently still a dirt road. One of the issues with paving this road is that the section between the Glenmar subdivision and these parcels is owned by BLM. I have looked into how to get a BLM road paved, and have been told that they only work with government entities when it comes to paving roads through BLM land. That makes it even more difficult for the developer to actually develop 1-acre lots. The City would have to actually be the one that work with BLM to get the road paved. I don't know how the logistics of that would work, but it needs to be considered.
- 5- This property is used for the migration of wildlife as well. I also know this because my property also is used because of the power corridor. I don't want to spend a lot of time on this, but I have seen different birds of prey use the powerlines as nesting locations as well as hunting areas.

As you can see, this property is very unique and needs to be looked at from a different perspective.

I have also had people talk about property rights, and that the land owner should be able to do anything with their property they wish. As a member of the City Council and Planning Commission, you know that is not the case. We have rules, regulations, codes, etc in place to protect society and the property owners around this parcel. I would like to talk briefly on this subject. When someone purchases a property, they are given a specific set of rights on that property based on the zoning of the property. At that point, zoning, codes, etc are frozen. Basically those are the rights that person has on their property when the property is purchased. In this case the property was zoned AG to begin with. Those rights never change or can be taken away, except in the case of legal action or the property owner requests a rezone. If a rezoning is approved, then a new set of rights is given to the property owner. By denying a rezone, you are not taking away property rights. You are just enforcing and maintaining the current property rights that the landowner has currently. So the argument that you are removing property rights, or not allowing the owner to do what they have the right to do with the land is incorrect. If a rezoning is denied, the property owner still has ALL of the rights they originally had when they purchased the property. You are not taking any rights away from them.

Thank You for your time in reading this email. Feel free to reach out to me if you have any questions, concerns, or comments.

Mike Kieffer
5121 N Lake Mountain Road
Eagle Mountain, UT 84005



EAGLE MOUNTAIN CITY
PLANNING COMMISSION MEETING
APRIL 25, 2023

TITLE: ORDINANCE -- An Ordinance of Eagle Mountain City, Utah, Amending the Eagle Mountain Municipal Code, Chapter 7 Parks, Trails, and Special Events; Chapter 16 Subdivisions; and Chapter 17 Zoning.

ITEM TYPE: Ordinance

APPLICANT: Staff

ACTION ITEM:

Yes

PUBLIC HEARING:

Yes

PREPARED BY:

Natalie Winterton, Admin

BACKGROUND:

The Central Utah Water Conservancy District and the State of Utah have released recommendations for landscape standards in order to conserve water. Without aligning with some basic conservation requirements, citizens of Eagle Mountain City are ineligible to receive landscape rebates and incentives provided by the CUWCD or the State of Utah. Many citizens have inquired about the rebates and were ineligible to receive them due to the City's code. Additionally, in order to maintain a relationship with the CUWCD wherein further water rights can be obtained by the city, the Water District requires that certain standards be met by the city. These proposed changes would allow the city to meet those standards.

In order to conserve water and to be eligible for CUWCD and State conservation incentives, staff recommends that new construction follow updated landscape standards, as recommended by the CUWCD, by restricting and/or updating irrigation standards, percentage of grass per residential lot, open space landscape standards, etc.

ITEMS FOR CONSIDERATION:

Requiring that new construction has these updated landscape standards will create more costs for developers that could be passed down to the homebuyers. However, CUWCD and state incentives are available (if this code is passed) that will help make up the price difference for the developers. City staff also has plans to present

other fiscally efficient standards for developers to install landscapes that align with the proposed standards.

Adopting the new water-efficient landscaping standards for new construction can qualify both new and current residents to qualify for CUWCD and state programs and rebates. Also, the city will benefit from ensuring enough access to water supply for the residents.

REQUIRED FINDINGS:

RECOMMENDATION:

Staff recommends the Planning Commission forward a positive recommendation to the City Council regarding landscape code amendments as presented as contained in Chapter 7 Parks, Trails, and Special Events; Chapter 16 Subdivisions; and Chapter 17 Zoning.

ATTACHMENTS:

[Landscape Code amendment](#)

Chapter 7.10

TREE PLANTING AND CARE

7.10.020 Definitions.

A. "City trees" shall mean any tree which is located on Eagle Mountain City property, including parks, city facilities, and park strips which the city has designated as being maintained by the city.

B. "Hazard trees" shall mean any tree which obstructs the view of street signs and damages city infrastructure. A "hazard tree" shall further be defined as a tree that is a danger to other trees, plants, or humans because of weaknesses or death brought on by diseases or injury, location, unsafe or unmanaged growth, and other unsafe characteristics. A tree shall also be defined as a hazard tree when a harmful disease is present and reasonable risk of spread exists.

C. "Heritage tree" shall mean any tree which is determined to have special significance to the community as of historic value, unique quality, significant girth or height, or protected species identified in the development process as a city resource and is formally accepted as a heritage tree by the city council.

~~D E.~~ "Street tree" shall mean any tree hereafter planted within any street right-of-way or easement adjacent thereto.

~~E F.~~ "The city" or "city" shall mean Eagle Mountain City.

~~F G.~~ "Top" or "topping" shall mean improper or unacceptable pruning practices involving pruning cuts made within the tree that do not allow for compartmentalization of the wound. "Top" or "topping" shall also mean cutting branches or stems of a tree at random locations or to a branch connection that is not of sufficient size to assume apical dominance. "Topping" can also be defined as removing more than 25 percent of the living canopy of a tree during any growing season.

~~G H.~~ "Tree trimming" shall mean the removal of plant parts to control growth and enhance performance or function in the landscape by developing and preserving tree structure and health in accordance to approved and acceptable pruning practices. The removal of water sprouts, sucker growth, and hanging limbs constituting less than 10 percent of the tree canopy is not considered tree trimming according to the provisions of this chapter. [Ord. O-06-2019 § 2 (Exh. A)].

Chapter 16.35

DEVELOPMENT STANDARDS FOR REQUIRED PUBLIC FACILITIES

16.35.105 Park and improved open space requirements.

The amount of land required for parks shall be calculated during the master development plan, preliminary plat and/or site plan approval process, according to the requirements in EMMC [17.25.040](#), Residential development standards. The park requirements are intended to be flexible in order to best meet the recreational needs of a neighborhood.

A. All improved open space must meet the following requirements:

1. Improved open space shall enhance the development by providing landscaping features, screening for the benefit of the occupants or those in neighboring areas, recreational amenities, or a general appearance of openness. Improved open space shall not include driveways, parking lots, sidewalks (adjacent to roads), common area (not parks) in multifamily and cluster/patio home developments, any area occupied by a building, nor areas so located or so small as to have no substantial value for the purposes stated in this definition. In order to count towards required improved open space, landscaped areas must be at least 8,000 square feet in size, no less than 20 feet in any dimension, and shall not exceed 15 percent slope.
2. Developers are encouraged, whenever possible, to consolidate improved open space into larger parks that may be used by more than one neighborhood, or improve existing nearby parks. Collocation with schools or other institutions is also encouraged. If the neighborhood is within 1,320 feet of an existing park, the developer may be required to improve the existing park rather than create additional park space within the development, at the discretion of the planning commission and city council.
3. Parks shall be integrated as key features into the design of the street and residential lot pattern, and not simply be added as afterthoughts on less buildable land. They shall be connected with homes and other neighborhood parks and open space areas via sidewalks or trails.
4. No unit/lot should be located more than one-quarter mile from a park, wherever possible.
5. Each park must have access along a public road and may not contain "hidden" areas that are not clearly visible.

6. All functional park ~~or open space~~ areas (meaning areas of the landscape dedicated to active recreation where lawn may be used as the playing surface) require sod (not grass seed) with an improved irrigation system, flower/planter beds with irrigation, and other improvements. Parks shall be designed with a mixture of shrubs, trees, ornamental plantings, and grass areas. The landscape treatments shall be designed to enhance the sense of place while remaining water-wise.

7. Other non-functional improved open space areas shall be improved with drought-resistant grasses or other waterwise landscaping approved by the City.

8 7. Parks smaller than two acres will generally be maintained by the community association or local homeowners' association. If no HOA exists or will exist for the project, a fee in lieu or improvement of an existing public park may be required.

9 8. Stormwater detention or retention basins may only be considered towards meeting the required improved open space if the useable portion of the pond is improved with sod and the basin is designed to be an amenity, including trails around the pond, boardwalks, bridges, or other features. Improved open space credit may be awarded up to a maximum rate of 75 percent for improved stormwater basins, at the approval authority's discretion.

10 9. Natural open space areas shall be left in their natural state. These areas may be improved with paved trails and necessary improvements to establish trails and any associated viewing areas. Any disturbed open space caused by construction activities shall be restored to its natural state and the required revegetation shall not be counted towards improved open space requirements. Improvements within the open space shall be counted toward the minimum amenity requirement for a project. Only the amenity and not the adjacent area containing the amenity may be counted toward the required element points, at the approval authority's discretion.

11 10. Open space shall be fully improved prior to recording the first plat in a project, or a separate cash escrow of \$3,750 per lot must be put in place with the city with each plat to cover the anticipated cost of park improvements. For example: final plat = 20 lots; cash escrow for final plat = \$75,000 (\$3,750 x 20).

12 11. Fee in Lieu. An applicant may request to pay, or the city may require the applicant to pay, a fee in lieu of dedication and construction of improved open space, to be paid with the recordation of each final plat. The fee shall be calculated as follows:

- a. The fee in lieu shall be calculated at a rate of \$3.75 per square foot of required improved open space, plus the appraised value of the open space. If a fee in lieu is collected, the city shall determine the timing and location of park improvements, but the improvements should be made on a park that benefits the future residents of

the development. If the developer is required to improve an existing park, the improvements shall be made prior to recording the first plat.

Example

44-Lot Subdivision

Required open space = 44,000 sq ft x \$3.75 = \$165,000

Appraised value = \$35,000

\$165,000 + \$35,000 = \$200,000

\$200,000/44 lots = \$4,545.45

13 12. Required land shall be dedicated free and clear of all taxes and encumbrances at recordation of the first subdivision plat or approval of the first site plan.

14 13. All parks are required to provide a mixture of amenities. No more than 33 percent of the required amenity points may be met by a combination of trails and parking.

B. The design of the parks and open space shall be proposed by the developer and reviewed and/or revised by the city. The city will use the parks and open space master plan, community desires and needs, and existing amenities in other parks to help determine appropriate elements for a specific park or open space area. At least 10 points per 0.1 acre or 100 points per acre are required in the design of improved open space, according to Table 16.35.130(c). The following minimum programming is generally required for each park or open space area:

1. Grass area large enough for children's play or multi-use fields.
2. Shady seating areas with benches or tables provided by a shade structure, pavilion, or grove of trees.
3. Additional uses, such as tot lots or other play structures, depending on the needs of the surrounding neighborhood and proximity to other play structures. Creative play structures are encouraged and may be given additional points.
4. Must be connected to the neighborhood by sidewalks or trails, and should have internal trails.
5. A variety of landscaping, including trees, shrubs, ornamental grasses, and waterwise landscaping.
6. A basketball court, sports court, or other recreational element, depending on the size of the development and needs of the area.

7. An appropriate number of garbage receptacles with park elements, including pavilions, picnic tables, playground equipment, splash pad, benches, etc. [Ord. [O-36-2020](#) § 2 (Exh. A); Ord. [O-20-2018](#) § 2 (Exh. A); Ord. [O-25-2016](#) § 2 (Exh. A); Ord. [O-06-2015](#) § 2 (Exh. A); Ord. [O-16-2011](#) § 2 (Exh. A)].

Chapter 17.10

DEFINITIONS

17.10.030 Definitions.

“Abandonment” means to cease or discontinue a use or activity for one year without intent to resume, but excluding temporary or short-term interruptions to a use or activity during periods of remodeling, maintaining, or otherwise improving or rearranging a facility, or during normal periods of vacation or seasonal closure.

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

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

“Accessory use” means a use that (1) is clearly incidental to and customarily found in connection with a principal or main use; (2) is subordinate to and serves a principal or main use; (3) is subordinate in extent, area, or purpose to the principal or main use; (4) is located on the same lot as the principal or main use; and (5) contributes to the comfort, convenience, or necessity of occupants, business, or industry of the principal or main use. Home businesses shall be considered an accessory use. Accessory uses may occur within a principal structure and shall not necessarily take place in an accessory structure.

“Active recreation areas” means areas of the landscape dedicated to active recreation where lawn may be used as the playing surface (ex. sports fields and play areas).

“Adjacent” or “adjoining” includes all lots or parcels that directly border the lot or parcel on which a development is proposed, and all lots or parcels separated from that lot or parcel by only a public or private easement or right-of-way, including streets and irrigation canals.

“Affected entity” means a county, municipality, independent special district under Title [17A](#), Chapter [2](#), Utah Code Annotated 1953, Independent Special Districts; local districts under Title [17B](#), Chapter [2](#), Utah Code Annotated 1953, Local Districts; school districts, interlocal cooperation entities established under Title [11](#), Chapter [13](#), Utah Code Annotated 1953, Interlocal Cooperation Act; specified public utilities, or the Utah Department of Transportation if: (1) the entity’s services or facilities are likely to require expansion or significant modification because of an intended use of land; (2) the entity has filed with the municipality a copy of the entity’s general or long-range plan; or (3) the entity’s boundaries or facilities are within one mile of land which is the subject of a general plan amendment or land use ordinance change.

“Agricultural use” means the use of a tract of land for growing crops in the open, dairying, pasturage, horticulture, floriculture, general farming uses and necessary accessory uses, including the structures necessary for carrying out farming and ranching operations and the residence of the person who owns or operates the farm, and the family thereof; provided, however, such agricultural use shall not include: the raising or keeping of fur-bearing animals, or the operation of commercial stockyards, or feed yards, slaughterhouses, rendering facilities, or concentrated animal production operations such as hog or poultry farms.

“Alluvial fan” means an outward spreading, gently sloping mass of alluvium deposited by a stream, especially in an arid or semiarid region where a stream issues from a narrow canyon onto a plain or valley floor. Viewed from above it has the shape of an open fan, the apex being at the canyon mouth.

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

“Appeal authority” means a person, board, commission, agency, or other body designated by ordinance to decide an appeal of a decision of a land use application or variance.

“Application” means an application required by this title or EMMC Title [16](#).

“Art gallery” means an establishment engaged in the sale, loan or display of paintings, sculpture or other works of art. This term does not include libraries or museums.

“Asphalt and concrete production” means the production of asphalt and/or concrete in one or more plants, including, but not limited to, batch plants, together with the excavation and storage of rock, sand, gravel, and other materials used in the production of asphalt and/or concrete. This term shall include the presence and operation of rock crushers, screens, shredders and other earth and plant sorting, moving, processing, and grading equipment and buildings, facilities and storage yards used to mix asphalt and concrete products.

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

“Auditorium” means a multi-purpose assembly facility that is designed to accommodate conventions, live performances, trade shows, sports events and other similar public events.

“Auto service, major” means an establishment engaged primarily in the repair or maintenance of motor vehicles, trailers and similar large mechanical equipment, including paint, body and fender, and major engine and engine part overhaul, provided it is conducted within a completely enclosed building.

“Auto service, minor” means an establishment engaged primarily in the repair or maintenance of motor vehicles, trailers and similar large mechanical equipment, including brake, muffler, upholstery work, tire repair and change, lubrication, tune-ups and transmission work, provided it is conducted within a completely enclosed building.

“Automobile gas station” means an establishment for the retail sale of automotive fuels and lubricants and at which no vehicle repair or maintenance service is offered. Such an establishment may offer for retail sale other convenience items such as food, and may also include a car wash.

“Automobile, truck, recreational vehicle and equipment sales or rental” means sales or rental of both new or used motor vehicles and equipment from indoor or outdoor areas, but not to include nonserviceable or junk vehicles or equipment.

“Bank” means a business principally involved in the lending, borrowing, exchanging, issuing or safeguarding of money, under charter from an agency of the state of Utah or the United States.

“Bar” or “tavern” means a business principally involved in the sale of alcoholic beverages under license from the city and the state of Utah.

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

“Berm” means a wall or landscaped bank of raised earth or stone that creates a ridge or embankment.

“Block” means the distance along any given road frontage between two intersections with three or more connecting links.

“Buildable land” means any land suitable for development or construction of any building or structure, and all other land not classified as unbuildable land. For the purposes of calculating improved open space acreage requirements, buildable land shall include all land incorporated within the boundaries of any lot.

“Buildable lot area” means that portion of a building lot not included within any required yard setbacks, public utility easement, or open space within which a main building may be located.

“Building” means any structure used or intended for supporting or sheltering of any use or occupancy.

“Building official, city” means the employee, contractor, individual or firm responsible for all building construction plan reviews, inspection of all building construction, enforcement of the city’s adopted building codes and policies and any other responsibilities required by the city relating to the construction of buildings.

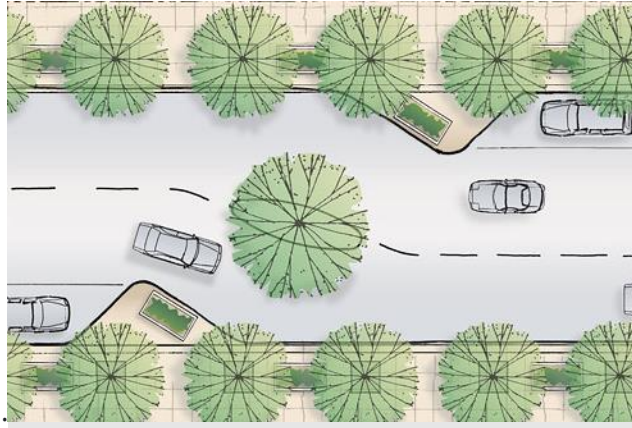
“Car wash” means a facility engaged in cleaning or detailing motor vehicles, including cars, passenger trucks, and recreational vehicles, whether self-service, automatic or by hand. A car wash may be an accessory use to an automobile gas station or convenience store, or it may be a principal use on the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

Certificate of Occupancy. A certificate of occupancy is issued upon the completion of a building and any accompanying improvements required by the city and its ordinances.

“Character” means the aggregate of all features and traits that form the individual nature of a person or thing.

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

“Chicane” means a series of narrowings or curb extensions that alternate from one side of a



street to the other forming S-shaped curves.

“Church” means a place of worship, synagogue, temple, mosque or other place of religious worship, including any accessory use or structure used for religious observances.

“City” means Eagle Mountain City, Utah.

“City council” means Eagle Mountain’s elected and governing body.

“Clear vision triangle” means a clear line of sight provided at intersections by delineating triangular areas adjacent to all intersections, within which no parking, building, structure, berming, or landscaping over three feet in height above the street shall be permitted. Single-trunk trees may be planted within such areas, but only where the tree will be pruned to eliminate all branches and foliage below eight feet. Driveways are prohibited within the clear vision triangle of local streets unless there is no other feasible placement of a driveway on a lot. Clear vision triangles may not be required if an approved chain link or other non-sight-obscuring fence is used. See Chapter [17.60](#) EMMC for more information.

“Cluster home” means a detached home that is generally located on a small lot or clustered near other detached homes with common open space between the homes. A cluster homes development will generally include a park, courtyard, or additional improved open space within the development. These are sometimes referred to as patio homes.

“Commercial riding arena” means commercial roping or other equestrian events and riding arenas (unlighted), as well as commercial roping and riding arenas and other equestrian events (lighted) which may or may not be totally enclosed within a structure.

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

“Community recreation center” means a place, structure, area or other facility used to provide social and recreational programs generally open to the public and designed to accommodate and serve some segment of the community.

“Compatible” or “compatibility” means consistent with, harmonious with, similar and complementary to the use and/or function of natural systems and/or existing land uses in an area.

“Concept plan” means a pre-application opportunity for the city administrator and the planning commission to be made aware of an impending development proposal and for the developer to be made aware of possible issues and questions, as well as the applicable requirements of this title. Concept plans are not approved or denied, but are intended to only identify and raise relevant issues related to the proposed development.

Conditional Use. A conditional use allows certain structures in zones which may be acceptable under special conditions and in specific locations within the zoning district. Conditional uses require a special permit that is approved subject to the use meeting standards contained in this title.

“Conditional use permit” means a permit granted by the city that allows a use identified as requiring conditional use approval in the zoning district regulations or elsewhere in this title.

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

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

“Connectivity index” means a ratio of roadway links and nodes that serve as a metric for measuring the level of connectivity.

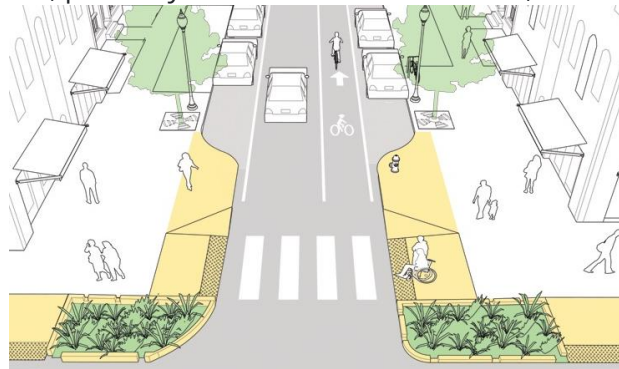
“Constrained land” means all land with a slope greater than 25 percent or encumbered by floodplains.

“Construction office trailer” means a mobile home, travel trailer, truck trailer, or other temporary structure used as an office in conjunction with a construction project.

“Corner lot” means any lot that is bordered by more than one street where such streets are not parallel.

“Culinary water authority” means the person, department, agency, or public entity with responsibility to review and approve the feasibility of the culinary water system and sources for the subject property.

“Curb extension” means a traffic calming measure, primarily used to extend a sidewalk,



reducing the crossing distance for pedestrians.

“Day care center, adult” means a nonmedical facility for the daytime care of adults who, due to advanced age, disability or impairment, require assistance and/or supervision during the day.

“Day care center – child, large” means an establishment providing care and maintenance to 50 or more children separate from their parents or guardians, and as licensed by the Office of Licensing of the Utah State Department of Human Services.

“Day care center – child, small” means an establishment providing care and maintenance to more than 12, but fewer than 50, children separate from their parents or guardians, and as licensed by the Office of Licensing of the Utah State Department of Human Services.

“Day care establishment – family, child” means an establishment providing care and maintenance to four or more, but fewer than 12, children separate from their parents or guardians, and as licensed by the Office of Licensing of the Utah State Department of Human Services to be provided within a single-family residence.

“Degree of nonconformity” means the measured extent to which an existing use or building fails to comply with a requirement of this title. For example, the degree of nonconformity of a parking lot that has four spaces, but serves a commercial use requiring nine, is five parking spaces. No change in the nonconforming use that would reduce the number of parking spaces could be permitted, because that would increase the degree of nonconformity.

“Density” means the gross number of dwelling units per acre. Gross acreage includes the entire development (roads, neighborhood parks and squares, neighborhood commercial centers, etc.). “Density” is not synonymous with “lot size.”

“Development” means any activity or construction, excluding normal agricultural activities, that changes the basic character or use of the land, including the division of land into two or more parcels; the construction, reconstruction, conversion, structural alteration, relocation, or enlargement of any structure; any regulated mining, excavation, landfill, or substantial land disturbance; and any use or extension of the use of land. The following operations or uses shall not be taken to be development for the purposes of this title:

1. Work by a highway or road agency for the maintenance of a road, if the work is carried out on land within the boundaries of the right-of-way;
2. Utility installations;
3. Landscaping for residential uses; and
4. Work involving the maintenance of existing landscaped areas and existing rights-of-way such as setbacks and other planted areas.

“Development agreement” means a form of contract between city and developer that establishes in detail the specific improvements required for some development approvals and which may contain other requirements on which the approval is conditioned. They may also vest certain additional rights with the developer or the city.

“Development density area acreage” means the total (gross) acreage of the development density area and approved project improvements.

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

“Drought-resistant grasses” means grasses that, once established, will require limited or no regular irrigation for adequate appearance, growth, and disease resistance.

“Earth products extraction” means the extraction and removal of sand, gravel, topsoil, and other earth products from underground mines or open pits. This term shall include the presence and operation of rock crushers, screens, shredders and other earth and plant sorting, moving, processing, and grading equipment and stockpiles, waste dumps, buildings, facilities and storage yards used in and relating to the extraction and removal of earth products.

“Electronics repair shop” means a use engaged in repair of household electronic items and appliances.

“Engineer, city” means the employee, contractor, individual or firm responsible for all municipal engineering activities including, but not limited to, design of public infrastructure, construction inspection of public infrastructure, long-range capital infrastructure planning, design and construction review services and any other responsibilities required by the city.

“Equestrian center” means (1) an establishment engaged in the boarding, feeding, or general care of horses or other large animals for personal or commercial purposes, and (2) includes uses such as agriculturally oriented gatherings, assemblies and shows, and the sale of feed, tack and other agricultural products.

“Equine assisted therapy center” means an outpatient facility that offers therapeutic equestrian riding, equine-assisted services, and equine-facilitated therapeutic services, and may offer licensed clinical therapy services.

Existing. The term “existing” is used to indicate a parcel of land, use, or building that was in existence on the effective date of the ordinance codified in this title.

“Family” is defined as follows:

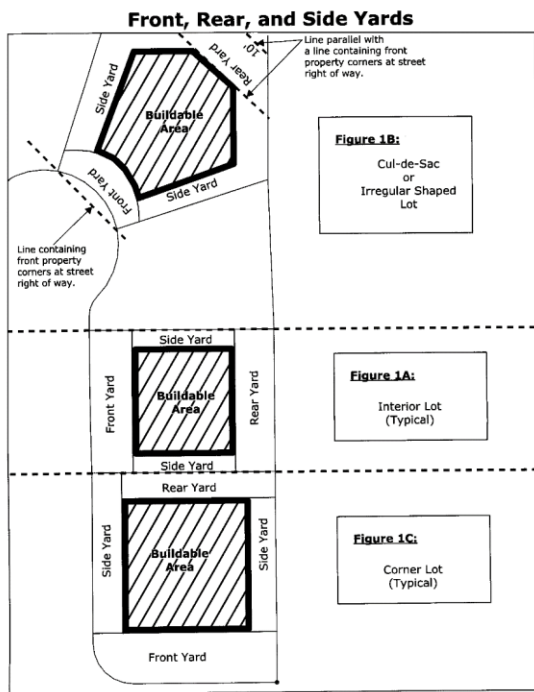
1. One or more persons related by blood, marriage, adoption or legal guardianship, including foster children, living together as a single housekeeping unit in a dwelling unit; or
2. A group of not more than four persons not related by blood, marriage, adoption, or legal guardianship living together as a single housekeeping unit in a dwelling unit; or
3. Two unrelated persons and their children living together as a single housekeeping unit in a dwelling unit.

The term “family” shall not be construed to mean a club, group home, lodge, fraternity/sorority house or shelter.

“Final plat” means a drawing recordable under the provisions of the Utah Code.

“Floor area ratio” means the total floor area of a building, including all floors, divided by the total lot size.

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



“Garden center” means an establishment for the growing, cultivation, storage, or sale of plants, flowers, trees, shrubs, garden plants, bushes, landscaping materials, or similar plantings, including materials, tools, implements, equipment, and packaged substances for the maintenance and care of such plantings intended for ornamental, garden, or landscaping purposes. Typical uses include greenhouses, plant and tree nursery, permanent tree lots, and garden supply stores. Typical uses do not include sod farms, storage sites for landscaping materials or cannabis production facilities.

“Garden court” means a detached housing development consisting of a courtyard or park surrounded on two or three sides by homes. These homes are generally facing/fronting the courtyard, are located on small lots or areas of common open space, and are accessed from a residential alley behind the homes.

“General plan” means the comprehensive, long-range strategic future development plan for the city, which includes elements such as future land uses, transportation, housing, parks and open space.

“Group home” means a residential facility established as a single housekeeping unit and shared by no more than eight unrelated persons, exclusive of staff, who require assistance and supervision. A group home is licensed by the state of Utah and provides counseling, therapy and specialized treatment through this temporary living arrangement, along with habilitation or rehabilitation services for physically or mentally disabled persons. See Chapter [17.75](#) EMMC for regulations concerning group homes.

“Hardscape” means durable landscape materials, such as concrete, wood, pavers, stone, or compacted inorganic mulch.

“Home business” means a nonresidential or business activity conducted in a dwelling or a building accessory to a dwelling. Home businesses, by definition, comply with the detailed performance standards of the city’s land development code.

“Hotel” or “motel” means a building or group of buildings containing individual sleeping units designed and used primarily for the accommodation of short-term guests, and with automobile parking or storage available. This definition includes restaurant, food service and group meeting facilities.

“Impact” means the direct or indirect effect or consequence resulting from a development upon land, the environment, the community or any part or segment thereof. The term shall include, but not be limited to, physical, environmental, economic, visual, or auditory effects.

“Improved open space” means park area that is improved as part of a residential development. Improved open space may include, but need not be limited to, lawns, landscape areas, paved trails, active recreation areas, children’s playgrounds, swimming pools, ball fields, multi-purpose courts, tennis courts, and other approved park improvements. The design and included elements in required improved open space are approved at the discretion of the planning commission and city council in accordance with Chapter [16.35](#) EMMC.

“Indoor shooting range” means a target range used for shooting, or for any other use involving the discharge of handguns, rifles, shotguns, or archery bows, which is open to the general public upon payment of a fee and which is located within the confines of a building.

“Interior lot” means any lot that is bordered by only one street.

“Kitchen” means any room and/or other place used, or intended or designed to be used, for cooking or the preparation of food that is at a minimum comprised of a set of fixed cooking facilities other than hot plates or other portable cooking units; includes kitchenettes. Second kitchens in a single-family dwelling are only allowed with a recorded deed restriction, or an approved accessory dwelling unit permit. Outdoor cooking facilities shall be excluded from second kitchen restrictions.

Land Use Application. See “Application.”

“Land use authority” means a person, board, commission, agency, or other body designated by the city council to act upon an application or land use application.

“Land use ordinance” means a planning, zoning, development, or subdivision ordinance of Eagle Mountain City, but not including the general plan.

"Landscaping" means the improvement of a lot, parcel or tract of land with rock material, grass, ground cover, shrubs and/or trees. Landscaping may include pedestrian walks, flower beds, ornamental objects such as fountains, statuary and other similar natural or artificial objects designed and arranged to produce an aesthetically pleasing effect.

"Lawn" means ground that is covered with grass or turf that is regularly mowed.

"Lot" means a parcel of land legally approved by the city for building purposes.

"Lot coverage" means the ratio of the portion of the lot covered by buildings, including accessory buildings, sidewalks, driveways, and other impervious surfaces, to the total lot area.

"Lot frontage" means that portion of a lot extending along a public or private street.

"Lot line adjustment" means the adjustment of a property lot line that meets the requirements of this title for the adjustment of lot lines.

"Lot split" means the division of a single lot or parcel of land from an existing lot of record as of the date of the incorporation of Eagle Mountain City for immediate or future offer, sale, lease, or development that is not exempted by the city's land development code and where both parcels will have access to a public street.

"Main entrance" means the entranceway of a residence or other building closest to the public street or sidewalk or one which would be reasonably perceived to be the entrance to the structure.

"Major development" means any proposed development process that requires a public hearing and review by the planning commission and city council; these processes generally include, but are not limited to, master development plans, rezoning of property, preliminary and final subdivision plats, site plans, conditional uses, and plat amendments.

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

"Manufacturing, heavy" means the assembly, fabrication or processing of goods and materials using processes that ordinarily have greater than average effects on the environment, or that ordinarily have significant effects on the use and enjoyment of adjacent property through noise, dust, smoke, fumes, odors, glare or health or safety hazards or that otherwise do not constitute "light manufacturing." This term includes processing and fabrication of large or bulky products, products made from raw or extracted materials, or products involving flammable or

explosive materials and processes which require land area for fabrication or storage of products. This term shall include refineries and chemical manufacturing.

“Manufacturing, light” means the assembly, fabrication or processing of goods and materials using processes that ordinarily do not create noise, dust, smoke, fumes, odors, glare or health or safety hazards outside of the building or lot where such activities take place, where such uses are housed entirely within a building or where the area occupied by outdoor storage of goods and materials used in such processes does not exceed 25 percent of the floor area of all buildings on the property. Light manufacturing generally includes processing and fabrication of finished products, predominantly from previously prepared materials. This term shall include uses such as electronic equipment production and printing plants.

“Master development plan” means a plan that indicates, among other things, density ceilings, how property will be developed, phasing, utility service, financial feasibility, vehicular and pedestrian circulation, open space, parks and recreation, trails and all other requirements of master development plans found in the city’s land development code.

“Medical and health care offices” means offices or clinics which provide services for the prevention, treatment and care of illness or injury; medical, dental and chiropractic offices; offices devoted to the healing arts such as licensed, accredited massage therapists; licensed physical therapists; and psychotherapists; and which may include a pharmacy, drug store or laboratory intended to serve patients of the medical or dental professions as an accessory use.

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

“Minor development” means any proposed development process that may be reviewed and approved by the planning director upon compliance with the provisions of this title and EMMC Title [16](#). A minor development may also be an element of a major development application for which the planning commission or city council has performed a previous review and delegated final approval to the planning director upon compliance with the conditions of approval.

“Mixed-use” means a land use accommodating two or more compatible land uses, typically residential and commercial uses.

Motel. See “Hotel.”

“Moving and storage facilities and businesses” means a facility or business engaged in the moving of household or office furniture, appliances, and equipment from one location to another, including the parking of moving vehicles.

“Mulch” means any materials left loose and applied to soil such as rock, bark, compost, wood chips, or other materials.

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

"Museum" means an institution for the acquisition, preservation, study and exhibition of works of artistic, historical or scientific value and for which any sales relating to such exhibits are incidental and accessory to the exhibits presented.

"Nonconforming lot" means a separate parcel of land that existed on the effective date of the ordinance codified in this title but is too small to serve as a site for building in compliance with the requirements of this title.

"Nonconforming structure" means a structure that: (1) legally existed before its current land use designation; and (2) because of one or more subsequent land use ordinance changes does not conform to setback, height, restrictions, or other regulations, excluding those regulations that govern the use of land.

"Nonconforming use" means a use of land that: (1) legally existed before its current land use designation; (2) has been maintained continuously since the time the land use ordinance regulation governing the land changed; and (3) because of one or more subsequent land use ordinance changes does not conform to the regulations that now govern the use of the land.

"Nonfunctional turf" is an irrigated grass area not providing functional use and generally maintained for aesthetic purposes only.

"Nuisance" refers to the definitions as established in Sections [76-10-801](#), [76-10-803](#), and [78B-6-1101](#), Utah State Code.

"Off-street parking" means parking provided on public or private property, excluding public rights-of-way.

"Office use" means a type of business use, which may or may not offer services to the public, that is engaged in the processing, manipulation or application of business information or professional expertise. An office use is not materially involved in fabrication, assembly or warehousing of physical products for the retail or wholesale market, nor is an office engaged in the repair of products or retail services. Examples include accounting, investment services, architecture, engineering, legal services and real estate services.

"Open space" means an area which is completely free and unobstructed from any structure or parking areas. Landscaping, walkways, covered patio areas, light poles and other ornamental features shall not be considered as obstructions for the purposes of this definition.

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

“Outdoor shooting range” means a target range used for shooting, or for any other use involving the discharge of handguns, rifles, shotguns, or archery bows, which is open to the general public upon payment of a fee and which is located outside the confines of a building.

“Outdoor storage” means the storing of materials, products, and equipment incidental to an allowed use in an outdoor setting that is not accessible to the public.

“Park, community” means one that is typically intended to serve a specific segment of the community, and is generally medium-sized. Park improvements are generally intended to provide a full range of passive and active recreational events. However, extensive lighting or parking will not be utilized in these parks.

“Park, neighborhood” is a smaller park that provides for the immediate family and neighborhood recreational needs of a residential area.

“Park, regional” is a park with a large area, or it can be constructed in the form of a community recreation facility. It is intended to serve large segments of the population.

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

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

“Permitted use” means a use which is authorized by definition in the zone.

“Phasing plan” means a plan that identifies the order and timing of the construction or completion of a development, subdivision, master development plan, site plan or other project.

“Planning director” means the employee, contractor, individual or firm responsible for coordination of all municipal planning activities including, but not limited to, long-range land use planning, ordinance preparation, administration and enforcement of the land development code, land use interpretation, major development review, coordination with the city planning commission and any other responsibilities required by the city relating to planning and development.

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

“Planting beds” are areas of landscape that consist of plants, such as trees, ornamental grasses, shrubs, perennials, and other regionally appropriate plants.

“Plat amendment” means any change in the lot arrangement or routing of rights-of-way or easements within a recorded plat.

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

“Preliminary plat” means a map indicating the proposed layout of a development and related information that is submitted for preliminary plat approval.

“Private and public schools” means accredited schools for residential and nonresidential classroom instruction with state-approved curriculum.

“Public hearing” means a hearing at which members of the public are provided a reasonable opportunity to comment on the subject of the hearing.

“Public meeting” means a meeting that is required to be open to the public under Title [52](#), Chapter [4](#), Utah Code Annotated 1953, Open and Public Meetings.

“Rear yard” means any property extending across the full width of the lot and is more or less opposite to the front lot line. The depth of the rear yard is the shortest distance between the rear of the main building and the rear lot line. See Front Yard.

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

“Recreational water facility” means a permanent or temporary above-ground or in-ground swimming pool, hot tub, spa or other similar structure that is capable of holding water that is more than 24 inches deep.

“Religious or cultural meeting hall” means a building or buildings owned or maintained by organized religious organizations and nonprofit associations for social, civil or philanthropic purposes, or as a place of worship. Uses also include public nonprofit displays of art, historic or cultural artifacts or other inanimate exhibits, a building used as a lending library or reading

room, seminaries (associated with schools), monasteries and convents. This definition shall not include tents or temporary structures.

“Residential, base density” means the residential zone category that consists of projects with gross densities less than or equal to 0.8 dwelling units per acre. All residential projects are allowed to develop at this density.

“Residential facility for persons with a disability” means a residence in which more than one person with a disability resides and which is licensed or certified by: the Utah Department of Human Services under Utah Code Annotated Title [62A](#), Chapter [2](#), Licensure of Programs and Facilities; or the Utah Department of Health under Utah Code Annotated Title [26](#), Chapter [21](#), Health Care Facility Licensing and Inspection Act.

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

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

“Restaurant” means a building, property, or location where the primary purpose is to serve as an eating establishment with facilities in which food is prepared for either on- or off-site consumption. This definition also includes specialty food stores, such as ice cream parlors or delicatessens.

“Retail goods establishment” means a building, property, or activity, the principal use or purpose of which is the sale of physical goods, products, or merchandise directly to the consumer.

“Retail services establishment” means a building, property, or activity where the principal use or purpose is the provision of personal services directly to the consumer. This term shall include barber shops, beauty parlors, laundry and dry cleaning establishments (with off-plant premises), tailoring shops, shoe repair shops, and the like.

“Sanitary sewer authority” means the person, department, agency, or public entity with responsibility to review and approve the feasibility of sanitary sewer service or on-site wastewater systems.

“Setback” means the minimum required distance between the property line and the building, excluding porches, window wells, verandas, uncovered decks, and other similar structures. Currently recorded or approved subdivisions at the time of enactment of the ordinance codified in this title by the city council shall continue to be subject to side setback requirements of the development code of Eagle Mountain City adopted on September 28, 1999.

1. For interior lots:

- a. Front. The front setback is the distance, at the nearest point, from the street right-of-way to the outer foundation wall of the principal building, or to any projection that extends more than two feet beyond the outer foundation wall, including basement stairwells.
- b. Rear. The rear setback is the distance, at the nearest point, from the alley right-of-way or the property line that is parallel, or more or less parallel, to the street, to the outer foundation wall of the principal building, or to any projection that extends more than two feet beyond the outer foundation wall, including basement stairwells.
- c. Side. The side setback is the distance, at the nearest point, from a property line that is perpendicular, or more or less perpendicular, to the street, to the outer foundation wall of the principal building, or to any projection that extends more than two feet beyond the outer foundation wall, including basement stairwells.

2. For corner lots:

- a. Front. The front setback is the distance, at the nearest point, from the street right-of-way on which the principal building has its address to the outer foundation wall of the principal building, or to any projection that extends more than two feet beyond the outer foundation wall, including basement stairwells.
- b. Rear. The rear setback is the distance, at the nearest point, from the property line opposite the street on which the principal building has its address to the outer foundation wall of the principal building, or to any projection that extends more than two feet beyond the outer foundation wall, including basement stairwells.
- c. Side. The side setback is the distance, at the nearest point, from a property line that is perpendicular, or more or less perpendicular, to the street on which the building has its address, or to any projection that extends more than two feet beyond the outer foundation wall, including basement stairwells.

“Sexually oriented business” refers to the definition as provided in Chapter [5.20](#) EMMC.

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

“Shopping center” means a concentration of related commercial establishments with one or more major anchor tenants, shared parking, and unified architectural and site design. A shopping center normally has single or coordinated ownerships/operations/management control and may include separate stand-alone sites as well as architecturally connected units.

“Side yard” means any property between a building and the adjacent side lot line, encompassing any area not considered to be front or back yard. On corner lots, the side yard adjacent to a street shall extend from the back line of the front yard to the rear lot line. The width of the required side setback shall be the shortest distance between the side of the main building and the side lot line. See Front Yard.

“Sign” means any object or structure used to identify, advertise, or in any way attract or direct attention to any use, building, person, or product by any means, including, but not limited to, the use of lettering, words, pictures, and other graphic depictions or symbols.

“Single-family detached dwelling” means any detached single-family residence that averages 20 or more feet in width as measured across the front of the foundation, is attached to a permanent foundation, is permanently connected to the municipal utilities (where available), and is clearly designed, with one front door entrance, for occupancy by one family related by blood or marriage. This specifically includes manufactured homes that meet the foregoing definition and comply with the National Manufactured Home Construction and Safety Standards Act ([40 USC 1504](#)) and the International Building Code or the International Residential Code. Manufactured homes that do not comply with the standards set forth above, such as recreational vehicles and travel trailers, are multifamily dwellings. See also “Family.”

“Site plan review” means an approval process for commercial, industrial, institutional and multifamily dwelling development plans, proposed on property that has been previously zoned for that purpose. Locations of improvements, buildings, parking areas, landscaping, access points, open space, trails, signage, lighting or other site considerations and requirements are part of a site plan review process.

Slope. Slope shall be determined before any site clearing, excavation, or grading, and expressed as a percentage (rise/run x 100). Measurement shall be made perpendicular to the contours of the land, between natural (changes in slope as landforms change) or manmade (road cuts and similar breakpoints) breakpoints.

“Small residential lots” are, for the purposes of landscaping restrictions, lots with a total square footage of 3,000 square feet or less.

“Special district” means an entity established under the authority of Title [17A](#), Utah Code Annotated 1953, Special District, and any other governmental or quasi-governmental entity that is not a county, municipality, school district, or unit of the state.

“Stables” means a building in which horses are sheltered, which may be accessory to a resident or other use or a freestanding principal use.

“Story” means that portion of a building included between the upper surface of any floor and the upper surface of the next floor above, except that the topmost story shall be that portion of a building included between the upper surface of the topmost floor and the ceiling or roof above.

“Subdivision” means any land that is divided, re-subdivided or proposed to be divided into two or more lots, parcels, sites, units, plots, or other division of land for the purpose, whether immediate or future, for offer, sale, lease, or development either on the installment plan or upon any and all other plans, terms and conditions for the purposes of sale or development. The following are not considered subdivisions where no new streets or public infrastructure is created or is required to be created: (1) divisions of land for agricultural purposes where the resulting parcels are in excess of 160 acres in size; (2) divisions of property by testamentary provisions; (3) divisions of property by court order; (4) consolidation of existing properties by deed or other recorded instrument; (5) a legally approved lot split as defined in this title.

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

“Temporary use” means a land use that is less than 30 days in duration and is most commonly related to specific events such as Pony Express Days, festivals, special sales or other activities.

“Theater, concert hall” means a building used principally to present live performances of plays, operas, concerts and the like to the public.

“Theater, movie” means a building used principally to present showings of cinematic films to the public.

“Tiny home on wheels” means a detached self-contained unit which shall include permanent provisions for living, sleeping, eating, cooking and sanitation. A tiny home on wheels must have at least 140 square feet of first floor interior living space.

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

“Total landscaped area” is the improved areas of the property that incorporate all the completed features of the landscape. The landscape area does not include footprints of

buildings or structures, sidewalks, driveways, and other non-irrigated areas intentionally left undeveloped.

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

"Unbuildable land" means land with slopes in excess of 25 percent, land restricted by power lines, utility corridors, canyons and washes, streams, alluvial discharge areas, storm drain retention/detention areas, floodplains and floodways, geologically sensitive areas that require special engineering considerations for safe habitation, and wetlands. For the purpose of determining what land may qualify as improved open space only, unbuildable land is any land with slopes in excess of 15 percent.

"Uplighting" means where a landscape feature, sign, building, or architectural feature is illuminated by a luminary that is directed upward at an angle of more than 50 degrees.

"Use" means the activities occurring on a lot or parcel for which land or a building is arranged, designed or intended, for which land or a building is or may be occupied, including all accessory uses.

"Utilities" includes culinary water lines and systems, pressure and gravity irrigation lines and/or ditches, sanitary sewer lines, storm drain lines, subdrains, electric power, natural gas facilities, cable television, telephone transmission lines, data transmission lines, underground conduits and junction boxes.

Variance. Variances provide relief for landowners who, because of some unique physical characteristic of their property, would have no beneficial use of that property if the provisions of this title are strictly enforced. A variance is a deviation from the basic land use requirements that apply to the property and its structures.

"Vehicle storage" refers to the definition of "towing yard."

"Warehouse" means a structure, or part thereof, or area used primarily for the storage of goods, inventory and merchandise.

"Wet bar" means a bar or serving counter, as in a recreation room, equipped with running water and sink.

~~"Xeriscape" means a water-conserving landscape that requires little or no irrigation with the use of drought tolerant plant materials.~~

[Ord. [O-04-2022](#) § 2 (Exh. A); Ord. [O-41-2021](#) § 1 (Exh. A); Ord. [O-36-2020](#) § 2 (Exh. A); Ord. [O-27-2020](#) § 2 (Exh. A); Ord. [O-09-2019](#) § 2 (Exh. A); Ord. [O-02-2019](#) § 2 (Exh. A); Ord. [O-21-2018](#) § 2 (Exh. A); Ord. [O-21-2017](#) § 2 (Exh. A); Ord. [O-17-2017](#) § 2 (Exh. A); Ord. [O-02-2017](#) § 2 (Exh. A); Ord. [O-25-2016](#) § 2 (Exh. A); Ord. [O-16-2016](#) § 2 (Exh. A);

Ord. [O-05-2016](#) § 2 (Exh. A); Ord. [O-02-2016](#) § 2 (Exh. A); Ord. [O-06-2015](#) § 2 (Exh. A); Ord. [O-04-2015](#) § 2 (Exh. A); Ord. [O-08-2012](#) § 3 (Exh. A); Ord. [O-05-2011](#) § 2 (Exh. A); Ord. [O-12-2009](#) § 2 (Exh. A); Ord. [O-10-2007](#) § 2 (Exh. A § 2.3); Ord. [O-23-2005](#) § 3 (Exh. 1(1) § 2.3)].

Chapter 17.25

RESIDENTIAL ZONES

17.25.050 Generally applicable provisions.

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

A. Yard Landscaping. The front and side yards must be improved prior to occupancy of each home in accordance with the approved yard landscaping plan ~~that was~~ approved in conjunction with the final plat for the development. Improvements shall ~~include sod, irrigation, trees, and shrubs, and may include some water-wise landscaping~~ comply with requirements of EMMC 17.60. In cases of ~~inclement weather~~ drought conditions or weather not conducive to the successful establishment of living plant material, the builder or property owner may pay a \$2,000 cash escrow per lot to the city and shall complete the landscaping no later than ~~six months~~ nine months after the issuance of the certificate of occupancy.

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

C. Parking and Garage Dimensions. Projects shall comply with the off-street parking standards found in Chapter 17.55 EMMC, which includes standards for enclosed parking, covered parking,

and visitor parking. The following requirements shall apply to all garages, except for those associated with detached single-family or two-family (duplex) dwellings:

1. Minimum dimensions of two-car garages shall be 22 feet by 22 feet;
2. Two-car garage door openings shall be a minimum of 16 feet wide by eight feet tall;
3. Single-car garages shall have a usable parking area of no less than 12 feet in width by 20 feet in depth; and
4. Single-car garage door openings shall be a minimum of nine feet wide by eight feet tall.

D. Driveways. Residential driveways shall not exceed grades of 12 percent. The building official may approve driveway slopes that exceed 12 percent in circumstances that are deemed necessary because of the topographical conditions. Residential driveways, when feasible, shall not be permitted in the clear vision triangle at local streets as described in this title. Minimum residential driveway length is included in the Residential Development Standards table.

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

F. Architectural Design Standards. All multifamily buildings shall comply with Chapter [17.72](#) EMMC. Single-family developments should produce diverse yet compatible homes with similar design quality on all front and side elevations that face a public road and shall include variation in exterior materials (fiber cement siding, board and batten or vertical siding, stone, brick, stucco) and/or colors. All front and side elevations that face a public road shall include additional architectural detailing, and may include decorative shutters, bay windows, popouts, trellis or arbor structures, decorative gables, dormer windows, balconies, decorative trim and moldings, window grids, etc. Aluminum siding is prohibited. All residential dwellings shall include windows and main entry doors on the front elevation. If a floor plan is to be repeatedly built within a development, a minimum of three elevation schemes shall be developed. Elevation schemes shall be approved by the planning director or his/her delegated representative. Houses sited on adjacent lots, or directly across the street (sharing frontage) shall have different floor plans or elevations and different color schemes. Prefabricated metal carports are prohibited in front yards.

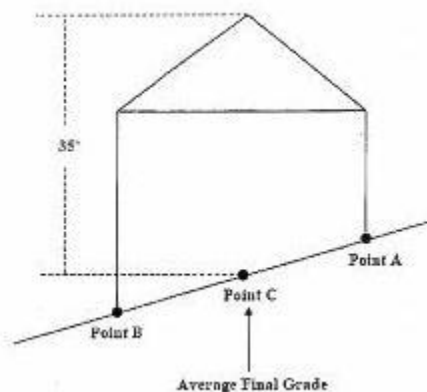
G. Hillside Development and Sensitive Lands. No construction, development, or earthwork may occur on land restricted by utility corridors, natural washes, storm drain retention/detention areas, geologically sensitive areas that require special engineering considerations for safe habitation, and steep slopes, unless in full compliance with Chapters [15.80](#) and [17.62](#) EMMC, other applicable city codes, and approved by the approval authority for preliminary plats.

Development projects that include hillsides, ridgelines, or retaining walls must comply with the standards in Chapters [15.80](#) and [17.62](#) EMMC. Development near natural washes must include significant setbacks from the edge of the wash to any structure. Utility corridors shall be preserved and deeded to the city whenever possible for trails and open space corridors. Lots in the RA1 and RA2 zones shall include a buildable footprint of at least 20,000 square feet, which generally includes enough area for a home, two accessory buildings (garages or animals), and a horse corral. Lots in the RD1 zone shall include a buildable footprint of at least 15,000 square feet.

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

I. Infrastructure. At their discretion the approval authority may exempt projects in the RA1, RA2, and RD1 zones from installing curb, gutter, and streetlights. Equestrian trails that adjoin each lot may be required by the approval authority when the subdivision is designed to accommodate horse raising and keeping. Streetlights are still required along all collector and arterial roads.

J. Street Trees. Developers and/or builders are encouraged to plant appropriate trees in park strips along all public streets. Planting shall be done along with the front yard landscaping and in accordance with the standards found in EMMC [16.35.080](#). Street trees are required along all collector and arterial roads.



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

L. Clubhouse and Swimming Pool. All multifamily developments in the MF1 and MF2 zones shall include a swimming pool in addition to the clubhouse. The approval authority of a preliminary plat or site plan may consider and approve alternatives to these improvements if the improvements are considered comparable or equivalent in cost and in benefit to the future residents. For this determination they should consider the size of units, the type of units, the proximity to other recreational amenities, and any unique attributes of the property.

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

a. Clubhouse Improvements and Completion. Clubhouses shall include food serving facilities, large gathering areas suited to community meetings and events, restroom facilities, and amenities that may include exercise equipment, multimedia equipment, facilities to accommodate the arts, indoor recreation (basketball, volleyball, etc.), or upgraded food preparation or service facilities. The clubhouse shall be adjacent to the pool. The approval authority shall review and approve the clubhouse structure during the site plan review process. Construction of the clubhouse shall commence prior to issuing the thirty-first building permit in the project or a cash or improvement bond shall be placed with the city to cover the cost of construction. Applicants shall submit a building permit application prior to constructing this improvement. If multiple clubhouses are being provided in a development the additional clubhouses shall begin construction along with the phase of development that includes the clubhouses.

2. Swimming Pool. An in-ground swimming pool that is centrally located in the development is intended to provide a recreational and social amenity to residents. The pool shall be a minimum of 1,000 square feet in size and must accommodate at least four square feet of pool space per residential unit being served by the pool. At the discretion of the council, developments may be required to provide multiple pools to fulfill this requirement, depending on the number of units served and overall project densities and layout. It shall also include a concrete patio, patio furniture, a non-sight-obscuring fence, and comply with all required building codes (including a building permit). The swimming pool does not count towards fulfilling the amenity requirements found in Chapter [16.35](#) EMMC. The approval authority shall review and approve the swimming pool facility during the site plan review process. The construction of the pool shall commence prior to the thirty-first building permit being issued in the development, or a cash or improvement bond shall be placed with the city to cover the cost of construction. If multiple pools are being provided in a development the additional pools shall begin construction along with the phase of development that includes the pools. [Ord. [O-15-2022](#) § 2 (Exh. A); Ord. [O-24-2019](#) § 2 (Exh. A)].

Chapter 17.60

LANDSCAPING, BUFFERING, FENCING AND TRANSITIONING

17.60.030 Improvements required.

All landscaping, buffering, and fencing requirements of this chapter shall apply to all newly constructed buildings ~~(with the exception of single-family residences)~~ and any significant re-landscaping efforts (changing more than 75% of the lot's total landscaping) that takes place on any lot in the City. ~~structure that is being expanded or altered. Lot transitioning shall apply to all residential uses. Zone transitions shall apply to all zones and uses.~~ [Ord. O-28-2020 § 2 (Exh. A); Ord. O-05-2008 § 2 (Exh. A § 12.3); Ord. O-23-2005 § 3 (Exh. 1(1) § 12.3)].

17.60.040 General landscape provisions.

The following landscape provisions shall be adhered to by all land uses unless otherwise noted:

A. Park Strips. Park strips adjacent to residential dwellings shall be landscaped and maintained by the property owner whose property abuts the park strip.

B. Landscape Maintenance. All landscaped areas shall be maintained by watering of landscaping, removal of weeds, the cutting of lawn or any other activities required to maintain healthy and aesthetically pleasing landscaping. Topping of trees as a pruning technique is prohibited.

C. Tree Clearance. Trees which project over any sidewalk shall be pruned clear of all branches between the ground and a height of eight feet for that portion of the foliage located over the sidewalk.

D. Clear Vision Triangles. No landscaping over three feet in height shall be allowed within a clear vision triangle as shown in this chapter except trees with single trunks that are pruned such that all branches and foliage are removed to a height of at least eight feet. [Ord. O-05-2008 § 2 (Exh. A § 12.4); Ord. O-23-2005 § 3 (Exh. 1(1) § 12.4)].

The following landscape provisions shall be adhered to by all land uses whose building permits were issued on or after July 1, 2023, unless otherwise noted:

E. Active Recreation Areas. Active recreation areas mean areas of the landscape dedicated to active play where lawn may be used as the playing surface (ex. sports fields and play areas).

F. Landscaped Areas. Landscaped areas shall be provided with a Water Sense labeled smart irrigation controller which automatically adjusts the frequency and/or duration of irrigation

events in response to changing weather conditions. All controllers shall be equipped with automatic rain delay or rain shut-off capabilities.

G. Nonfunctional Turf. Nonfunctional turf is prohibited.

H. Irrigation. All irrigation shall be appropriate for the designated plant material to achieve the highest water efficiency. Drip irrigation or bubblers shall be used except in Lawn areas. Drip irrigation systems shall be equipped with a pressure regulator, filter, flush-end assembly, and any other appropriate components.

3.I. Irrigation. Each irrigation valve shall irrigate landscaping with similar sites, slope and soil conditions, and plant material with similar watering needs. Lawn and Planting Beds shall be irrigated on separate irrigation valves. In addition, drip emitters and sprinklers shall be placed on separate irrigation valves.

J. Mulch. At least 3-4 inches of Mulch, permeable to air and water, shall be used in planting beds to control weeds and improve the appearance of the landscaping. Approved materials shall be used in areas located within a public right-of-way.

K. Special Purpose Landscape. Certain special purpose landscape areas (e.g., stormwater management areas, etc.) may receive exceptions from the slope limitations and other elements of the Landscaping Requirements (see paragraph F above). Applications to receive exceptions are to be considered on a case-by-case basis.

17.60.070 Planting standards.

The planting standards are the minimum size of landscaping that the city will accept towards meeting the landscaping required in this chapter. The planning commission and city council shall use the planting standards in evaluation of any landscaping plan. The following are planting standards for required landscaping that shall be followed for all new development:

A. Trees. Deciduous trees shall have a minimum trunk size of one and one-half inches in caliper measured eight inches above the soil line. Evergreen trees shall have a minimum size of six feet in height. The applicant may elect to use either deciduous or evergreen trees to meet this requirement.

B. Ornamental Trees. All ornamental trees shall have a minimum trunk size of one and one-half inches in caliper measured eight inches above the soil line.

C. Shrubs. All shrubs shall be a minimum of one-gallon containerized stock planted that will attain a height of at least two feet.

~~D. Turf. No landscaping shall be composed of more than 70 percent in turf.~~

~~E. Drought-Tolerant Plants. Fifty percent of all tree and shrub species shall be required to be drought-tolerant.~~

~~D F.~~ Weed Barrier. Planting beds are required to have a weed barrier with mulched wood chips, rocks, or other similar treatment. [Ord. O-05-2008 § 2 (Exh. A § 12.7); Ord. O-23-2005 § 3 (Exh. 1(1) § 12.7)].

17.60.080 Design applications.

The planning commission and city council shall use the following design applications in evaluation of any landscaping plan:

A. Selection of Plants. Plants shall be selected for texture, form, color, pattern of growth and adaptability to local conditions.

~~B. Water Conservation. All planter beds shall be irrigated through the use of drip lines instead of spray heads to minimize water loss through evaporation.~~

~~B C.~~ Berms~~ing~~. ~~A L~~Landscaped berm~~ing~~ is required as a headlight screen or buffer surrounding all parking areas and between different land uses; particularly between nonresidential and residential uses or single-family and multifamily uses. [Ord. O-05-2008 § 2 (Exh. A § 12.8); Ord. O-23-2005 § 3 (Exh. 1(1) § 12.8)].

17.60.090 Required landscaping.

The following landscape provisions shall be adhered to by all land uses unless otherwise noted:

A. Portions of property that are not developed with structures, rights-of-way, driveways, and parking areas shall be required to be landscaped in all zones (except in the RA1, RA2, RD1, RD2, and FR zones and the agriculture areas). ~~Commercial, industrial, and multifamily dwellings shall adhere to the minimum landscaping standards contained in Table 17.60.170(a), Required Landscape Improvements for Multifamily. The planning commission shall have authority to waive these standards as circumstances dictate.~~

~~B. Water-Wise Landscaping Standards.~~ The following are the minimum standards for ~~water-wise~~ landscaping ~~improvements to for~~ any park strip, median, or landscaped area located within a public right-of-way, a commercial, or industrial development:

~~1. At least 50 percent of the required landscape area shall be live vegetation.~~

~~2. Live vegetation shall be distributed throughout the landscape area, and shall not be segregated.~~

~~1 3.~~ Bark, lawn clippings, chipped wood, and similar loose materials are not permitted.

~~2-4.~~ Decorative rock material shall be ~~a minimum of one inch aggregate, and shall be~~ at least three inches deep and be placed completely on top of a weed fabric barrier that allows the permeation of water. ~~Decorative rocks must be a minimum of one inch in size.~~ Rock materials shall not exceed the height of the sidewalk/trail or the top back of curb, when placed along a public right-of-way.

~~3 5.~~ White quartz rock, lava rock, and gravel, or any other material that approximates the color of concrete, are not permitted.

~~6. All water-wise landscaped areas shall be improved with a drip irrigation system.~~

~~C 7.~~ Any individual, corporation, or other entity that uses water-wise landscaping in an area within a public right-of-way shall be responsible for any damage caused by rocks or other materials that migrate onto a sidewalk, trail, street, storm drain, or other public facility, regardless of how such migration occurs. [Ord. O-36-2020 § 2 (Exh. A); Ord. O-08-2016 § 2 (Exh. A); Ord. O-05-2008 § 2 (Exh. A § 12.9); Ord. O-23-2005 § 3 (Exh. 1(1) § 12.9)].

The following landscape provisions shall be adhered to by all land uses whose building permits were issued on or after July 1, 2023, unless otherwise noted:

~~D.~~ At maturity, landscape areas shall have enough plant material to create at least 50% living plant cover at the ground plane, not including tree canopies.

~~E.~~ Live vegetation shall be distributed throughout the landscape areas.

~~F.~~ The following requirements shall apply to the front and side yards of single-family residential properties.

~~1.~~ Lawn shall not be installed in Park Strips, Trails, or on slopes greater than 25%, or 4:1 grade, and shall not be less than 8 feet wide at its narrowest point. To the extent reasonably practicable, Lawn shall be free from obstructions (trees, signs, posts, valve boxes, etc.).

~~2.~~ Lawn areas in the front and side yards shall not exceed the greater of 250 square feet, or 35% of the total landscaped area in the front and side yards.

~~a.~~ Single family residential properties 0.25 acres or smaller wherein the combined square footage of the front and side yard is twice as large or greater than the rear yard square footage shall be permitted lawn areas up to 50% of the total landscaped areas in the front and side yards.

~~b.~~ Small residential lots, that have no back yards, the total landscaped area is less than 250 square feet, and which the front yard dimensions cannot accommodate the minimum 8-foot side lawn area requirement of the

landscaping requirements in part H of this section are exempt from the 8-foot minimum width Lawn area requirement.

G. The following requirements shall apply to commercial, industrial, institutional, and multi-family properties:

1. In common area landscapes, lawn areas shall not exceed 20% of the total landscaped area, outside of active recreation areas.
2. Commercial, industrial, and multifamily dwellings shall improve landscaped areas with a minimum of one approved deciduous/evergreen tree per 1,000 square feet of landscaped area.

H. Certain special purpose landscape areas (e.g. stormwater management areas, etc.) may receive exceptions from the slope limitations and other elements of the Landscaping Requirements (see Paragraph F above). Applications to receive exceptions are to be considered on a case-by-case basis.

17.60.110 Required buffer widths and improvements.

Table 17.60.170(b), Required Buffer Widths and Improvements, defines the presumptive standards for minimum required buffer widths and improvements for adjacent land uses. Where the combination of land uses is not found in the table, the planning director shall make a recommendation to the planning commission. The planning commission shall then determine an appropriate buffering requirement. The planning commission may also approve alternative buffering requirements that may be more or less restrictive than the standards contained in the table when the planning commission determines that the alternative standard eliminates nuisance concerns. Required buffers may be crossed by driveways, utility lines, sidewalks, and trails. Permitted freestanding signs may be based in required buffers. Outdoor sales, displays, or storage shall not be permitted within a required buffer. The required buffer areas are required to be landscaped with ~~turf grasses,~~ live ground cover ~~and/or other approved landscaping, or an approved xeriscaping~~ that meets the following requirements:

A. Trees. Deciduous trees shall have a minimum trunk size of one and one-half inches in caliper measured eight inches above the soil line. Evergreen trees shall have a minimum size of six feet in height. The applicant may elect to use either deciduous or evergreen trees to meet this requirement. Trees may not be spaced more than 40 feet apart.

B. Walls or Fences. Where required, screening walls or fences shall not be less than six feet in height, unless approved by the city council after recommendation of the planning commission as part of site plan review. Masonry or decorative concrete is the suggested type of wall/fence, and is required where a commercial development borders a residential or agricultural zone or

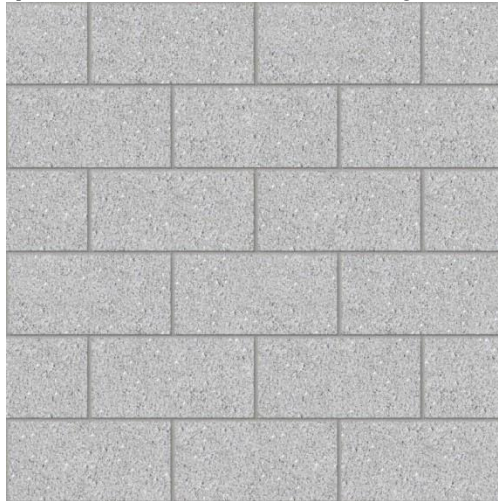
development. Such wall, fence and landscaping shall be maintained in good condition with no advertising thereon. Decorative concrete and masonry walls shall be subject to approval of the planning commission.

Examples of appropriate decorative concrete and masonry walls are provided below:





Examples of inappropriate concrete and masonry walls are provided below:





C. ~~Berm~~^{sing}. Berms shall be at least three and one-half feet in height and shall not exceed a slope of 2.5:1, except where a retaining wall is used to support one side of the berm.

D. Headlight Screen. A headlight screen shall consist of a berm, fence, wall, or landscaping consisting of at least three and one-half feet in height and capable of blocking headlights. Headlight screening may also be provided by buildings. [Ord. O-13-2016 § 2 (Exh. A); Ord. O-05-2008 § 2 (Exh. A § 12.11); Ord. O-23-2005 § 3 (Exh. 1(1) § 12.11)].

17.60.170 Tables.

~~Table 17.60.170(a) Required Landscape Improvements for Multifamily~~

Landscaped Area	Deciduous/Evergreen Trees	Percentage of Turf in Multifamily*
Less Than 1,000	1	80
1,001—3,000	2	80
3,001—5,000	5	80
5,001—7,000	6	50
7,001—9,000	7	50
9,001—11,000	8	50
11,001—13,000	9	50
13,001+	10	50

~~* No turf required in commercial or industrial developments.~~

Table 17.60.170(a b) Required Buffer Widths and Improvements

Land Use 1*	Land Use 2*	Required Buffer Width**	Required Improvements***
Permitted use in a zone	Permitted use in a zone	N/A	Ground cover, trees
Permitted use in a zone	Conditional use in a zone	15 feet	Trees, ground cover, wall or fence
Commercial, multifamily, industrial, and institutional	Single-family dwelling	20 feet	Trees, ground cover, wall or fence, berming
Single-family dwelling	Religious and cultural meeting halls	10 feet	Trees, ground cover, walls or fences
Parking areas	Property line	10 feet	Trees, wall or fence, headlight screen
Parking areas	Public streets	10 feet	Trees, berming, headlight screen

* In such cases where a specific combination of land uses is not found in the table, the planning director shall make a recommendation to the planning commission. The planning commission shall then determine an appropriate buffering requirement.

**Buffer widths are spaces of improved landscaped areas along property lines. Each zoning district establishes setbacks, which are the distance or amount of space between buildings and property lines. The planning commission may also approve alternative buffering requirements that may be more or less restrictive than the standards contained in this table when the planning commission determines that the alternative standard eliminates nuisance concerns.

***See EMMC 17.60.110 for detailed descriptions and standards for each type of improvement.

[Ord. O-28-2020 § 2 (Exh. A); Ord. O-08-2016 § 2 (Exh. A); Ord. O-05-2008 § 2 (Exh. A Tables 12.1, 12.2); Ord. O-23-2005 § 3 (Exh. 1(1) Tables 12.1, 12.2. Formerly 17.60.160)].



**EAGLE MOUNTAIN CITY
PLANNING COMMISSION MEETING
APRIL 25, 2023**

TITLE: ACTION ITEM -- PUBLIC HEARING: PRELIMINARY PLAT AND SITE PLAN APPROVAL OF MOUNTAIN AMERICA CREDIT UNION

ITEM TYPE: Preliminary Plat & Site Plan

APPLICANT: Mountain America Credit Union

ACTION ITEM:

Yes

PUBLIC HEARING:

Yes

PREPARED BY:

David Stroud, Planning

BACKGROUND:

Mountain America Credit Union is the owner of a lot of record (metes and bounds description) in the Marketplace at Eagle Mountain development. To approve a site plan, a preliminary plat is needed and subsequent final plat approved by staff. The preliminary plat and site plan are presented together for approval under one motion. The preliminary plat contains one lot at 43,689 square feet or 1.01 acres.

ITEMS FOR CONSIDERATION:

Site Plan Development Standards: The following are standards required for all site plans in any zoning district (17.100.050)

A. Use of Property: The entire parcel is to be built, landscaped, or paved, thus the proposal complies with 17.100.050.A.

B. Screening Requirements: The project is located within a commercial district, and does not abut any agriculture or residential property, therefore it complies with 17.100.050.B.

C. Access Requirements: The site is accessed via Eagle Mountain Blvd.

D. Off-Street Truck Loading Space: This use does not require the frequent distribution of materials via and therefore does not provide off-street truck loading space.

E. Utilities: All utilities are shown as being underground and in proper easements in compliance with 17.100.050 E.

F. Grading and Drainage: The applicant has provided grading and draining plans that have been reviewed by the City Engineer.

Commercial Design Standards.

The following are design standards for the site and building design of commercial developments. 17.72.030.A requires buildings be located

at or near the front setback with pedestrian access leading to the primary entrance and with landscaping between the building and the street. The building is located adjacent to Eagle Mountain Blvd. with the drive-thru typical to bank/credit union services, on the west side of the building and interior lot line. Pedestrian access is provided from the Eagle Mountain Blvd. trail.

17.72.030.A.1 requires the primary entrance of a commercial building to orient toward the street and the sidewalk. Orienting the primary entrance to a parking area without addressing the street-facing facade with entrances, display windows, awnings, increased architectural elements, increased landscaping, and/or other pedestrian-oriented features is prohibited. The main entrance to the building is located on the north elevation which opens to the main parking area with the rear (south elevation) facing toward Eagle Mountain Blvd. It is the opinion of staff that the architecture and the landscaping along Eagle Mountain Blvd. sufficiently meets Code.

17.72.030.B requires surface parking to be located to the rear or side of the building and that parking should not be located between any commercial building and the street. All parking is located to the rear (from the Eagle Mountain Blvd. perspective) and side of the building in compliance with the required design standard.

Architectural Standards: The following architectural elements shall be applied to commercial development. Minor variations to these standards may be considered. 17.72.040 A requires that commercial buildings be similar in style to adjacent buildings, and that all facades of the building be designed with consistent architectural style, detail, and trim features as the primary façade.

17.72.040.B states "the main entrance of a structure should orient to major sidewalks, pedestrian ways, plazas, courtyards, or other public spaces. It shall be clearly identifiable, and consist of a sheltering element such a porch, stoop, awning, arcade, or portico." The main entrance of the structure orients towards the parking area. The pedestrian entrance is readily identifiable and uses an awning structure. The drive-through elevation also contains an awnings over the pick-up window location.

17.72.040.C states: "the primary roof form of a structure should help reduce the perceived scale of the building. All commercial buildings shall contain either a sloping roof with overhanging eaves, or a decorative parapet and multiple roof planes and heights..." The proposed building has multiple roof planes and heights.

17.72.040.D requires vertical and horizontal articulation. The building includes vertical and horizontal elements, awnings, and

various materials providing visual articulation.

17.72.040.E.1 states: "Commercial buildings shall incorporate a majority of the following architectural details: reveals, canopies, awnings, popouts, columns, decorative trim and molding, architectural lighting, ornamental cornices, decorative masonry pattern, decorative doors and windows, exposed timbers and trellis structures, all side of a building shall include chosen details" The proposed building contains several of these elements.

17.72.040.F.2 states: "All commercial buildings shall avoid large panelized products or featureless surfaces. Commercial buildings shall utilize an appropriate mixture of building materials on all sides..." It shall be up to the Planning Commission to determine if the elevations meet this standard. In staff's opinion, the elevations use an acceptable combination of materials, textures, and colors.

17.72.040.G states "Buildings should not be restricted to using desert landscape colors such as beige, tan, grays, browns etc. A wide palette of colors is recommended..." The proposed elevations are in harmony with the colors and materials of other developments within the Marketplace development, and it is the opinion of staff that the elevations comply with this requirement.

Parking. Table 17.55.120(c), Required Parking by Land Use, requires an *Office and Professional* use to have one stall per 300 square feet of area which is then 17 stalls; 25 are provided. Bike Racks. The applicant is providing bike racks in compliance with 17.35.050.K.

Lighting Standards 17.56. All lighting meets EMMC standards regarding design and maximum luminary calculations. Landscape Standards 17.60. Landscaping meets EMMC standards.

REQUIRED FINDINGS:

Site Plan approvals are based upon compliance with EMMC 17.100 and any applicable standards of the *Development Agreement for the Marketplace at Eagle Mountain Town Center*.

RECOMMENDATION:

Staff recommends the Planning Commission consider the preliminary plat and site plan as it relates to applicable EMMC requirements and forward a positive recommendation to the City Council subject to the following:

(Additional conditions as appropriate by the Planning Commission.)

ATTACHMENTS:

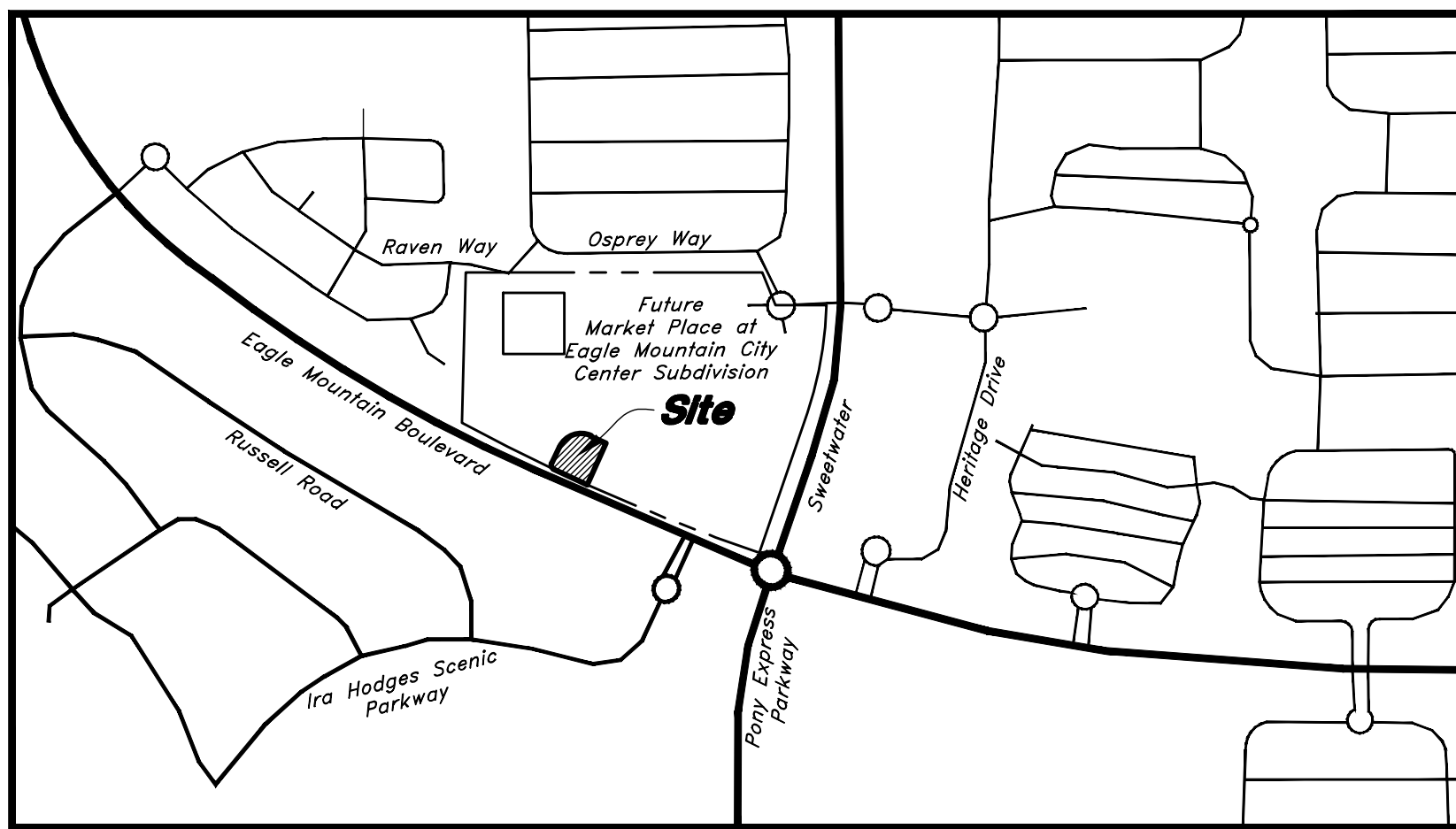
Civil MACU

Elevations MACU

Lighting MACU

Mountain America Credit Union

1345 Eagle Mountain Boulevard
Eagle Mountain, UT



Vicinity Map
Not to Scale

Civil Sheet Index

- C0.0 Cover Sheet
- C0.1 Subdivision Plat
- C1.1 Demolition / Existing Conditions Plan
- C1.1 Site Plan
- C2.1 Grading Plan and Notes
- C2.2 Grading Details
- C3.1 Utility Plan
- C4.1 Details
- C4.2 Details
- C5.1 Erosion Control Plan Phase 1
- C5.2 Erosion Control Plan Phase 2
- C5.3 Erosion Control Details
- L1.1 Landscape Plan
- L2.1 Irrigation Plan
- L3.1 Landscape & Irrigation Details

Abbreviations

BCR	Begin Curb Return	PT	Point of Tangency
BOL	Ballard	PVC	Polyvinyl Chloride
BRW	Finish Grade - Bottom of Retaining Wall	PVI	Point of Vertical Intersection
CATV	Cable Television Box	RCP	Reinforced Concrete Pipe
CB	Catch Basin	RD	Roof Drain
CMP	Corrugated Metal Pipe	SB	Signal Box
COB	Cleanout Box	SD	Storm Drain
COTG	Cleanout to Grade	SDMH	Storm Drain Manhole
EA	Edge of Asphalt	SMH	Sewer Manhole
EB	Electrical Box	SP	Signal Pole
EC	End of Curve	SS	Sanitary Sewer
ECR	End Curb Return	SVZ	Sight Visibility Zone
GB	Grade Break	SW	Secondary Water
GM	Gas Meter	TA	Top of Asphalt
HB	Hose Bib	TB	Telephone Box
HP	High Point	TBC	Top Back of Curb
I	Irrigation Line	TG	Top of Grate
ICB	Irrigation Control Box	TMH	Telephone Manhole
Lip	Lip of Gutter	TP	Top of Concrete
LP	Light Pole	TRW	Finish Grade - Top of Retaining Wall
MH	Manhole	TW	Top of Walk
Mon	Monument	VC	Vertical Curve
PC	Point of Curvature	VPC	Vertical Point of Curve
PCC	Point of Compound Curvature	VPT	Vertical Point of Tangency
PI	Point of Intersection	WL	Waterline
PM	Power Meter	WP	Working Point
PP	Power Pole	WV	Water Valve

Legend

Proposed Curb & Gutter	Existing Improvements	Existing Asphalt
Proposed Open Face C & G	Existing Asphalt	Existing Concrete
Proposed Asphalt	Existing Inlet Box	Existing Catch Basin
Proposed Concrete	Existing Manhole	Existing Fire Hydrant
Proposed Truncated Domes	Existing Water Valve	Existing Overhead Power Line
Proposed Inlet Box	Existing Water	Existing Water
Proposed Catch Basin	Existing Secondary Water	Existing Sewer
Proposed Manhole	Existing Storm Drain	Existing Gas
Proposed Transformer	Existing Power	Existing Telephone
Proposed Meter Box	Existing Fence	Flowline
Proposed Water Meter	Existing Storm Drain	Centerline
Proposed Combo Box	Existing Gas	Existing Contour
Proposed Fire Hydrant	Existing Power	Existing Spot
Proposed Water Valve	Existing Telephone	Existing Light Pole
Proposed Water Line	Existing Fence	Existing Street Light
Proposed Sanitary Sewer	Flowline	Existing Building
Proposed Storm Drain	Centerline	Existing Telephone Box
Proposed Conduit Line	Existing Contour	Existing Power Meter
Proposed Power Line	Existing Spot	Existing Electrical Box
Proposed Gas Line	Existing Light Pole	Existing Electrical Cabinet
Proposed Fire Line	Existing Street Light	Existing Gas Meter
Proposed Secondary Water Line	Existing Building	Existing Water Meter
Proposed Roof Drain	Existing Telephone Box	Existing Irrig. Control Box
Proposed Fence	Existing Power Meter	Existing Ballard
Ridge line	Existing Electrical Box	Existing Hose Bib
Grade Break	Existing Electrical Cabinet	Working Point
Proposed Contour	Existing Gas Meter	Existing Deciduous Tree
Direction of Drainage	Existing Water Meter	Existing Coniferous Tree
Proposed Spot	Existing Irrig. Control Box	Detail Number
ADA Accessible Route	Existing Ballard	Sheet Number
Property Line	Existing Hose Bib	
Sawcut Line	Working Point	
Proposed Light Pole	Existing Deciduous Tree	
Proposed Street Light	Existing Coniferous Tree	
Proposed Building	Detail Number	
Existing Power Pole	Sheet Number	
Existing Power Pole w/ Guy		
Existing Utility Marker		
Existing Post		

Flood Zone

This property lies entirely within Flood Zone X as designated on FEMA Flood Insurance Rate Map for Eagle Mountain, Utah County, Utah and Incorporated Areas Map Number 49049C0275F dated 19 June, 2020 (Not Printed). Flood Zone X is defined as "Areas determined to be outside the 0.2% annual chance floodplain."

Basis of Bearings

A line between monuments found for Southeast Corner and the East Quarter Corner of Section 12 was assigned the Utah County Survey bearing of North 0°27'04" East as the Basis of Bearings to place the Survey on State Plane Basis and match the previous surveys.

Benchmark

Brass Cap Monument for the South Quarter Corner of Section 12, T6S, R2W, SLB&M Assigned elevation using GPS methods
Elevation = 4855.18 feet
Observed 16 September, 2020

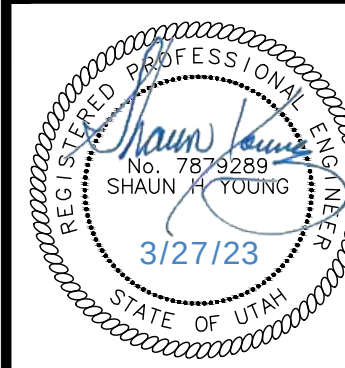
Legal Description

Commencing South 89°32'35" East along the Section line 1725.94 feet and North 982.32 feet from the Southwest Section Corner of Section 12, Township 6 South, Range 2 West, Salt Lake Base and Meridian, to the beginning of a curve concave to the Northeast having a radius of 20.00 feet, thence Northwesterly along said curve 31.58 feet through a Central Angle of 90°27'35" (Chord bearing and distance of said curve being North 19°23'33" West 28.40 feet); thence North 25°50'15" East 90.11 feet to the beginning of a tangent curve concave to the Southeast having a radius of 119.69 feet; thence Northeastly along said curve 185.84 feet through a Central Angle of 88°57'51" (Chord bearing and distance of said curve North 70°18'41" East 167.72 feet) to the beginning of a reverse curve concave to the Northeast having a radius of 9725.00; thence Southeastly along said curve 83.78 feet through a Central Angle of 00°29'17" (Chord bearing and distance of said curve being South 65°27'11" East 83.74 feet); thence South 24°18'00" West 228.50 feet to the beginning of a non-tangent curve concave to the Northeast having a radius of 9953.50 feet, a radial line bears North 24°18'00" East; thence Northeastly along said curve 187.23 feet through a Central Angle of 01°04'40" (Chord bearing and distance of said curve being North 65°09'40" West 187.23 feet) to the point of beginning.

Together with a non-exclusive Easement for ingress, egress, installation and use of access and utilities, over, under and upon the proposed road known as "currently un-named road" from the subject property, Southerly to the intersection with Eagle Mountain Boulevard, Town of Eagle Mountain, as shown on the attached map made a part hereof as Exhibit "B", that upon the recording of a plat of subdivision for Eagle Mountain Town Center West Business Park, Phase 1, incorporating or providing for a dedicated road, this easement shall be its own terms be released and replaced by such recorded and dedicated road.



Cover Sheet
Mountain America Credit Union
1345 Eagle Mountain Boulevard
Eagle Mountain, UT



13 Mar, 2023

SHEET NO.
C0.0

REV	DATE	DESCRIPTION
1	2023-03-27	ASI #2 City Comments

Designed by: LC
Drafted by: LC
Client Name:
Mountain America
Federal Credit Union
21-038cv

Mountain America Federal Credit Union Eagle Mountain Subdivision

A part of the Southwest Quarter of Section 12, Township 6 South, Range 2 West,
Salt Lake Base and Meridian, U.S. Survey, Eagle Mountain City, Utah County, Utah
2023

Monte Vista
Ranch LC
APN: 59:044:0181

$\Delta = 88^{\circ}57'50''$
 $R = 119.69'$
 $L = 165.84'$
 $LC = 167.73'$
 $N 70^{\circ}19'00'' E$

$\Delta = 0^{\circ}29'37''$
 $R = 9,725.00'$
 $L = 83.78'$
 $LC = 83.78'$
 $S 65^{\circ}26'53'' E$

Lot 1
40,790 sq. ft.
or 0.936 acre

$\Delta = 90^{\circ}27'15''$
 $R = 20.00'$
 $L = 31.57'$
 $LC = 28.40'$
 $N 19^{\circ}23'33'' W$

$\Delta = 1^{\circ}11'20''$
 $R = 9,939.00'$
 $L = 206.25'$
 $LC = 206.25'$
 $N 65^{\circ}06'11'' W$

$\Delta = 1^{\circ}04'41''$
 $R = 9,953.50'$
 $L = 187.29'$
 $LC = 187.29'$
 $N 65^{\circ}09'31'' W$

$\Delta = 0^{\circ}24'55''$
 $R = 9,939.00'$
 $L = 72.06'$
 $LC = 72.06'$
 $N 65^{\circ}54'19'' E$

Western corner of Lot 1, The Marketplace at Eagle Mountain Town Center recorded as Entry No. 127110:2021

South Quarter Corner Section 12, T6S, R2W, SLB&M, U.S. Survey (found brass cap monument)

Southeast Corner Section 12, T6S, R2W, SLB&M, U.S. Survey (found brass cap monument)

Legend

- Property Line
- Easement Line
- Adjoiner Line
- Section Line
- Section Corner
- Centerline Monument
- Set 5/8" rebar with plastic cap or nail with Brass Tag stamped "AWA"
- Dedication Area

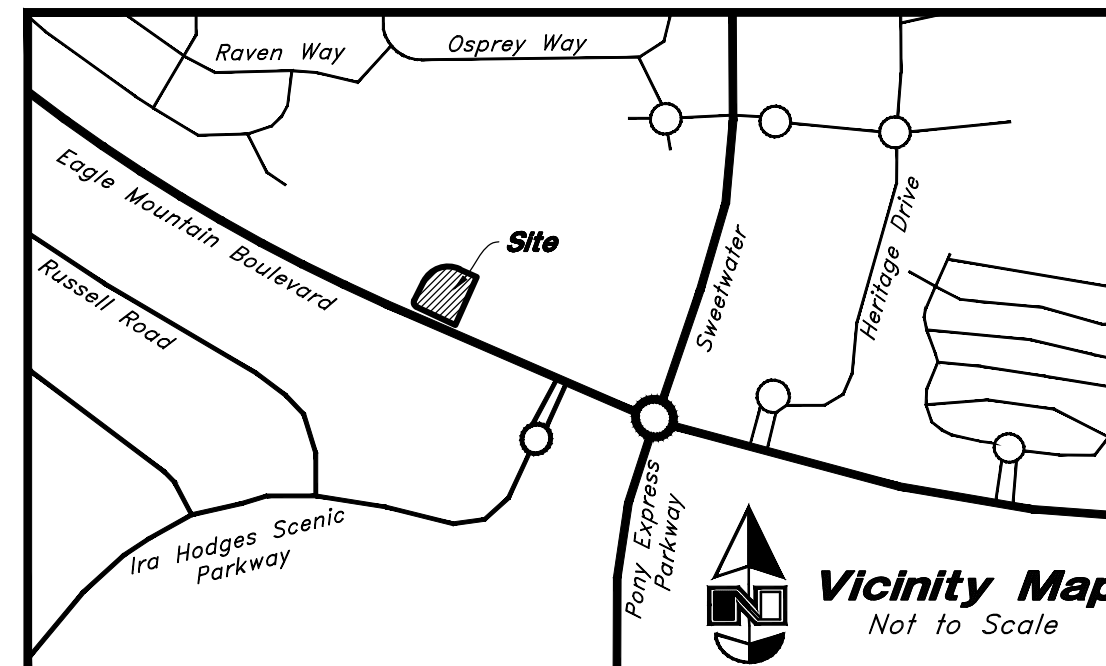
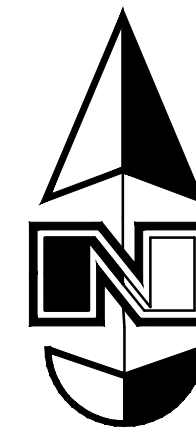
Calculations Table

Total Acreage	= 1.003 acres
Total Acreage after Dedication	= 0.936 acres
Total Number of Lots	= 1 Lot
Total Acreage in Right-of-Way	= 0.067 acres

Landscape Maintenance:

1. The Site Owner will install and maintain all Landscaping Adjacent Along Eagle Mountain Boulevard.

Scale: 1" = 30'



Narrative

This Subdivision was requested by Mountain America Federal Credit Union prerequisite to create 1 Commercial Lot.

This Subdivision retraces and honors a 2023 ALTA Survey by Anderson Wahlen & Associates and the nearby The Marketplace at Eagle Mountain Town Center Subdivision.

A line between monuments found for Southeast Corner and the East Quarter Corner of Section 12 was assigned the VRS derived bearing of North 0°27'12" East as the Basis of Bearings to place the Survey on the NAD 1983 Utah Central Zone State Plane datum.

Easement Agreements

This Subdivision is located in an existing property development subject to existing Cross-Access, Maintenance, underground utilities and other relevant agreements contained in the following recorded Declarations, Agreements and Amendments thereof, records of Utah County, Utah:

Declarations recorded October 29, 2009 as Entry No. 113261:2009, Amendment to Declarations recorded December 13, 2010 as Entry No. 108314:2010, Amendment to Declarations recorded May 25, 2018 as Entry No. 49096:2018, Amendment to Declarations recorded June 14, 2019 as Entry No. 54420:2019, Amendment to Declarations recorded September 17, 2019 as Entry No. 92248:2019, Amendment to Declarations recorded November 8, 2019 as Entry No. 117084:2019 of Official Records.

Curve Table

Curve	Delta	Radius	Length	Chord Data
C1	74°05'36"	20.00'	25.86'	N 27°34'23" W 24.10'
C2	16°21'39"	20.00'	5.71'	N 17°39'16" E 5.69'
C3	21°24'14"	119.69'	44.71'	S 75°54'12" E 44.45'

Surveyor's Certificate

I, David M. Hamilton, do hereby certify that I am a Licensed Professional Land Surveyor in the State of Utah and that I hold License No. 12966234 in accordance with Title 58, Chapter 22, of the Professional Engineers and Land Surveyors Act; I further certify for, and on behalf of AWA that by authority of the Owners I have retraced Utah County Record of Survey No. _____ being a survey of the property described on this Subdivision Plat in accordance with Section 17-23-17 and have verified all measurements; that the reference monuments shown on this plat are located as indicated and are sufficient to retrace or reestablish this plat; and that the information shown herein is sufficient to accurately establish the lateral boundaries of the herein described tract of real property; hereafter known as Mountain America Federal Credit Union Eagle Mountain Subdivision.

Boundary Description

A part of the Southwest Quarter of Section 12, Township 6 South, Range 2 West, Salt Lake Base and Meridian, U.S. Survey, in Eagle Mountain City, Utah County, Utah:

Beginning at a point on the Northeasterly line of Eagle Mountain Boulevard as it exists at 46.50-foot half-width, located 1725.72 feet South 89°32'43" East along the South line of said Section 12; and 981.99 feet North 0°00'08" West from a Brass Cap Monument found marking the Southwest Corner of said Section 12; and running thence Northeasterly along the arc of a 20.00 foot radius curve to the right a distance of 31.57 feet (Center bears North 25°22'50" East, Central Angle equals 90°27'15" and Long Chord bears North 19°23'33" West 28.40 feet) to a point of tangency; thence North 25°50'05" East 90.46 feet to a point of curvature; thence Northeasterly along the arc of a 119.69 foot radius curve to the right a distance of 185.84 feet (Central Angle equals 88°57'50" and Long Chord bears North 70°19'00" East 167.73 feet) to a point of reverse curvature; Southeastern along the arc of a 9725.00 foot radius curve to the left a distance of 83.78 feet (Central Angle equals 0°29'37" and Long Chord bears South 65°26'53" East 83.78 feet); thence South 24°17'50" West 228.84 feet to said Northeasterly line; thence Northeasterly along the arc of a 9953.50 foot radius curve to the right a distance of 187.29 feet (Center bears North 24°18'08" East, Central Angle equals 1°04'41" and Long Chord bears North 65°09'31" West 187.29 feet) to the point of beginning.

Contains 43,710 sq. ft.
Or 1.003 acres
1 Lot

PRELIMINARY

Date:

David M. Hamilton
Utah PLS No. 12966234

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 a single Lot, 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____.

Mountain America Federal Credit Union

by:
its:

Corporate Acknowledgment

State of _____
County of _____

On the _____ day of _____, 20____, personally appeared before me, the undersigned Notary Public, _____, who being by me duly sworn did say that they are the _____ of _____ and that the foregoing instrument was signed in behalf of said corporation by authority of its Board of Directors, and they acknowledged to me that said corporation executed the same.

Residing at: _____
Commission Expires: _____

Print Name

A Notary Public

Notary Public Full Name: _____

Commission Number: _____

My Commission Expires: _____

A Notary Public Commissioned in Utah

(If above information is provided, no stamp required per Utah Code, Title 46, Chapter 1, Section 16)

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

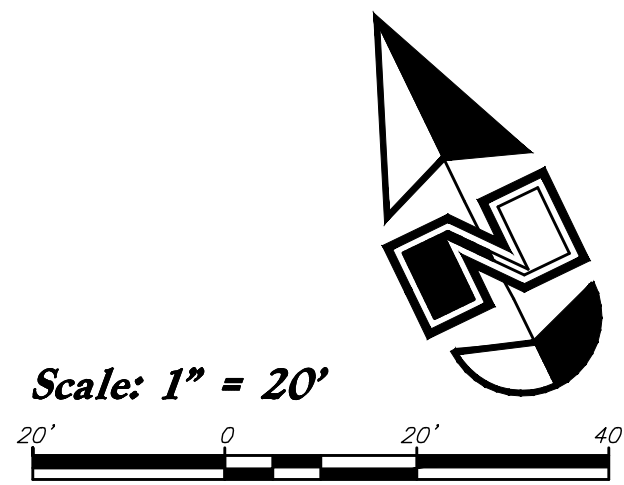
Approved by City Engineer

Attest by City Recorder
(See Seal Below)

Mountain America Federal Credit Union Eagle Mountain Subdivision

A part of the Southwest Quarter of Section 12, Township 6 South, Range 2 West,
Salt Lake Base and Meridian, U.S. Survey, Eagle Mountain City, Utah County, Utah

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



- General Demolition Notes:**
1. Demolition and site clearing for this contract are to include all areas shown within demolition limits or by note.
 2. Refer to site improvement plans for more details on limits of removal.
 3. All curbs, gutters, walks, slabs, walls, fences, flatwork, asphalt, waterlines and meters, gas lines, sewer lines, light poles, buried cables, storm drain piping and structures to be cleared from site unless otherwise shown.
 4. All utilities, sewer, water, gas, telephone and electrical services to be disconnected and capped according to city, county and utility company requirements, unless otherwise shown.
 5. Excavated areas to be backfilled with clean granular material compacted to 95% of maximum lab density as determined by ASTM D 1557-78. (Test results to be given to owner) Excavated areas should be backfilled per the geotechnical report prepared for the project.
 6. Clear and grub trees, shrubs, and vegetation within construction limits, disposal to be off-site except where noted otherwise.
 7. DO NOT interrupt any services or disrupt the operation of any businesses shown outside the demolition limits.
 8. Remove debris, rubbish, and other materials resulting from the demolition and site clearing operations from the site and dispose of in a legal manner.
 9. The location and/or elevation of existing utilities as shown on these plans is based on records of the various utility companies and, where possible, measurements taken in the field. The information is not to be relied upon as being exact or complete. Contractor shall contact authorities having jurisdiction for field locations. Contractor shall be responsible for protection of in place and relocated utilities during construction.
 10. Stockpiles shall be graded to maintain slopes not greater than 3 horizontal to 1 vertical. Provide erosion control as needed to prevent sediment transport to adjacent drainage ways.
 11. Contractor shall be responsible for disposal of all waste material. Disposal shall be at an approved site for such material. Burning onsite is not permitted.
 12. Contractor shall verify with city any street removal, curb cuts, and any restoration required for utility line removal.
 13. Install traffic warning devices as needed in accordance with local standards.
 14. Contractor shall obtain all permits necessary for demolition from City, County, State or Federal Agencies as required.
 15. If Contractor observes evidence of hazardous materials or contaminated soils he shall immediately contact the project engineer to provide notification and obtain direction before proceeding with disturbance of solid materials or contaminated soil.
 16. 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.

CAUTION :
The location and/or elevation of existing utilities as shown on these plans is based on records of the various utility companies and, where possible, measurements taken in the field. The information is not to be relied on as being exact or complete.



Demolition / Existing Conditions Plan
Mountain America Credit Union
1345 Eagle Mountain Boulevard
Eagle Mountain, UT



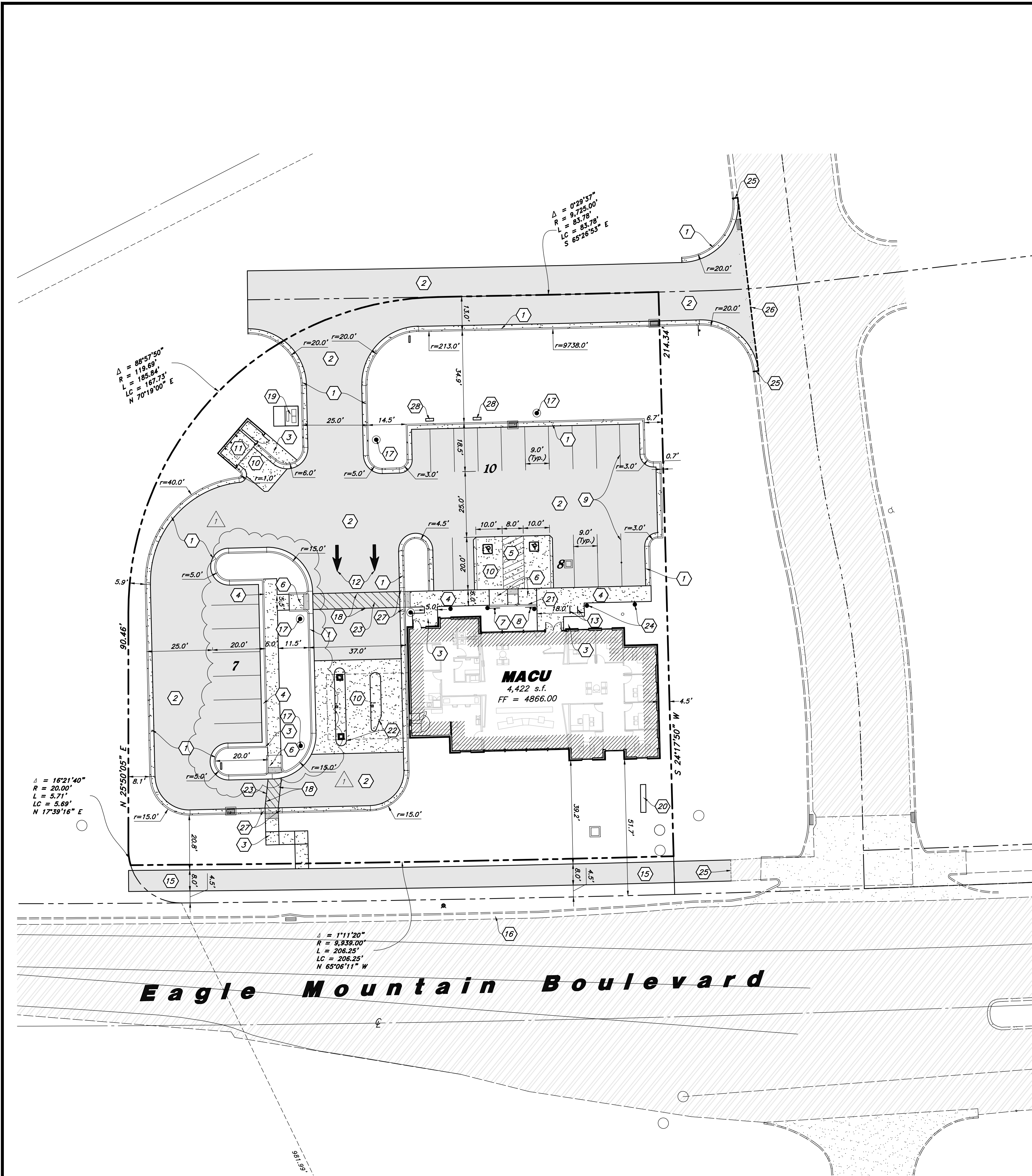
13 Mar, 2023
SHEET NO.
C0.1



Designed by: LC
Drafted by: LC
Client Name:
Mountain America
Federal Credit Union
21-038dm

REV	DATE	DESCRIPTION
1	2023-03-27	ASI #2 City Comments

\\A\21-038 MACU Eagle Mountain.dwg, 3/27/2023 1:50:01 PM, DWG To PDF.pc3, 1:1, LC



Site Data

Site Area = 43,689 s.f. (1.01 ac.)

Landscape Area Provided = 15,033 s.f. (34.4%)

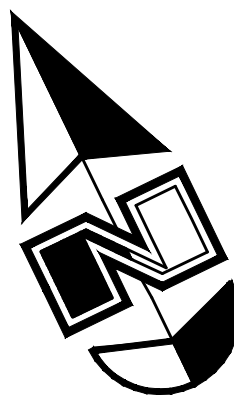
Impervious Area Provided = 22,578 s.f. (52%)

Building Area = 4,869 s.f. (11%)

Parking Required = 1/300 s.f. = 17 stalls

Parking Provided = 25 stalls (5.65/1,000)

Scale: 1" = 20'



Site Construction Notes

1. Const. 24" Curb & Gutter (1 C4.1)
2. Const. Asphalt Paving (2 C4.1)
3. Const. Conc. Sidewalk (4 C4.1)
4. Const. Thickened Edge Sidewalk (5 C4.1)
5. Const. Accessible Striping per MUTCD & ICC/ANSI A117.1 (Latest Edition) (See Accessible Details and Notes) (2 C2.1)
6. Const. Accessible Ramp per ICC/ANSI A117.1 (Latest Edition) (See Grading Detail Sheets)
7. Const. Accessible Sign per MUTCD & ICC/ANSI A117.1 (Latest Edition) (See Accessible Details and Notes) (1 C2.1)
8. Const. Accessible VAN Sign per MUTCD & ICC/ANSI A117.1 (Latest Edition) (See Accessible Details and Notes) (1 C2.1)
9. Const. 4" White Paint Stripe (Typ.) Contractor shall provide 15 mils min. thickness
10. Const. Conc. Paving (6 C4.1)
11. Dumpster Enclosure (See Arch. Plans)
12. Const. Directional Arrows per MUTCD
13. Bike Rocks (See Architectural Plans for Details)
14. Const. conc. sidewalk ramp with landings and Railings.
15. Const. asphalt trail per Eagle Mountain City Standards
16. Existing Curb and Gutter
17. Const. Light Pole (for Reference Only - See Site Electrical)
18. Const. 4" White Stripe painted pedestrian crossing. Contractor shall provide 15 mils min. thickness
19. Const. Transformer (See site electrical plans)
20. Monument Sign (by separate permit)
21. Const. 6" Curb Wall (7 C4.1)
22. Const. Raised Concrete Drive-Thru Island (See Architectural Plan - 6" Max. Height)
23. Const. 4" White Paint Striping @ 24" O.C. 45°. Contractor Shall Provide 15 Mil Min Dry Thickness (Two Coats)
24. Const. Pedestrian Light (for Reference Only - See Site Electrical)
25. Conn. & Match Existing Improvements
26. Remove existing curb and gutter. Form new asphalt paving against edge of asphalt. Provide smooth clean edge. Alternate is to saw cut and remove 2.0' of asphalt.
27. Const. Curb Transition (8 C4.1)
28. Const. Electric Vehicle charging stations

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.
7. Landscaping in front of MACU property (including the frontage along Eagle Mountain Boulevard) and on-site will be maintained by Mountain America Credit Union.

Construction Survey Note:

The Construction Survey Layout for this project will be provided by Anderson Wahlen & Associates. The Layout Proposal and Professional Services Agreement will be provided to the General Contractor(s) for inclusion in base bids. The Survey Layout proposal has been broken out into Building Costs and Site Costs for use in the Site Work Bid Form.

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.

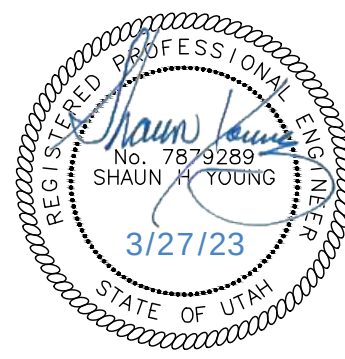
PRIVATE ENGINEER'S NOTICE TO CONTRACTORS

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.

Site Plan

Mountain America Credit Union

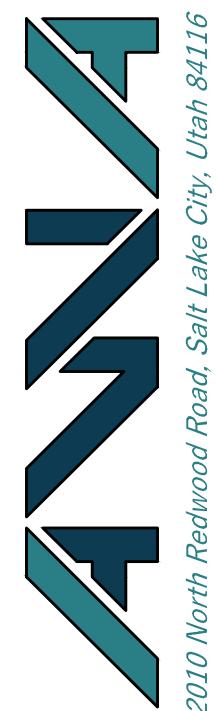
1345 Eagle Mountain Boulevard
Eagle Mountain, UT



13 Mar, 2023

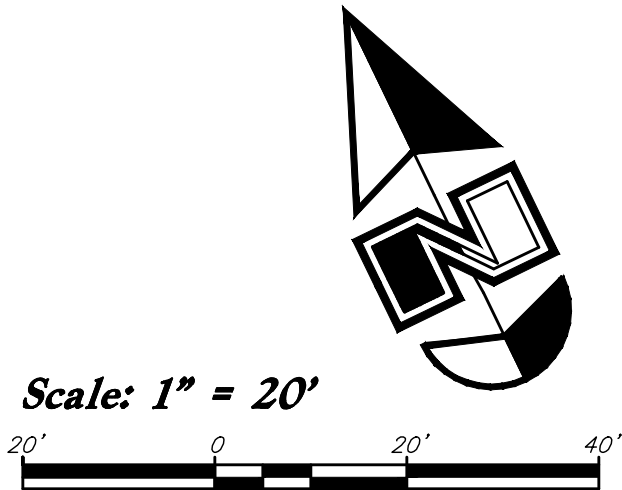
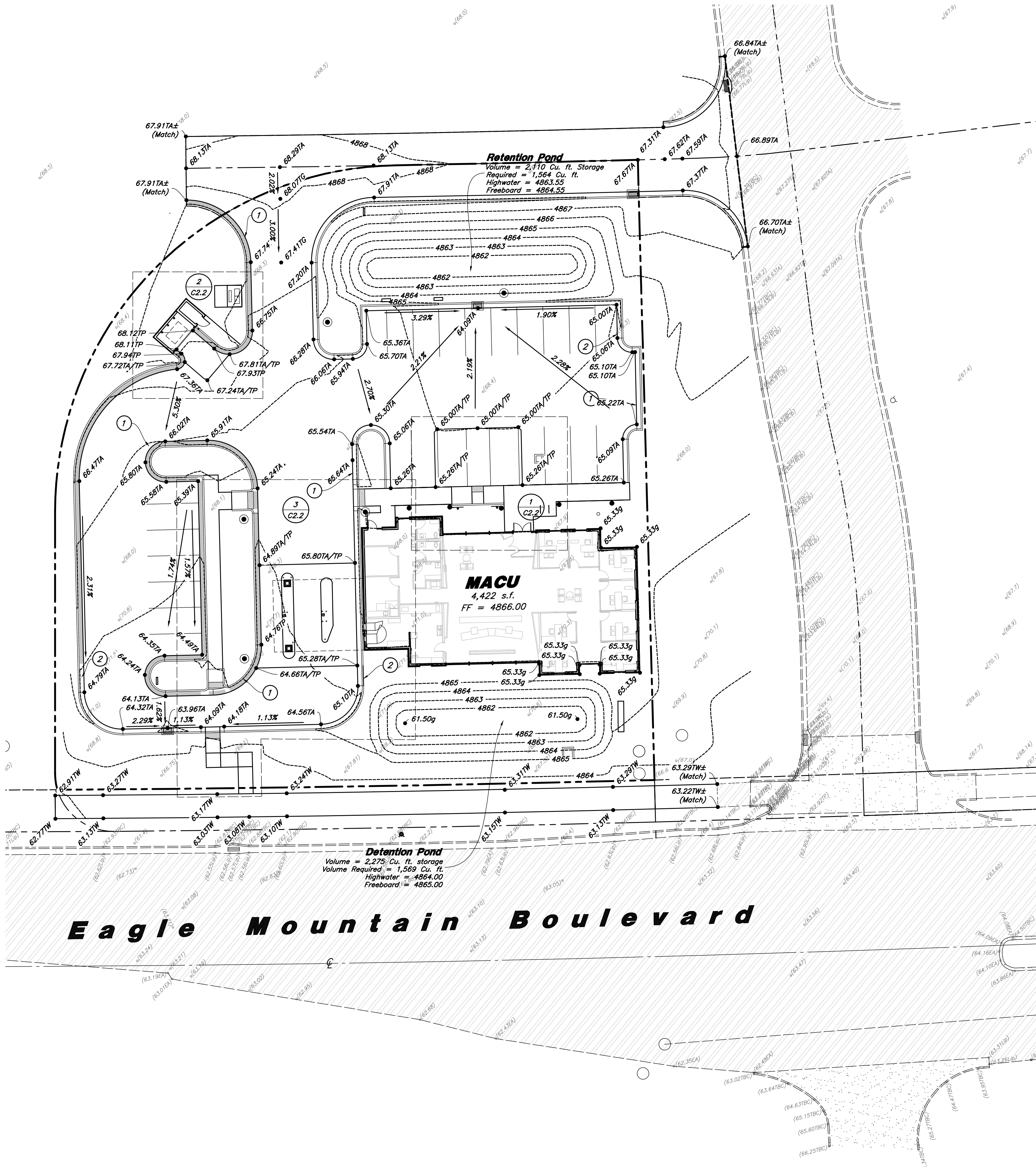
SHEET NO.

C1.1



Designed by: LC
Drafted by: LC
Client Name:
Mountain America
Federal Credit Union
21-038sp

REV	DATE	DESCRIPTION
1	2023-03-27	ASI #2 City Comments



General Grading Notes:

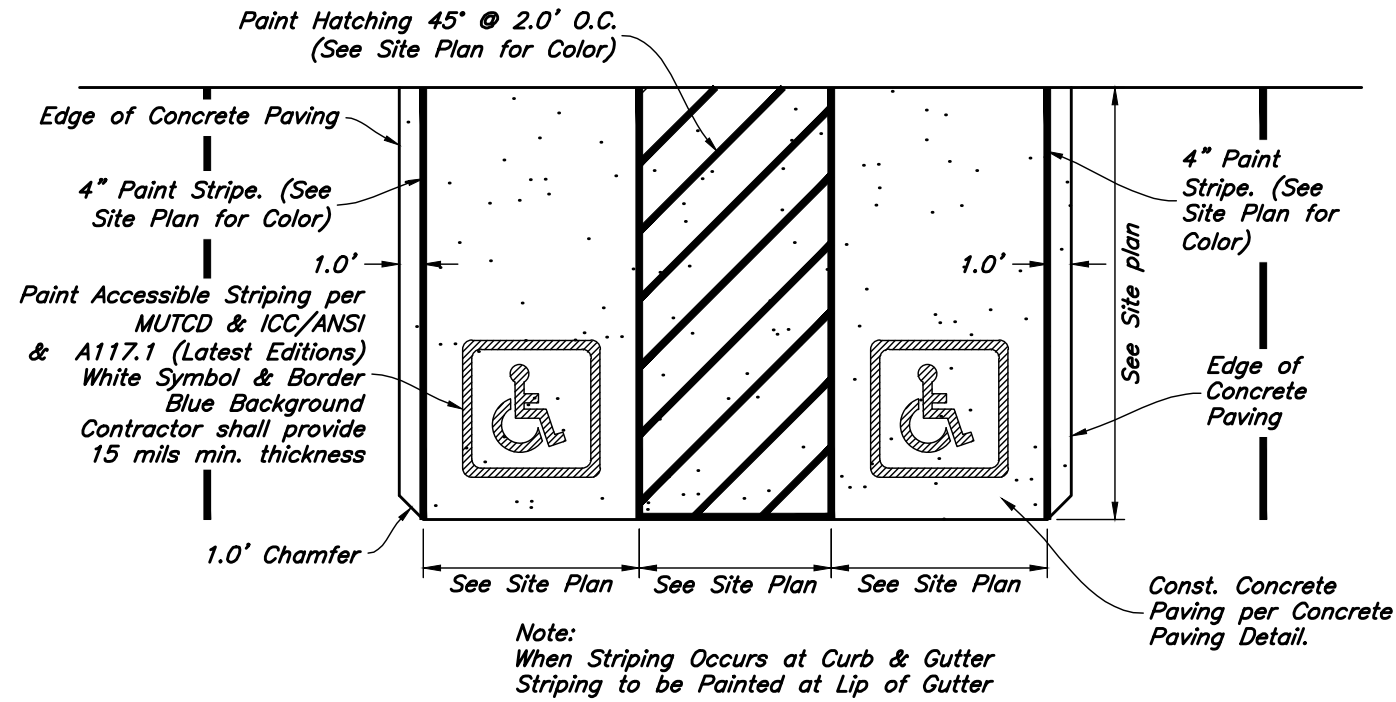
- All grading shall be in accordance with the project geotechnical study.
- Cut slopes shall be no steeper than 3 horizontal to 1 vertical.
- Fill slopes shall be no steeper than 3 horizontal to 1 vertical.
- Fills shall be compacted per the recommendations of the geotechnical report prepared for the project and shall be certified by a Geotechnical Engineer.
- Areas to receive fill shall be properly prepared and approved by a Geotechnical Engineer prior to placing fill.
- Fills shall be benched into competent material as per specifications and geotechnical report.
- All trench backfill shall be tested and certified by a Geotechnical Engineer.
- A geotechnical engineer shall perform periodic inspections and submit a complete report and map upon completion of the rough grading.
- The final compaction report and certification from a Geotechnical Engineer shall contain the type of field testing performed. Each test shall be identified with the method of obtaining the in-place density, whether sand cone or drive ring and shall be so noted for each test. Sufficient maximum density determinations shall be performed to verify the accuracy of the maximum density curves used by the field technician.
- Dust shall be controlled by watering.
- The location and protection of all utilities is the responsibility of the permittee.
- Approved protective measures and temporary drainage provisions must be used to protect adjoining properties during the grading process.
- All public roadways must be cleared daily of all dirt, mud and debris deposited on them as a result of the grading operation. Cleaning is to be done to the satisfaction of the City Engineer.
- The site shall be cleared and grubbed of all vegetation and deleterious matter prior to grading.
- The contractor shall provide shoring in accordance with OSHA requirements for trench walls.
- Aggregate base shall be compacted per the geotechnical report prepared for the project.
- The recommendations in the following Geotechnical Engineering Report by GSH are included in the requirements of grading and site preparation. The Report is titled "Geotechnical Study Eagle Mountain MACU near Eagle Mountain Boulevard and Pony Express Parkway Eagle Mountain, Utah".
Project No.: 0130-057-21
Dated: March 22, 2021
- As part of the construction documents, owner has provided contractor with a topographic survey performed by manual or aerial means. Such survey was prepared for project design purposes and is provided to the contractor as a courtesy. It is expressly understood that such survey may not accurately reflect existing topographic conditions.
- If Contractor observes evidence of hazardous materials or contaminated soils he shall immediately contact the project engineer to provide notification and obtain direction before proceeding with disturbance of said materials or contaminated soil.

Curb and Gutter Construction Notes:

- Open face gutter shall be constructed where drainage is directed away from curb.
- Open face gutter locations are indicated by shading and notes on the grading plan.
- It is the responsibility of the surveyor to adjust top of asphalt grades to top of curb grades at the time of construction staking.
- Refer to the typical details for standard and open face curb and gutter dimensions.
- Transitions from open face to standard curb and gutter are to be smooth. Hand form these areas if necessary.
- Spot elevations are shown on this plan with text marking. Coordinate and verify site information with project drawings.

Sidewalk Construction Notes:

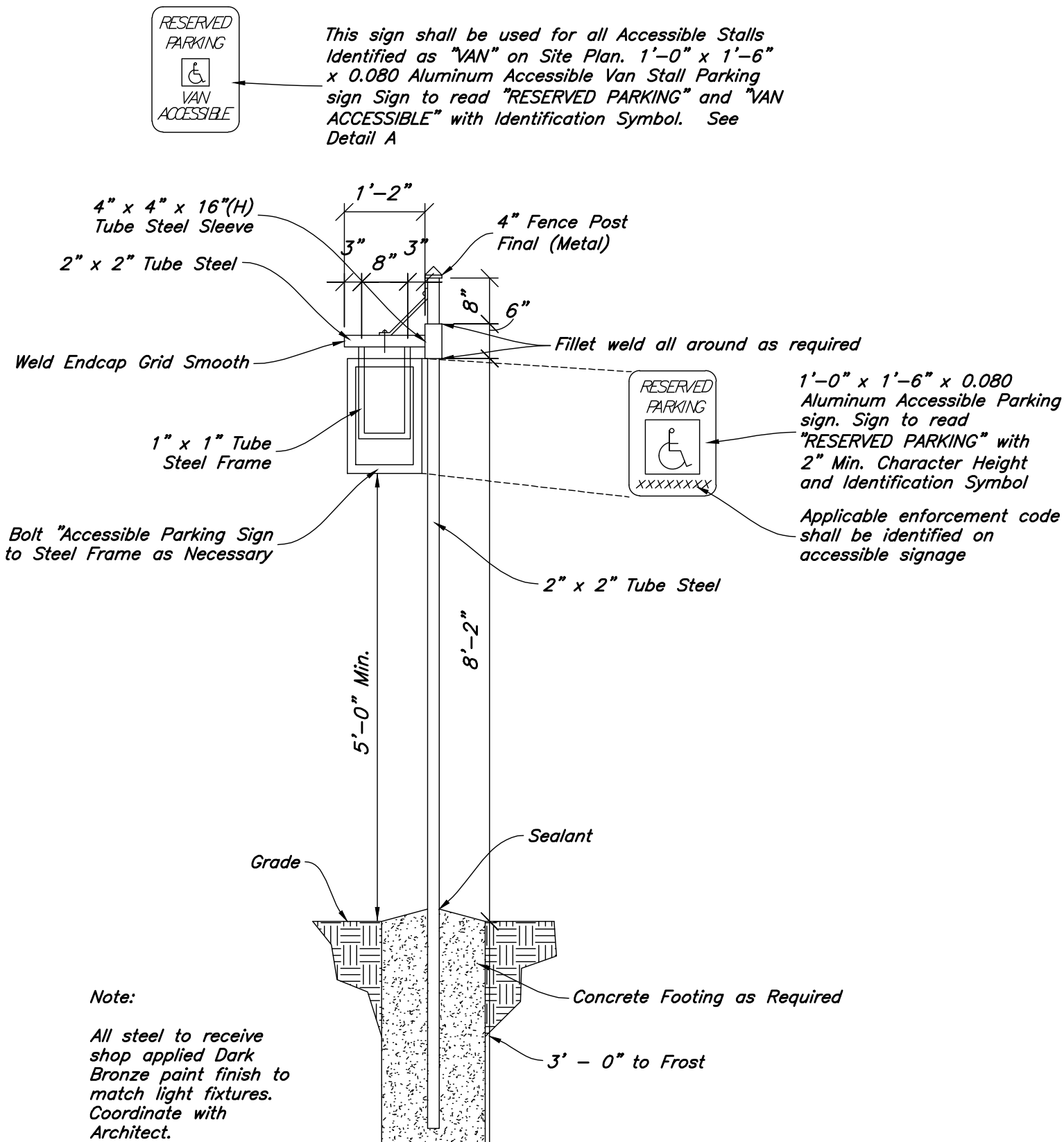
- Concrete sidewalk shall be constructed with a cross slope of 1.5% unless shown otherwise on plan.
- Running slope of sidewalks shall be built per grades shown on the plan, where grades are not provided, sidewalks shall be constructed with a maximum running slope of 4.5%.
- Refer to the Site Plan for sidewalk dimensions.



Accessible Striping Detail

Not to Scale

Accessible Van Stall Alternate Sign



Accessible Parking Sign

Not to Scale

Prior to any construction of any Accessible Improvements, a Pre-Construction meeting shall be held between Contractor and Engineer. Contractor is Responsible to contact Engineer and Schedule Pre-Construction Meeting

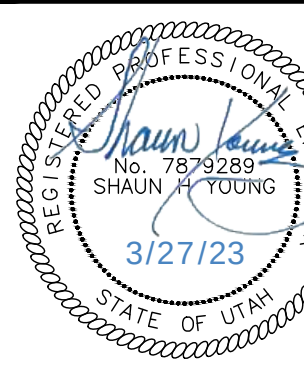
Private Curb Ramp Construction Notes

- Slopes provided are per Anderson Wahlen & Associates design standards. Slopes shown are below ADA and ICC maximum requirements, unless noted otherwise in project plans.
- The Client, Contractor and Subcontractor should immediately notify the Consultant of any conditions of the project that they believe do not comply with the current state of Accessible and Usable Buildings and Facilities (ICC/ANSI A117.1-Latest Edition) and/or FHWA.
- Counter slopes of adjoining gutters & paving adjacent to the curb ramp shall not be steeper than 4.50%.
- Accessible ramp flares shall be poured separately from ramp to ensure proper slopes.
- Contractor to transition curb or sidewalk height from 6" to 0" reveal. Curb or sidewalk height to match ramp throughout transition.

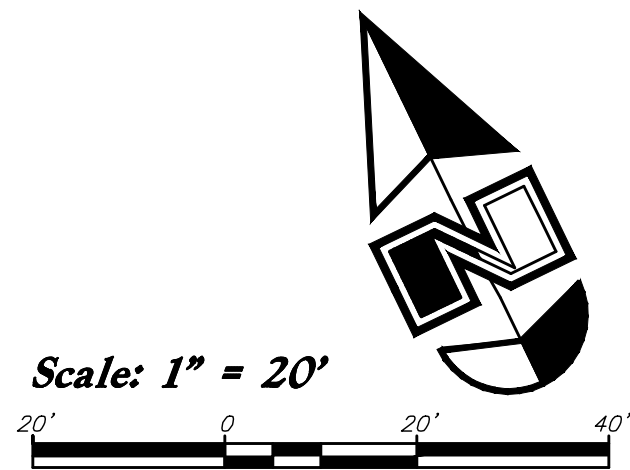
Designed by: LC
Drafted by: LC
Client Name:
Mountain America
Federal Credit Union
21-038gr



Grading Plan and Notes
Mountain America Credit Union
1345 Eagle Mountain Boulevard
Eagle Mountain, UT



13 Mar, 2023
SHEET NO.
C2.1



City of Eagle Mountain Utility Notes:

SEWER -

- * Pipe bedding: $\frac{3}{4}$ " gravel required 6" below, on the sides & 12" above the pipe (minimum).
- * Depth: Sewer main/laterals to maintain 4' of cover (minimum) from finished grade, 3' minimum from the top of pipe at time of installation
- * Separation: sewer mains & laterals to maintain 10' separation (minimum) from each other & laterals
- * Sewer Y's: 3' minimum separation between sewer Y's.
- * Lateral stubs: A) stubs must extend 15' into property and be marked with 2x4 painted green.
- B) All laterals must be GIS (shot in) at the Y's and stubs. Also slopes (2% min. on 4" pipe) to be checked before backfill.
- * Manholes: manholes to be within 1' of finished grade, 12' of whirly gig for manholes with no flat rings allowed, 12' of $\frac{3}{4}$ " gravel required under manholes/boxes.

WATER -

- **Valves:** 1. Valves must be flanged to tee's (fittings). 2. Valves 12" and larger to be butterfly valves.
 - **Bedding:** sand must meet AASHTO (A-3) gradation with 100% passing the #4 sieve. 6" below pipe on the sides & 12" above pipe (minimum).
 - **Depth:** water main & laterals must maintain 4' cover from finished grade (minimum). 3' minimum from top of pipe at time of installation. Max depth 72" from finished grade.
 - **Services & fittings:** services & fittings to maintain 3' minimum separation from pipe joints and other fittings
 - **Setters:** all setters to be 21" tall (minimum), have unions at the base and be dual check model, also 3/4" setters to have double braces. Setters to be set at 18" to 22" from the top of the setter to top of lid.
 - **Water can lid:** all lids to say "Eagle Mountain" on them recessed with a hole for the ERT and to be set at level to 1" above the plane of the curb & sidewalk.
 - **Water Can:** the water can for 3/4" & 1" services will need to be a 36" tall minimum and 21" inside diameter. Water can for 1-1/2" to 2" services will need to be inside diameter. Water can specification.
 - **Hydrants:** hydrants to be 5' bury (minimum)
 - **Laterals:** all laterals need to be GIS (shot in) at the corp. stop & setter, and also visual inspection on poly inserts before backfill. Water laterals to extend 15' into property and be marked with a 2x4 painted blue. All poly lines to have visual poly insert inspection.
 - **Water main:** run water main along main & extend up setters and hydrants, do not run up valve boxes.
 - **Water fittings:** all water fittings to be checked for thrust blocks (pre & post) and GIS (shot in) before backfill.
 - **Vertical separation:** water main to maintain 18" minimum separation from storm drain or other obstacles/utilities.
 - **Water line fittings:** all fittings to have mega lug followers.
 - **Water Main Line:** NO DEFLECTION or bending of pipe will be allowed in water lines and bend fittings will be required. All fittings to be Mega-lug fittings
- STORM DRAIN –**
- **Bedding:** 3/4" gravel 6" below and on sides of pipe & 12" above pipe (minimum).
 - **ADS:** all ADS pipe to be "HP" brand.
 - **Collars:** collars to be 1'x1' around pipe, 4000 psi concrete, inspection is needed pre & post collar pour.
 - **Manholes:** manholes to be within 1' of finished grade. 12" of required ground cover no flat rings allowed. 12" of 3/4" gravel of whirly gourd manholes/boxes.

ROAD SECTION

- **Proof rolls:** proof roll required on all sections of road: i.e. sub-grade, sub-base, and curb base and road base. Curb stops inspection for sub-grade inspection and string line required for sub-base and road base inspection.
- **UTBC:** state spec. road base required for all roads; commercial base acceptable for the sidewalks & trails.
- **Collars:** all collars to be 1' wide by 1' deep with a 6000-psi concrete with 1.5# fiber mesh per cubic yard (3/4" monofilament) required for all collars. Manhole covers and water valve towers to be $\frac{1}{2}$ down from asphalt edge and concrete to be $\frac{1}{4}$ " to $\frac{3}{8}$ " down from asphalt edge.

General Utility Notes:

1. *All sewer and water facilities shall be constructed per local jurisdiction standards and specifications. Contractor is responsible to obtain standards and specifications.*
2. *Coordinate all utility connections to building with plumbing plans and building contractor.*
3. *Verify depth and location of all existing utilities prior to constructing any new utility lines. Notify Civil Engineer of any discrepancies or conflicts prior to any connections being made.*
4. *All catch basin and inlet box grates are to be bicycle proof.*
5. *Refer to the site electrical plan for details and locations of electrical lines, transformers and light poles.*
6. *Gas lines, telephone lines, and cable TV lines are not a part of these plans.*
7. *Water meters are to be installed per city standards and specifications. It will be the contractor's responsibility to install all items required.*
8. *Water lines, valves, fire hydrants, fittings etc. are to be constructed as shown. Contractor is responsible, at no cost to the owner, to construct any vertical adjustments necessary to clear sewer, storm or other utilities as necessary including valve boxes and hydrant spools to proper grade.*
9. *Contractor shall install a 12" concrete collar around all manholes, valves, catch basins, cleanouts or any other structures located within the asphalt.*

Utility Piping Materials:

All piping materials shall be per local agency standards or the specifications below at a minimum. All utility piping shall be installed per manufacturers recommendations. Refer to project specifications for more detailed information regarding materials, installation, etc.

Culinary Service Laterals

1. Polyethylene (PE) Water Pipe (Up to 3 inches diameter), AWWA C901, PE 3408, SDR 9 (200 psi)
2. Copper Pipe (Up to 3 inches diameter): Type "K."

Water Main Lines and Fire Lines

1. *Polyvinyl Chloride (PVC) (4 inches to 12 inches diameter): AWWA C900, Class 200*

Sanitary Sewer Lines

1. All sewer piping to be Polyvinyl Chloride (PVC) sewer pipe, ASTM D3034 Type PSM, SDR 35

Storm Drain Lines

1. 12" pipes or smaller - Polyvinyl Chloride (PVC) sewer pipe, ASTM D3034, Type PSM, SDR 35
2. 15" pipes or larger - Reinforced Concrete Pipe, ASTM C76, Class III

CAUTION :

The locations and/or elevations of existing utilities as shown on these plans are based on records of the various utility companies and, where possible, measurements taken in the field. The information is not to be relied on as being exact or complete.

Storm Drain & Sanitary Sewer Note:

***All Storm Drainage & Sanitary Sewer Pipe
Lengths and Slopes are from
Center of Structure to Center of Structure***

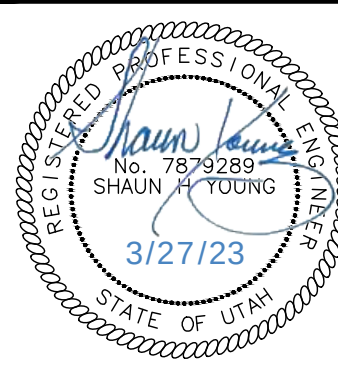
Onsite Utility Connection Notes:

1. Contractor shall field verify all utility connection elevations prior to any utility construction has begun.
2. Contractor shall construct utility lines into site prior to any onsite utility construction. Gravity lines are to be constructed starting at the lowest point and be installed prior to any waterline installation
3. Construction of any onsite utilities prior to the offsite connection will be done at the contractors risk.



Utility Plan

Mountain America Credit Union
1345 Eagle Mountain Boulevard
Eagle Mountain, UT

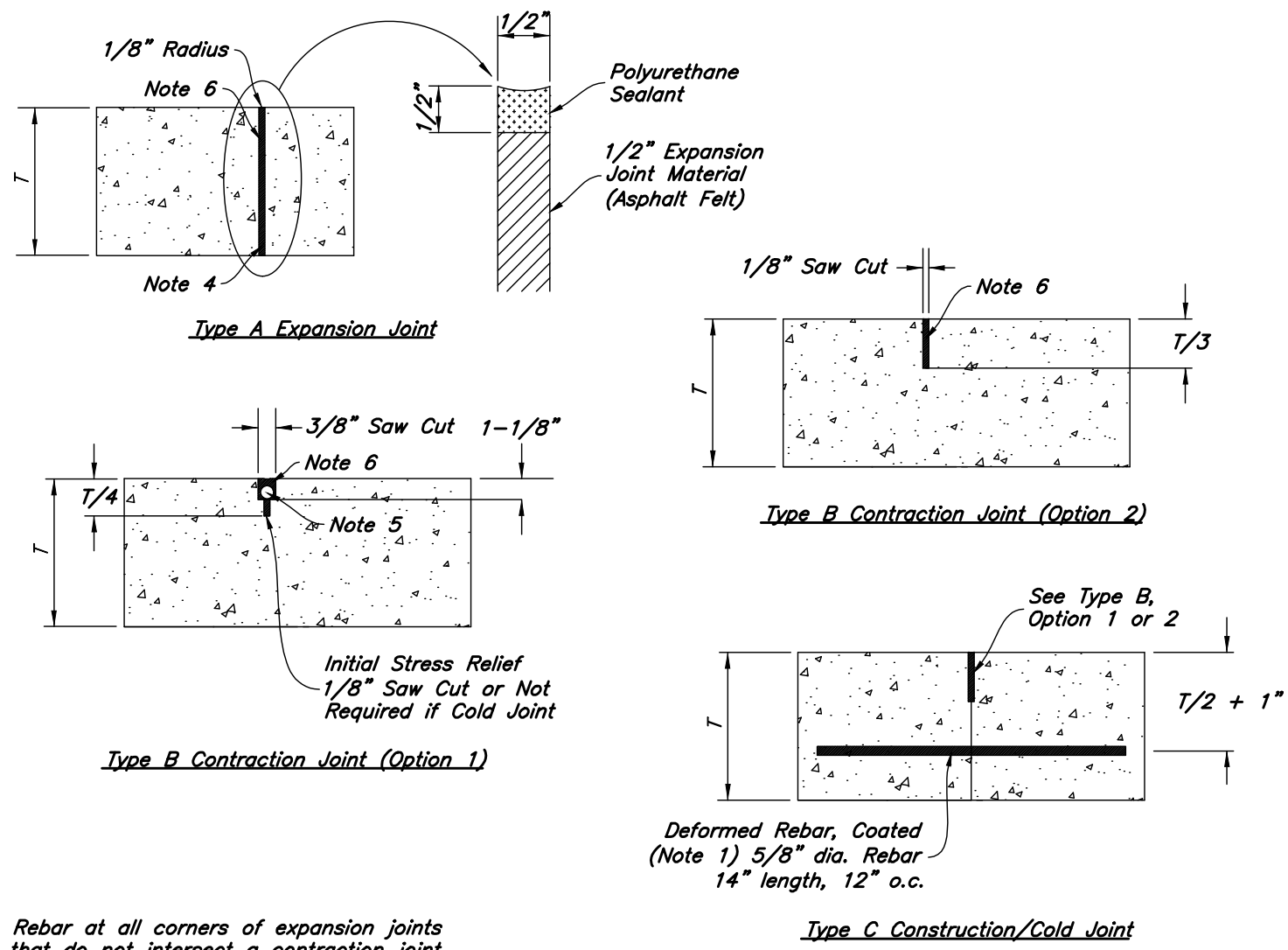


13 Mar. 2023

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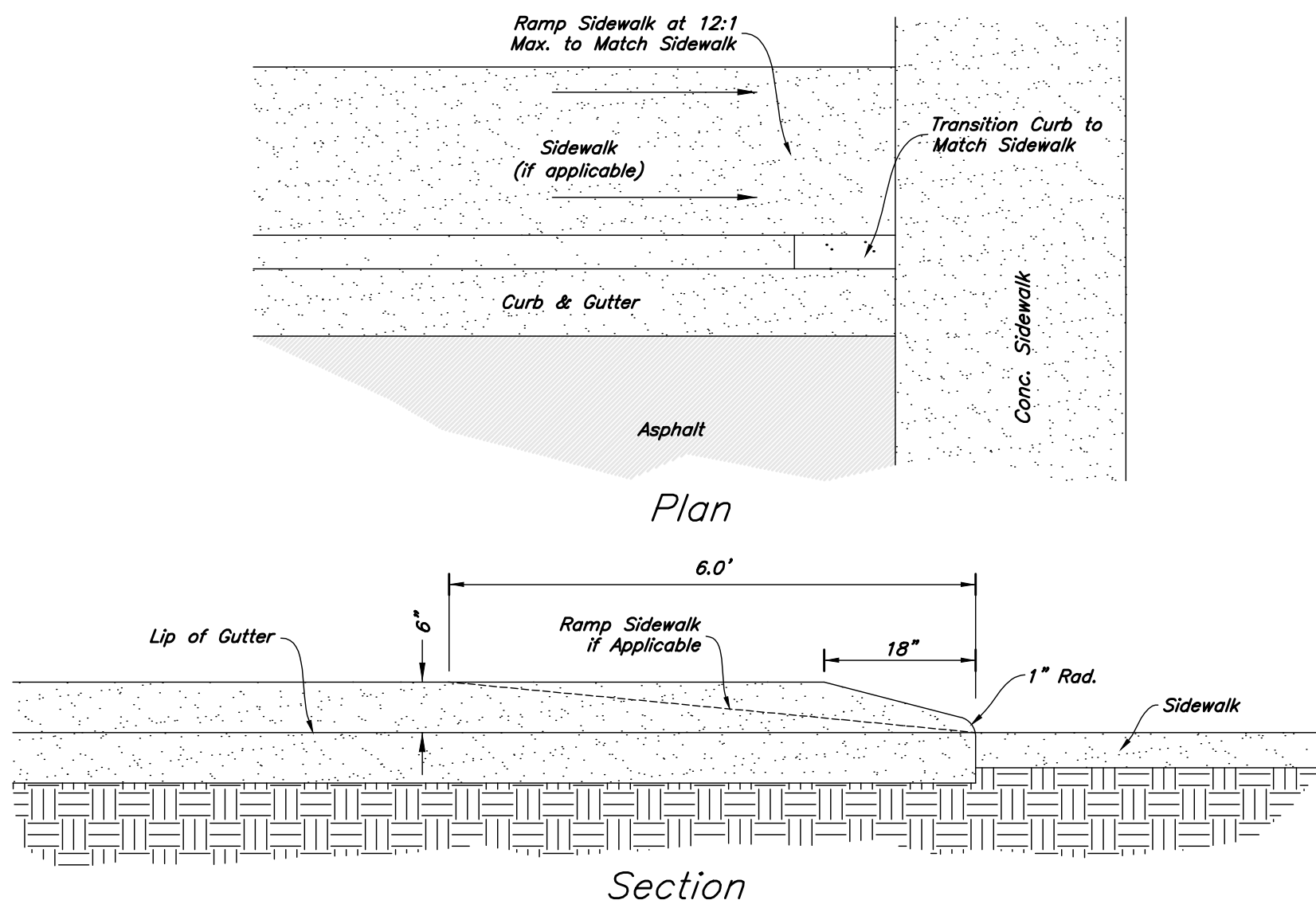
C3.1

1. **REINFORCEMENT:** ASTM A 615, grade 60, galvanized or epoxy coated deformed steel rebar or smooth steel dowels with diameter and length as indicated.
- A. Space rebar and dowels at 12 to 15 inches on center.
B. Grease dowels to provide movement in expansion joints.
C. Keep tie bars in the vertical center of the concrete slab and perpendicular to the joint during concrete placement.
2. **SAWING:** Keep at least 3 working power saws on-site when concrete is being placed. Saw crack control joints (contraction joints) before shrinkage cracking takes place. Do not tear or ravel concrete during sawing. In cool weather, the joint sawing may be delayed only for the time required to prevent tearing and raveling the concrete. Cut joints to dimensions recommend by sealant manufacturer and approved by ENGINEER.
3. **JOINTS:** Lay out joints to aid construction and control random cracking.
- A. Joint Spacing shall be 12 feet maximum on center in both directions.
B. Extend transverse contraction joints continuously across the full width of the concrete. Make the joints coincide with curb and gutter joints.
C. Make adjustments in joint locations to meet inlet or manhole locations.
D. Expansion Joints shall be placed where concrete abuts a building wall, sidewalk, curb, gutter or any immovable structure.
4. **JOINT FILLER:** Bituminous (Asphalt or tar) mastic, ASTM D994. Formed and encased between 2 layers of bituminous saturated felt or 2 layers of glass-fiber felt extending to the bottom of the concrete slab.
5. **BACKER ROD:** Round Rods. It must be oversized approximately 25 percent to fit tightly into each joint and compatible with hot poured sealant.
6. **JOINT SEALANT:** Hot applied, Asphalt base type, ASTM D 3405. Remove dirt, oil, and curing compounds from joint reservoir. Seal joints immediately after cleaning.



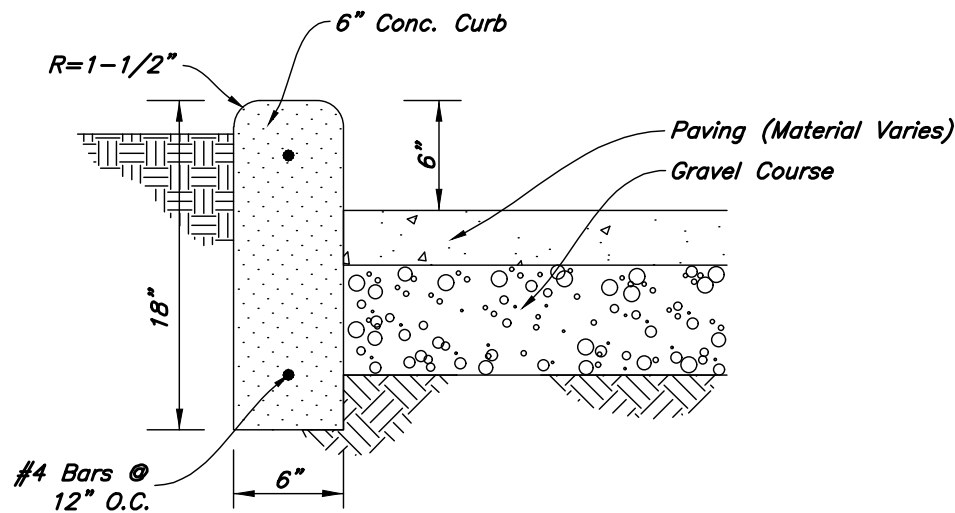
9 Concrete Joint Detail

Not to Scale



8 Curb Transition

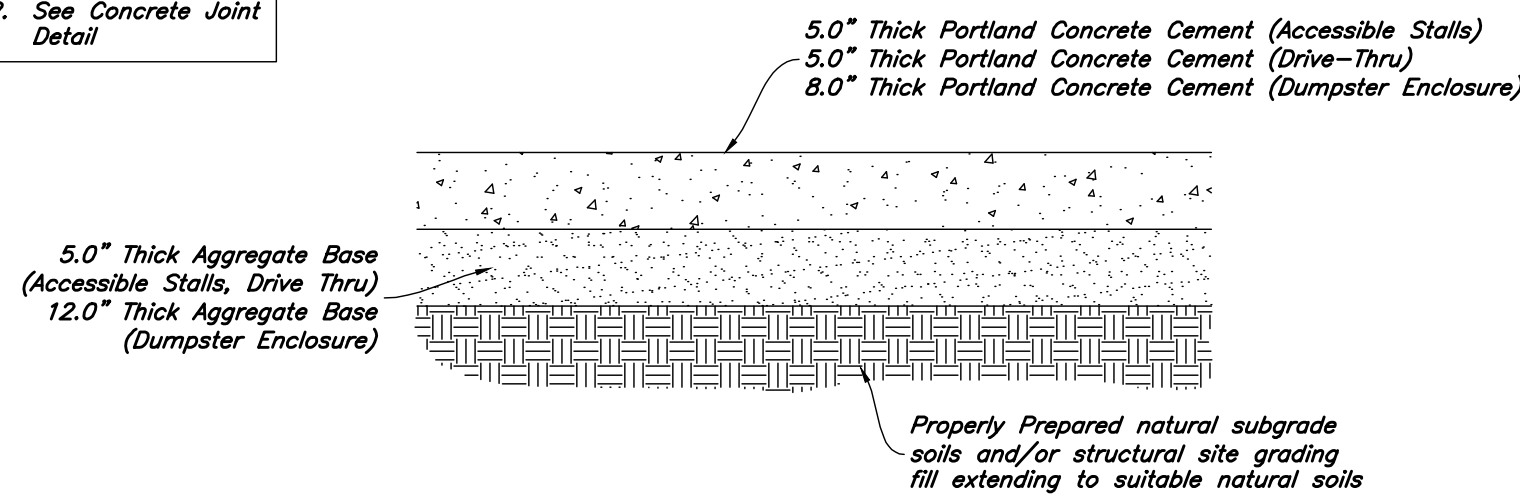
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7 Curb Wall Detail

Not to Scale

1. See Geotechnical Report for Project for Future Details
2. See Concrete Joint Detail



6 Concrete Paving Section

Not to Scale

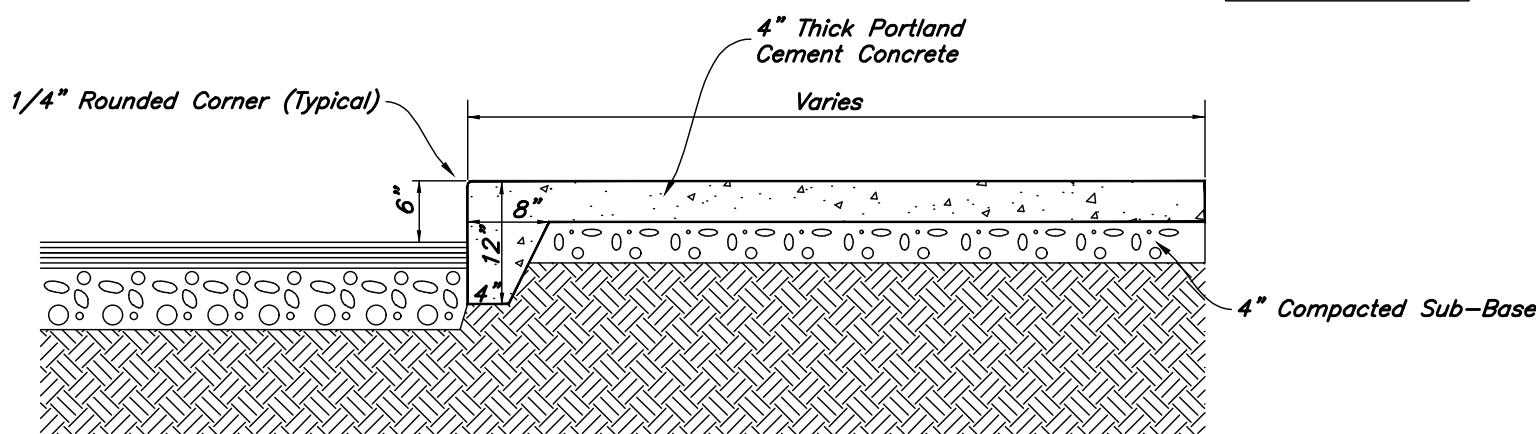
Contraction Joints

- A. Spacing = 10' O.C.

Expansion Joints

- A. Make expansion joints full depth, see joint detail
B. Place expansion joint at all cold joints
C. Expansion joints are required at the start of end of curb radius.

1. See Concrete Joint Detail



5 Thickened Edge Walk

Not to Scale

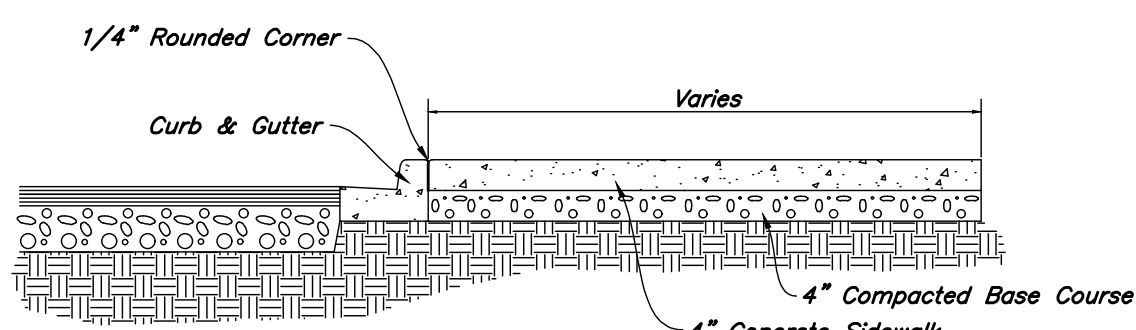
Contraction Joints

- A. Spacing = 10' O.C.

Expansion Joints

- A. Make expansion joints full depth, see joint detail
B. Place expansion joint at all cold joints
C. Expansion joints are required at the start of end of curb radius.

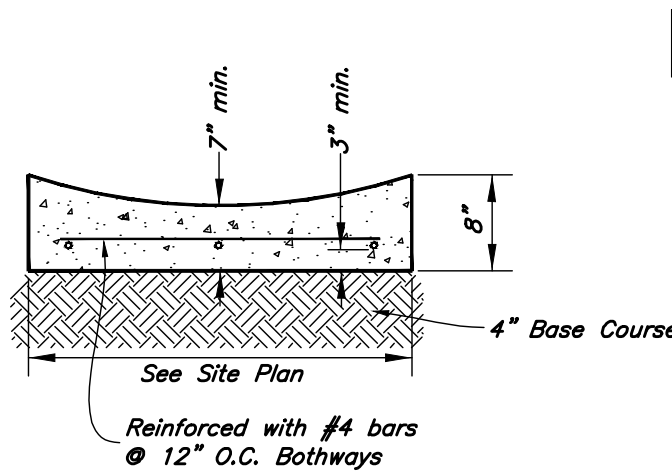
1. See Concrete Joint Detail



4 Typical Sidewalk Detail

Not to Scale

- Contraction Joints
A. Spacing = 10' O.C.
B. 1/8" Wide by 2" Deep

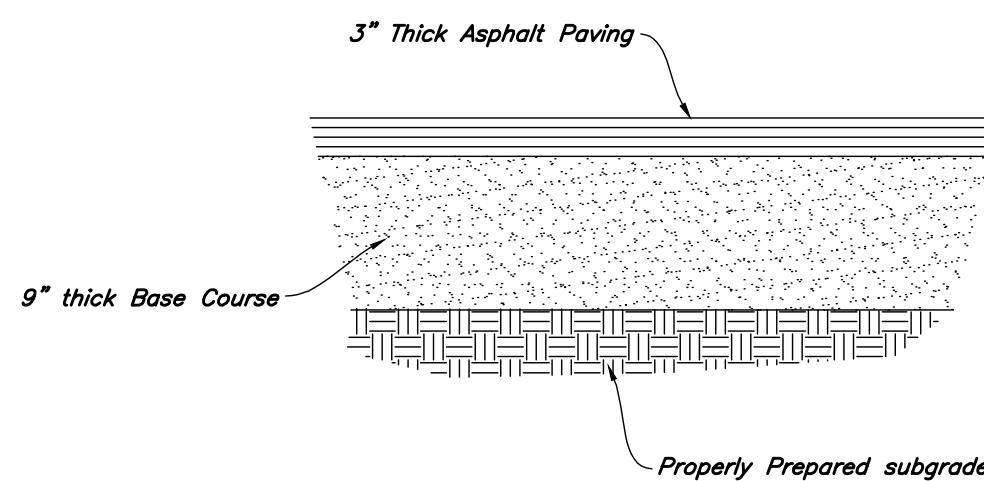


1. See Concrete Joint Detail

3 Typical Waterway Detail

Not to Scale

1. See Geotechnical Report for Project



2 Standard Asphalt Section

Not to Scale

1. Contraction Joints

- A. Spacing = 10' o.c., see joint detail
B. 1/8" wide by 2" deep from top of curb at 15'-0" intervals

2. Expansion Joints

- A. Make expansion joints full depth, see joint detail
B. Place expansion joint at all cold joints
C. Expansion joints are required at ends of all radii 0.0B.
D. Required 5'-0" on each side of drainage structures
E. Required at 90'-0" maximum intervals in straight curb and gutter
F. Provide #6 x 18" long smooth steel dowel bars with 1" dia. grease cap through expansion joints (3/4" thick bituminous filler material)

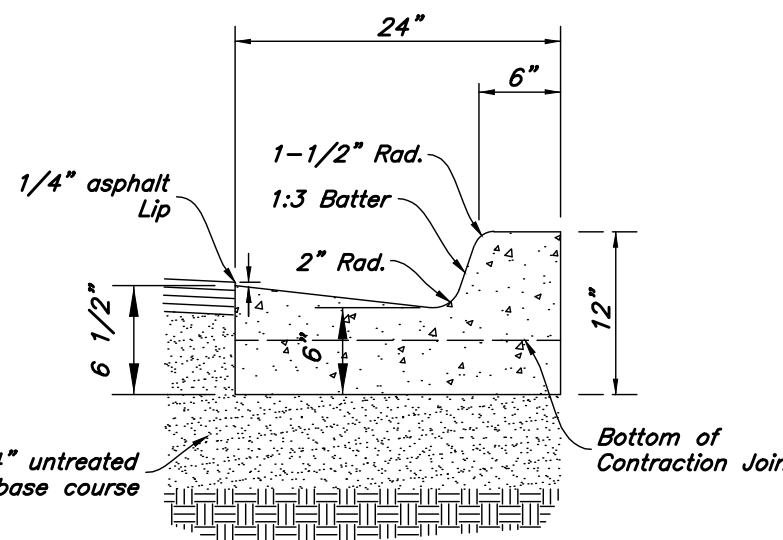
3. 2'-6" Long tie bar on 2'-6" centers shall be provided when curb is adjacent to P.C.C. pavement

4. Provide (2) #6 x 2'-6" long tie bars to connect existing and new curb and gutter

5. Remove forms as early as possible. Brush top and face of curbs to remove all imperfections. Typical of all form work.

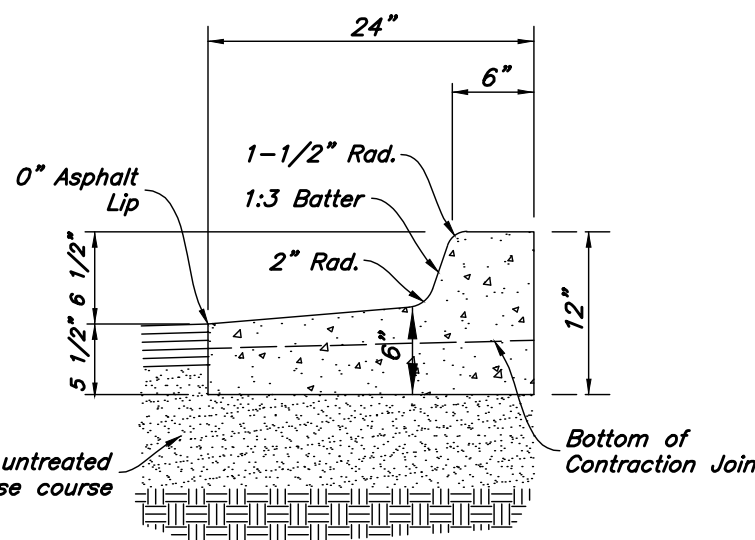
6. All radii shall be true arcs

7. Medium to light broom finish on all exterior concrete



Standard

Note: All Curb and Gutter to be Standard Unless Otherwise Noted



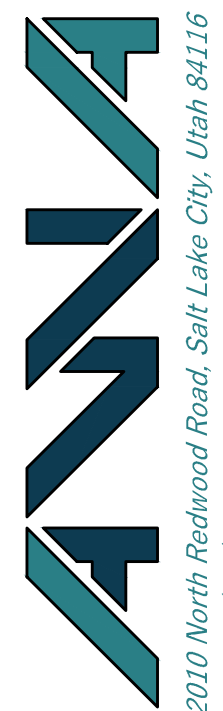
Open Face

1. See Concrete Joint Detail

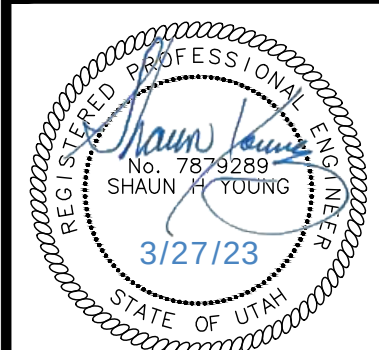
1 24" Curb And Gutter

Not to Scale

Designed by: LC
Drafted by: LC
Client Name:
Mountain America
Federal Credit Union
21-038dt



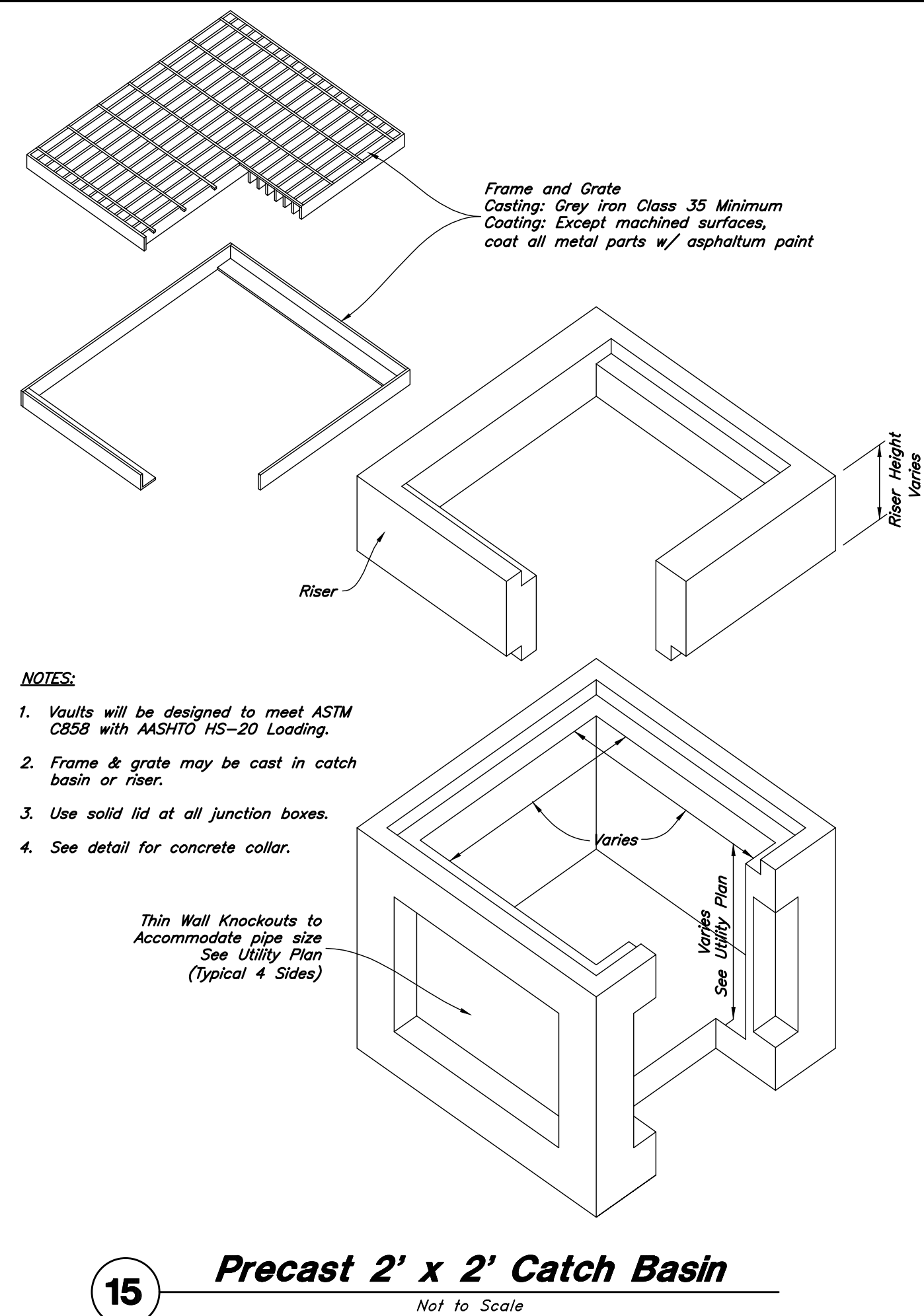
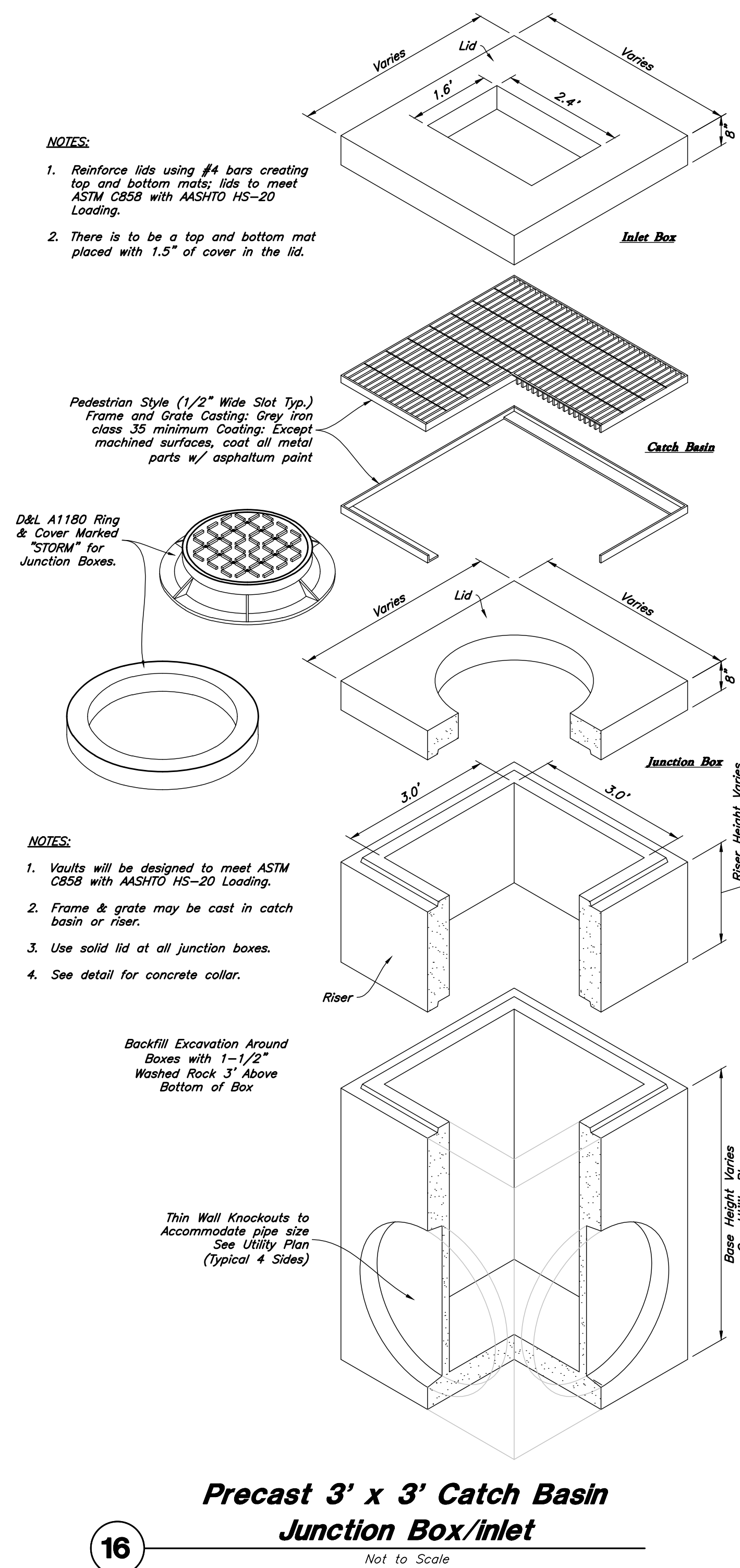
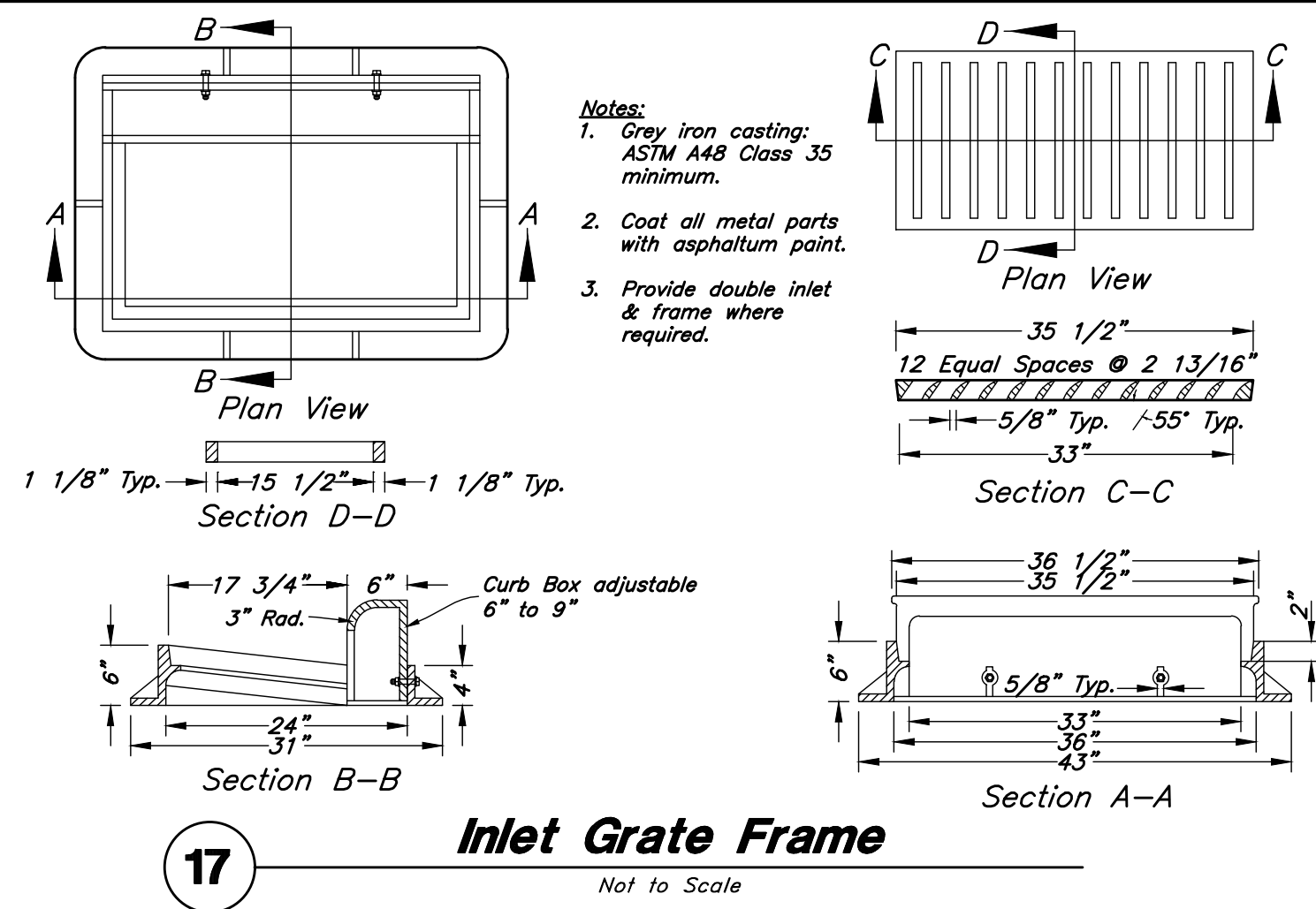
Details
Mountain America Credit Union
1345 Eagle Mountain Boulevard
Eagle Mountain, UT



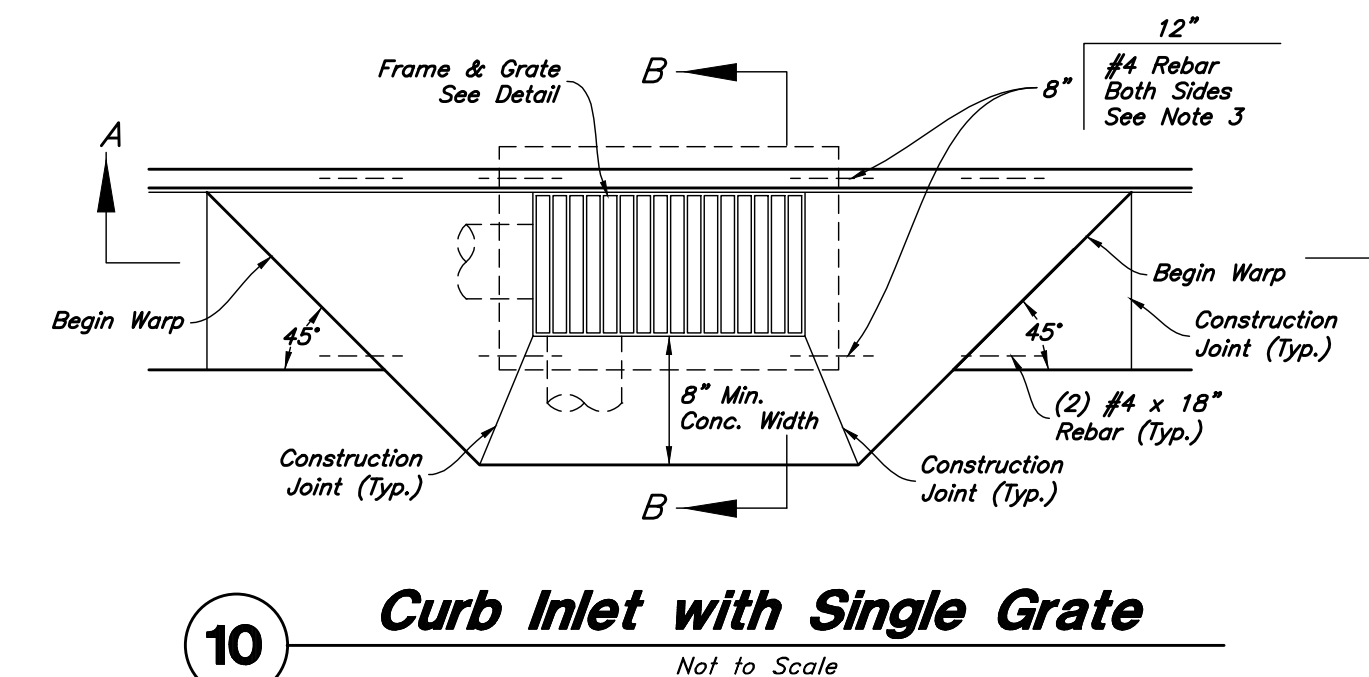
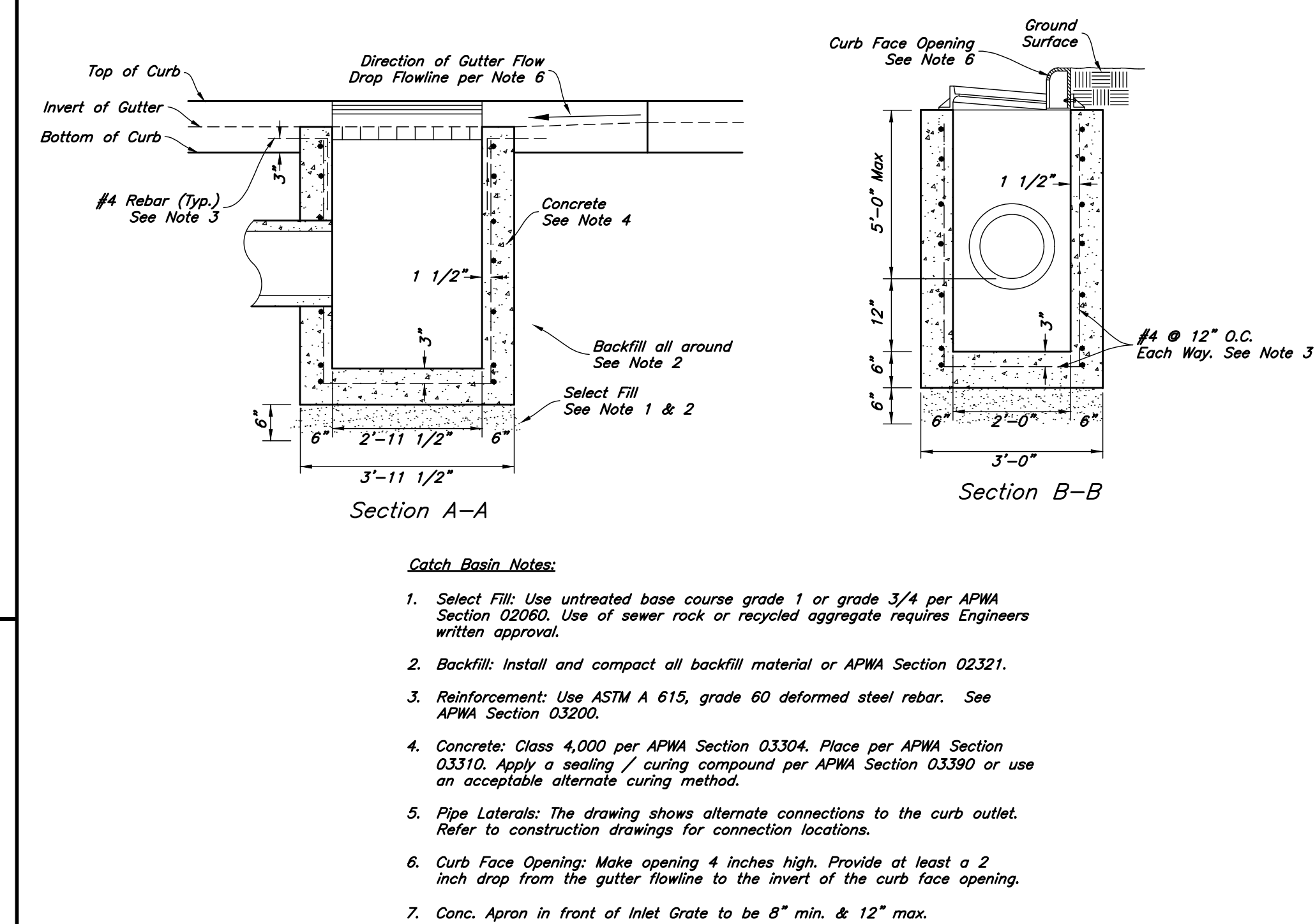
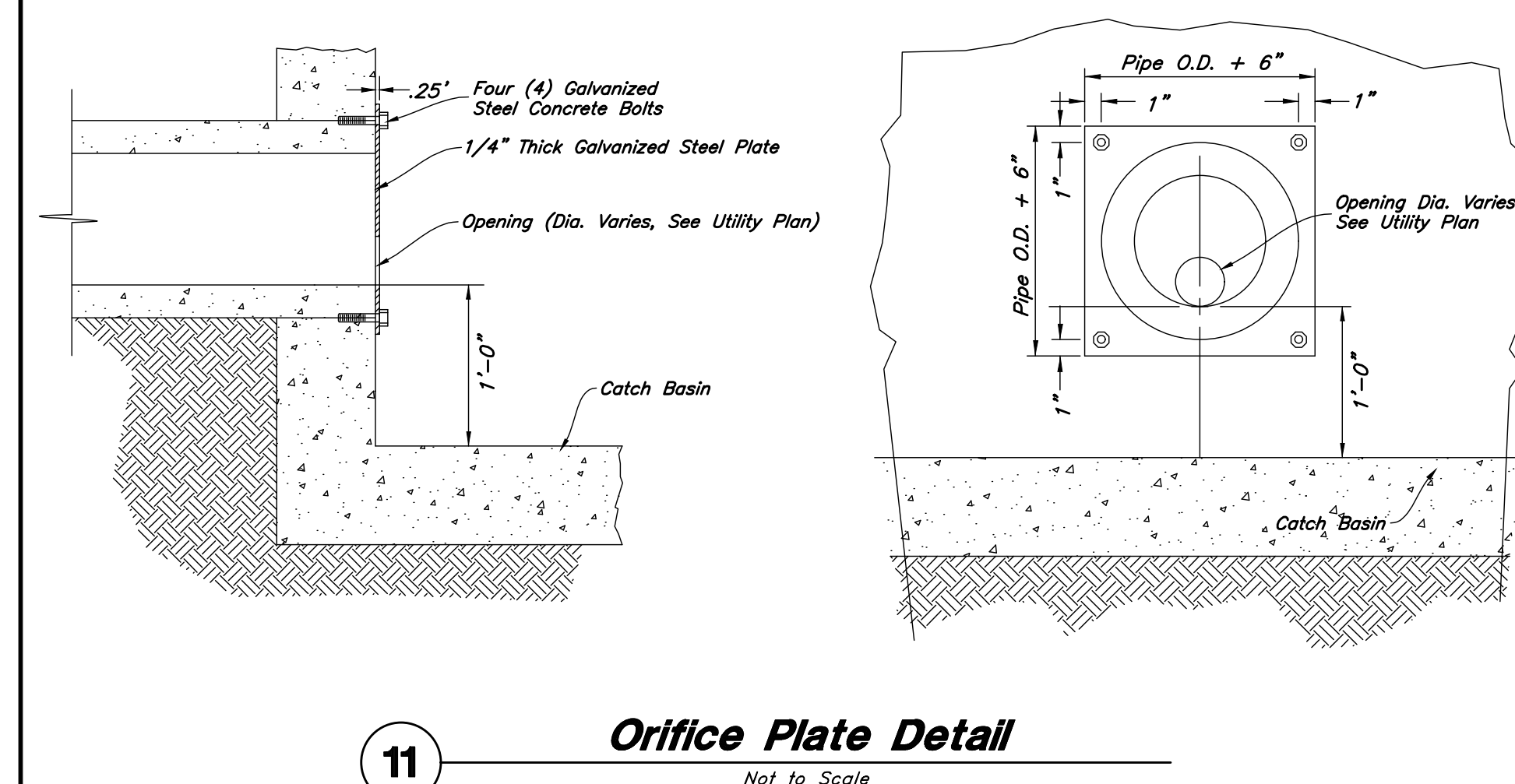
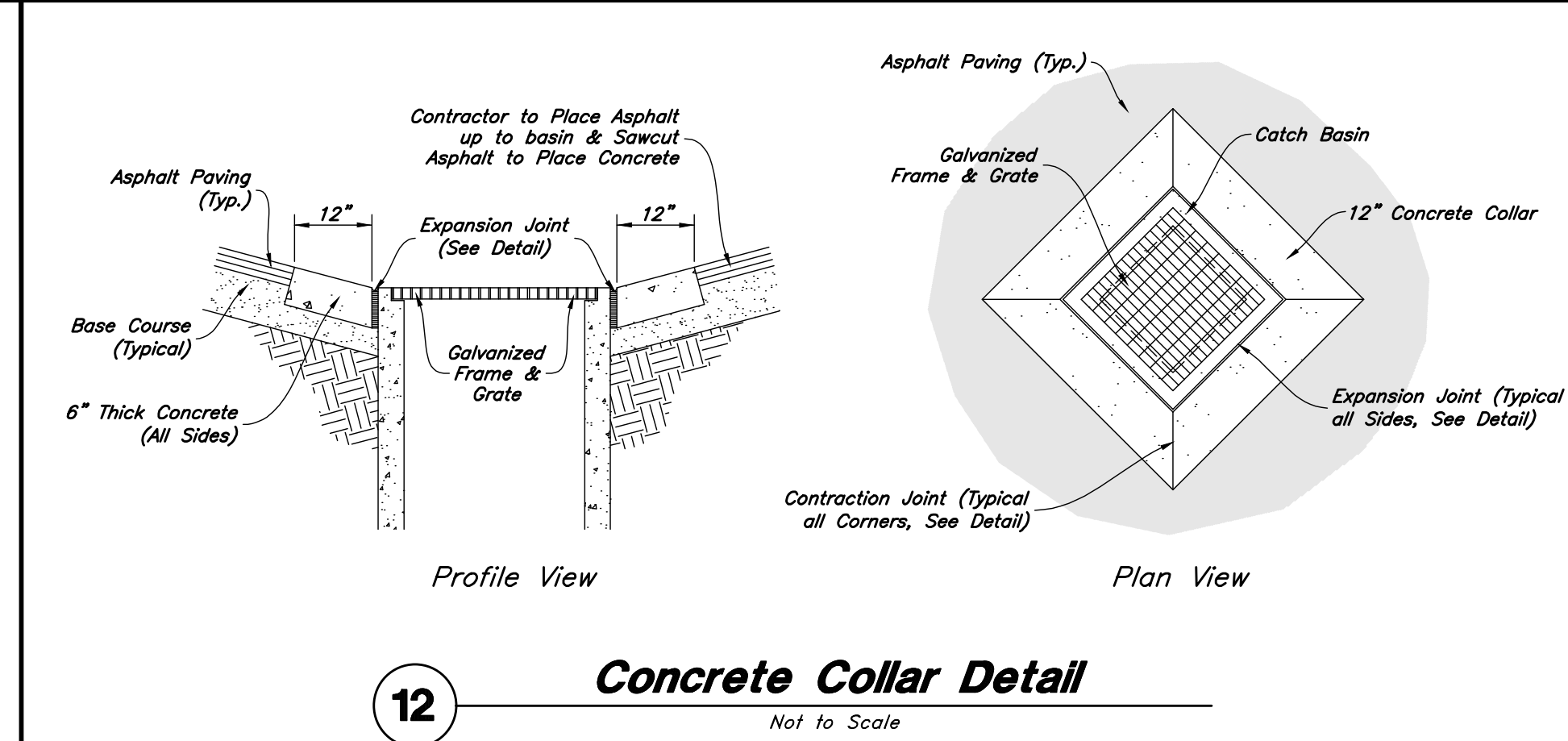
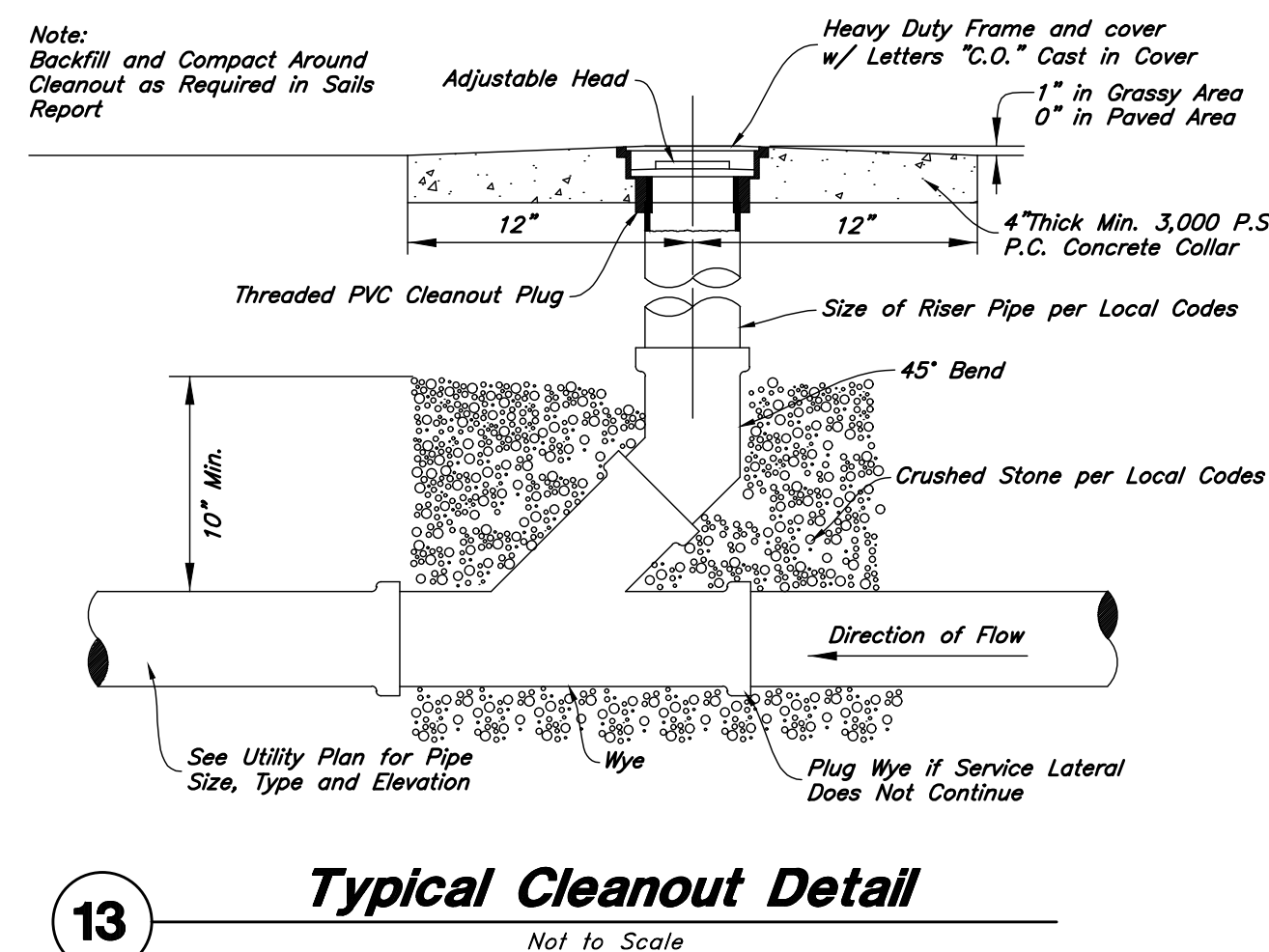
13 Mar, 2023

SHEET NO.

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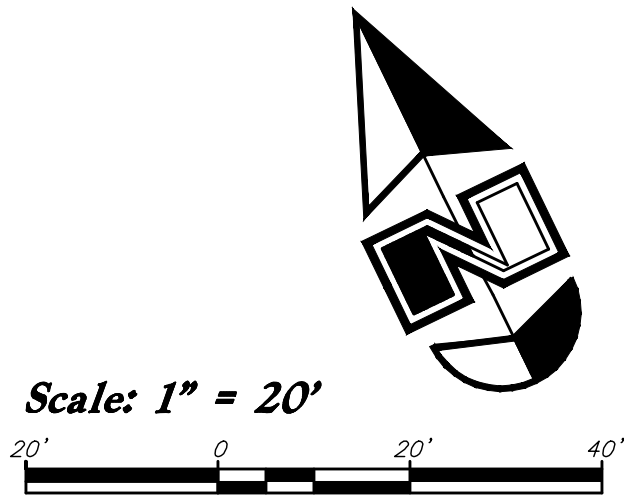
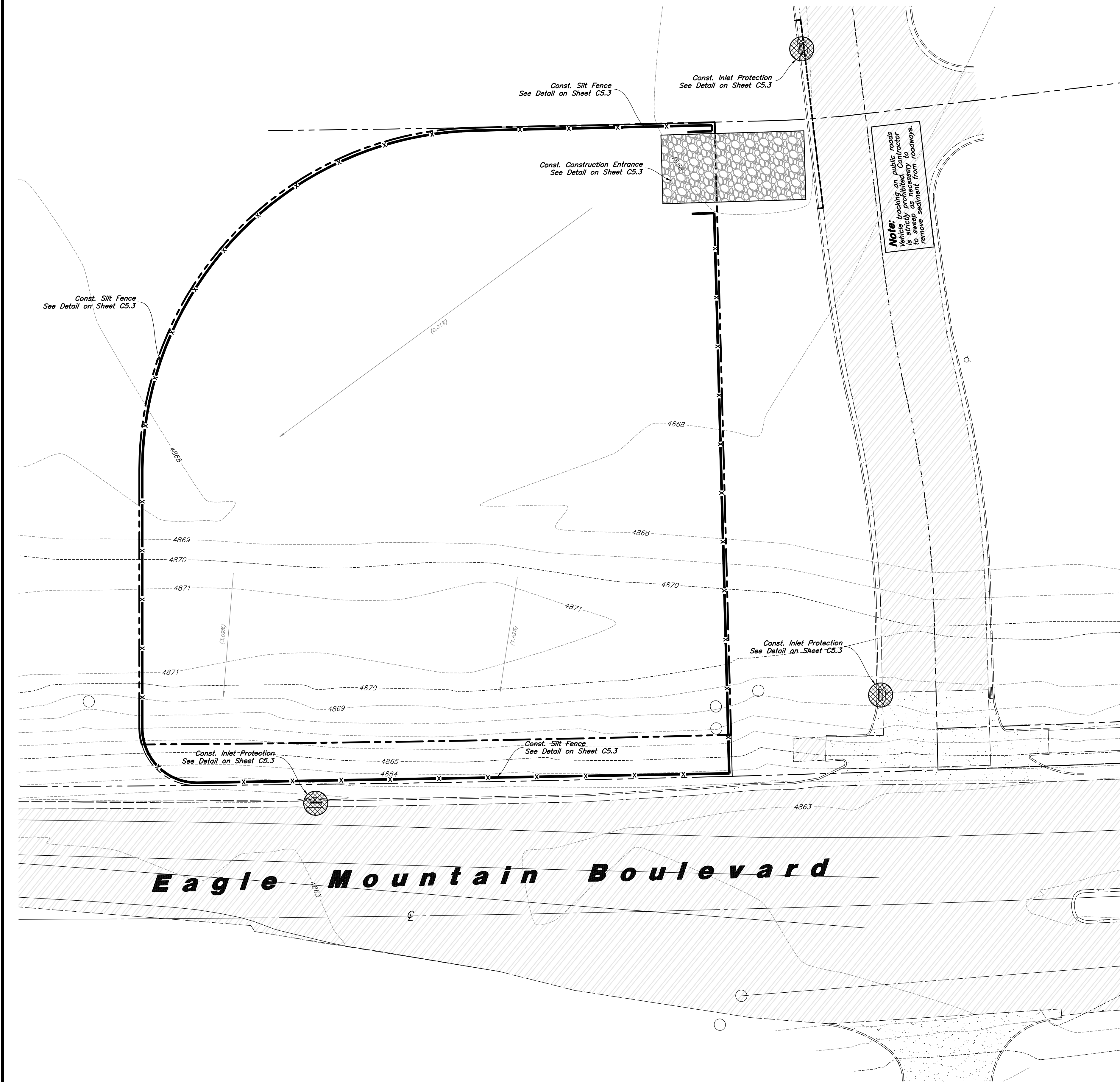


DESIGNED BY	LC
DRAWN BY	LC
CHECKED BY	LC
DATE	2023-03-27
DESCRIPTION	Mountain America Credit Union
PROJECT NO.	21-038dt

Mountain America Credit Union
 1345 Eagle Mountain Boulevard
 Eagle Mountain, UT

13 Mar, 2023
C4.2

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Legend

Place Inlet Protection at all Inlet Locations to prevent boxes from silting.

Silt Fence

Limit of Disturbance

Construction Entrance / Truck Wash (50'x24' Min.)

Concrete Washout Area

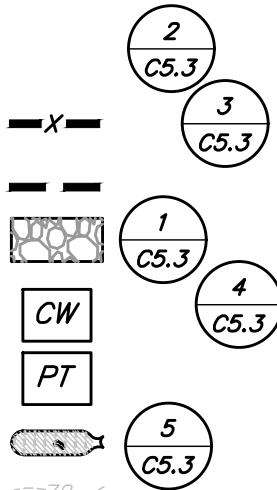
Portable Toilet

Gravel Sack

Existing Contour

Existing Spot

Proposed Contour



Erosion Control Notes

- Storm water will be discharged into an existing drainage system. Existing Lines shall be inspected prior to Certificate of Occupancy and cleaned if necessary.
- The Storm Water Prevention Plan shall conform to all State Division of Environmental Protection Regulations.
- All Construction equipment will enter thru Designated Construction Entrances.
- Coordinate Entrance locations with the local jurisdiction.
- Inlet Protection Devices and Barriers shall be Repaired or Replaced if they Show Signs of Undermining or Deterioration. Inlet Protection BMP is to meet or exceed ASTM D8057 as per Eagle Mountain City Code 15.50.070.
- Silt Fences shall be Repaired to their Original Conditions if Damaged. Sediment shall be Removed from Silt Fences when it Reaches one-half the Height of the Silt Fence.
- The Construction Entrances shall be Maintained in a Condition which will Prevent Tracking or Flow of Mud onto Public Right-of-Way. This may Require Periodic Top Dressing of the Construction Entrances as Conditions Demand.
- All Materials Spilled, Dropped, Washed or Tracked from Vehicles onto Roadways or into Storm Drains must be Removed Immediately.
- Due to the Grade Changes During the Development of the Project, the Contractor shall be Responsible for Adjusting the Erosion Control Measures (Silt Fences, Inlet Protection, Etc...) to Prevent Erosion.
- Contractor shall use Vehicle Tracking Control at all Locations where Vehicles will Enter or Exit the Site. Control Facilities will be Maintained while Construction is in Progress, Moved when Necessary and Removed when the Site is Paved.
- Inlet Protection Devices shall be Installed Immediately upon Individual Inlets becoming Functional.
- This Document is Fluid Allowing for Changes, Modifications, Updates and Alternatives. It is the Responsibility of the Contractor to Keep Record of all Alterations made to the Erosion Control Measures Implemented for the Project on this Plan and in the Storm Water Pollution Prevention Plan.
- Cover Exposed stockpiles of soils, construction and landscaping materials with heavy plastic sheeting.
- Re-vegetate areas where landscaping has died or not taken hold.
- Divert storm water runoff around disturbed soils with berms or dirt swales.
- Contractor to provide permanent stabilization to any areas disturbed by construction by hydroseeding native vegetation (if not otherwise stabilized).
- Contractor is responsible for obtaining a fugitive dust control permit through the Division of Air Quality. All responsibilities relating to the production of the dust control plan shall be the responsibility of the Contractor.



Erosion Control Plan - Phase 1
Mountain America Credit Union
1345 Eagle Mountain Boulevard
Eagle Mountain, UT

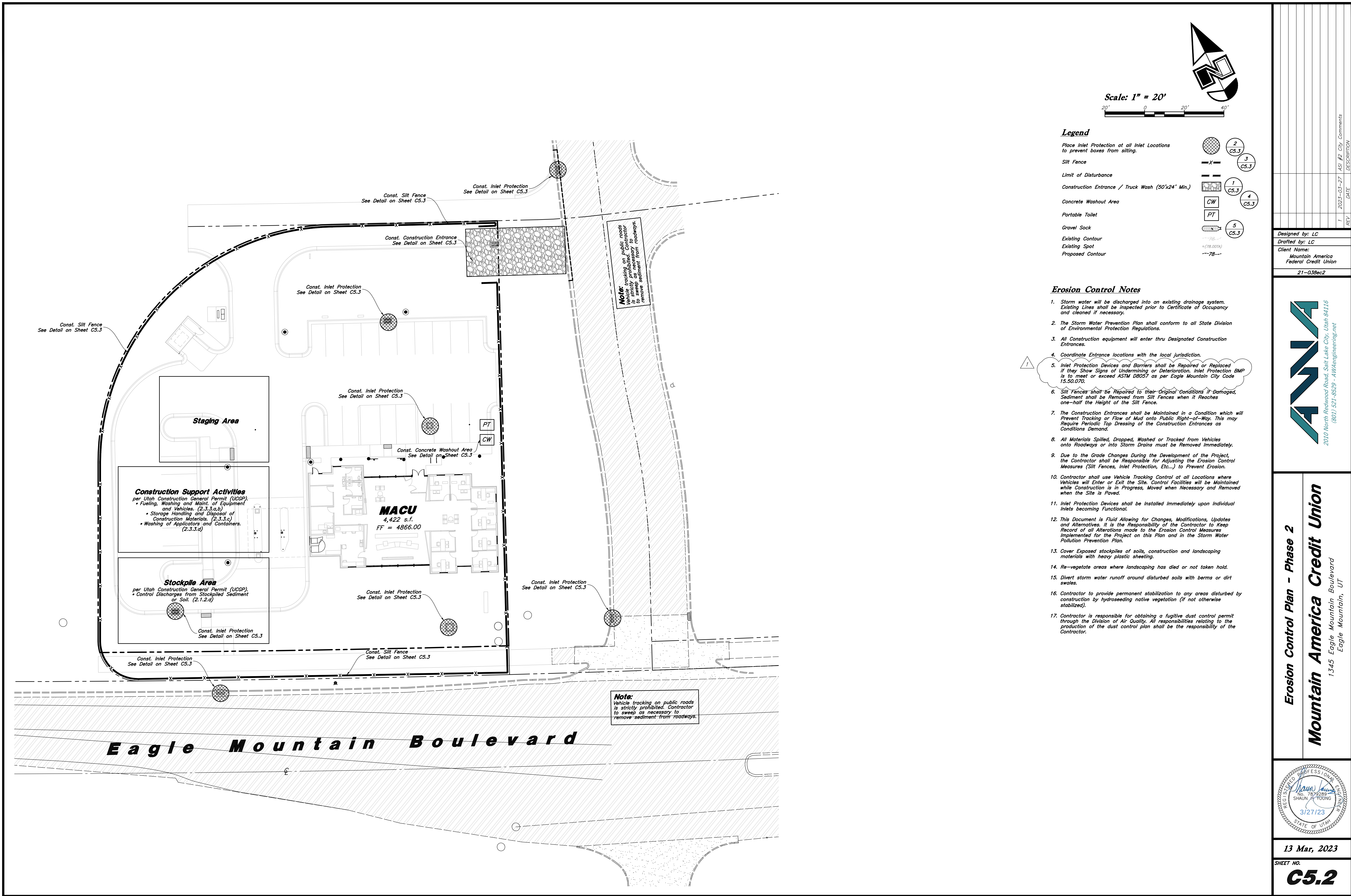


13 Mar, 2023

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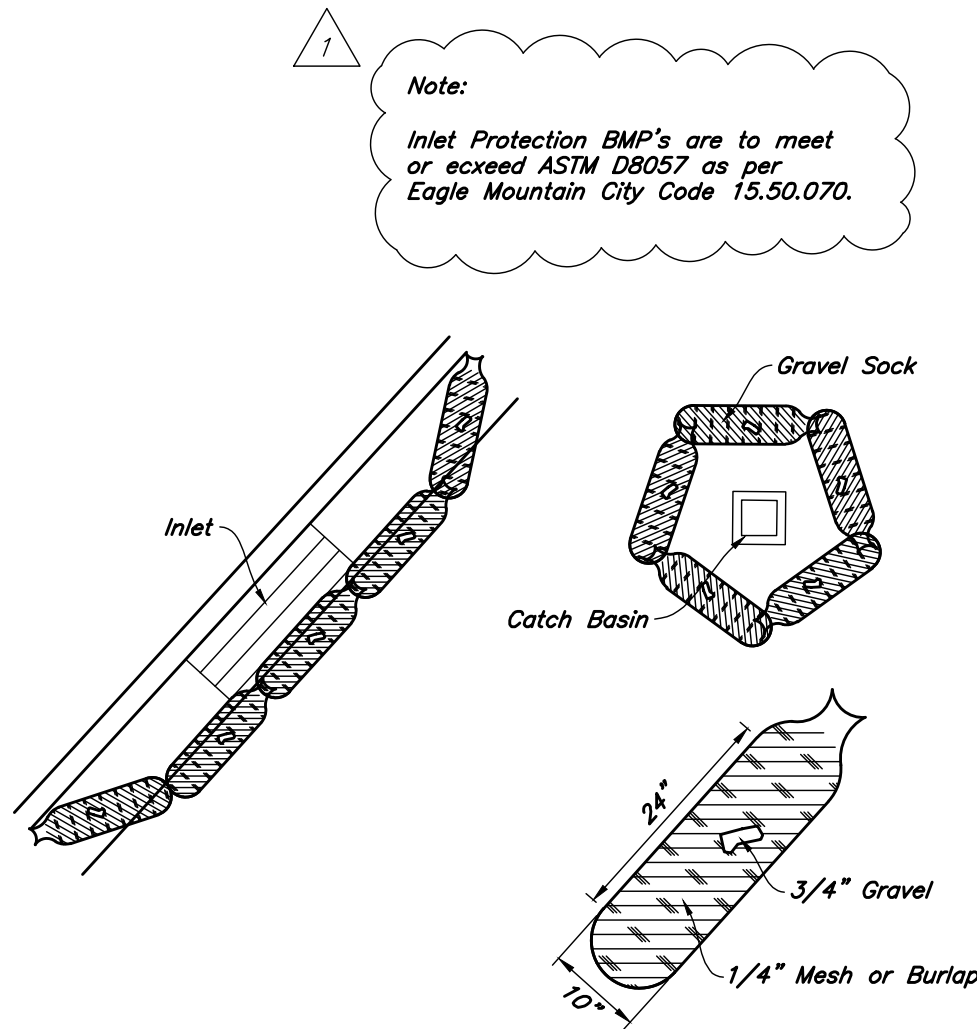
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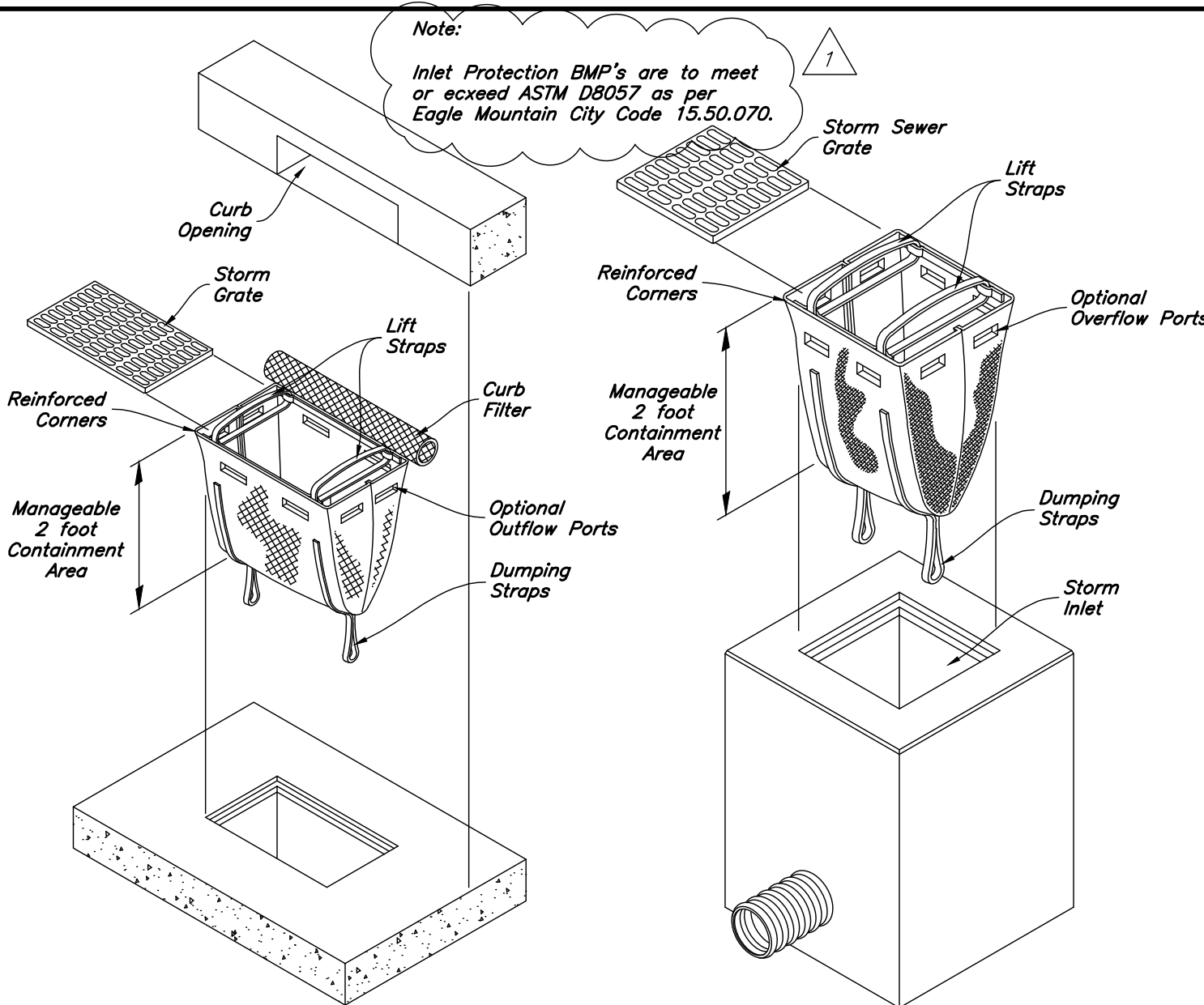
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6 **Not Used**
Not to Scale

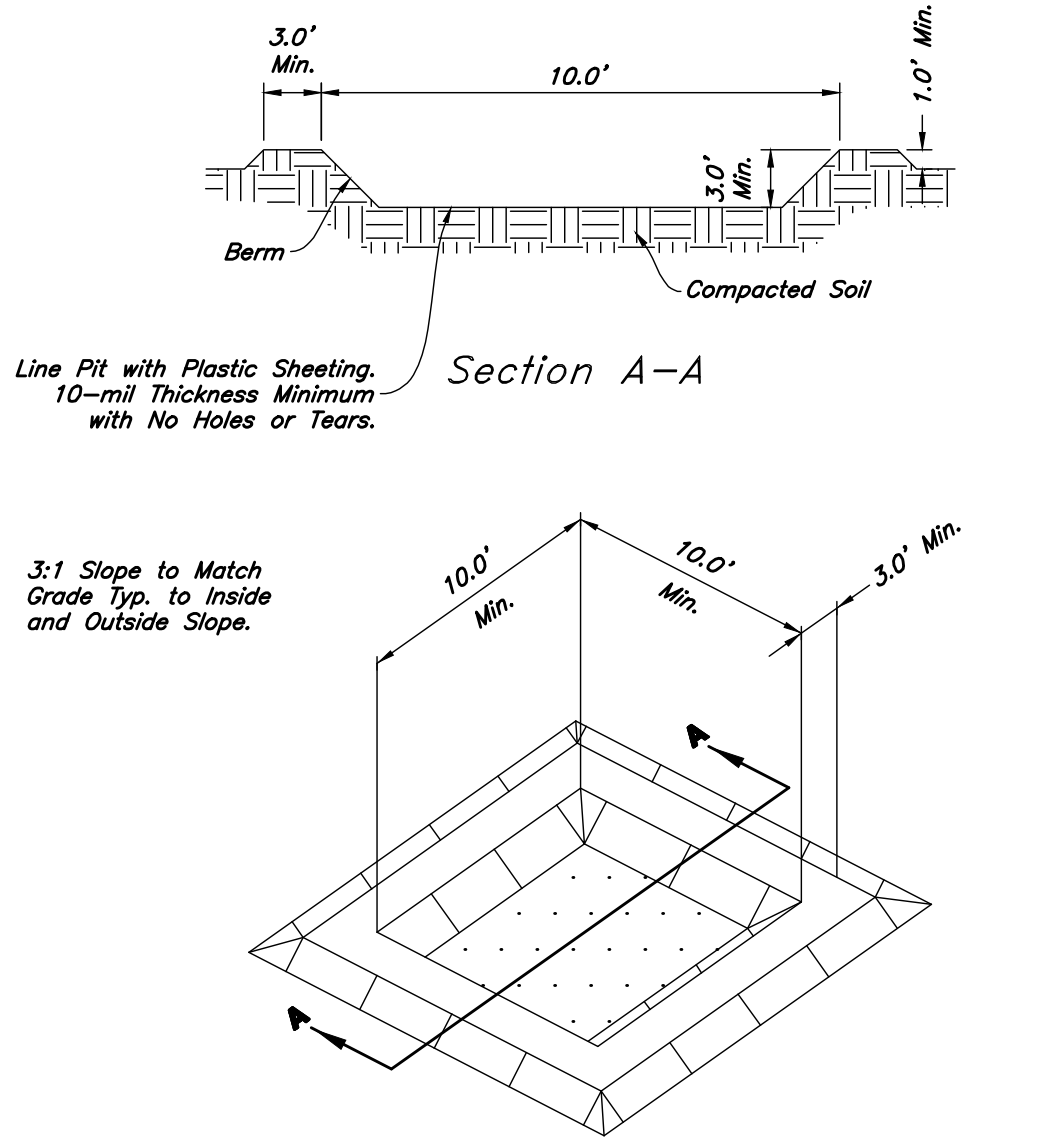
3 **Silt Fence Section**
Not to Scale



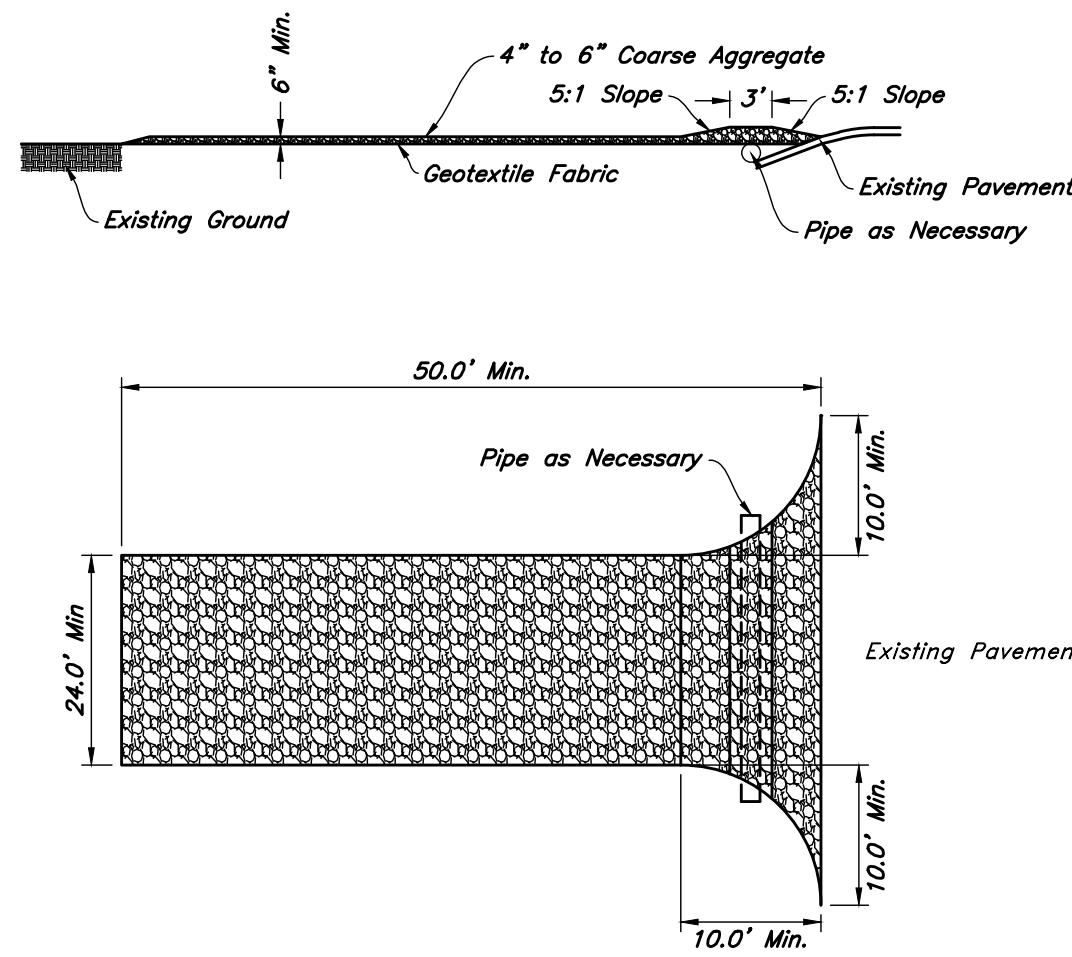
5 **Gravel Sock Sediment Barrier**
Not to Scale



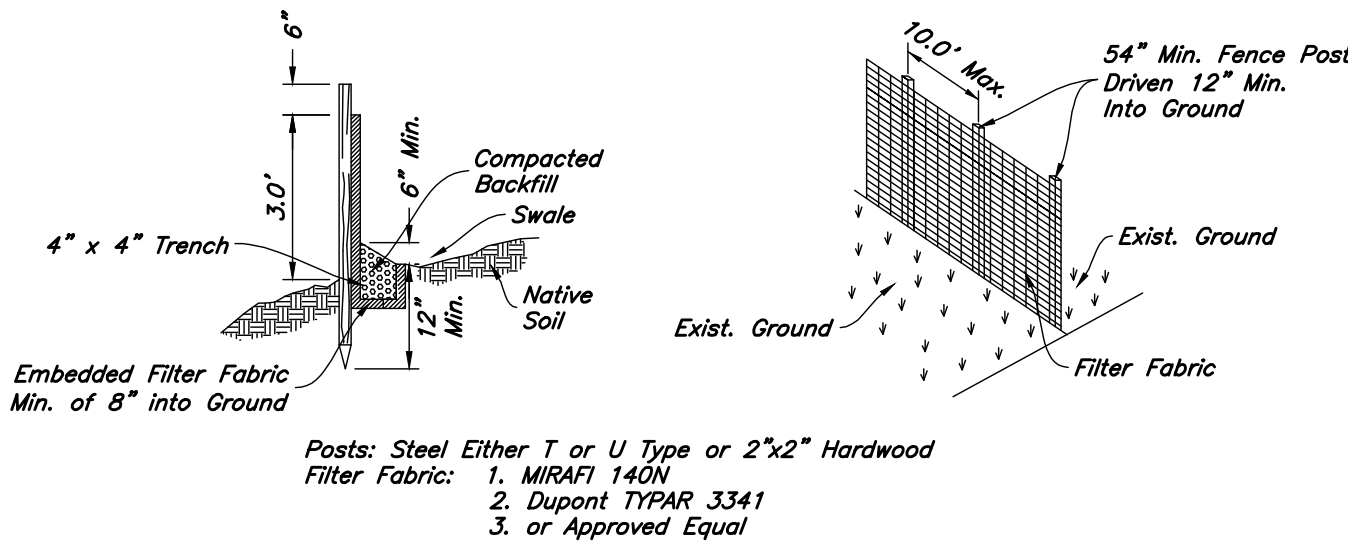
2 **Dandy Sack Inlet Protection**
Not to Scale



4 **Concrete Washout**
Not to Scale



1 **Stabilized Construction Entrance**
Not to Scale



- Notes:
- Filter cloth to be fastened securely to fence posts with wire ties or staples.
 - When two sections of filter cloth adjoin each other they shall be overlapped by six inches and folded.
 - Collected material shall be removed when "bulges" develop in the silt fence.

REV	DATE	DESCRIPTION
1	2023-03-27	ASI #2 City Comments

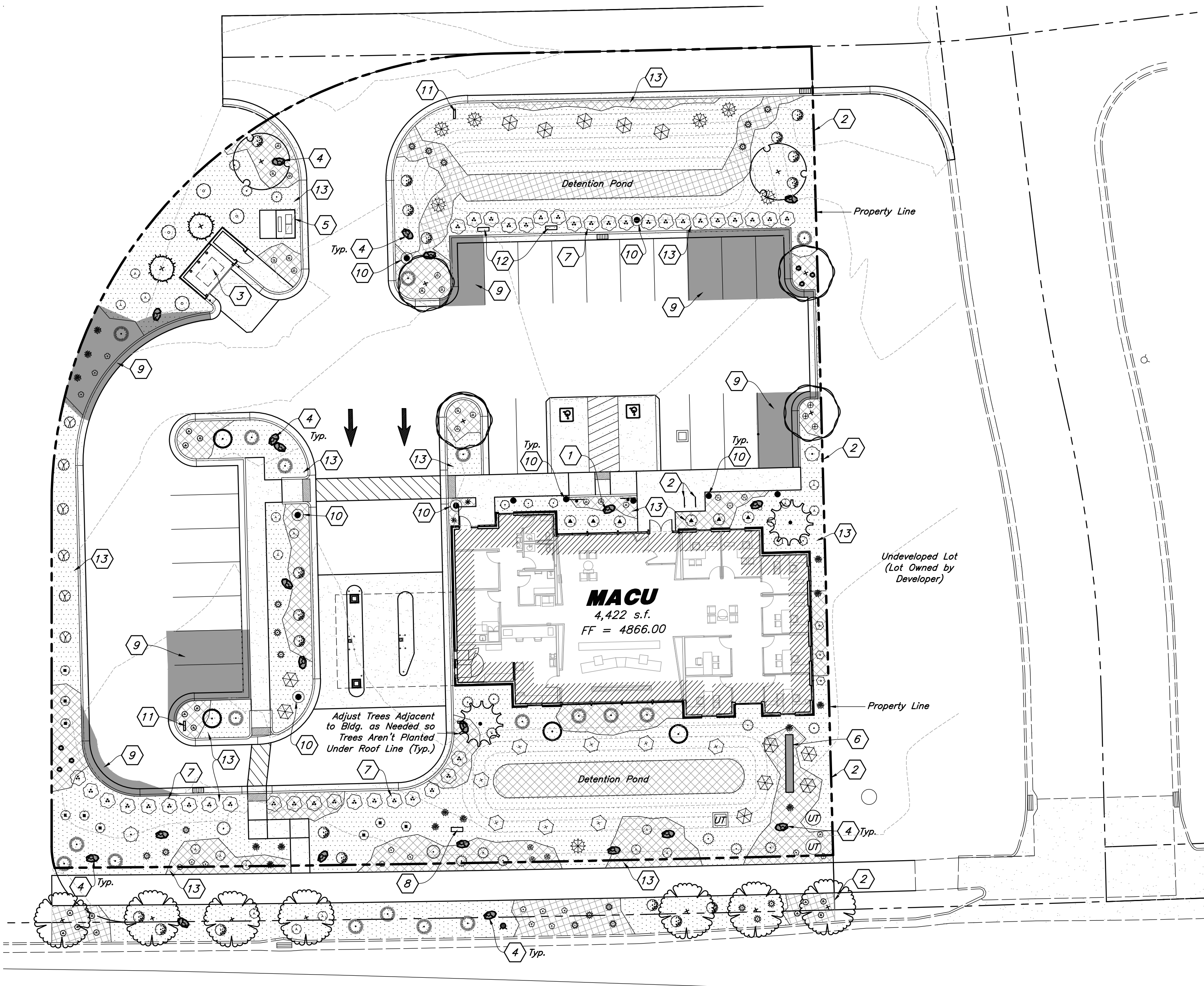
Designed by: LC
Drafted by: LC
Client Name:
Mountain America
Federal Credit Union
21-038ec2



Erosion Control Details
Mountain America Credit Union
1345 Eagle Mountain Boulevard
Eagle Mountain, UT



13 Mar, 2023
SHEET NO.
C5.3



Eagle Mountain Boulevard

General Landscape Notes:

- Plant material quantities are provided for bidding purposes only. It is the contractor's responsibility to verify all quantities listed on the plans and the availability of all plant materials and their specified sizes prior to submitting a bid. The contractor must notify the Landscape Architect prior to submitting a bid if the contractor determines a quantity deficiency or availability problem with specified material. The contractor shall provide sufficient quantities of plants equal to the symbol count or to fill the area shown on the plan using the specified spacing. Plants take precedence over plant schedule quantities.
- Contractor shall call Blue Stake before excavation for plant material.
- Prior to construction, the contractor shall be responsible for locating all underground utilities and shall avoid damage to all utilities during the course of the work. It shall be the responsibility of the contractor to protect all utility lines during the construction period, and repair any and all damage to utilities, structures, site appurtenances, etc. which occurs as a result of the landscape construction.
- The landscape contractor shall examine the site conditions under which the work is to be performed and notify the general contractor in writing of unsatisfactory conditions. Do not proceed until conditions have been corrected.
- The contractor shall provide all materials, labor and equipment required for the proper completion of all landscape work as specified and shown on the drawings.
- See civil and architectural drawings for all structures, hardscape, grading, and drainage information.
- Contractor safety and cleanup must meet OSHA standards at all times. All contractors must have adequate liability, personnel injury and property damage insurance. Clean-up must be performed daily, and all hardscape areas must be washed free of dirt and mud on final cleanup. Construction must occur in a timely manner.
- All new plant material shall conform to the minimum guidelines established by the American Standard for Nursery Stock Published by the American Association of Nurserymen, Inc. In addition, all new plant material shall be of specimen quality.
- The Owner/Landscape Architect has the right to reject any and all plant material not conforming to the plans and specifications.
- Any proposed substitutions of plant species shall be made with plants of equivalent overall form, height, branching habit, flower, leaf, color, fruit and culture only as approved by the Landscape Architect.
- It is the contractor's responsibility to furnish all plant materials free of pests or plant diseases. It is the contractor's obligation to maintain and warranty all plant materials.
- The contractor shall take all necessary scheduling and other precautions to avoid winter, climatic, wildlife, or other damage to plants. The contractor shall install the appropriate plants at the appropriate time to guarantee life of plants.
- The contractor shall install all landscape material per plan, notes and details.
- Plant names are abbreviated on the drawings, see plant schedule for symbols, abbreviations, botanical, common names, sizes, estimated quantities and remarks.
- No grading or soil placement shall be undertaken when soils are wet or frozen.
- Imported topsoil shall be used for all landscape areas. The topsoil must be a premium quality dark sandy loam, free of rocks, clogs, roots, and plant matter. The landscape contractor shall perform a soil test on the imported topsoil and amend per soil test recommendations. The soil test shall be done by a certified soil testing agency.
- Prior to placement of topsoil in all landscaping areas, all subgrade areas shall be loosened by scarifying the soil to a depth of 6 inches in order to create a transition layer between existing and new soils. Remove all construction debris and foreign material.
- Provide on eight (8) inch depth of imported topsoil in all shrub areas and twelve (12) inches in parking islands.
- All plant material holes shall be dug twice the diameter of the rootball and 6 inches deeper. Excavated material shall be removed from plant and tree pit and replaced with plant backfill mixture. The top of the root balls, shall be planted flush with the finish grade.
- Plant backfill mix shall be composed of 3 parts topsoil to 1 part soil pep, and shall be mixed at the planting hole. Deep water all plant material immediately after planting. Add backfill mixture to depressions as needed. Fine ground wood mulch shall be installed in the plant well and extend up near the base of the plant. The wood mulch shall be covered with a layer of stone.

- All new plants shall be balled and burlapped or container grown, unless otherwise noted on plant schedule. Container grown trees shall have the container cut and removed. Trees in ball and burlap shall have the strings, burlap or plastic cut and pulled away from the trunk exposing 1/3 of the root ball. For trees in wire baskets, cut and remove the wire basket.
- Upon completion of planting operations, all landscape areas with trees, shrubs, and perennials, shall receive specified stone over Dewitt Pro5 weed barrier. Stone shall be evenly spread on a carefully prepared grade free of weeds. The top of stone should be slightly below finish grade and concrete areas.
- All deciduous trees shall be double staked per tree staking details. Tree stakes shall be wood and ties shall be V.I.T. Cinche Ties #CT32. It is the contractor's responsibility to remove tree staking after one year.
- Bury 2 inches of boulder height into soil, keeping best visual side above ground. Use care to minimize marring and scratching.
- The contractor shall comply with all warranties and guarantees set forth by the Owner, and in no case shall that period be less than one year following the date of completion and final acceptance. The warranty shall include plant material and installation of plant material. Dead plant material shall be replaced in a timely manner. From the time the landscape contractor is notified of dead plant material, the contractor has two weeks to replace dead plant material. If plant material is not replaced by the two week time frame MACU will have plants replaced and bill the installing company.

Landscape Maintenance:

- The Site Owner will Install and Maintain all Landscaping Adjacent Along Eagle Mountain Boulevard.

PLANT SCHEDULE

TREES	QTY	BOTANICAL / COMMON NAME	SIZE	MATURE SIZE
	7	Acer tataricum ginnola 'Red Wing' / Red Wing Amur Maple *	2" Cal. / 6-8' Ht.	20' (H) x 15' (W)
	2	Cedrus atlantica 'Fastigiata' / Columnar Blue Atlas Cedar	6-8' Ht.	15' (H) x 12' (W)
	2	Cedrus deodara 'Eisregen' / Ice Rain Himalayan Cedar	6-8' Ht.	12' (H) x 6' (W)
	2	Cercis canadensis / Eastern Redbud *	2" Cal. / 6-8' Ht.	15' (H) x 15' (W)
	4	Picea glauca pendula / Weeping White Spruce	6-8' Ht.	15' (H) x 6' (W)
	4	Zelkova serrata 'Musashino' / Musashino Zelkova *	2" Cal. / 6-8' Ht.	20' (H) x 12' (W)
SHRUBS	QTY	BOTANICAL / COMMON NAME	SIZE	MATURE SIZE
	9	Berberis thunbergii 'Crimson Pygmy' / Crimson Pygmy Barberry *	2 gal	20" (H) x 22" (W)
	8	Cornus sericea 'Isanti' / Isanti Red Twig Dogwood	5 gal	30" (H) x 30" (W)
	6	Cornus sericea 'Kelsey' / Kelsey Dogwood	2 gal	24" (H) x 24" (W)
	3	Ilex crenata 'Sky Pencil' / Sky Pencil Japanese Holly	5 gal	60" (H) x 18" (W)
	2	Ligustrum vicaryi / Golden Privet	5 gal	60" (H) x 60" (W)
	4	Physocarpus opulifolius 'Summer Wine' / Summer Wine Ninebark *	5 gal	20' (H) x 12' (W)
	2	Picea pungens 'Globosa' / Dwarf Globe Blue Spruce *	5 gal	30" (H) x 48" (W)
	14	Pinus mugo 'Slowmound' / Slowmound Mugo Pine *	5 gal	28" (H) x 30" (W)
	40	Prunus x cistena / Purple Leaf Sand Cherry *	5 gal	48" (H) x 48" (W)
	6	Ribes alpinum 'Green Mound' / Green Mound Alpine Currant	5 gal	36" (H) x 24" (W)
	19	Spiraea x bumalda 'Goldflame' / Goldflame Spirea *	2 gal	36" (H) x 36" (W)
	6	Taxus x media 'Dark Green Spreading' / Green Spreading Yew *	5 gal	30" (H) x 30" (W)
GROUND COVER	QTY	BOTANICAL / COMMON NAME	SIZE	MATURE SIZE
	18	Juniperus sabina 'Buffalo' / Buffalo Juniper *	5 gal	8" (H) x 60" (W)
	7	Pinus sylvestris 'Hillside Creeper' / Hillside Creeper Scotch Pine *	5 gal	8" (H) x 60" (W)
	12	Rhus aromatica 'Gro-Low' / Gro-Low Fragrant Sumac *	2 gal	16" (H) x 60" (W)
	18	Rosa x 'Meigalpio' / Red Drift Rose *	2 gal	16" (H) x 36" (W)
ORNAMENTAL GRASSES	QTY	BOTANICAL / COMMON NAME	SIZE	MATURE SIZE
	14	Calamagrostis x acutiflora 'Karl Foerster' / Karl Forester Grass *	1 gal	50" (H) x 20" (W)
	19	Pennisetum alopecuroides 'Hameln' / Hameln Fountain Grass *	1 gal	24" (H) x 24" (W)
PERENNIALS	QTY	BOTANICAL / COMMON NAME	SIZE	MATURE SIZE
	3	Hemerocallis x 'Red Hot Returns' / Red Hot Returns Daylily *	1 gal	18" (H) x 18" (W)
	15	Hemerocallis x 'Stella de Oro' / Stella de Oro Daylily *	1 gal	18" (H) x 18" (W)
	3	Hosta fortunei 'Fire and Ice' / Fire & Ice Hosta	1 gal	18" (H) x 20" (W)
	17	Nepeta racemosa 'Blue Wonder' / Blue Wonder Catmint *	1 gal	18" (H) x 20" (W)
	15	Penstemon eatonii / Firecracker Penstemon *	1 gal	24" (H) x 24" (W)
	2	Rudbeckia fulgida 'Goldstrum' / Black Eyed Susan *	1 gal	18" (H) x 18" (W)
	6	Salvia x superba 'May Night' / May Night Salvia *	1 gal	18" (H) x 18" (W)
	3	Zauschneria garrettii 'Orange Carpet' / Hummingbird Trumpet *	1 gal	10" (H) x 24" (W)

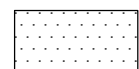
* Drought Tolerant Tree, Shrub, Ornamental Grass, Groundcover, or Perennial

MATERIAL SCHEDULE



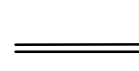
1" to 2" Dia. Decorative Stone #1 - Install a Four (4) inch depth over Dewitt Pro5 Weed Barrier; Stone Shall be Used in all Shrub Areas and Washed Prior to Installation; Remove all Soil From Weed Barrier Prior to Laying Stone; Stone Shall be Fractured Earth Tone/Tan Colors From Utah Landscaping Rock (South Towne (Earth Tone Color with a Pink Accent))

Detail: 4/L3.1



4" to 8" Dia. Decorative Cobble Stone #2 - Install over Dewitt Pro5 Weed Barrier and Make Sure it Covers Weed Barrier; Carefully Place Around Plant Material; Stone Shall be Used in all Planting Areas and Washed Prior to Installation; Remove all Soil From Weed Barrier Prior to Laying Stone; Stone Shall be Fractured Earth Tone/Tan Colors From Utah Landscaping Rock (South Towne (Earth Tone Color with a Pink Accent))

Detail: 4/L3.1

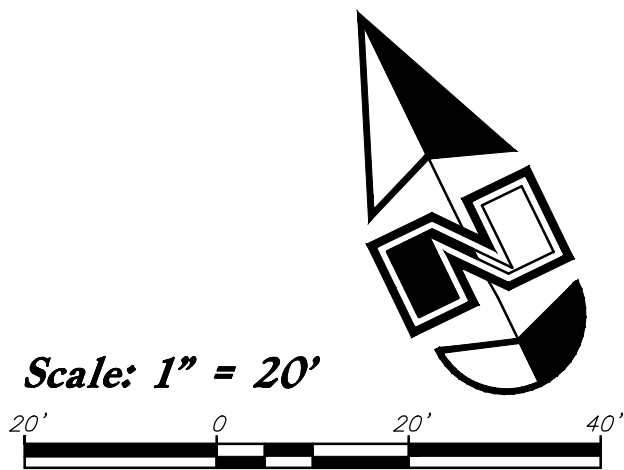


4" x 6" Landscape Concrete Curbing - Install Flush to all Concrete Edges Between Lawn and Shrub Areas; Curbing Shall be Continuous; Adjust Alignment as Needed to Avoid New and Existing Utilities and Irrigation Boxes

Detail: 4/L3.1

Landscape Accent Boulders - Boulders Shall be 3-4' in Diameter, Fractured and Match Proposed Stone; Boulders Shall be Recessed into the Stone Two (2) Inches and Not Set on Top of Stone; No Boulder Shall be Placed Adjacent to a Curb Where a Car Could Potential Hit With Bumper; Boulder for Eagle Statue Shall be Selected by MACU (Brown's Canyon); Eagle Statue Boulder Shall be Installed a Minimum of 4.5' Out of the Ground Above Stone

Detail: 5&6/L3.1



Landscape Data

Site Area = 43,689 s.f. (1.01 ac.)

Offsite Landscape Area Provided = 2,338 s.f.

Landscape Area Provided = 15,033 s.f. (34.4%)

Lawn Area = 0 s.f. (0%)

Xeriscaping = 15,033 s.f. (100%)

Eagle Mtn. Blvd. Frontage = 207 L.F.

Eagle Mtn. Blvd. Trees Required = 7 Trees (7 Provided)

50% of Landscape Area Shall be Live Vegetation

Drought Tolerant Plant Material = 255/291 (88%)

Parking Lot Area = 15,350 s.f. @ 4" Depth

Parking Lot Snow Storage Required = 5,066 c.f.

Parking Lot Snow Storage Provided = 1,843 s.f. @ 5-6' High*

* The Site is Over Park by 8 Stalls. Stalls Around the Perimeter Shall be Used for Snow Storage and Few Areas in the Landscape.

Landscape Notes:

- See Sheet L3.1 for Planting Details.
- All Landscape Material shall be Fully Irrigated by an Automatic Irrigation System. See Sheet L2.1 for Irrigation Layout. See Sheet L3.1 for Irrigation Details.
- Adjust Plant Material as Needed to Accommodate New and Existing Utilities.
- Prior to Installing Stone, Apply an Application of Pre-emergent Herbicide.
- Onsite Storage of Landscape/Irrigation Materials and Equipment Should Not Block More Than 3 Parking Stalls Unless Otherwise Approved by MACU Corporate Real Estate-Facilities Team.
- Equipment Cannot Stay Longer Than Two Weeks on Jobsites Unless Otherwise Approved by MACU Corporate Real Estate-Facilities Team.
- From the Beginning of the Project Through the Final Walk Thru Parking Lots, Sidewalks and Gutters Shall be Free of Dirt and Debris at the End of Each Day.
- See Landscape Notes for Details regarding Landscape Maintenance Period.

Landscape Keynotes

- Install Landscape Accent Boulder with Eagle Statue
- New Bike Rack - See Arch. Plans
- Maintenance Building with Attached Dumpster Enclosure - See Arch. Plans for More Detail
- Install Landscape Boulder
- New Elect. Transformer; Adjust Plant Material as Needed to Allow Access to Transformer
- MACU Sign by Separate Permit
- Drive Thru Planting Screen to Screen Headlights from Leaving the Site; Planting Screen Shall Consist of a 42" High Shrub Hedge
- Irrigation Backflow Preventer - See Irrigation Plan for More Detail; Adjust Plant Material for Exact Location; Center Backflow Between Plant Material and Away From Back of Curb to Avoid a Conflict with a Vehicle Bumper to Charges
- Snow Storage Area; See Landscape Data Table for More
- New Light Pole - See Site Elect. Plans; Adjust Plant Material as Needed and Evenly Space Plant Material Around Light Poles
- Directional Sign by Separate Permit; Evenly Space Plant Material Around Sign
- EV Car Charging Stations - See Site Elect. Plan; Adjust and Evenly Space Plant Material Around Chargers; Provide Easy Access to Charges
- Install Shrub Planter with Weed Barrier, Decorative Stone, and Plant Material; See Material Sch. for Stone Type



Know what's below.
Call before you dig.

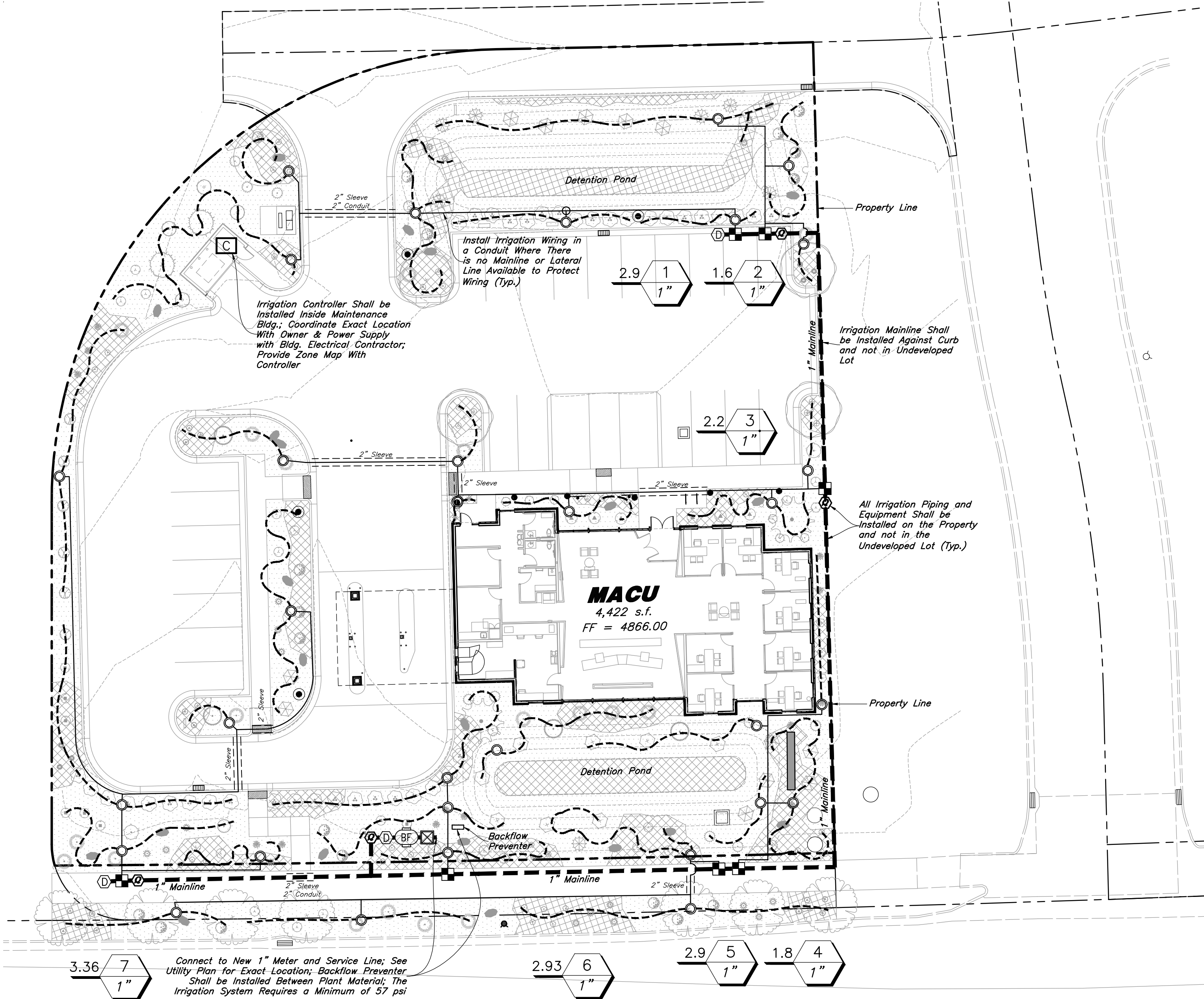


Landscape Plan
Mountain America Credit Union
1345 Eagle Mountain Boulevard
Eagle Mountain, UT



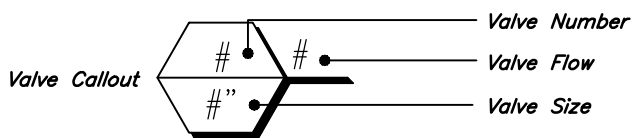
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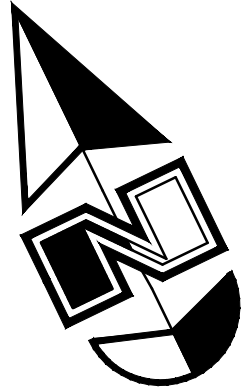
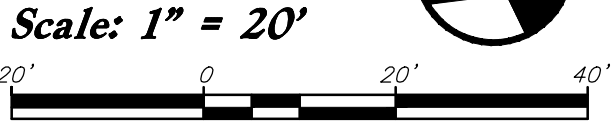
IRRIGATION SCHEDULE

Symbol	Manufacturer/Model #	Description	Notes	Detail
Valves				
	Rain Bird X CZ-100-PRB-COM	Drip Control Zone Kit	1 Inch Size; Install in Standard Valve Box with 3" Depth of Gravel over Weed Barrier; Install with Water Proof Wire Connectors	15/L3.1
	Rain Bird 44RC	Quick Coupler Valve with Swing Joint	1 Inch Size; Install in 10" Round Valve Box with 3" Depth of Gravel over Weed Barrier	7/L3.1
	Matco-Norca 759	Manual Drain Valve	1/2" Inch Size; Install at End of Mainline in a 10" Round Valve Box with 6" Depth Sump of Gravel Over Weed Barrier	9/L3.1
Drip				
	PVC Pipe To Drip Tubing	Provide Connection Fittings	Install 1" Feeder Line To All Drip Areas	16/L3.1
	Netafim TLHCVR11-12XX	Technline Copper Dripline with 1.16 gph Emitters @ 12" Spacing; Dripline Shall be Used to Water all Perennials, Shrubs, Ornamental Grasses and Trees; See Drip Irrigation Detail for Dripline Configuration and Layout; Blank Tubing Shall be Used in Areas Where There is No Plant Material; Install per Manufacturer's Specifications; Drip Shall be Installed After Plant Installation; Secure Tubing with Staples No Less Than Every 24 inches & at Critical Holding Points; Tubing with Emitters Shall be Installed Under Weed Barrier so That the Water Drips on the Soil and not on Top of Weed Barrier		10/L3.1 17/L3.1 18/L3.1
P.O.C. Components				
	Mueller Oriseal Mark II	Stop and Waste Valve	1 Inch Size; Install in 10" Round Valve Box with Weed Barrier and Gravel Sump	14/L3.1
	Wilkins 375XL Series	Reduce Pressure Backflow Assembly	1 Inch Size; Backflow Preventer Shall be Properly Installed and Tested to Meet all State and Local Health and Safety Laws and Ordinances; Install in GuardShack Enclosure (RGS-2) on Poured Concrete Pad with Frost Guard (FG-2) and 2 Locks (GS-AWPKA); Enclosure Color Shall be Tan	12/L3.1
Pipes				
	Schedule 40 PVC	Mainline Pipe	1 Inch Size; Control Wiring Shall be Tucked Under Mainline for Protection; Schedule 80 Fittings Shall be Used for Mainline Components	8/L3.1
	Schedule 40 PVC	Lateral Line Pipe	See Plan for Pipe Sizes; Pipes Unmarked Shall be 1 inch; Minimum Pipe Size Shall be 1 inch for PVC Pipe	8/L3.1
Controller				
	Rain Bird ESP4ME1 Rain Bird ESPM3	4 Station Base Indoor Controller 3 Station Module	See Plan for Location of Controller; Coordinate Power Supply With Building Electrical Contractor	11/L3.1
Sleeving				
	Schedule 40 PVC	Provide for Irr. Mainlines, Laterals, and Controller Wire Located under Concrete and Asphalt Paving at specified depths	Contractor shall Coordinate the Installation of Sleeving with the Installation of Concrete Flatwork and Asphalt Paving. All Sleeving is by the Landscape Contractor unless otherwise noted.	13/L3.1



VALVE SCHEDULE

IRRIGATION TYPE	VALVE STATION	VALVE SIZE	FLOW (GPM)	PSI	PSI @ POC	PRECIP RATE
Area for Drip Emitters	1	1"	2.9	32.1	47.0	0.78 in/h
Area for Drip Emitters	2	1"	1.6	31.7	46.0	0.35 in/h
Area for Drip Emitters	3	1"	2.2	31.9	46.3	0.74 in/h
Area for Drip Emitters	4	1"	1.8	31.7	45.9	0.92 in/h
Area for Drip Emitters	5	1"	2.9	32.1	46.3	0.34 in/h
Area for Drip Emitters	6	1"	2.93	32.0	46.2	1.06 in/h
Area for Drip Emitters	7	1"	3.36	32.5	46.9	1.05 in/h



Main Service Line & Other Irrigation Components Are Shown in Paved Or Hardscape Surfaced For Clarity Purposes ONLY! Install All Irrigation Components within Landscaped Areas.

Irrigation Notes

- See Sheet L3.1 for Plant Layout and Sheet L3.1 for Planting Details.
- See Sheet L3.1 for Irrigation Details.
- The City Reported a Water Pressure Range of 86-100 psi in the Area. The City Suggests that the Irrigation System Shall be Designed in the Range of 40-60 psi to Accommodate for Future Water Usage Growth in the City. The Irrigation is Design for 60 psi and Requires a Minimum of 57 psi.

Landscape Maintenance:

- The Site Owner will Install and Maintain all Landscaping Adjacent Along Eagle Mountain Boulevard.

General Irrigation Notes:

- Prior to construction, the contractor shall be responsible for locating all underground utilities and shall avoid damage to all utilities during the course of the work. It shall be the responsibility of the contractor to protect all utility lines during the construction period, and repair any and all damage to utilities, structures, site appurtenances, etc. which occurs as a result of the landscape construction.
- The irrigation contractor shall examine the site conditions under which the work is to be performed and notify the general contractor in writing of unsatisfactory conditions. Do not proceed until conditions have been corrected.
- The contractor shall provide all materials, labor and equipment required for the proper completion of all irrigation work as specified and shown on the drawings.
- See civil and architectural drawings for all structures, hardscape, grading, and drainage information.
- Contractor safety and cleanup must meet OSHA standards at all times. All contractors must have adequate liability, personnel injury and property damage insurance. Clean-up must be performed daily, and all hardscape areas must be washed free of dirt and mud on final cleanup. Construction must occur in a timely manner.
- The Owner/Landscape Architect has the right to reject any and all irrigation material not conforming to the plans and specifications.
- The contractor shall install all irrigation material per plan, notes and details.
- Irrigation system components must be premium quality only and installed to manufactures requirements and specifications. The contractor is responsible for checking state and local laws for all specified materials and workmanship. Substitutions must be approved by landscape architect. Provide owner and maintenance personnel with instruction manual and all products data to operate, check, winterize, repair, and adjust system.
- Irrigation installer shall repair or replace irrigation components and accessories that fail in materials and workmanship within specified warranty period. The warranty shall be 12 months and shall begin with final project acceptance.
- Irrigation system check must be done before the system is backfilled. Irrigation mainline and each control valve section must be flushed and pressure checked. Ensure the complete system has no documented problems and full head to head coverage with adequate pressure for system operation. Adjust system to avoid spray on building, hardscape, and adjacent property. Any problems or plan discrepancies must be reported to the landscape architect.
- Irrigation laterals must be schedule 40 P.V.C. with schedule 40 fittings. one (1) inch minimum size. Solvent weld all joints as per manufactures specifications for measured static p.s.i. Teflon tape all threaded fittings. The minimum depth of lateral lines shall be twelve (12) inches. Adapt system to manual compression air blowout.
- Irrigation mainline that are 2" and smaller mainlines shall be schedule 40 PVC pipe with schedule 80 fittings. Solvent weld all joints as per manufactures specifications for measured static pressure. Use teflon tape on all threaded joints. Line depth must be twenty-four (24) inches minimum.
- Design locations are approximate. Make minor adjustments necessary to avoid plantings and obstructions such as signs and light standards. Maintain 100(%) percent irrigation coverage of areas indicated.
- Controller valves to be grouped together wherever possible. Install valve boxes with long side perpendicular to walk, curb, lawn, building or landscape features. Valve boxes to conform with finish grades.
- Control valve wire shall be #14 single conductor; white for common wire, red for hot wire and blue for the spare wire. Provide (2) two spare wire that run the length of the mainline and to the controller. All wiring shall be UF-UL rated. All connections shall be made with water tight connectors (DBR/Y or equivalent) and contained in control valve boxes. Provide 36" extra wire length at each remote control valve in valve box. Install control wiring with main service line where possible. Provide slack in control wires at all changes in direction.
- Control valve size, type, quantity, and location to be approved by landscape architect. install in heavy duty plastic vandal proof box. Size boxes according to valve type and size for ease of maintenance and repair. Install one (1) cubic feet of pea gravel for sump in base of boxes. Boxes to be Carson Brooks or equal.
- Quick couplers shall be a Rain Bird 44RC with a one inch Lasco unitized swing joint assembly. Support with rebar in each retainer lug. Install where shown on the plans.
- Irrigation system backfill must occur only after system check is completed as specified. Use only rock free clean fill around pipes, valves, drains, or any irrigation system components. Water settle all trenches and excavations.
- All irrigation pipe running through walls, under sidewalk, asphalt, or other hard surface shall be sleeved prior to paving. It is the irrigation contractors responsibility to coordinate sleeving with concrete and pavement contractors. Sleeves will be schedule 40 P.V.C. The depth for mainline sleeves shall be twenty-eight (28) inches minimum. Depth for lateral sleeves shall be sixteen (16) inches minimum. Sleeves shall be a minimum of two sizes larger than the pipe to be sleeved. All valve wiring shall be contained in separate sleeving.
- Plans are diagrammatic and approximate due to scale. where possible, all piping is to be installed within the planting areas. No tees, ells, or changes in direction shall occur under hardscape.
- It is the contractors responsibility to verify all quantities based upon the plan prior to completion of a construction cost estimate.
- Drip system piping shall consist of a rigid schedule 40 PVC pipe distribution system connecting drip irrigated planter areas. Poly tubing or drip line shall be run off the rigid PVC in each planting area or island with a PVC to poly tubing adapter. No poly tubing shall run under pavement.
- Electrical power source at the controller location shall be provided by electrical contractor. Contractor shall verify location of controller prior to installation with owner.
- Provide and install all manufacturer's recommended surge and lighting protection equipment on all controllers.
- All lines shall slope to manual drains (see details). If field conditions necessitate additional drains, these drains shall be installed for complete drainage of the entire system. Provide a gravel sump under each drain. All drains shall be a minimum of 6" below grade.
- Upon completion and approval of irrigation system, irrigation contractor to provide the owner with one set of drawings indicating actual location of piping, valves, sprinkler heads, wiring, and zones.
- An irrigation zone map shall be provided in a protective jacket and be kept with the main irrigation controller. The map shall show all approved irrigation and include all zone valve locations.



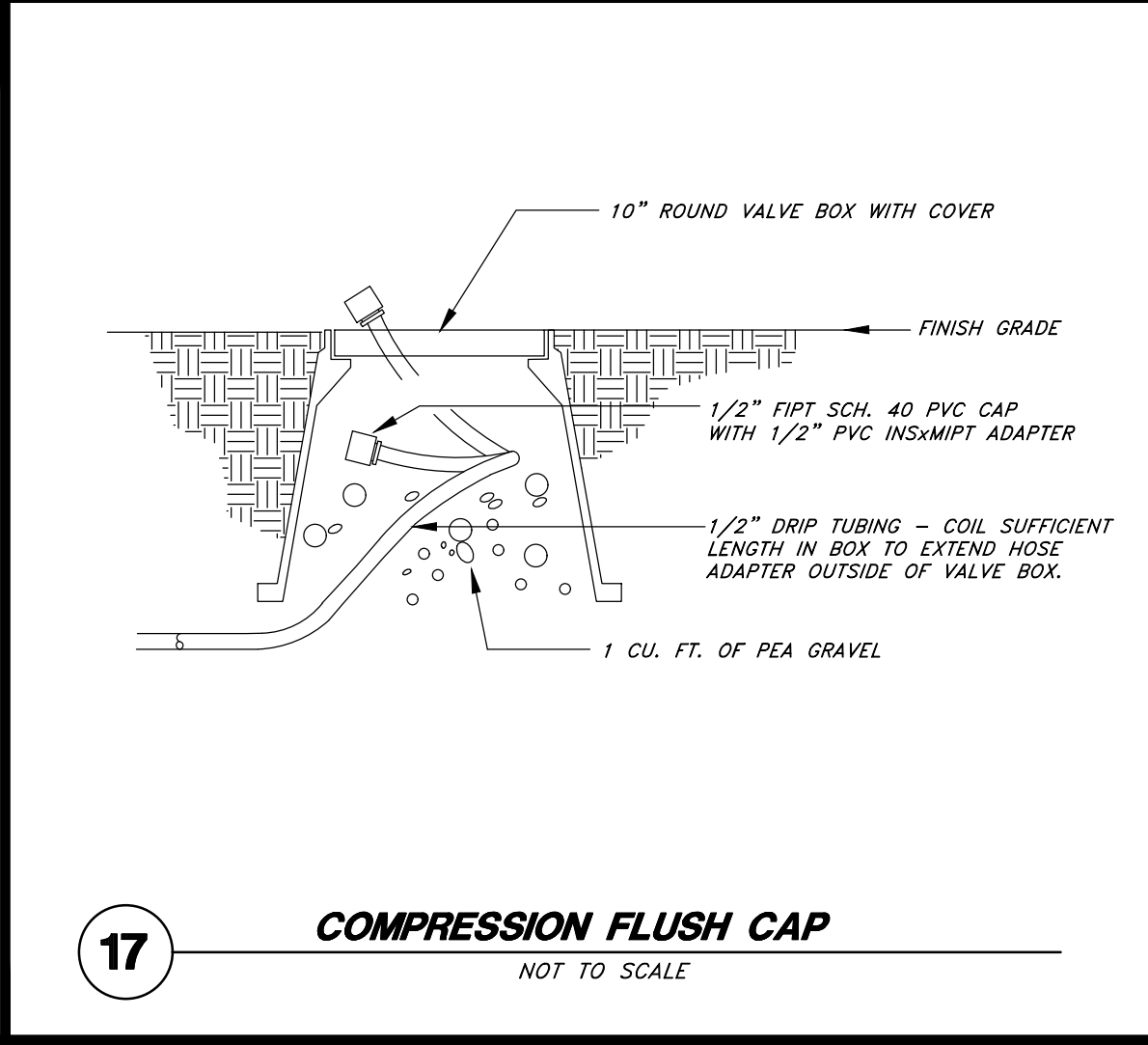
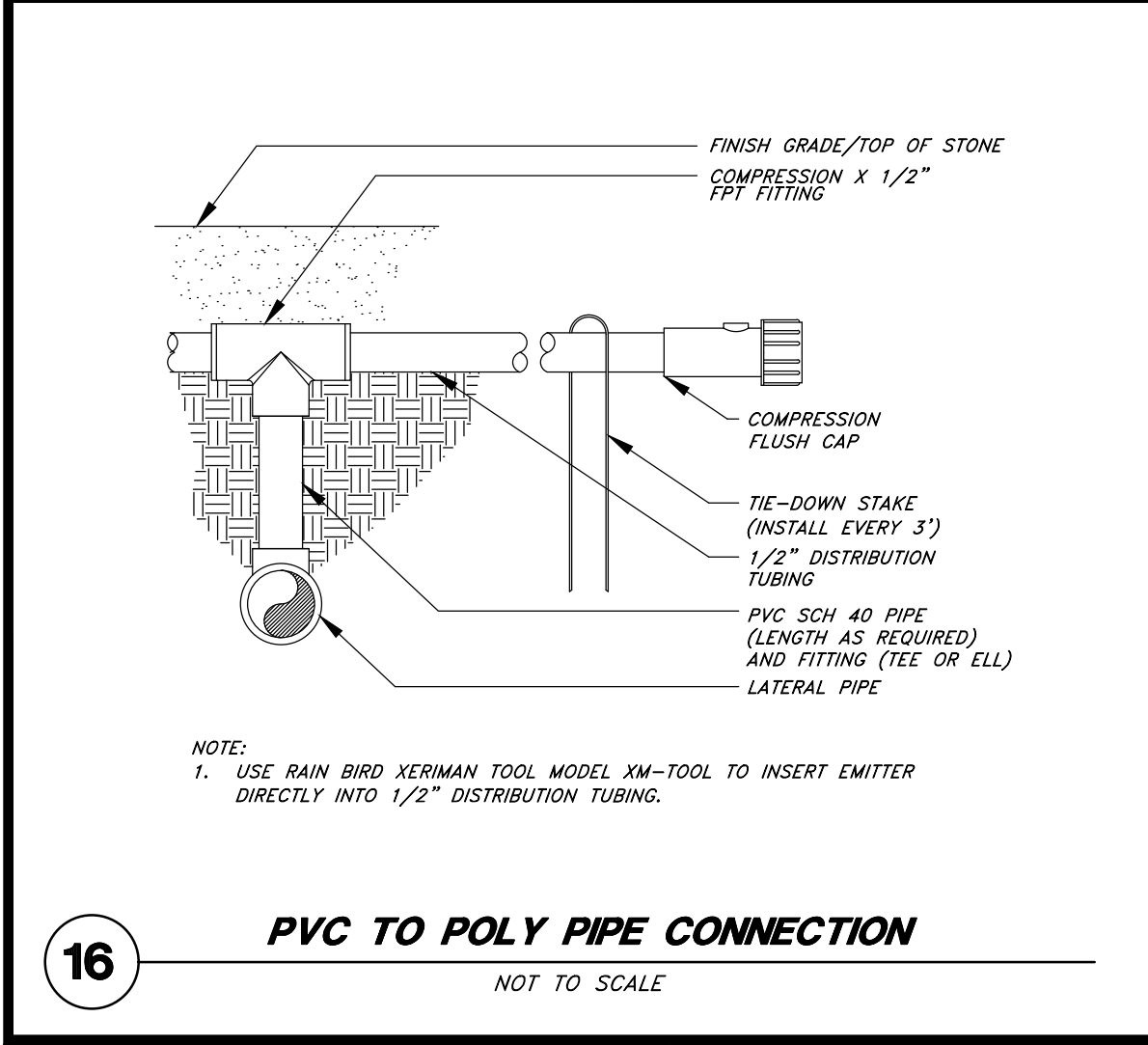
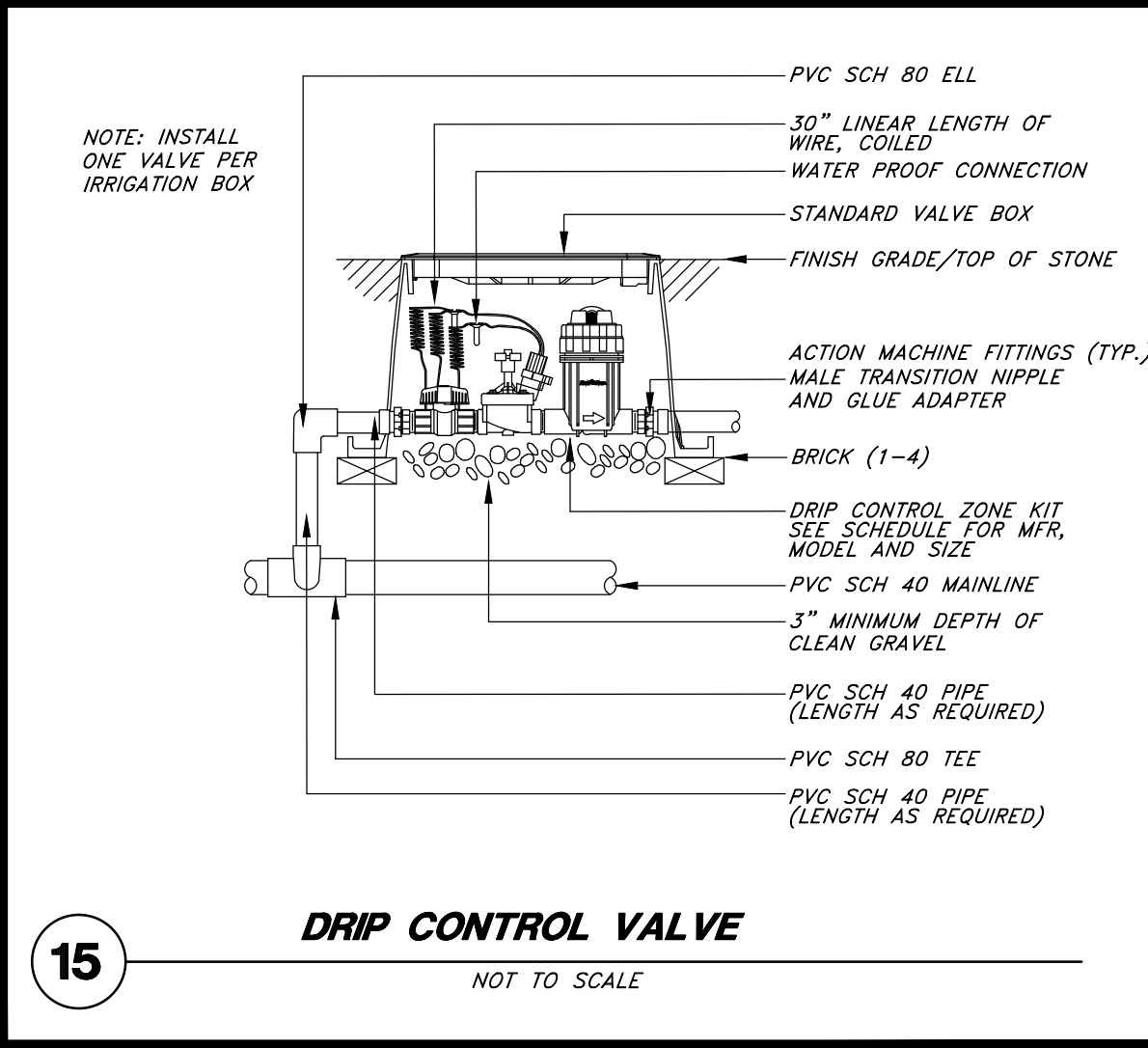
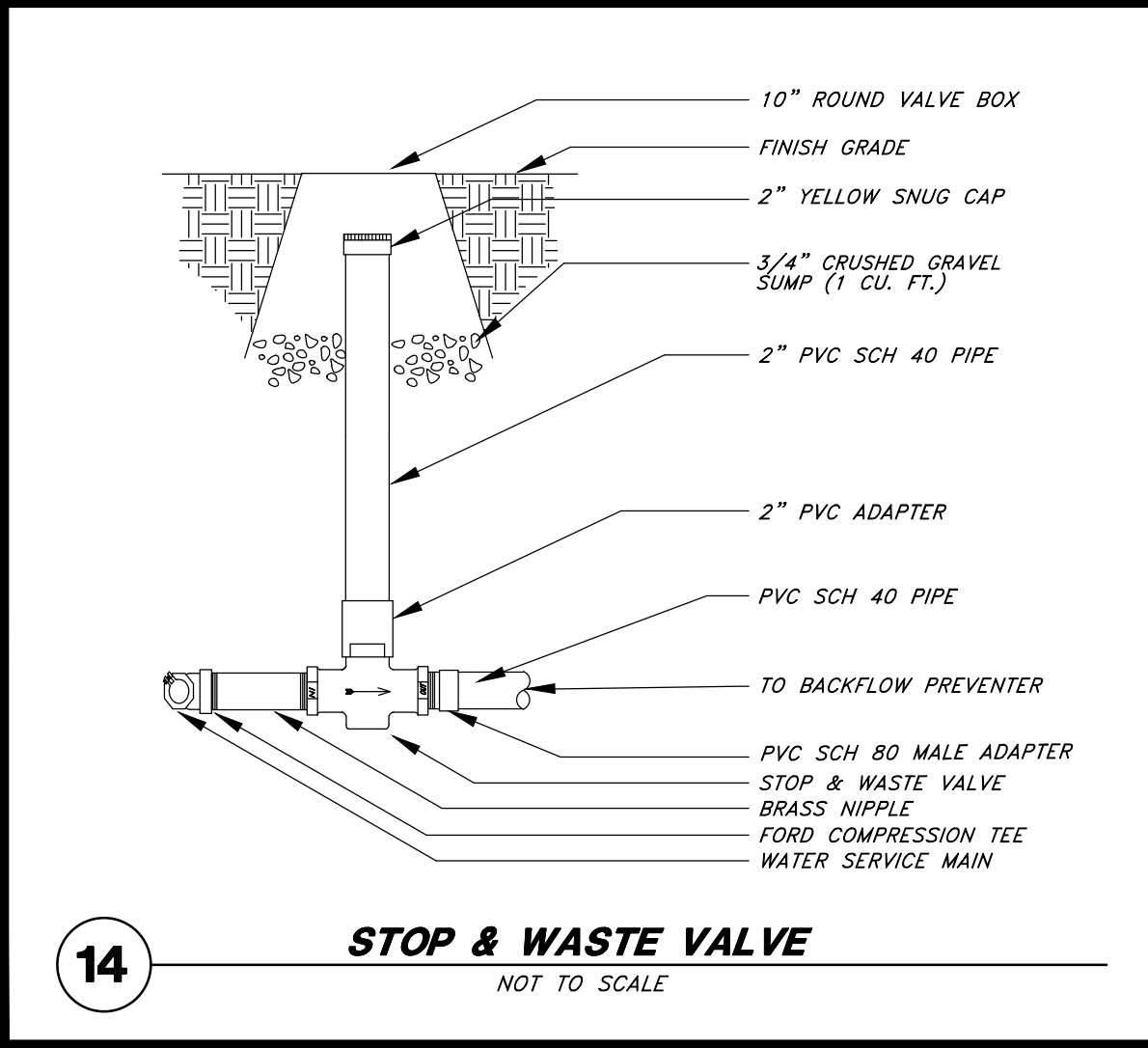
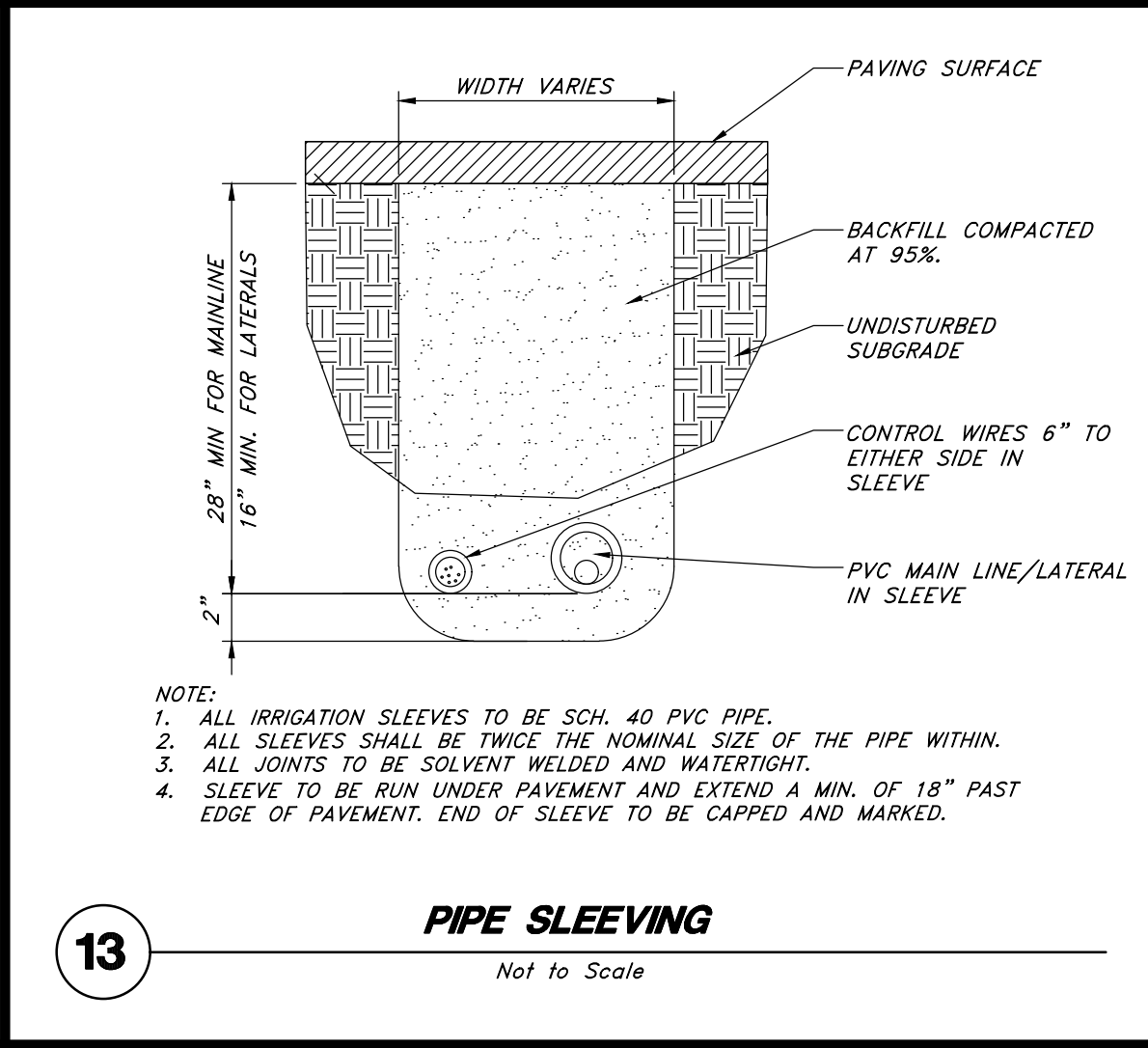
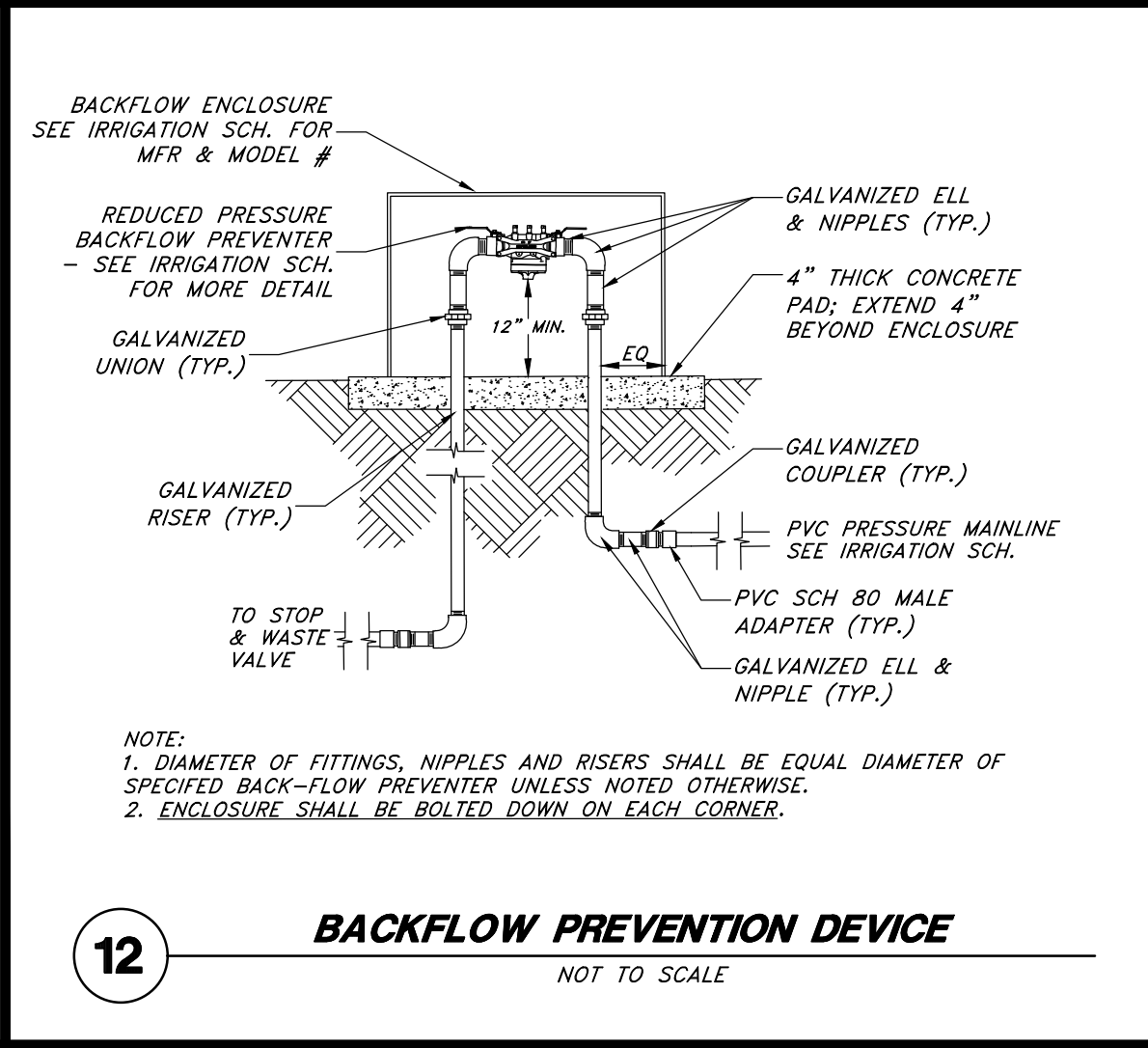
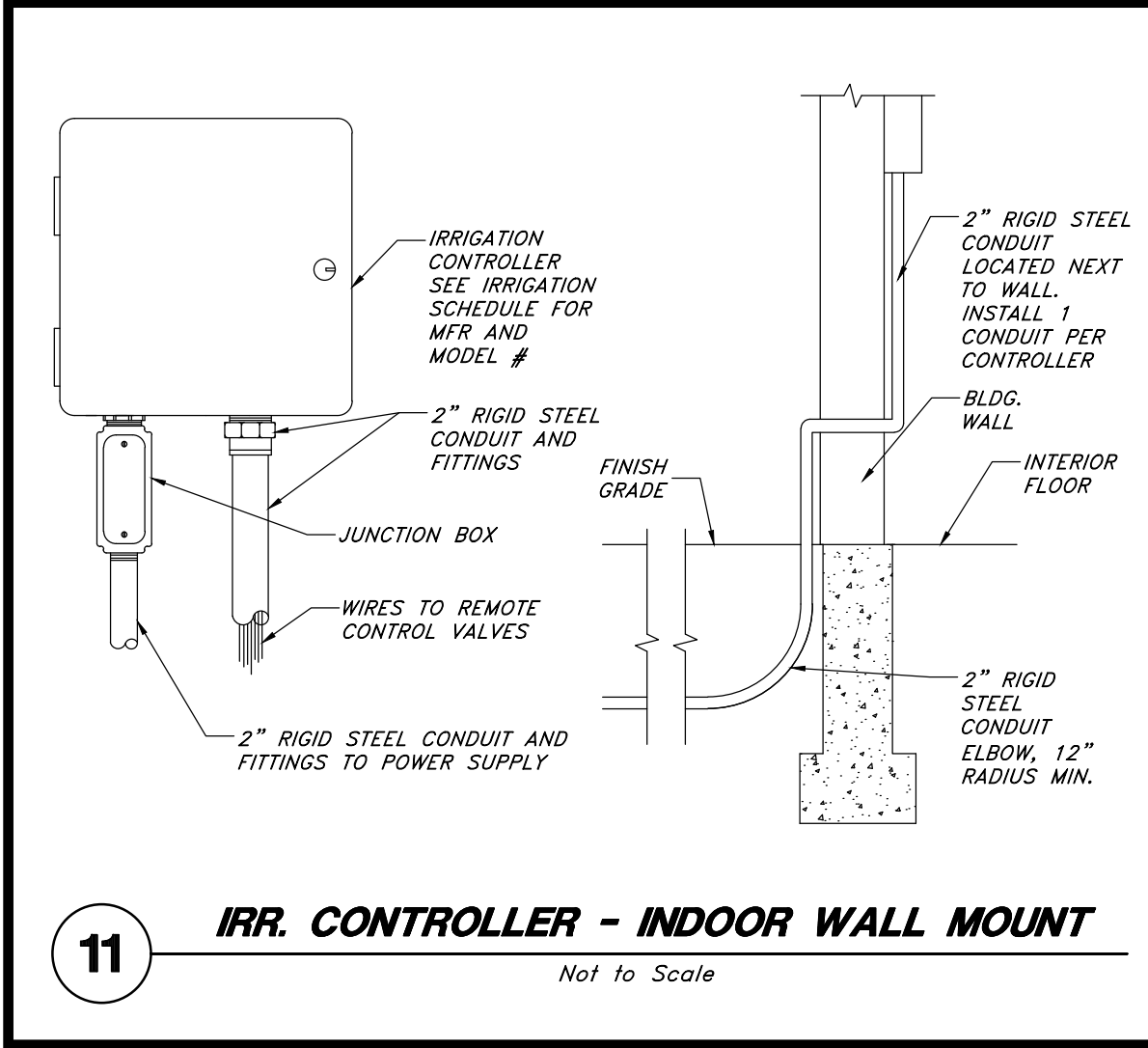
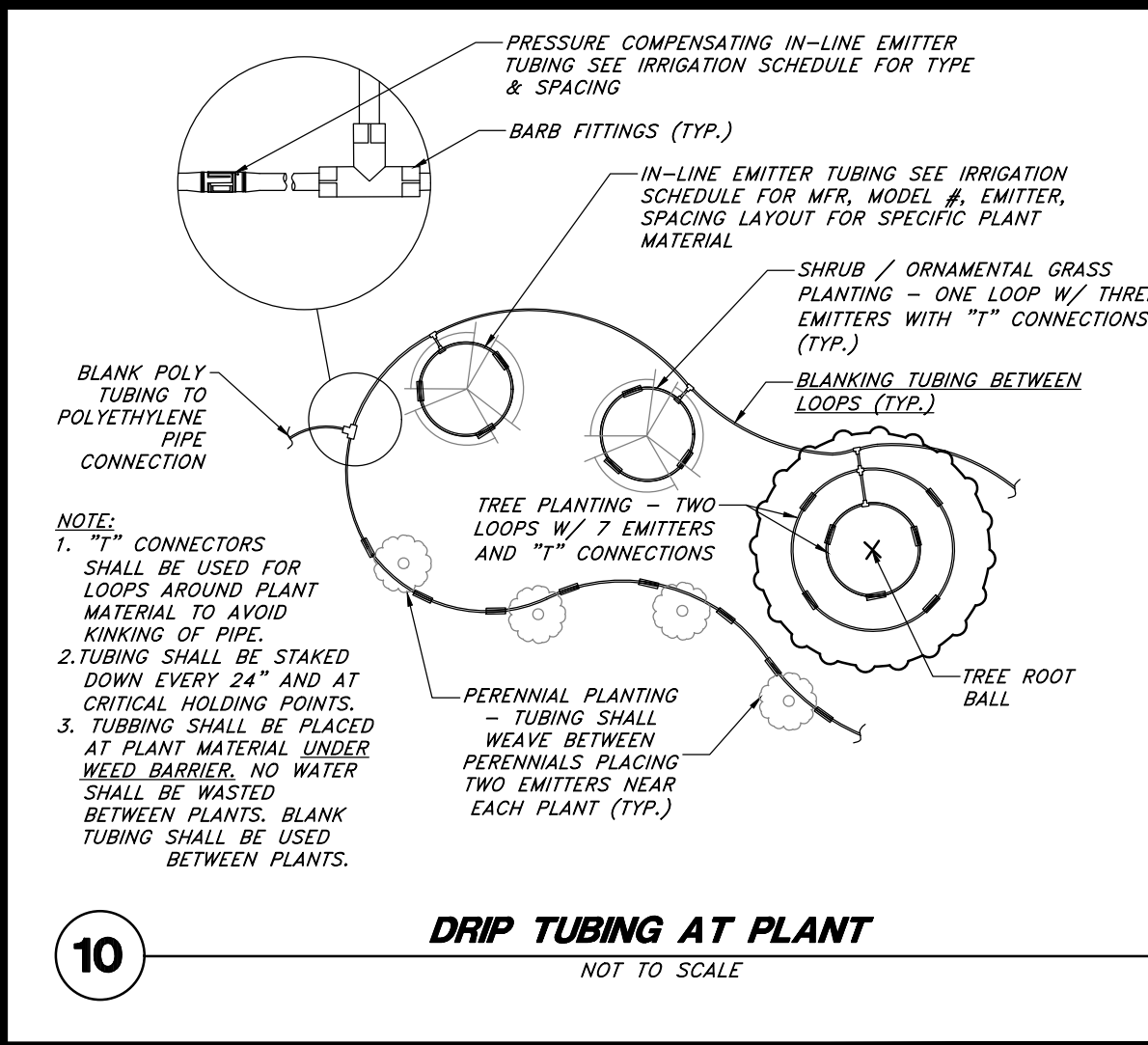
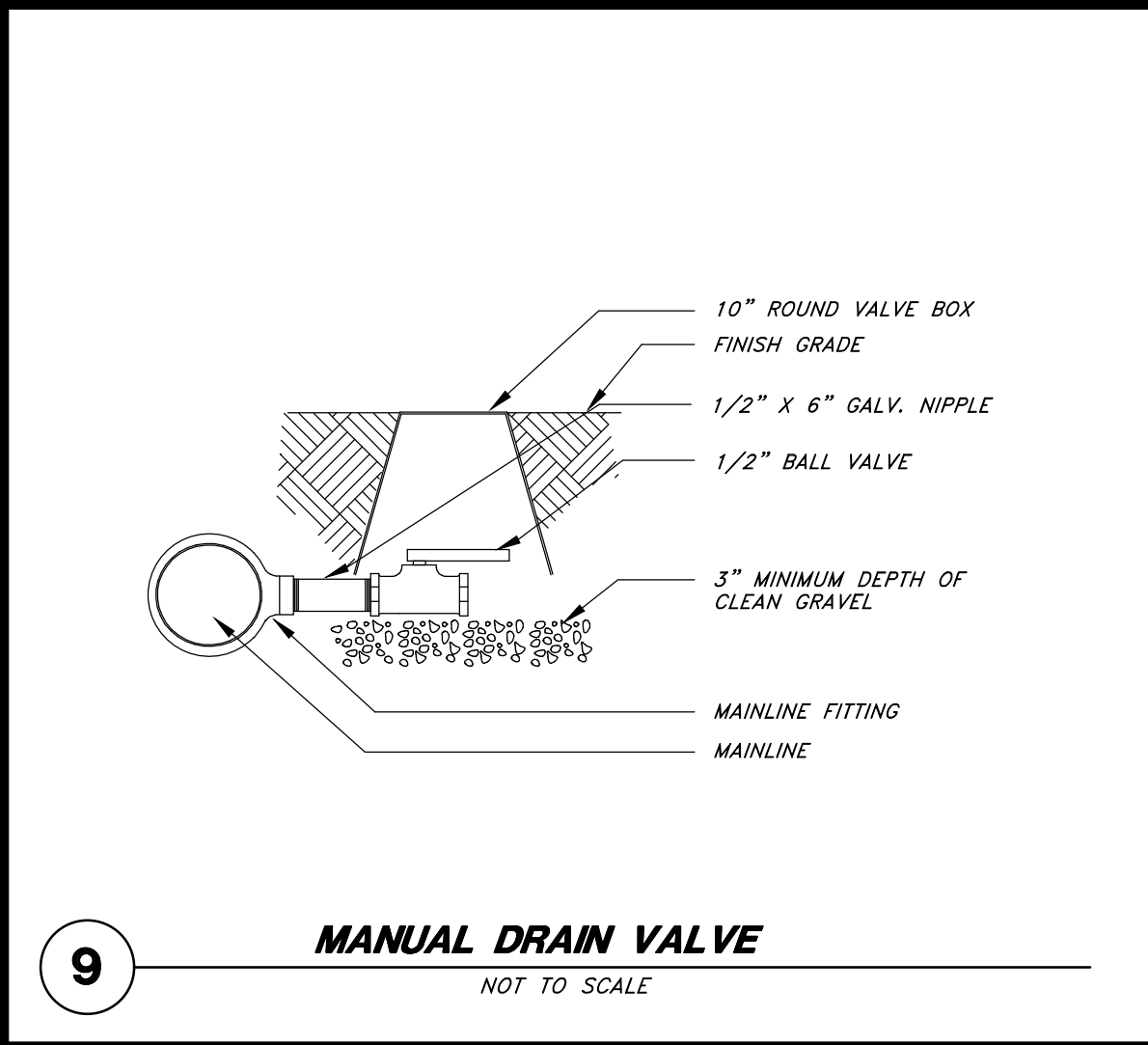
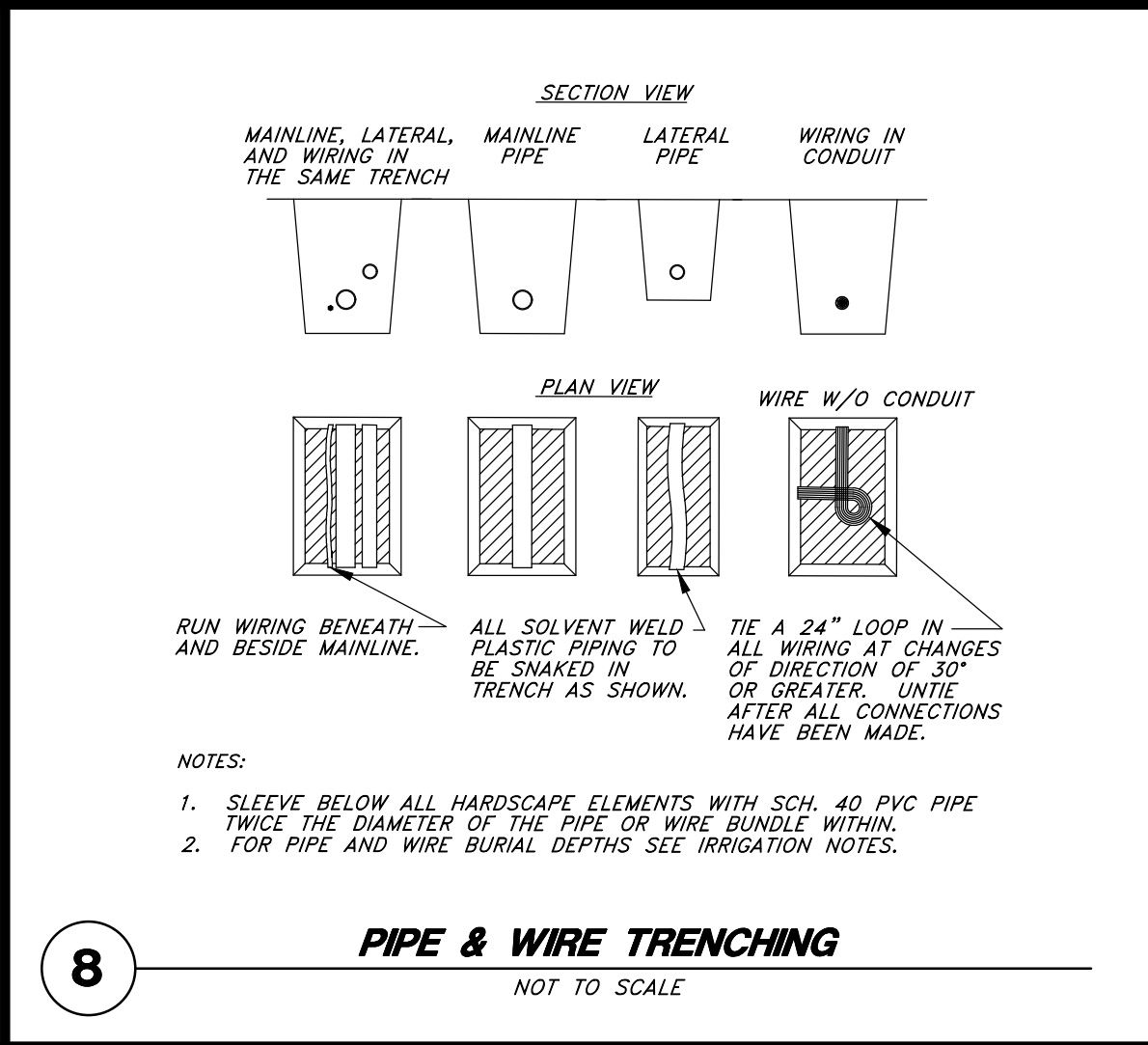
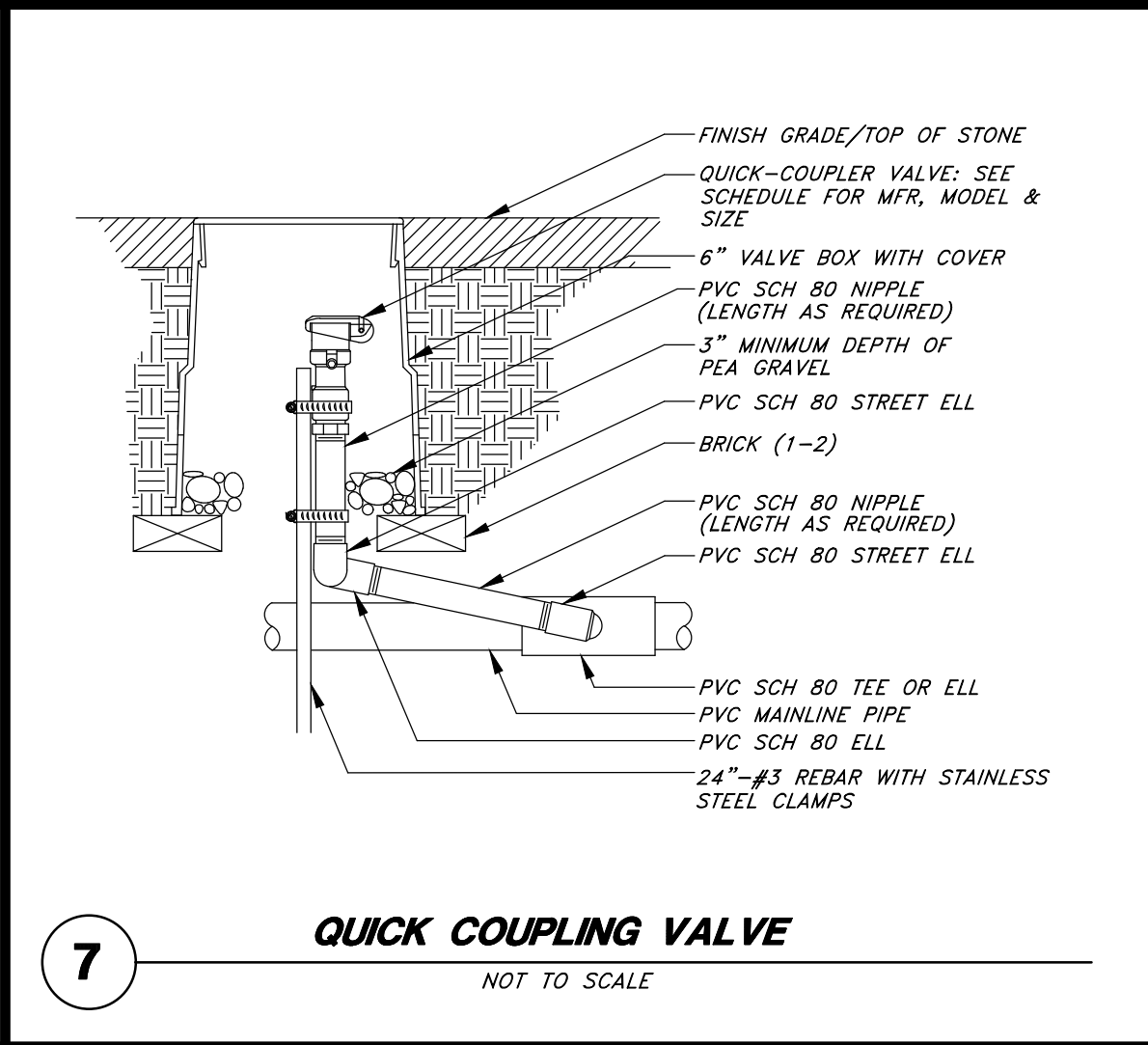
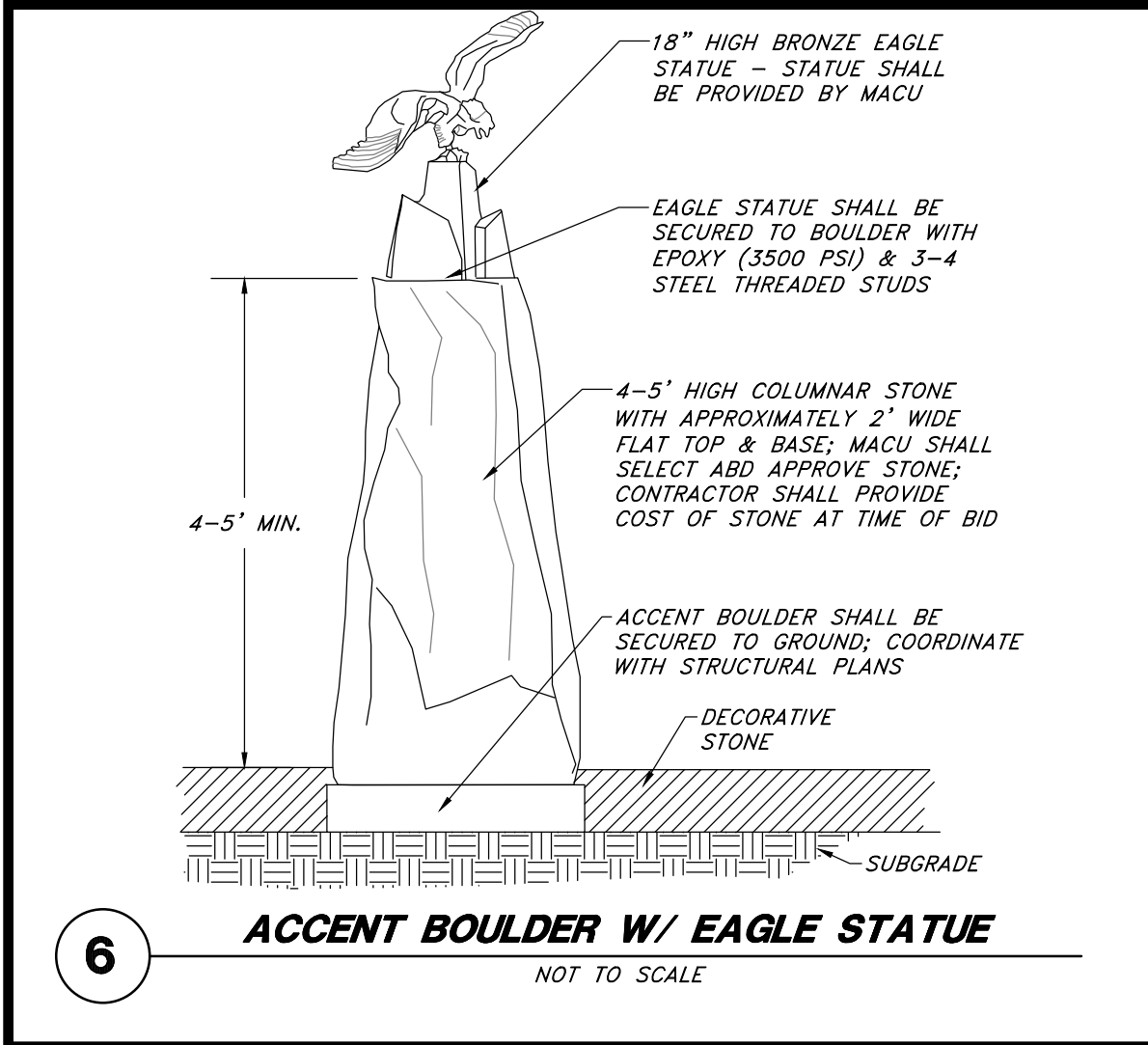
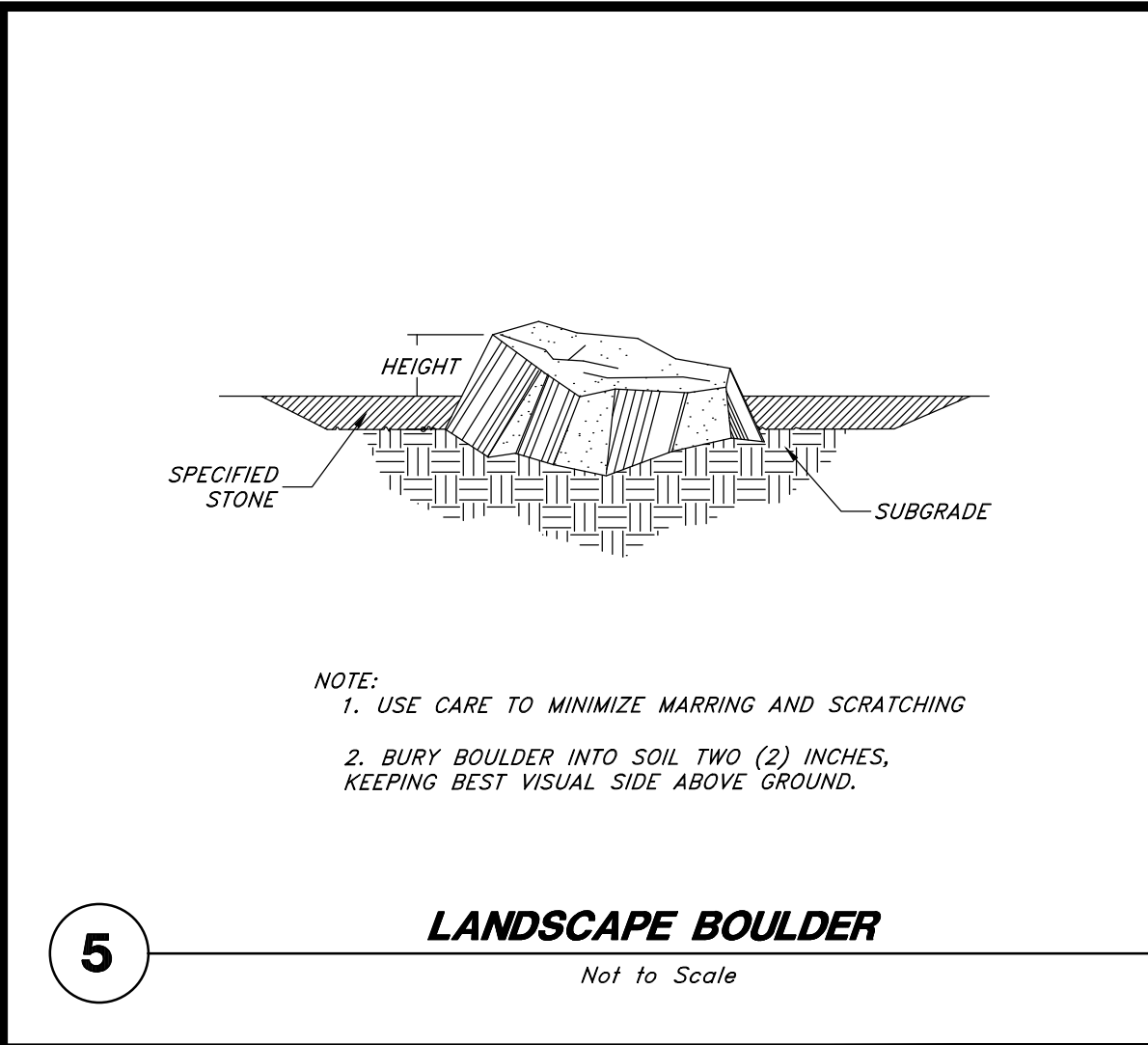
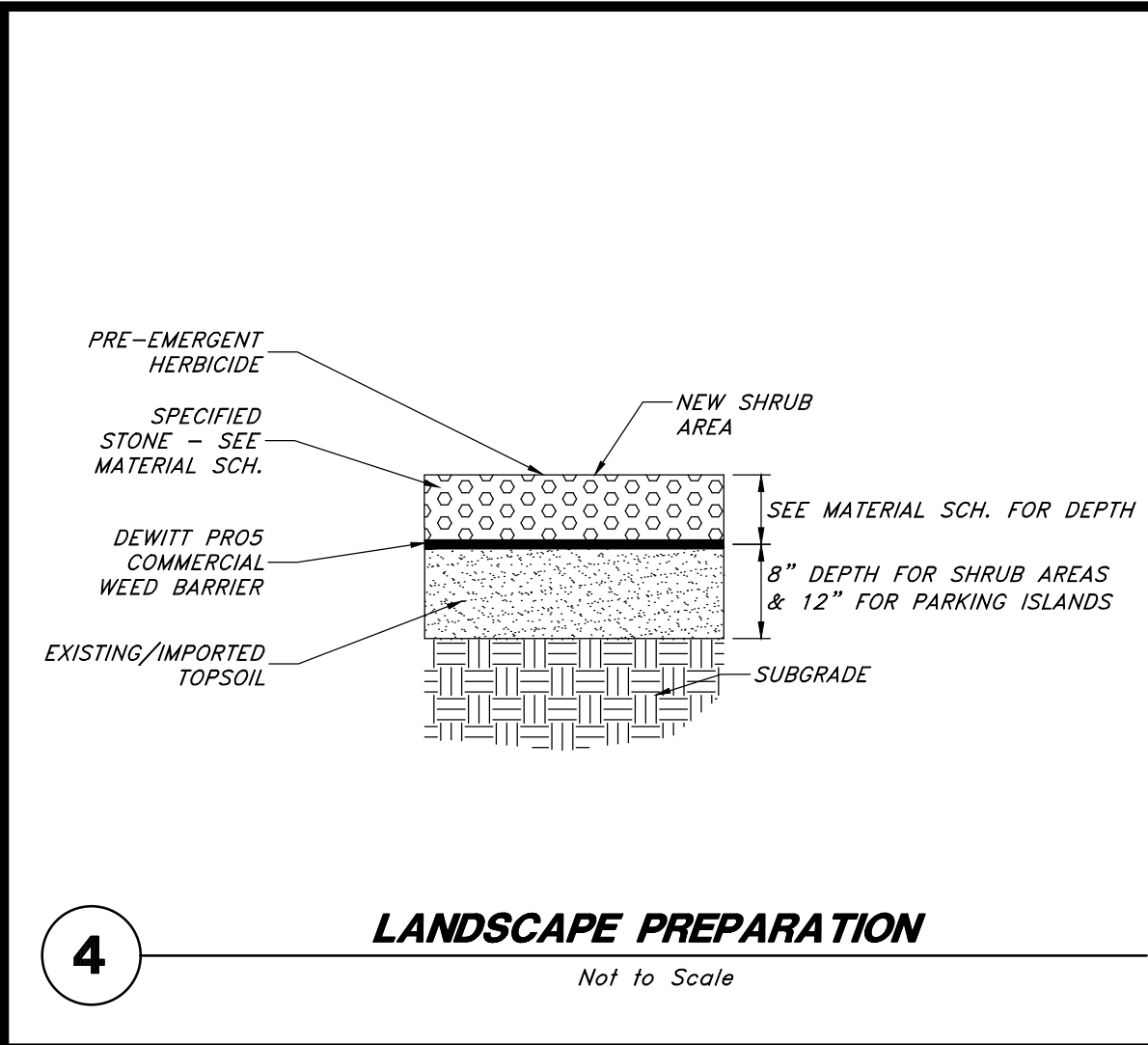
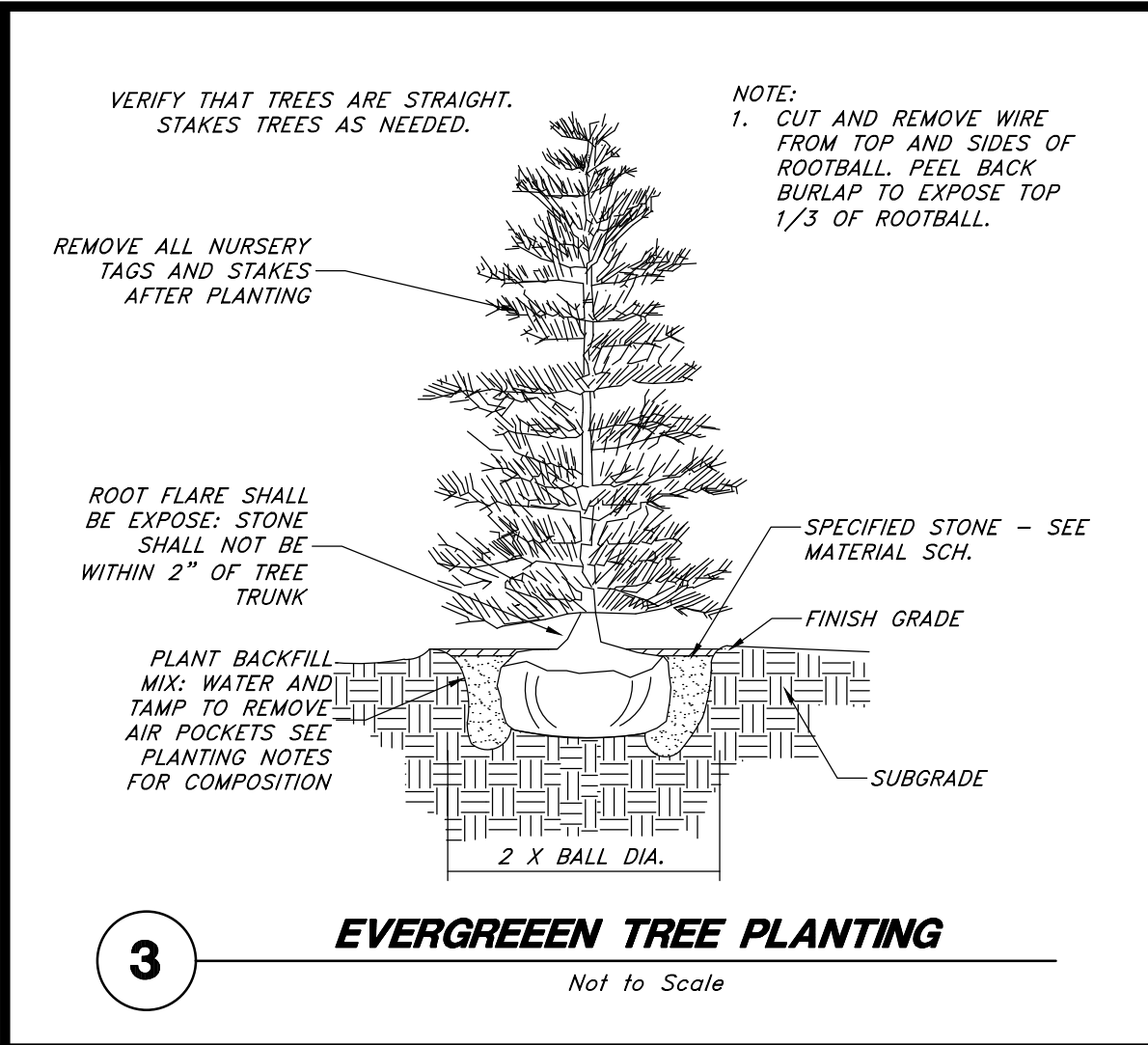
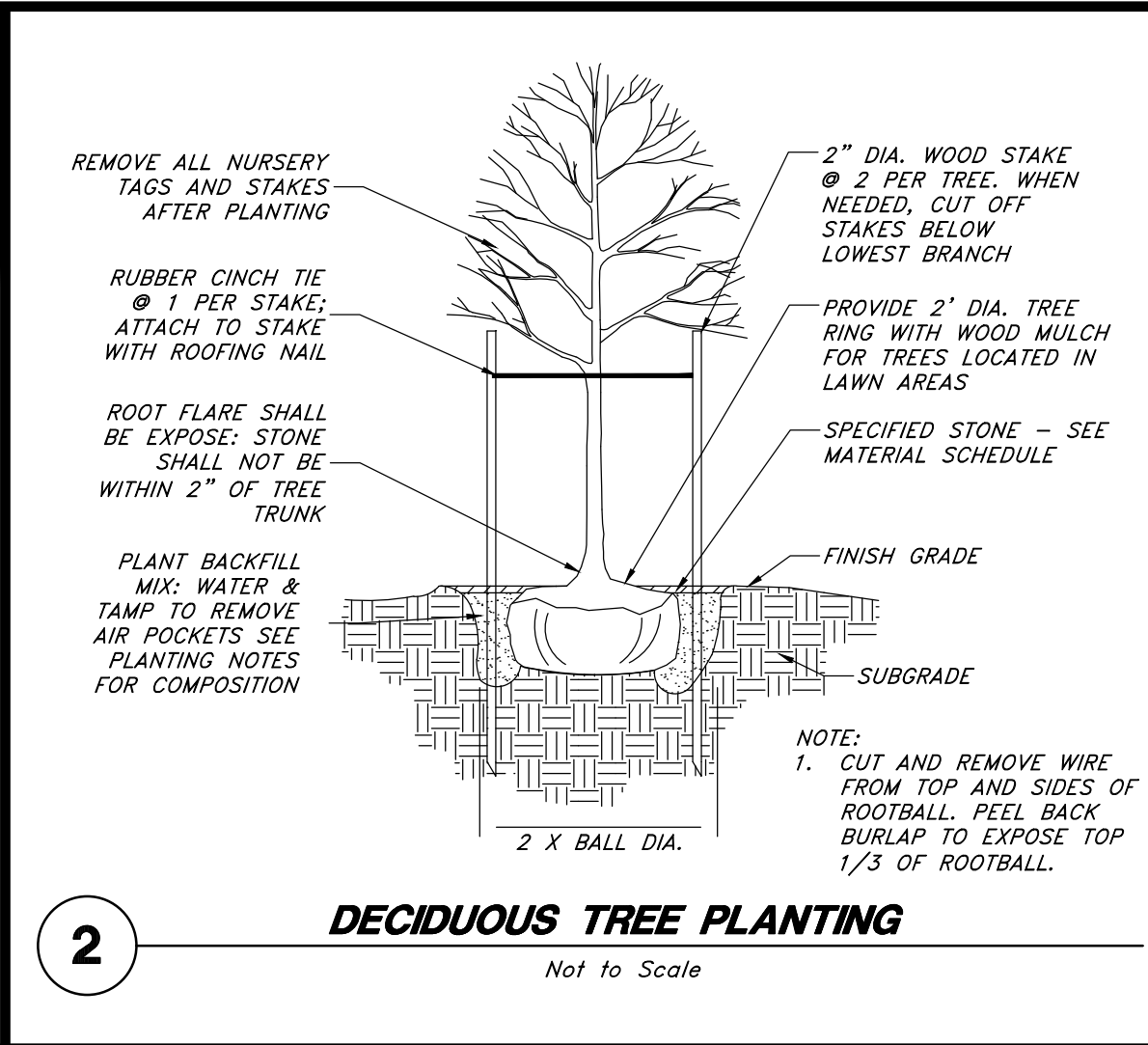
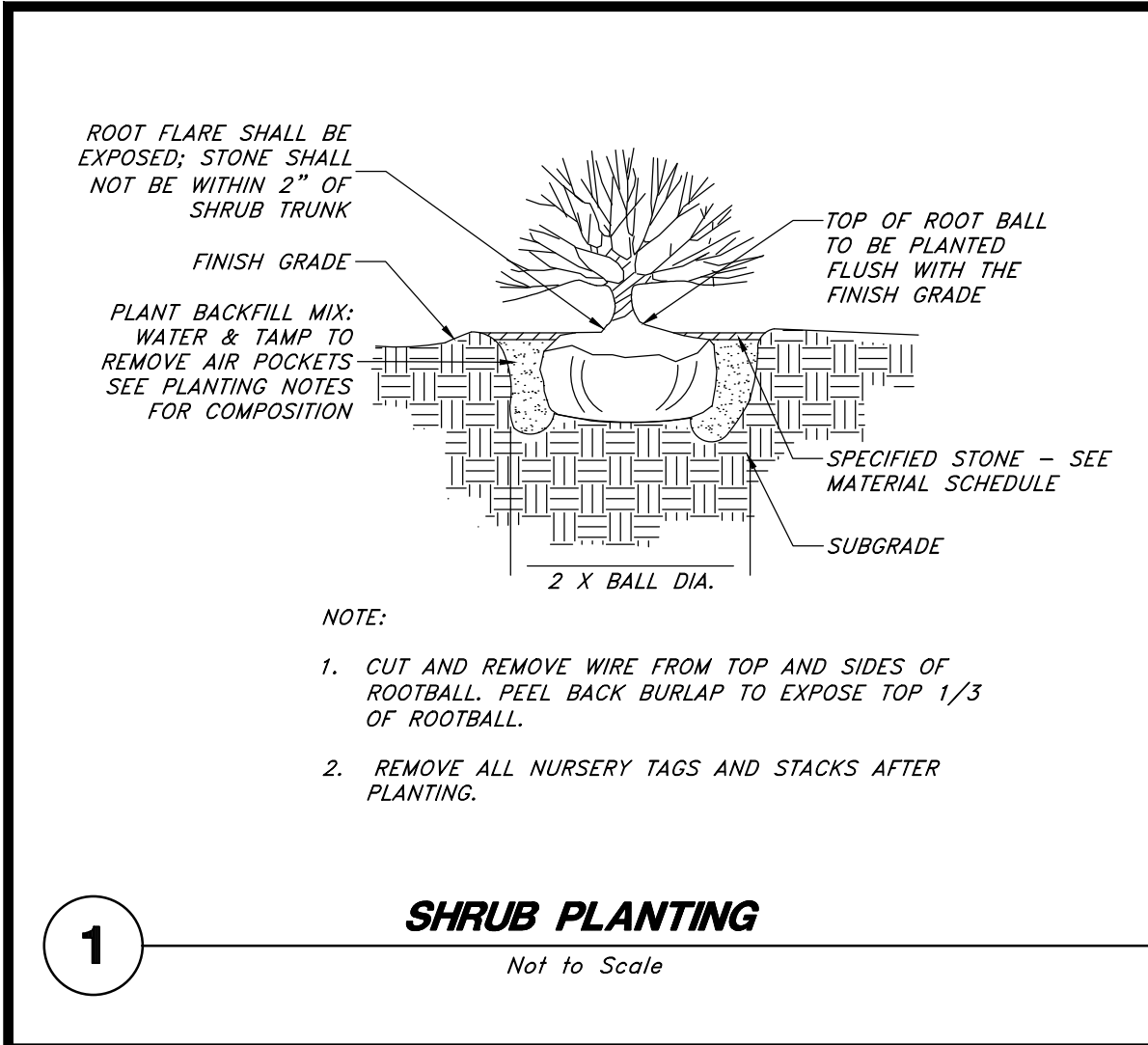
Irrigation Plan
Mountain America Credit Union
1345 Eagle Mountain Boulevard
Eagle Mountain, UT



13 Mar, 2023

SHEET NO.
L2.1





Landscape Maintenance:
1. The Site Owner will Install and Maintain all Landscaping Adjacent Along Eagle Mountain Boulevard.

Designed by: LC
Drafted by: LC
Client Name: Mountain America Federal Credit Union
21-038r

13 Mar, 2023

SHEET NO. L3.1

State of Utah
Jared R. Manscill
No. 7749428-3501
03/27/2023
Landscape Architect

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

Landscape & Irrigation Details

Mountain America Credit Union

1345 Eagle Mountain Boulevard
Eagle Mountain, UT

2010 North Redwood Road, Salt Lake City, Utah 84116
(801) 521-8629 - AIAWengineering.net

21-038r

W:\21-038 UACU Eagle Mountain\Drawings\21-038r.dwg, 3/27/2023 1:04:02 PM, 1:1



EXTERIOR MATERIAL SCHEDULE			
MARK	MANUF.	PRODUCT	COLOR / FINISH
EXTERIOR PAINT			
EP-1	SHERWIN WILLIAMS	EXTERIOR PAINT	SW6990 CAVIAR 251-C2, EGGSHELL
MASONRY			
STN-1	DELTA STONE	STONE VENEER	IVORY WHITE
MECHANICAL SCREEN			
MS-1	GEOLAM	QUALITA 020C	EBONY, END CAPS @ ALL EXPOSED ENDS
METAL			
MC-1	SEE SPEC. 076200	PRE-FINISHED METAL COPING	SEE SPEC.
MR-1		STANDING SEAM METAL ROOF	DARK BRONZE TO BE SELECTED FROM MANUF. FULL RANGE OF COLORS. SEE SPEC.
METAL PANEL			
MP-1	ALPOLIC	METAL PANEL	SBR BRONZE (SIGNAGE PAINT COLOR SW7020 BLACK FOX)
SIDING			
S-1		FIBER CEMENT LAP SIDING	CEDAR TEXTURE FINISH, PAINT SW7026 GRIFFIN (SIGNAGE COLOR SW7026 GRIFFIN)
ST-1		FIBER CEMENT LAP SIDING TRIM	CEDAR TEXTURE FINISH, PAINT SW7026 GRIFFIN



Consultant

MOUNTAIN AMERICA CREDIT UNION
EAGLE MOUNTAIN BRANCH
EAGLE MOUNTAIN, UT

Project Name

Issued	No.	Date	Description

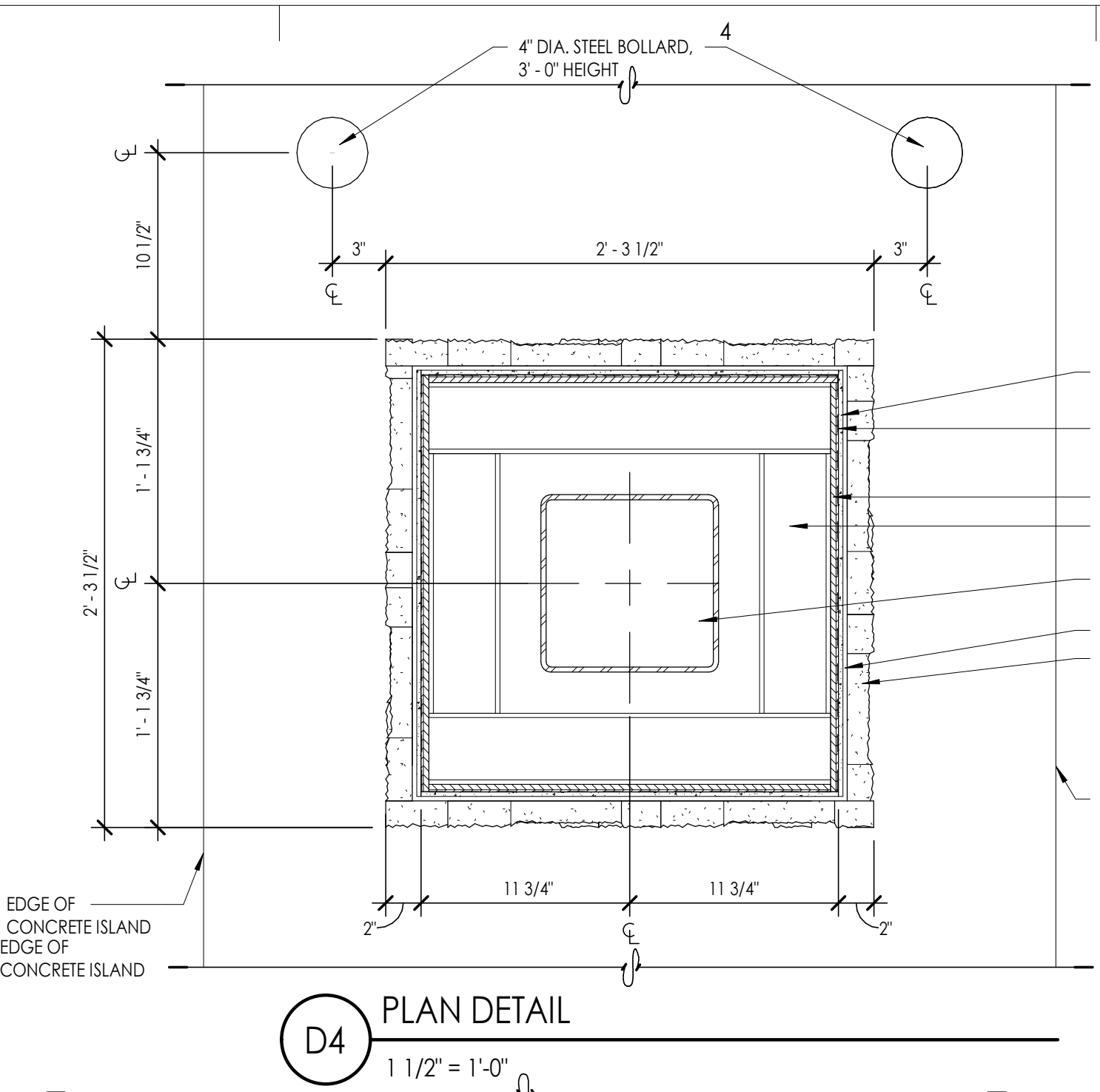
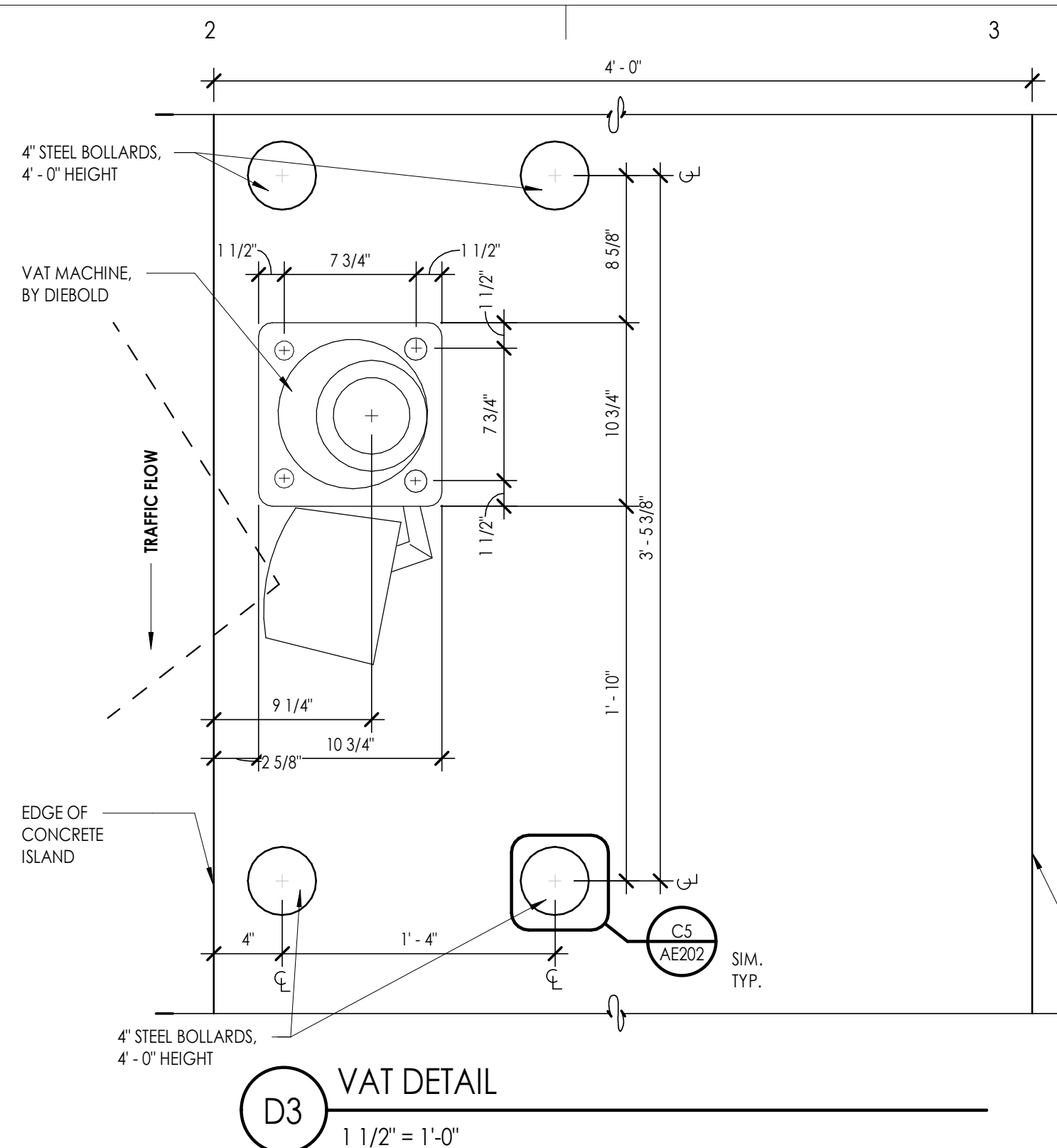
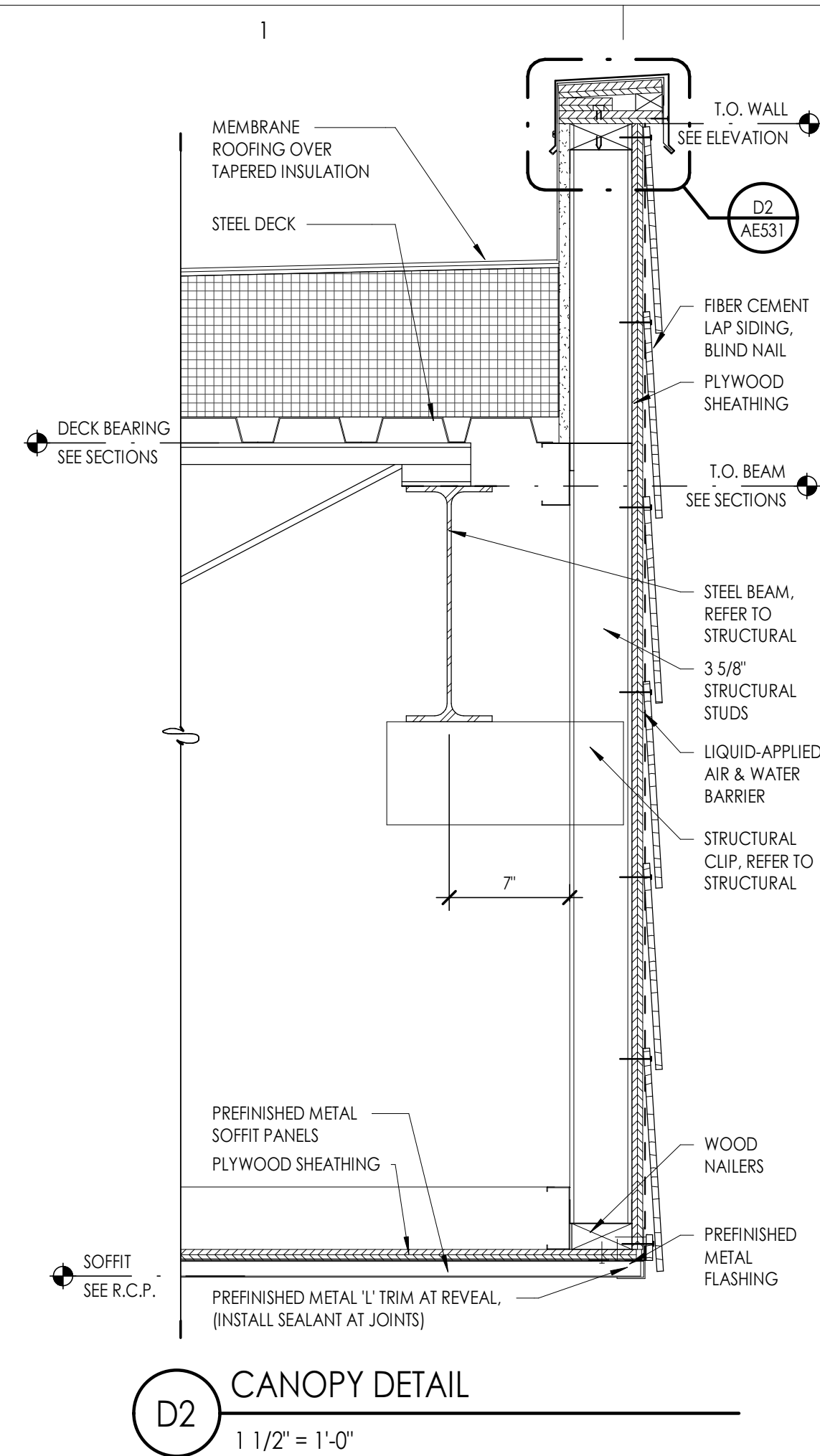
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SAA Project No. 2021-46
Drawing Title

EXTERIOR ELEVATIONS

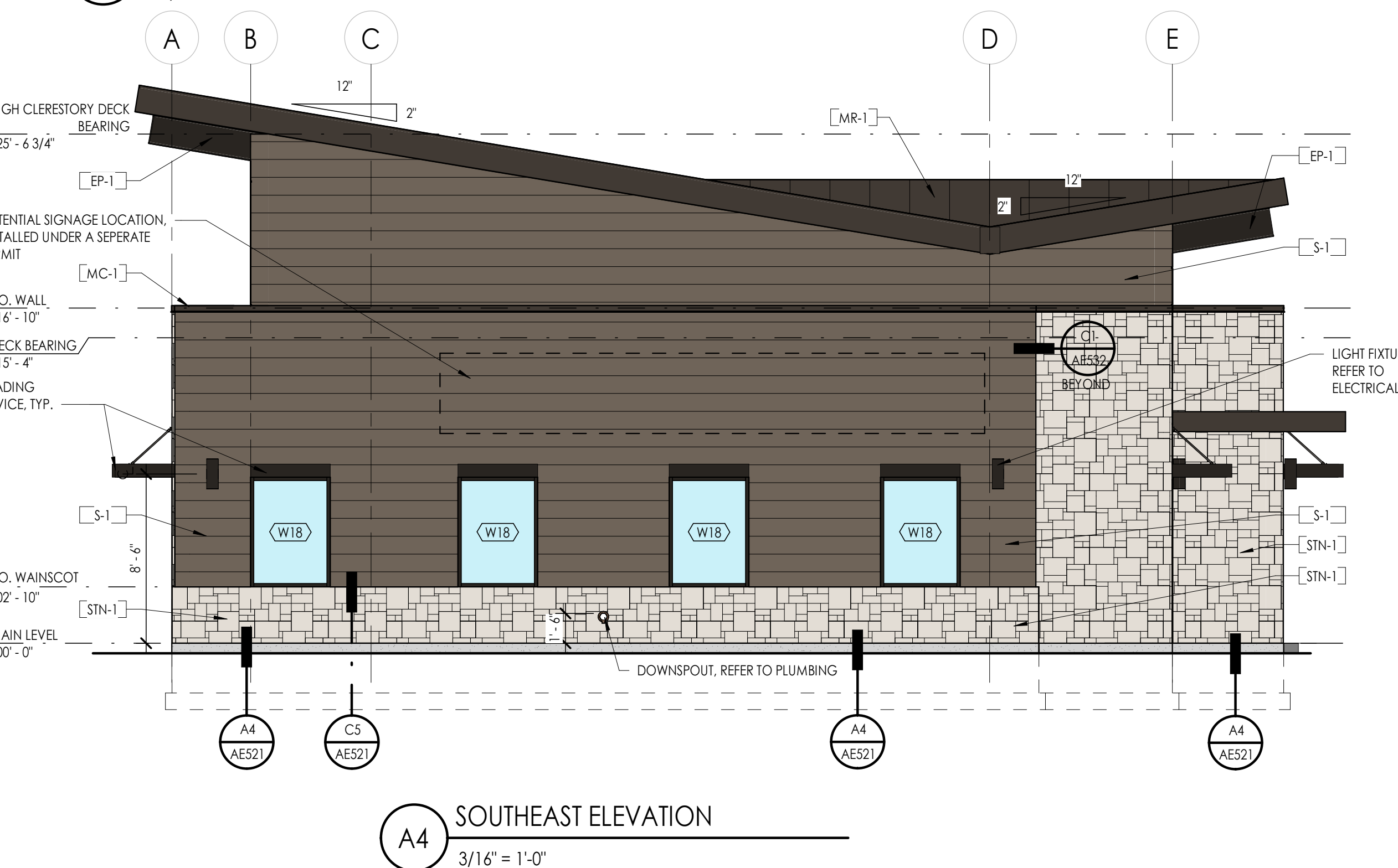
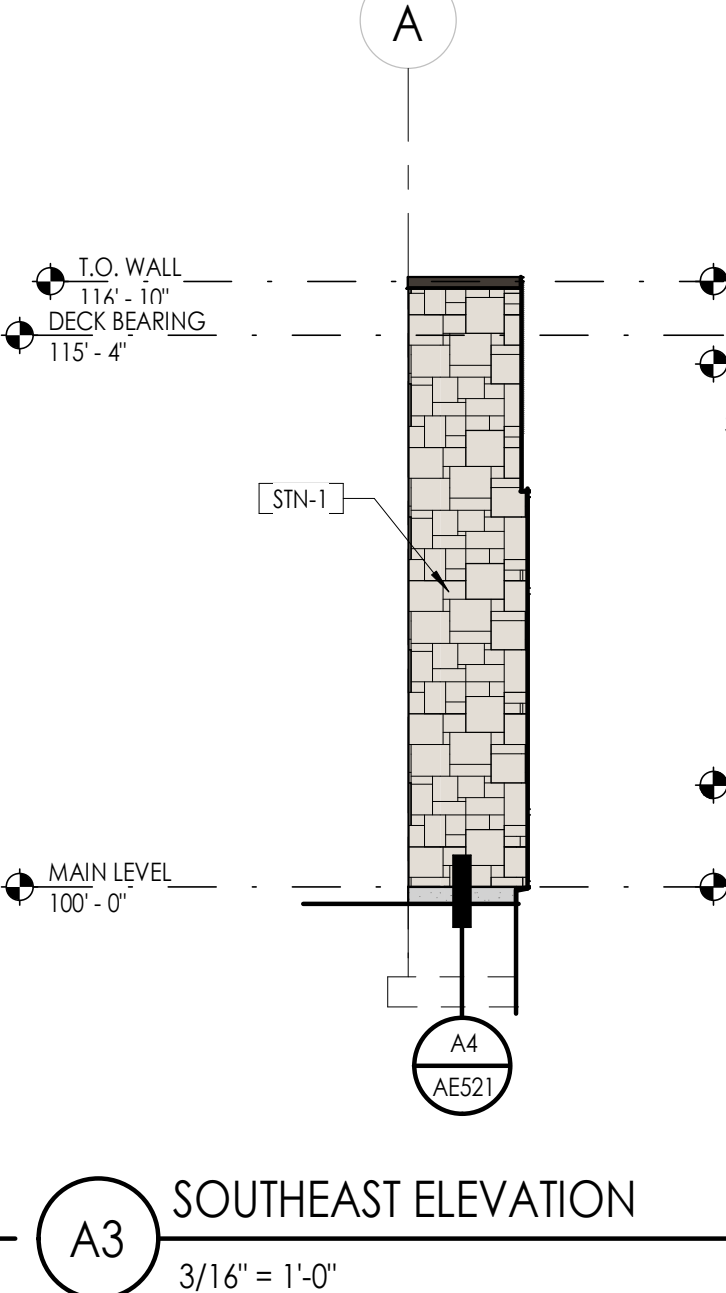
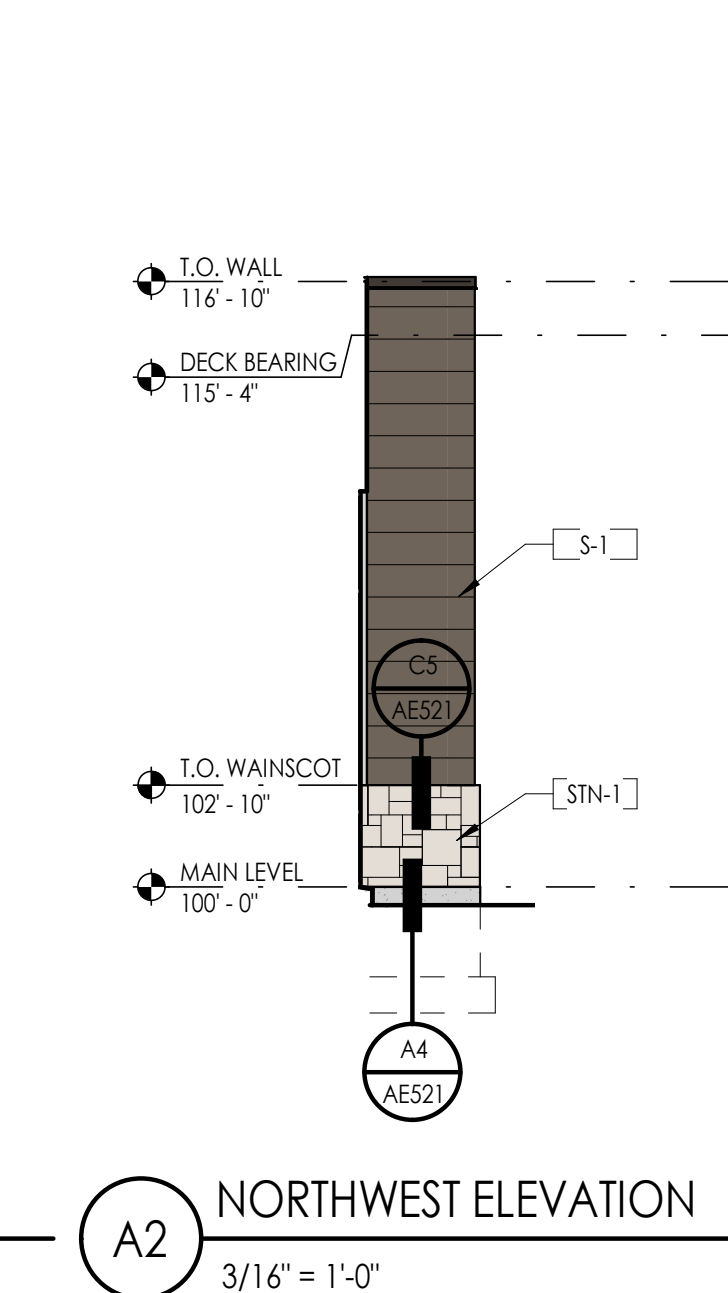
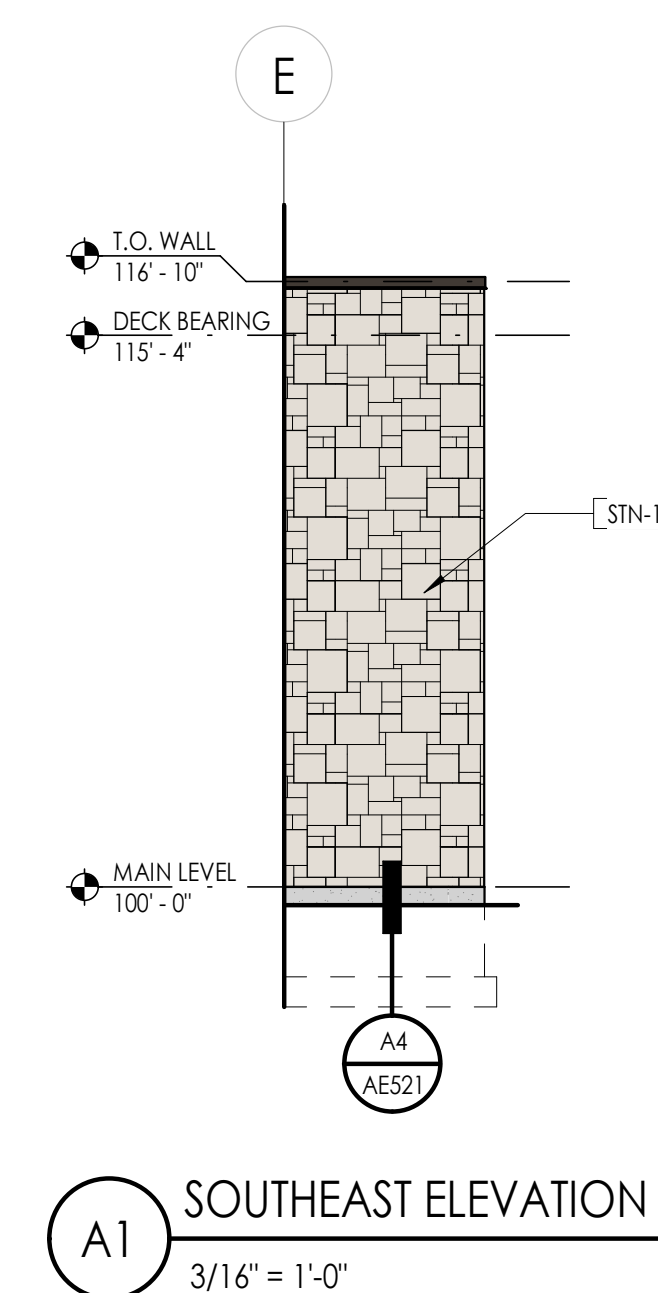
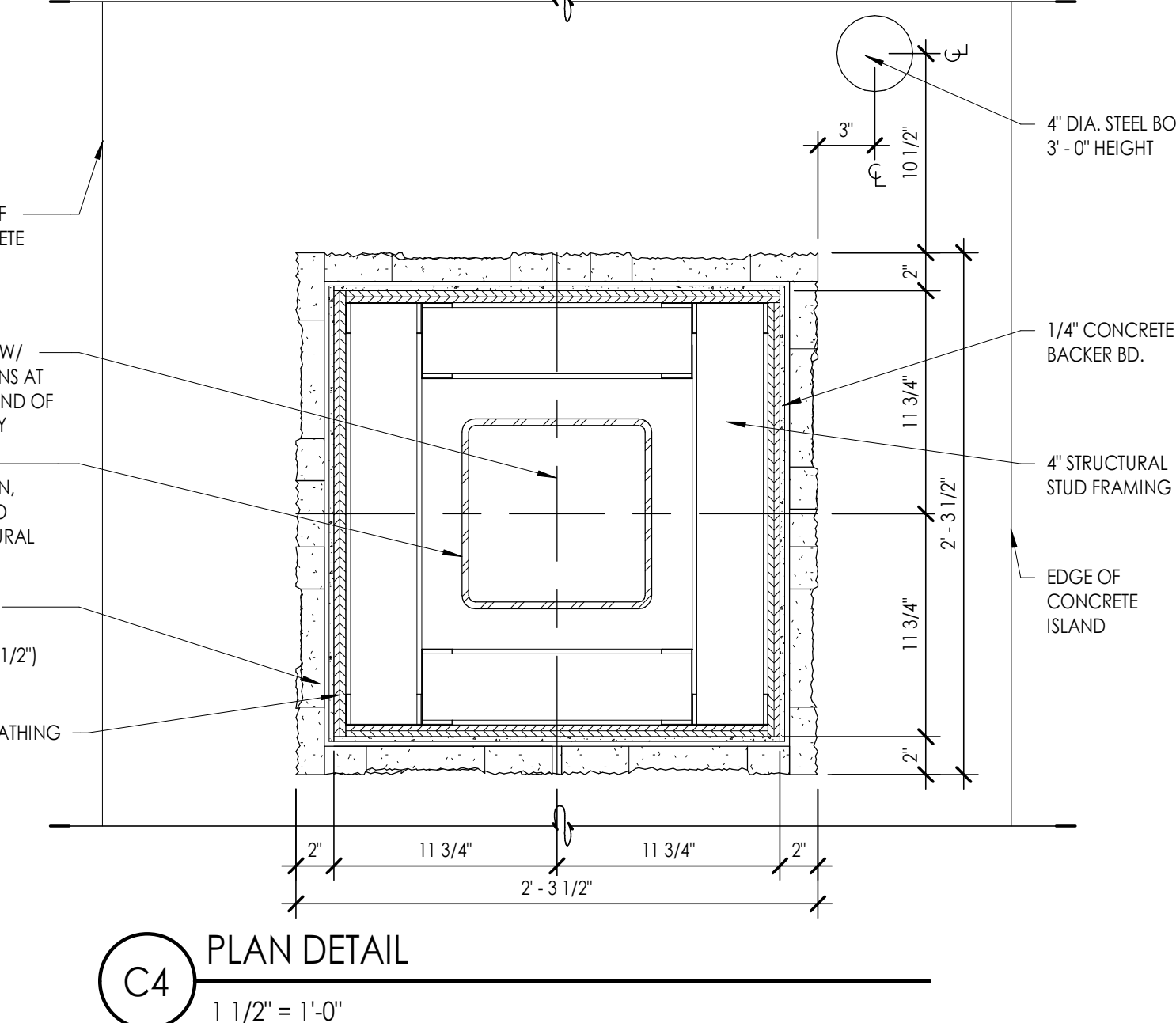
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AE201



EXTERIOR MATERIAL SCHEDULE

MARK	MANUF.	PRODUCT	COLOR / FINISH
EXTERIOR PAINT			
EP-1	SHERWIN WILLIAMS	EXTERIOR PAINT	SW6990 CAVIAR 251-C2, EGGSHELL
MASONRY			
STN-1	DELTA STONE	STONE VENEER	IVORY WHITE
MECHANICAL SCREEN			
MS-1	GEOLAM	QUALITA 020C	EBONY, END CAPS @ ALL EXPOSED ENDS
METAL			
MC-1	SEE SPEC. 076200	PRE-FINISHED METAL COPING	SEE SPEC.
MR-1		STANDING SEAM METAL ROOF	DARK BRONZE TO BE SELECTED FROM MANUF. FULL RANGE OF COLORS. SEE SPEC.
METAL PANEL			
MP-1	ALPOLIC	METAL PANEL	SBR BRONZE (SIGNAGE PAINT COLOR SW7020 BLACK FOX)
SIDING			
S-1		FIBER CEMENT LAP SIDING	CEDAR TEXTURE FINISH, PAINT SW7026 GRIFFIN (SIGNAGE COLOR SW7026 GRIFFIN)
ST-1		FIBER CEMENT LAP SIDING TRIM	CEDAR TEXTURE FINISH, PAINT SW7026 GRIFFIN (SIGNAGE COLOR SW7026 GRIFFIN)



SAA
SANDERS ASSOCIATES ARCHITECTS
2668 Grant Avenue
Ogden, Utah 84401
Phone: 801.421.1333
www.sandersarch.com

Seal

Consultant

MOUNTAIN AMERICA CREDIT UNION
EAGLE MOUNTAIN BRANCH
EAGLE MOUNTAIN, UT

Project Name

Issued

No.	Date	Description

Revision

No.	Date	Description

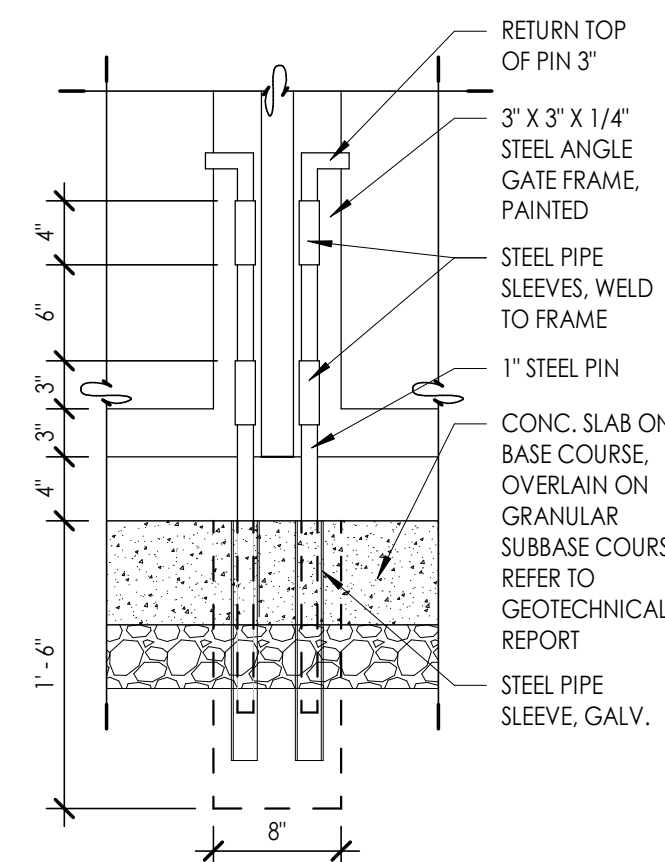
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Drawing Title

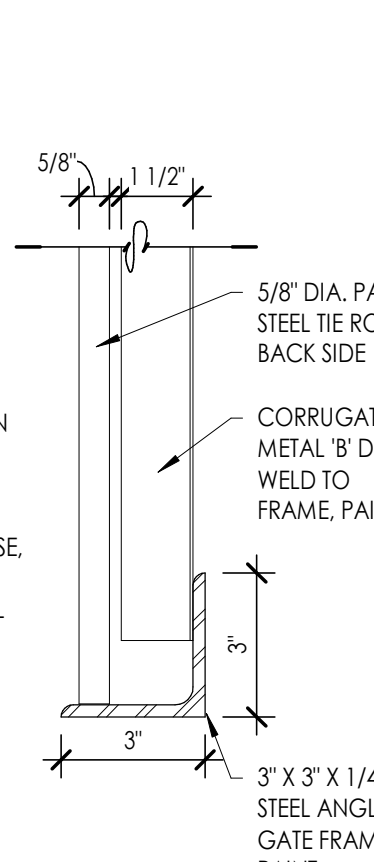
EXTERIOR ELEVATIONS AND DETAILS

Sheet Number

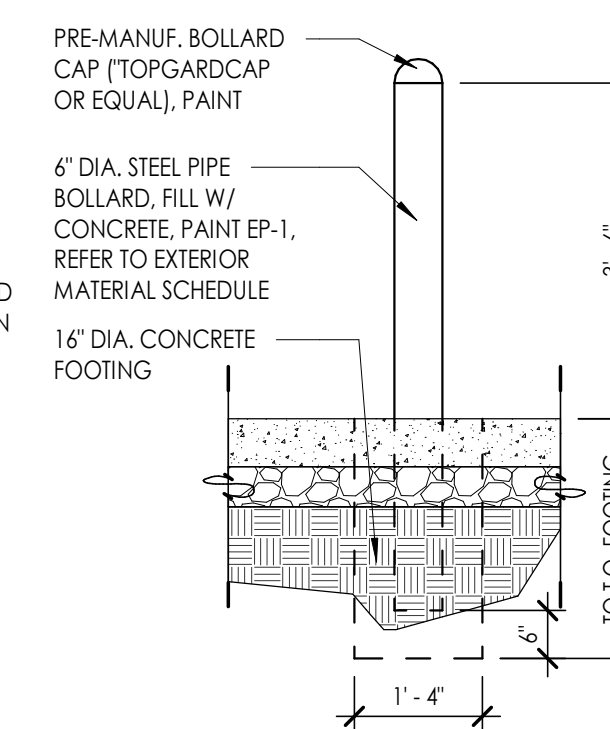
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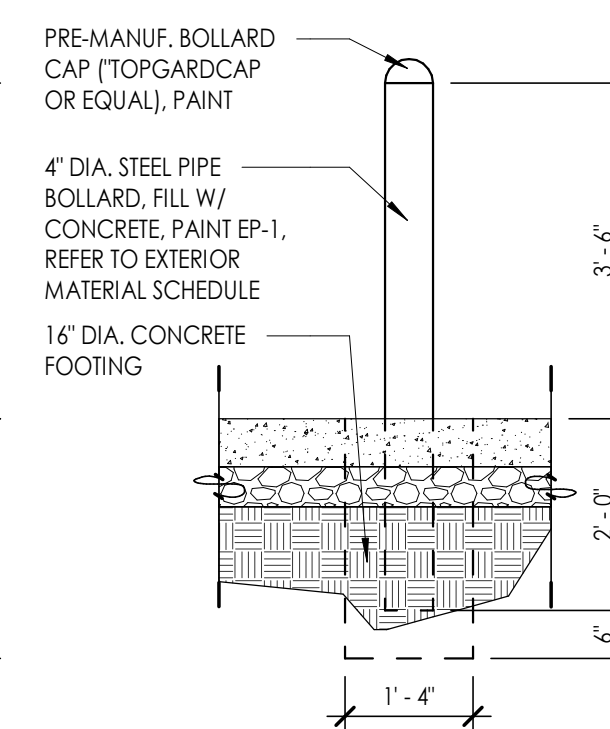
D2 GATE DETAIL
1" = 1'-0"



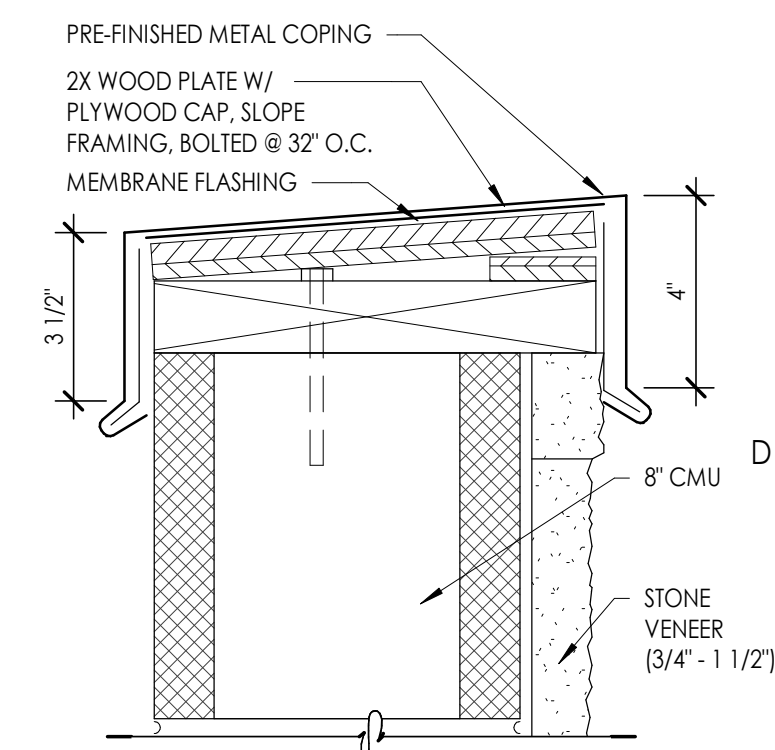
D3 GATE DETAIL
3" = 1'-0"



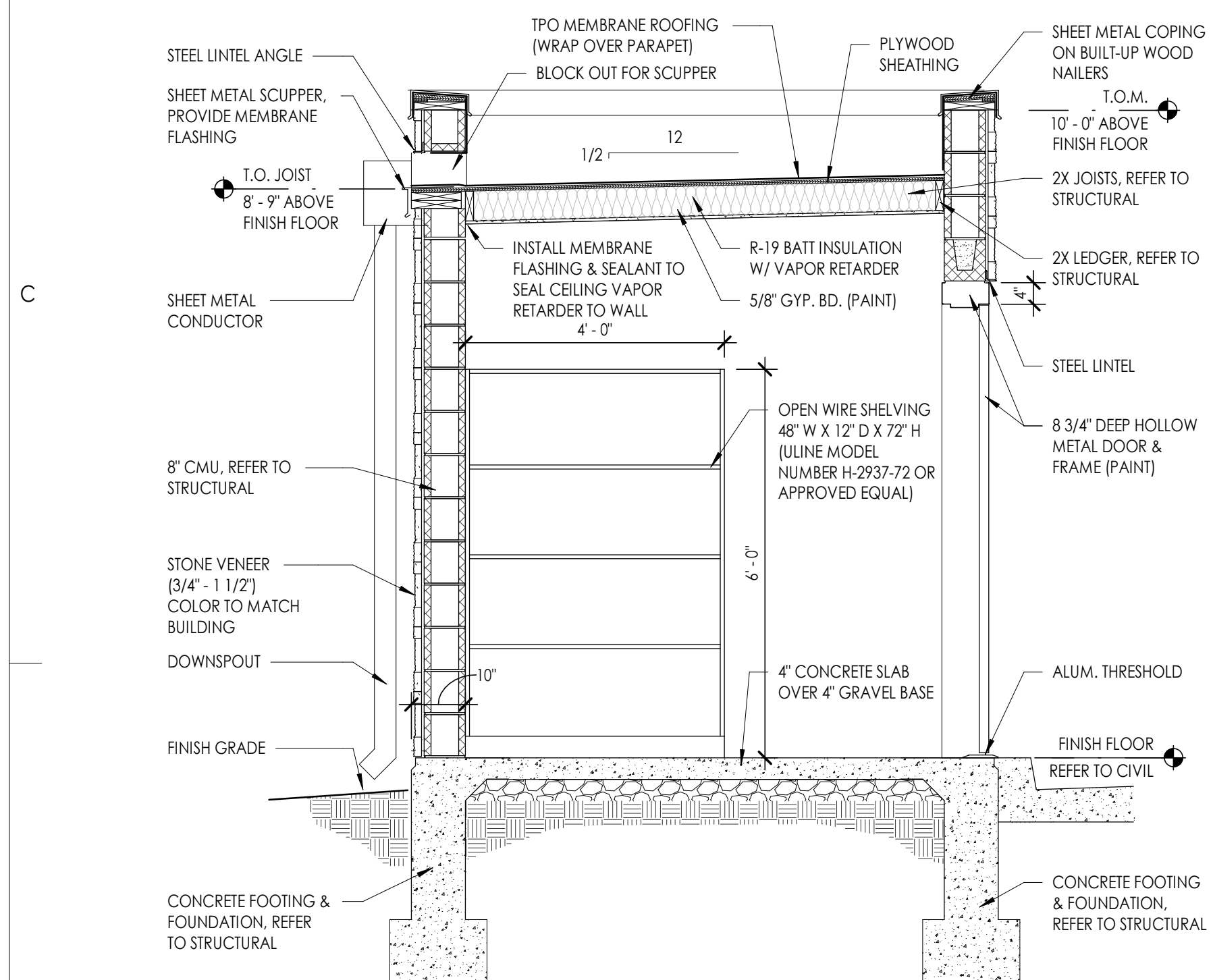
D4 BOLLARD DETAIL
1/2" = 1'-0"



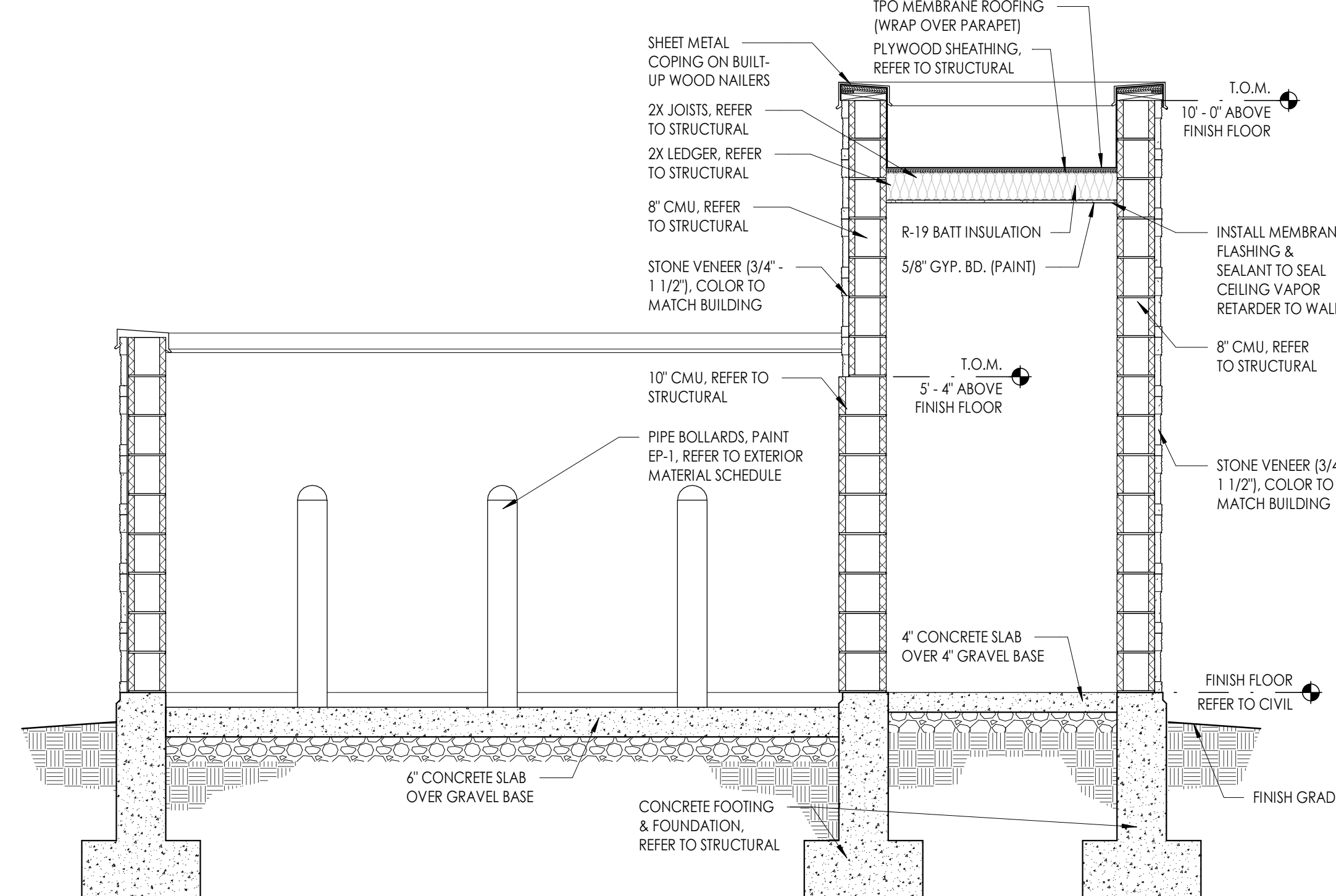
D5 BOLLARD DETAIL
1/2" = 1'-0"



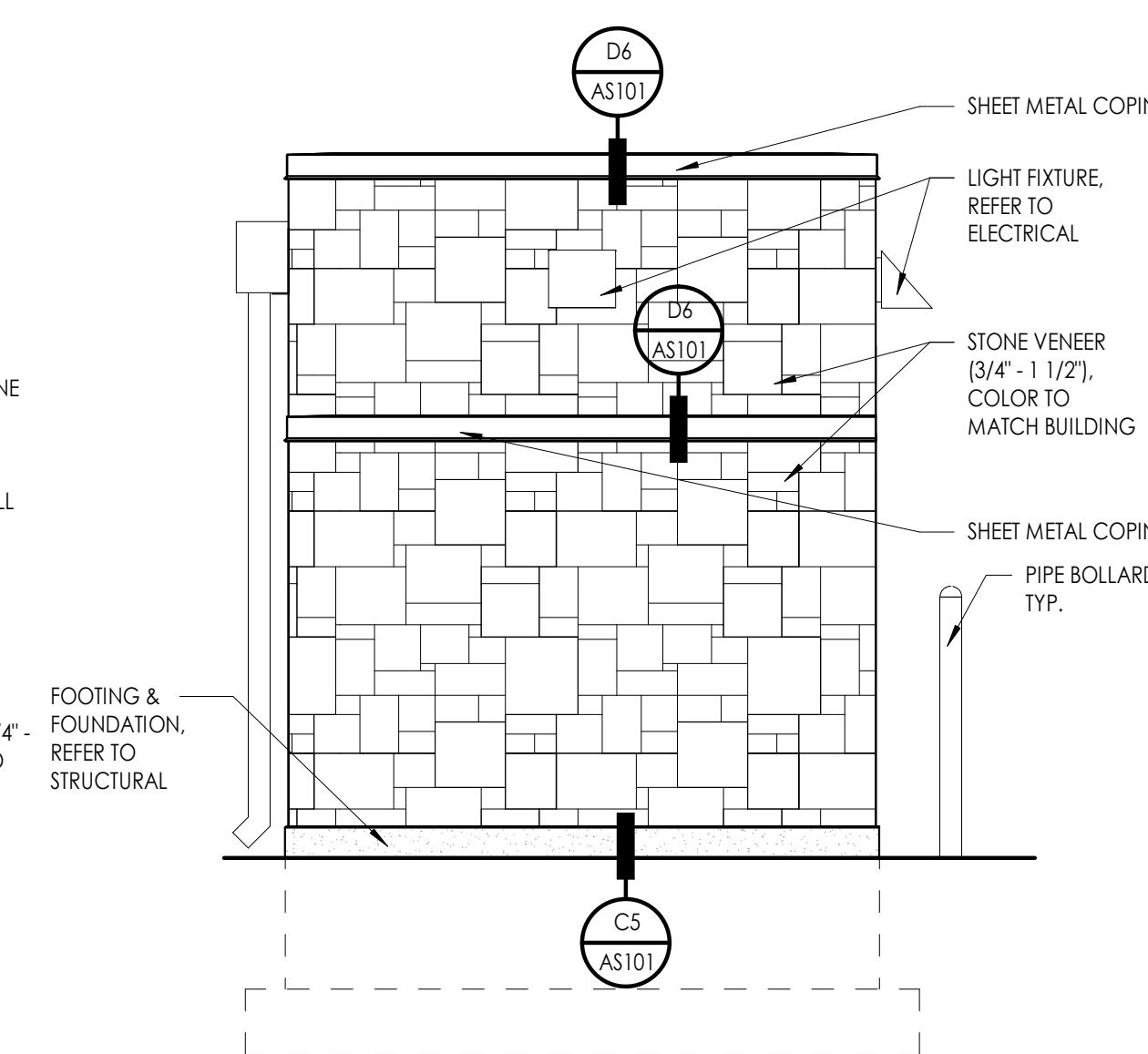
D6 COPING DETAIL
3" = 1'-0"



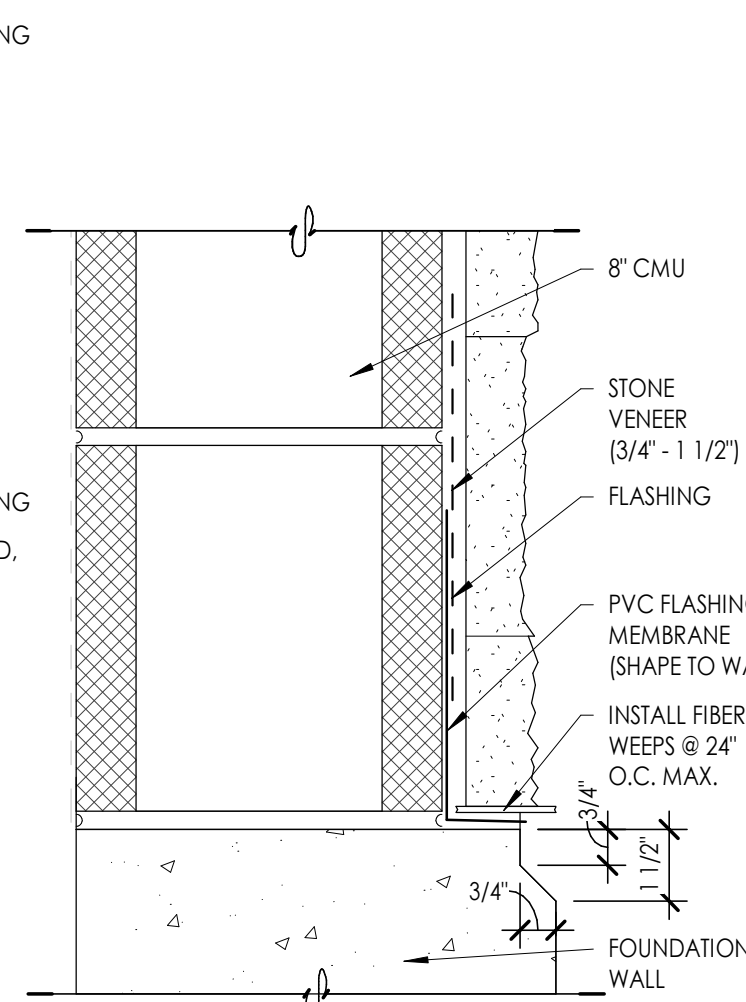
B1 SHED SECTION SIDE
1/2" = 1'-0"



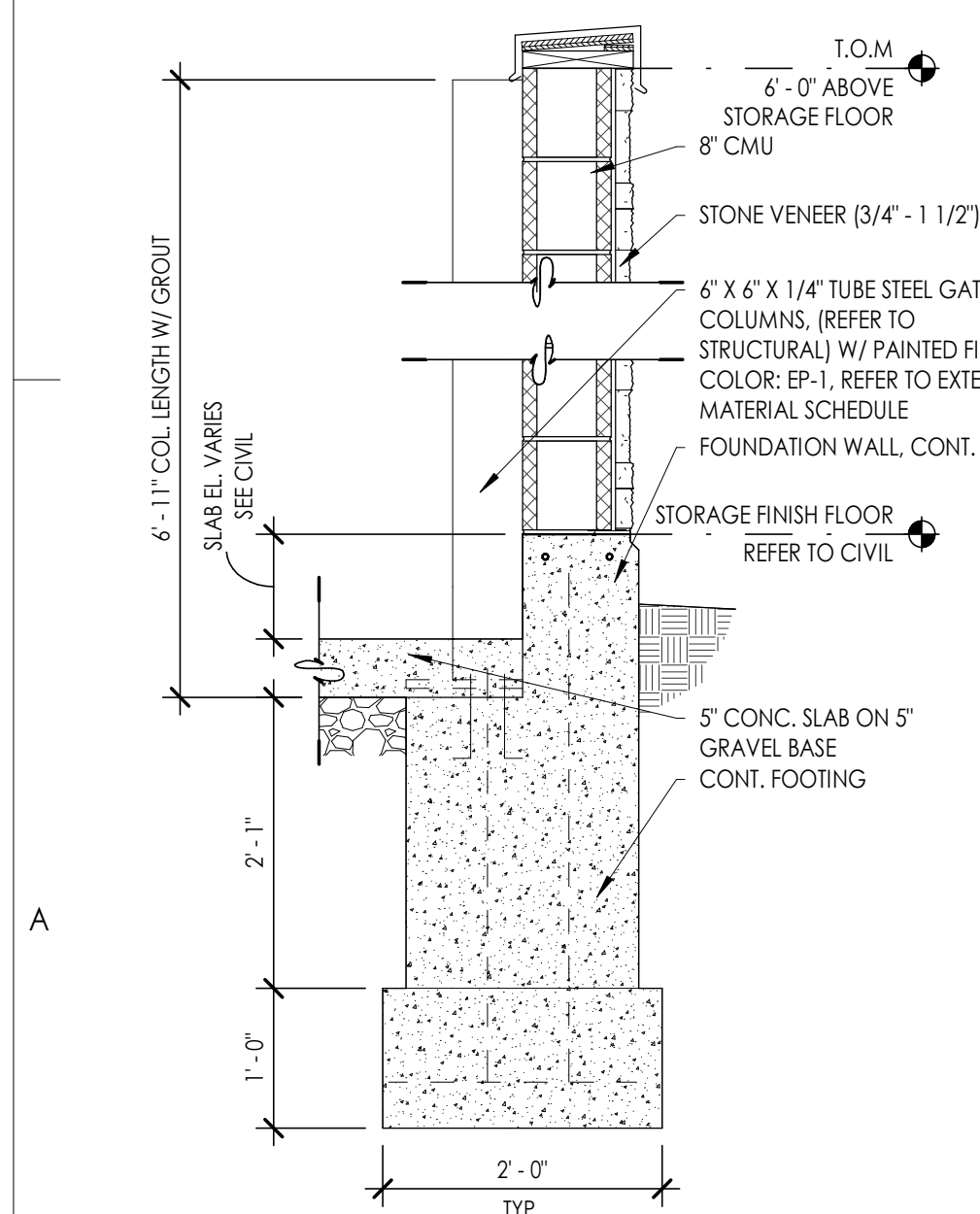
B3 SHED SECTION
1/2" = 1'-0"



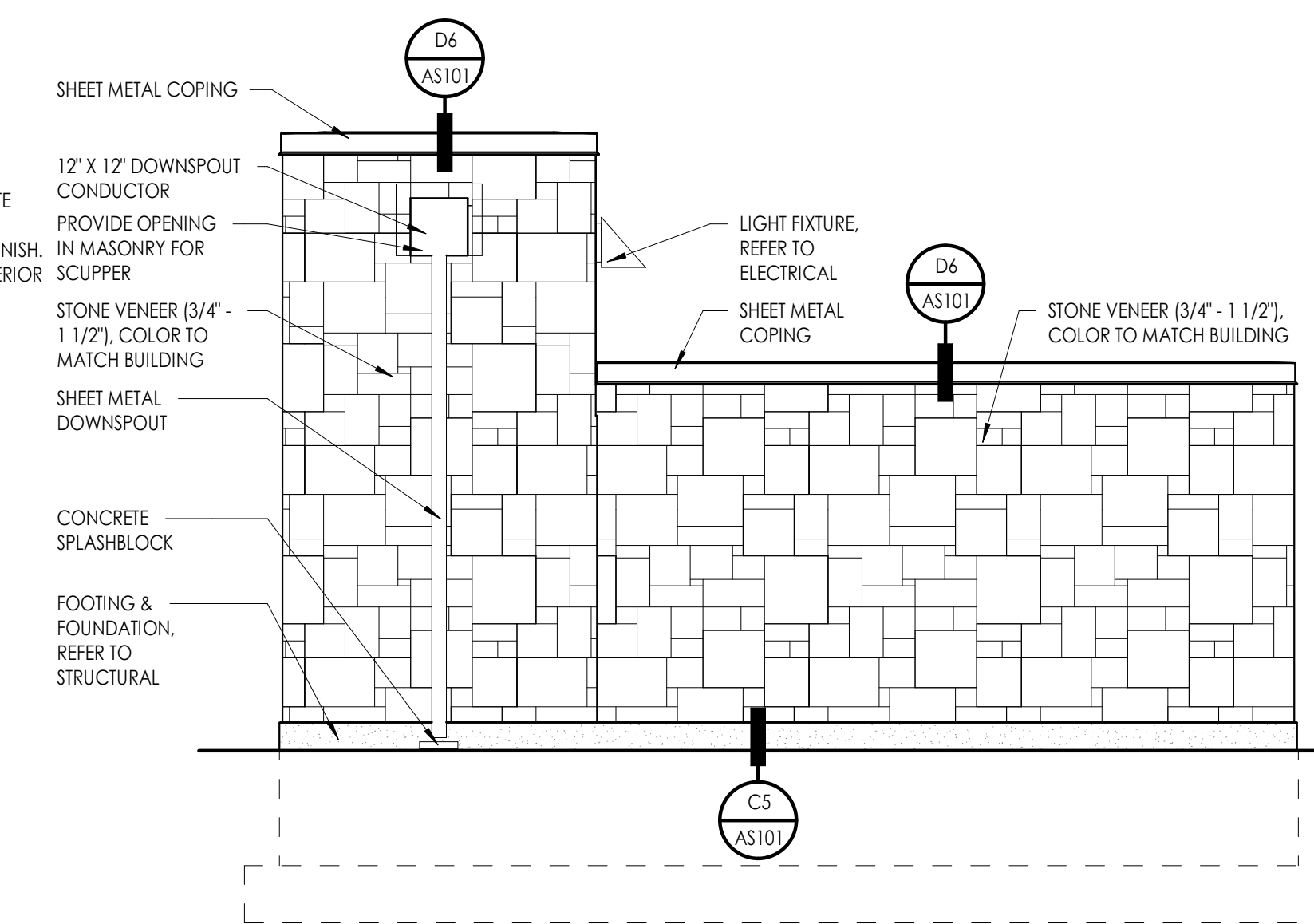
C4 DUMPSTER SHED SIDE ELEVATION



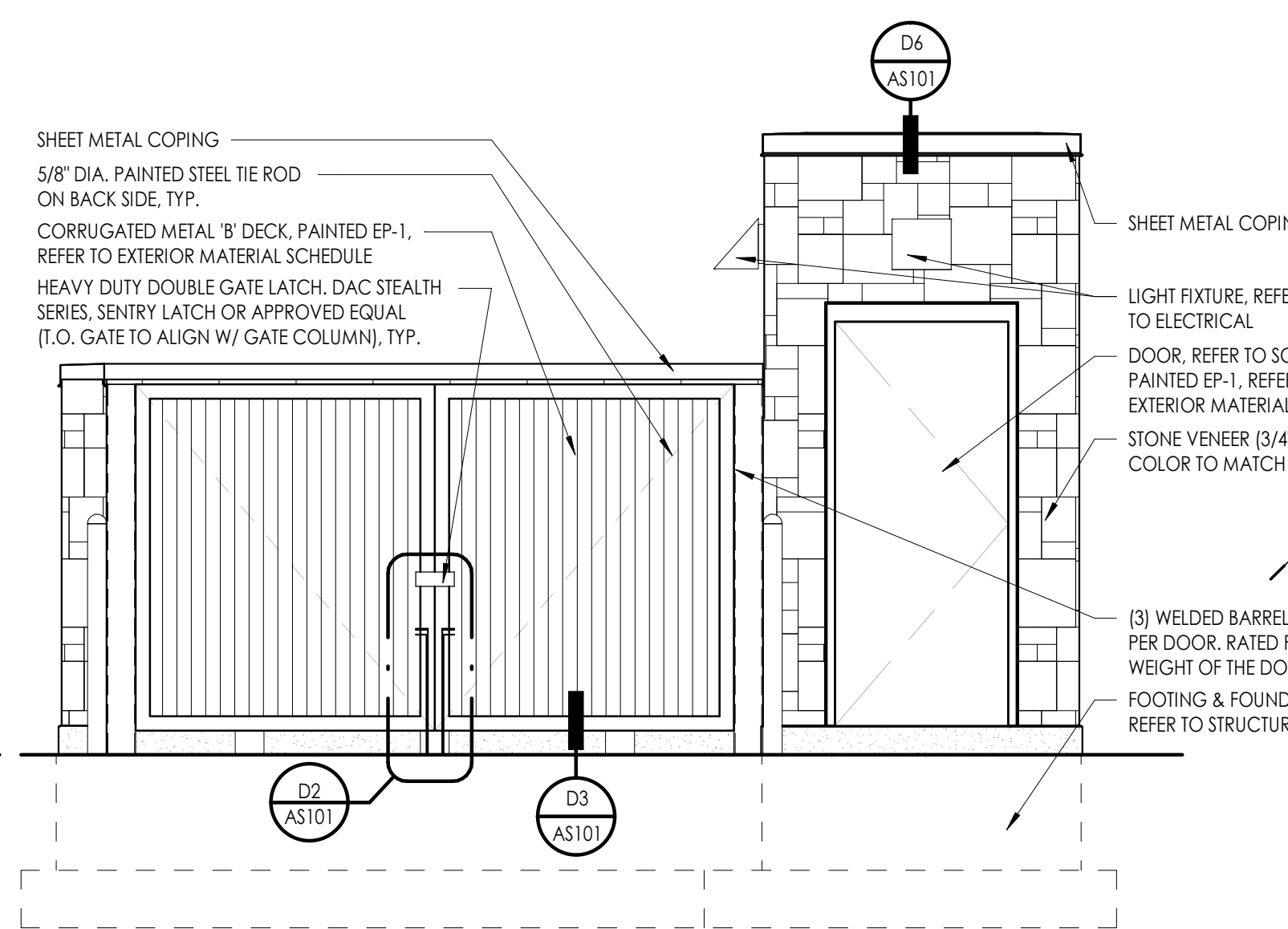
C5 DRIP EDGE DETAIL
3" = 1'-0"



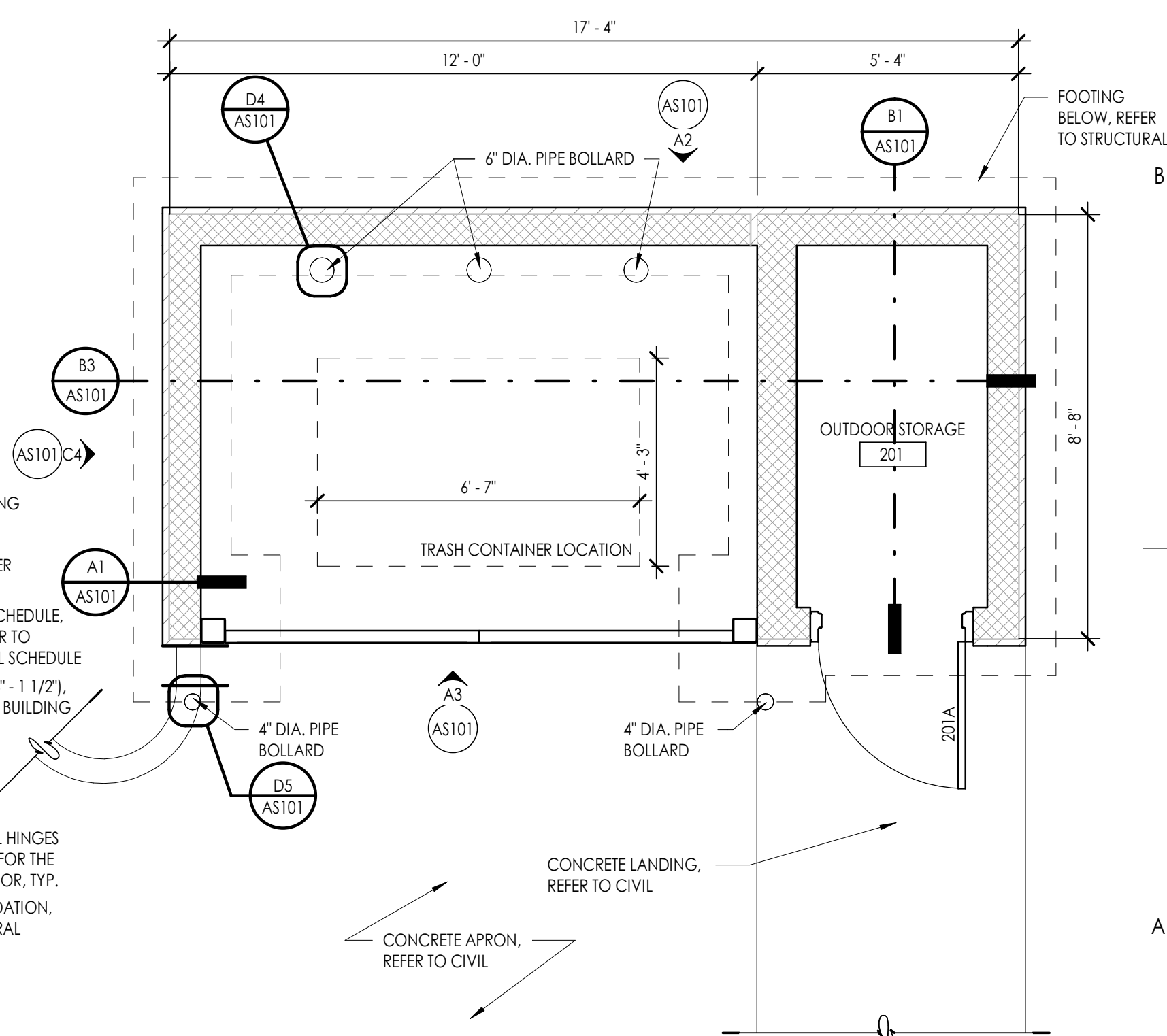
A1 DUMPSTER SECTION
3/4" = 1'-0"



A2 DUMPSTER SHED BACK ELEVATION
3/8" = 1'-0"



A3 DUMPSTER SHED FRONT ELEVATION
3/8" = 1'-0"



A5 DUMPSTER SHED PLAN



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MOUNTAIN AMERICA CREDIT UNION

EAGLE MOUNTAIN BRANCH

EAGLE MOUNTAIN, UT

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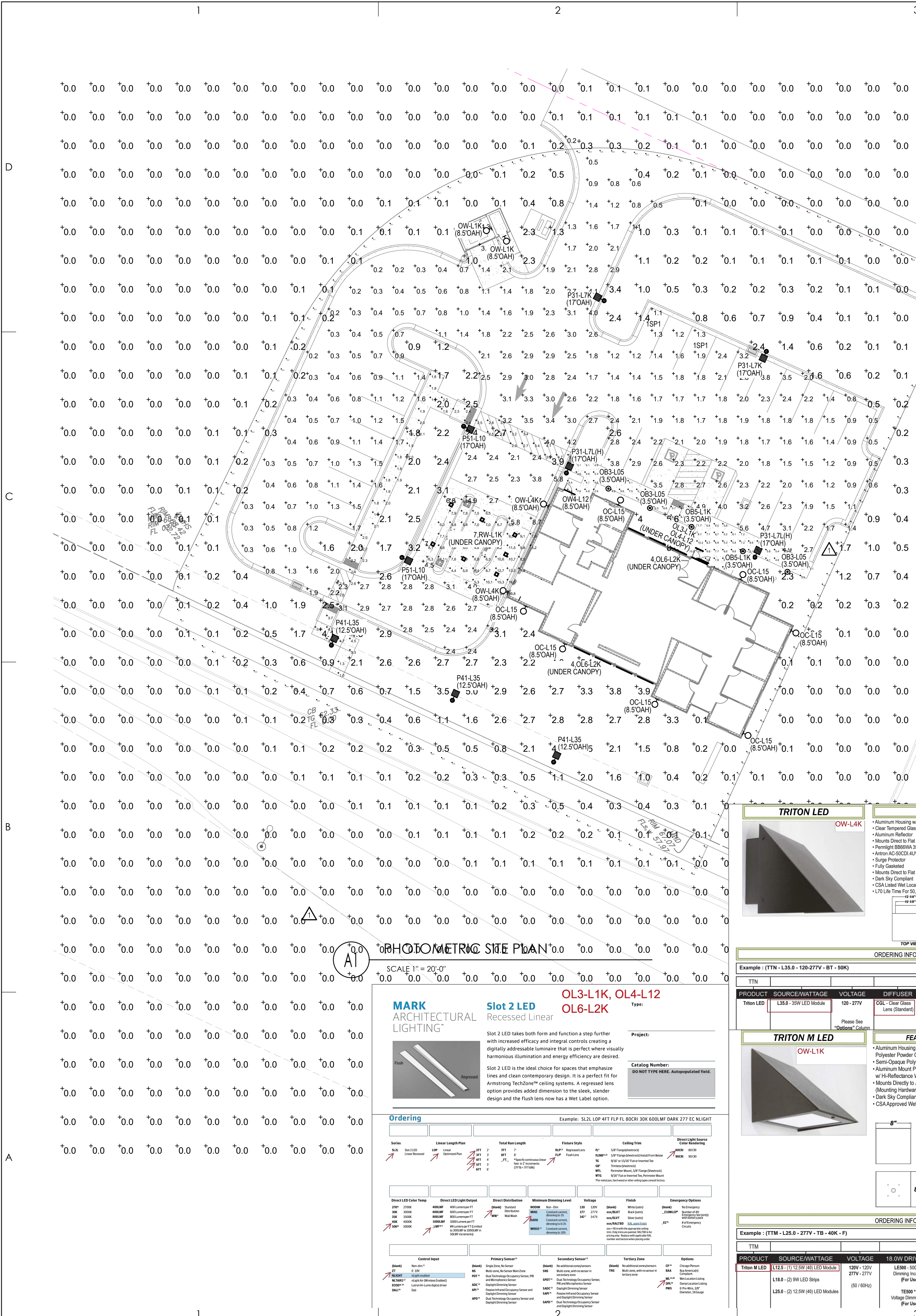
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	Drawing Title	

DUMPSTER SHED PLAN,
ELEVATIONS, & DETAILS

Sheet Number

AS101

TIME: 15 OCT 2015 11:22:29PM DONALD J. PATTON - T:\JCS052021089 MACU - EAGLE MOUNTAIN\DRAWINGS\ELECTRICAL\PROJECTSHEET\ES102 PHOTOMETRIC SITE PLAN.DWG LAST SAVED: 27 Feb 20



SITE LIGHTING ORDINANCE COMPLIANCE			
ALLOWED LUMENS CALCULATIONS			
Site Area (Per Sheet C1.1)	1.01 acre		
Ordinance Allowed Lumens	100000 lumens/acre		
Total Allowed Lumens	101000 lumens		
DESIGN LUMEN CALCULATIONS			
Site Fixture Type	Qty	Lumens/Fixture Type	Fixture type Lumens
OB3-L05	3	492	1476
OB5-L1K	2	1055	2110
OC-L2W	1	1024	7168
OL3-L1KB	1	1050	1050
OL4-L12	1	1200	1200
OL6-L2K	8	1800	14400
OW-L1K	2	1445	2890
OW-L4K	2	3898	7796
OW-L4L2	1	1200	1200
P31-L7K	2	7096	14192
P31-L7K(H)	2	5414	10828
P41-L35	3	3595	10784
P51-L10	2	10106	20212
RW-L1K	7	808	5653
TOTAL DESIGN LUMENS			100959
TOTAL ALLOWED LUMENS			101000
DESIGN COMPLIES WITH ORDINANCE			YES

Statistics					
Description	Symbol	Avg	Max	Min	Max/Min
Drive-Thru	+	8.0 fc	19.8 fc	4.1 fc	4.8:1
Drive-Thru Drive	+	3.6 fc	8.7 fc	2.1 fc	4.1:1
General Area	+	0.1 fc	9.8 fc	0.0 fc	N/A
Parking	+	1.7 fc	5.6 fc	0.2 fc	28.0:1
Property Line-East (Future Road)	+	1.0 fc	11.8 fc	0.0 fc	N/A
Property Line-North (??)	+	0.1 fc	0.4 fc	0.0 fc	N/A
Property Line-South (Pony Express Drive)	+	0.2 fc	0.5 fc	0.0 fc	N/A
Property Line-West (??)	+	0.1 fc	0.2 fc	0.0 fc	N/A
Sidewalk-Inner	+	6.5 fc	10.9 fc	2.9 fc	3.8:1
Sidewalk-Parking	+	2.6 fc	5.2 fc	1.0 fc	5.2:1

GENERAL NOTES

- INFORMATION ON ES101, EL101 AND FIXTURE SCHEDULE SUPERCEDES INFORMATION SHOWN ON THIS SHEET.
- ALL EXTERIOR LIGHTING SHALL BE FULL CUTOFF AND DOWNWARD ORIENTED PER CITY ORDINANCES.
- ALL NON-RESIDENTIAL EXTERIOR LIGHTING SHALL ONLY CONTINUE IN OPERATION UNTIL 11:00 PM OR FOR AS LONG AS THE BUSINESS IS OPEN OR IS IN ACTIVE USE AND SHALL REMAIN OFF UNTIL THE BUSINESS RE-OPENS, IF THE RE-OPEN IS PRIOR TO DAYBREAK. REFER TO LIGHTING CONTROL DETAILS AND SCHEDULES FOR ADDITIONAL EXTERIOR LIGHTING CONTROL INFORMATION.

Schedule					
Symbol	Label	Lamp	Number Lamps	Lumens Per Lamp	Light Loss Factor
OB3-L05	LED		1	492	0.9
OB5-L1K	LED		1	1055	0.9
OC-L15	LED		1	1023	0.9
OL3-L1K	LED		144	7	0.9
OL4-L12	LED		144	9	0.9
OL6-L2K	LED		144	7	0.9
OW-L1K	LED		144	9	0.9
OW-L4K	LED		1	3894	0.9
P31-L7K	LED		1	7096	0.9
P31-L7K(H)	LED		1	5414	0.9
P41-L35	LED		1	7189	0.45
P51-L10	LED		1	10106	0.9
RW-L1K	LED		1	851	0.9

SAA
SANDERS ASSOCIATES ARCHITECTS
2668 Grand Avenue
Ogden, Utah 84401
Phone: 801.621.3363
www.sandersarch.com

REGISTERED PROFESSIONAL ENGINEER
No. 234174
SHANE D. SWENSON
4/24/2024
STATE OF UTAH

Consultant
SINE SOURCE ENGINEERING
1/5 W. Wall Lane Road
Suite 102
Tremonton, UT 84416
Office: (435) 732-1145
Fax: (435) 732-1146
www.sine-source.com

RSX1 LED Area Luminaire
P31-L7K, P31-L7K(H)
P41-L35, P51-L10

Specifications
EPA (E-90): 0.57 m (0.05 m)
Length: 21.9" (55.4 cm) (SSA mount)
Width: 13.3" (33.8 cm)
Height: 3.0" (7.6 cm) Main Body
Weight (max): 25.0 lbs (11.3 kg)

Features
• Aluminum Housing w/ Textured Bronze Polyester Powder Coat Finish
• Clear Tempered Glass Diffuser
• Aluminum Reflector
• Mounts Direct to Flat Surface w/ Two #8 Wall Anchors (Not Included)
• Surge Protector
• Fully Gasketed
• Mounts Direct to Flat Surface w/ Three #8 Wall Anchors (Not Included)
• Dark Sky Compliant
• CSA Listed Wet Location For Wall Mounting
• L70 Life Time For 50,000hr

Ordering Information
EXAMPLE: RSX1 LED P41 40K R3 MVOLT SPA DBBKD

GARDCO
by @ignify

Site & Area
PureForm
LED bollard

**OB3-L05
OB5-L1K**

Ordering guide

**8" ROUND DIRECT
FOCUSED ILLUMINATION**

OC-L15

C8012XT, C8016XT, C8024XT - WALL MOUNT

Features
• Multi-stage polymer powder-coat process applied on our dedicated paint lines. See mounting and color pages for additional details. All exposed materials are chrome plated to meet corrosion.
• **FINISH**
Multi-stage polymer powder-coat process applied on our dedicated paint lines. See mounting and color pages for additional details. All exposed materials are chrome plated to meet corrosion.
• **ELECTRONICS**
LED system features Xicato LED module with proprietary phosphor technology that provides consistent stable color with CCT control of +/- 100K over the life of the light engine. Base CRI is 83 with 2-step Macadam Ellipse binning. High CRI is 90 with 1+2-step Macadam Ellipse binning. Variety of electronic 120V/277V and dimming drivers.

REAR VIEW
Spectrum's Cylinder series provides traditional architectural style with high performance and energy efficient illumination. Rugged design features flexible mounting, finish and LED options make these extremely versatile fixtures. Quick change LED module with interchangeable optics for future upgrade.

LED INFO FOR L18.0
• 2x LED Modules on Each RW & W/S Strip
• 20W Strip
• Constant Current, Dimmable to 10% from 120V to 277V
• Surge Protector

MARK ARCHITECTURAL LIGHTING

Slot 2 LED Recessed Linear

**OL3-L1K, OL4-L12
OL6-L2K**

Ordering

Example: SL2Z LOP 4FT FLP FL BCR31 30K 600LM DARK 277 EC NLIGHT

Ordering Information

Example: (TTN - L2S - 0.27V - TB - 40K - F)

Product

Source/Wattage

Voltage

18.0W DRIVER OPTIONS

Finish

Options

TRITON M LED
OW-L1K

Features
• Aluminum Housing w/ Textured Bronze Polyester Powder Coat Finish
• Aluminum Mount Pan & Reflector w/ Hi-Reflectance White Powder Coat Finish
• Mounts Directly to Junction Box (Mounting Hardware Included)
• Dark Sky Compliant
• CSA Approved Wet Location

Ordering Information

Example: (TTN - L2S - 0.27V - TB - 40K - F)

Product

Source/Wattage

Voltage

18.0W DRIVER OPTIONS

Finish

Options

LITHONIA LIGHTING

Features & Specifications

LDN6

Ordering Information

Example: LDN6 35W L2S LGAR LSS MVOLT E270

Product

Source/Wattage

Voltage

18.0W DRIVER OPTIONS

Finish

Options

SPECTRUM LIGHTING INC.

Project

Example: C8012XT, C8016XT, C8024XT - WALL MOUNT

Ordering Information

Example: C8012XT, C8016XT, C8024XT - WALL MOUNT

Product

Source/Wattage

Voltage

18.0W DRIVER OPTIONS

Finish

Options

MOUNTAIN AMERICA CREDIT UNION
EAGLE MOUNTAIN BRANCH
EAGLE MOUNTAIN, UTAH

Project Name

Issued

Revision

SAA Project No.

Drawing Title

PHOTOMETRIC SITE PLAN

Sheet Number

ES102