



EAGLE MOUNTAIN CITY COUNCIL MEETING

April 20, 2021, 4:00 PM

Eagle Mountain City Council Chambers

1650 East Stagecoach Run, Eagle Mountain, Utah 84005

4:00 P.M. WORK SESSION - VIA LIFESIZE ELECTRONIC MEETING

This meeting will be an electronic meeting Pursuant to Utah Code Ann. 52-4-207(4).

I, Mayor Tom Westmoreland, do hereby determine conducting an electronic meeting of the Eagle Mountain City Council with an anchor location presents a substantial risk to the health and safety of those who may be present at the anchor location and hereby authorize the Eagle Mountain City Council to conduct electronic meetings without an anchor location.

The foregoing determination is based on the following facts:

- Federal, state and local leaders, including the Eagle Mountain City Mayor and City Council, have all recognized a global pandemic caused by the spread of the COVID-19 virus.
- It is difficult, if not impossible, to predict the number of attendees at any meeting and to manage issues regarding social distancing in order to comply with applicable health orders.
- COVID-19 poses a continuing and immediate threat to the health, safety, and welfare of Eagle Mountain City residents and the public in general.
- The City has the technological capability to provide means by which the public may hear, or view and hear, the open portions of the meeting and to participate in public hearings.

To participate, please see the options below:

Those wishing to speak during the meeting, send a request and include your name, address and phone number to recordersoffice@emcity.org.

The public may monitor or listen to open portions of the meeting via Lifesize electronic meeting through Granicus at the following website:

eaglemountaincity.com/cityrecorder/citymeetingsportal#meetingdocs.

1. CITY ADMINISTRATOR INFORMATION ITEMS

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

1.A UPDATES - City Administrator Items

1.B [UPDATE - Overland Village Two Phase A Preliminary Plat & Master Site Plan](#)

Overland Village 2 Phase A Preliminary Plans
Overland Village 2 Phase A Townhome Landscaping Plans
Overland Village 2 Phase A Townhome Elevations/Photos
Overland Village 2 Phase A Traffic Impact Study - Executive Summary
City Council Meeting Minutes 11-17-20
Overland Village 2 Approved Village Concept Plan

1.C PRESENTATION - FY 2021-2022 Budget

2. AGENDA REVIEW

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

3. ADJOURN TO A CLOSED EXECUTIVE SESSION

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

7:00 P.M. POLICY SESSION - VIA LIFESIZE ELECTRONIC MEETING

4. CALL TO ORDER

5. PLEDGE OF ALLEGIANCE

6. INFORMATION ITEMS/UPCOMING EVENTS

7. PUBLIC COMMENTS

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

8. CITY COUNCIL/MAYOR'S ITEMS

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

CONSENT AGENDA

9. AGREEMENTS

9.A Insurance Renewal Agreement - MotivHealth
MotivHealth Insurance Agreement

9.B Safe Routes to School Cooperative Agreement
Safe Routes to School Cooperative Agreement
SRTS Map - Major to Aviator

10. BOND RELEASES

10.A Skyline Ridge Phase 2, Plat 3 - Into Warranty

11. CHANGE ORDER

- 11.A Cory B. Wride Memorial Park Phase 2 Project Change Order #2 - Kenny Seng
Construction

12. MINUTES

- 12.A April 6, 2021 Minutes - Regular City Council Meeting
04.06.2021 City Council Minutes - DRAFT

13. PRELIMINARY PLATS & SITE PLANS

- 13.A O'Reilly Auto Parts - Site Plan
Site Plan
Elevations
Truck Loading
Buffering With Oak Hollow
Buffering Proposal

SCHEDULED ITEMS

14. ORDINANCES/PUBLIC HEARINGS

- 14.A ORDINANCE/PUBLIC HEARING - An Ordinance of Eagle Mountain City, Utah,
Amending the Eagle Mountain Municipal Code, Chapter 17.25 Residential Zones.

BACKGROUND: (*Presented by Planning Manager Pete Kane*) The proposed ordinance amends the municipal development code for EMMC 17.25 Residential Zones by removing single-family dwellings as a permitted use in the MF1 zone and setting a required average lot size for the RD2 zone.

ORD--EMMC 17.25 Residential Zones

EMMC 17.25 Residential Zones - PROPOSED

- 14.B ORDINANCE/PUBLIC HEARING - An Ordinance of Eagle Mountain City, Utah,
Amending the Future Land Use Map of the General Plan and Rezoning Certain Lands
Known as Sweetwater Industrial Park.

BACKGROUND: (*Presented by Planning Manager Pete Kane*) The project, referred to as Sweetwater Industrial Park, contains about 126.61 acres of land located west of Pony Express Parkway and south of Tiffany Lane. The request includes a rezoning of the property to a mix of CC (Commercial Community), LMD (Light Manufacturing / Distribution), and Industrial with the Sweetwater Industrial Overlay. It also includes a

request to amend the land use designations on the property in line with the requested zoning designations. The applicant previously requested rezoning of the property in the summer of 2020. On July 21, the City Council approved the LMD (Light Manufacturing / Distribution) and the Sweetwater Industrial Overlay zones on Lot 1, but tabled the remainder of the request to allow the applicant to review the new LMD zoning code and consider it for use within the industrial park.

[ORD--Amending Future Land Use Map and Rezoning Sweetwater Industrial Park](#)
[General Plan Amendment Exhibit](#)
[Rezone Exhibit](#)
[City Council Meeting Minutes - July 21, 2020](#)
[General Plan Future Land Use and Transportation Map](#)

15. ORDINANCES

- 15.A [ORDINANCE - An Ordinance of Eagle Mountain City, Utah, Amending the Eagle Mountain Municipal Code by Repealing Section 3.10.080 Reimbursement for Certain Users.](#)

BACKGROUND: *(Presented by City Attorney Jeremy Cook)* The proposed ordinance repeals Section 3.10.080 Reimbursement for certain users. Currently, the Municipal Code allows for the reimbursement of certain municipal energy sales and use tax for the sale, storage, use, or other consumption of taxable energy that is paid or remitted to Eagle Mountain City on behalf of the person or entity. Repealing this section of the code would remove the opportunity for those whose total aggregated electric load is at least 15,000 kW based on an annual peak load.

[ORD--EMMC Repealing 3.10.080 Reimbursement for Certain Users](#)
[EMMC 3.10.080 Reimbursement for Certain Users](#)

16. CITY COUNCIL/MAYOR'S BUSINESS

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

17. CITY COUNCIL BOARD LIAISON REPORTS

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

18. COMMUNICATION ITEMS

- 18.A Financial Report
[Budget Executive Summary March 2021](#)

- 18.B Upcoming Agenda Items
[CI--Upcoming Agenda Items](#)

19. ADJOURNMENT

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

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

CERTIFICATE OF POSTING

The undersigned, duly appointed City Recorder, does hereby certify that the above agenda notice was posted on this 15th day of April, 2021, on the Eagle Mountain City bulletin boards, the Eagle Mountain City website www.emcity.org, posted to the Utah State public notice website <http://www.utah.gov/pmn/index.html>, and was emailed to at least one newspaper of general circulation within the jurisdiction of the public body.

Fionnuala B. Kofoed, MMC, City Recorder



**EAGLE MOUNTAIN CITY
CITY COUNCIL MEETING
APRIL 20, 2021**

TITLE:	UPDATE - Overland Village Two Phase A Preliminary Plat & Master Site Plan		
ITEM TYPE:	Master Site Plan & Preliminary Plat		
FISCAL IMPACT:			
APPLICANT:	Ivory Homes (Bryon Prince)		
GENERAL PLAN DESIGNATION Neighborhood Residential One	CURRENT ZONE	ACREAGE ~86.5	COMMUNITY Overland

PUBLIC HEARING:

No

PREPARED BY:

Steve Mumford, Planning

PRESENTED BY:

Steve Mumford

RECOMMENDATION:

BACKGROUND:

This plat is part of the Overland Master Development Plan and is subject to the Overland Master Development Agreement (MDA). The MDA allows for flexibility in lot sizes and unit types, and requires a village concept plan to be approved prior to a preliminary plat or site plan. The Village Concept Plan for Village 2 was approved by the City Council on November 17, 2020. The village concept plan is somewhat conceptual, and minor changes to the plan can be proposed along with a preliminary plat or site plan. This is the first preliminary plat in Village 2. The lot and unit layouts comply with the village concept plan, with some minor modifications due to conditions of approval from the City Council and staff review comments. The City's Development Review Committee (DRC), including the UFA Fire Marshal, has reviewed these plans several times and the applicant has made quite a few changes in order to comply with the review comments.

ITEMS FOR CONSIDERATION:

ROADS & CONNECTIVITY

The roads in this project, with the addition of mid-block pedestrian trails, comply with the City's connectivity standards found in EMMC 16.30.090. The project includes left-turn lanes and right-turn deceleration lanes at each entrance on Pony Express Parkway. A

connection has also been made to the north between lots 298 and 299 (to connect to Oquirrh Mountain Ranch), and this phase connects to Airport Road, across the street from the Village 1 intersection. Several roads are designed with a 63-foot wide right-of-way and include a 12-foot asphalt trail and 8-foot parkstrip on one side, with a 5-foot parkstrip and 5-foot sidewalk on the other side.

OFF-STREET PARKING

EMMC 17.55.120c requires, for townhouses, two stalls per dwelling unit (not in tandem configuration) plus one guest parking space per three dwelling units. One space per unit must be within a fully enclosed garage. We count 33 off-street parking spaces in the south townhouse area (Units 1001 - 1090), in addition to the 2-car garages and driveways. This complies with the code. The north townhouse area (65 units) includes approximately 22 off-street parking spaces in addition to the 2-car garages and driveways. This complies with the code.

LOT WIDTHS & SETBACKS

The Overland MDA provides the developer with predictability by vesting them in the City's laws and ordinances in effect at the time the MDA was executed. Paragraph 1.2.13 defines City's Vested Laws to mean "the ordinances, policies, standards and procedures of the City related to zoning, subdivisions, development, public improvements and other similar or related matters that were in effect as of the date of this MDA." The updates the City has made in the last couple of years to the lot widths and setbacks for residential lots therefore are not applicable to this project. A majority of the lots actually comply with the City's current lot width standards; however, some of the smaller lots have lot frontages of 55 feet. This is in compliance with the code standards in place when the MDA was approved (previous minimum was 55 feet; current minimum is 58 feet). The typical building setbacks are also in compliance with the code at the time of MDA approval (22' front, 20' rear, 5' side, 10' garage side, 15' street side).

BUILDING ELEVATIONS / MULTI-FAMILY DESIGN STANDARDS

The proposed townhomes must comply with the architectural and design standards in EMMC 17.72. Here are several items of note:

- Garage location - EMMC 17.72.030(C) states that garages should be placed to the rear and accessed by a service drive.

These townhomes are all designed with rear-access garages.

- Units/building - A majority of these townhomes are 3 or 4 units to a building. There are only a couple of buildings that contain 5 units.
- Materials - EMMC 17.72.040(F)(1) requires a minimum of at least two exterior materials on all faces. A good mix of materials has been included on each elevation. The front elevation includes 39% siding, 26% stucco, 16% brick, and 19% openings (windows, doors, etc.). The side elevations include 39% siding, 32 - 33% stucco, 18 - 20% brick, and 9% openings. The rear elevation includes 36% siding, 14% stucco, 17% brick, and 34% openings (windows and garage doors).
- Colors - EMMC 17.72.040(G) states that building colors are not restricted to desert landscape colors and recommends a wide color palette. Each building and elevation contains a mix of colors and there are several color schemes proposed.
- Building articulation - EMMC 17.72.040(D) requires vertical and horizontal articulation including facade modulation, changes in textures/materials, window patterns, offsets, recesses, and projections. The buildings demonstrate compliance with these standards.
- Architectural Detailing - These townhomes include porches, popouts, decorative trim and moldings, columns, decorative gables, window grids, and decorative windows. These units are in compliance with EMMC 17.72.040(E)(2).
- Lighting - EMMC 17.72.040(I) requires that lighting be shielded and directed downwards. This will be evaluated prior to building permit approval.
- Mailbox structure - EMMC 17.72.040(J) states that cluster mailboxes should be used for multifamily developments based on USPS requirements. It recommends that the structures should "emulate the buildings in materials and color." The applicant should develop specific details/plans for the cluster mailbox to reflect the design of the buildings. The applicant will need to provide a plan that indicates mailbox locations and include pullouts or temporary parking areas so as to not create traffic congestion.

FENCING

Consistent privacy fencing is required along Pony Express Parkway and Airport Road. We expect that this will be consistent with the masonry wall and fencing installed in Village 1.

OPEN SPACE / TRAILS

The plans include 12-foot wide asphalt trails running through the open space areas, connecting to the trail along Pony Express Parkway, to the north property through Parcel H, and along some of the main roads (Wildcat Peak, Arnot Peak, and Garfield Hills Drive). Small entry monuments are also proposed at each entrance along Pony Express Parkway. These are anticipated to be similar to the small monument at Village 1. All of the open space areas within this preliminary plat will be owned and maintained by the HOA. In order to reduce water use and the cost of ongoing maintenance, the developer has designed a majority of the open space areas to be an enhanced native landscaping, including grasses, wildflowers, trees, and shrubs. The areas immediately surrounding the townhomes will be improved with additional plantings and small areas of sod. The City's Parks Director feels comfortable with the proposed landscaping plans. See attached landscape plans. The MDA requires a medium park to be improved in Village 2. This park will be in a later phase, a little further west, and is not included in this current phase. A pool and large clubhouse are being built/finished in Village 1, just south of this phase, and will be available for use by these future residents.

MASTER SITE PLAN / INDIVIDUAL SITE PLANS

Due to the level of detail provided with this master site plan for the townhome building elevations, landscaping, and layouts, we recommend that individual site plans are unnecessary in this case and have included a recommended condition of approval to that effect.

REQUIRED FINDINGS:

Preliminary plat and master site plan approvals are based upon compliance with City Code requirements and requirements of any applicable development agreements. The approval criteria for preliminary plat and master site plans can be found in EMMC 16.20 and 17.100, respectively. The [Overland Master Development Agreement](#) should also be considered when reviewing these applications.

PLANNING COMMISSION ACTION/RECOMMENDATION:

The Planning Commission held a public hearing on the applications

on April 13, 2021.

The Commission voted unanimously to recommend approval of the Overland Village 2 Phase A Preliminary Plat and Master Site Plan with the following conditions:

1. Individual site plans are not required for the townhomes in this plat.
2. Applicant shall submit plans for mailbox locations, including pullouts or temporary parking areas to improve traffic flow.
3. Privacy fencing, in accordance with EMMC 17.60.110, shall be installed along Pony Express Parkway and Airport Road.
4. The plans shall comply with the Eagle Mountain Dark Sky Ordinance (EMMC 17.56).

The Commission also noted that the applicant stated they plan to continue the masonry wall from Village 1 with this portion of the project along the east and south.

ATTACHMENTS:

[Overland Village 2 Phase A Preliminary Plans](#)

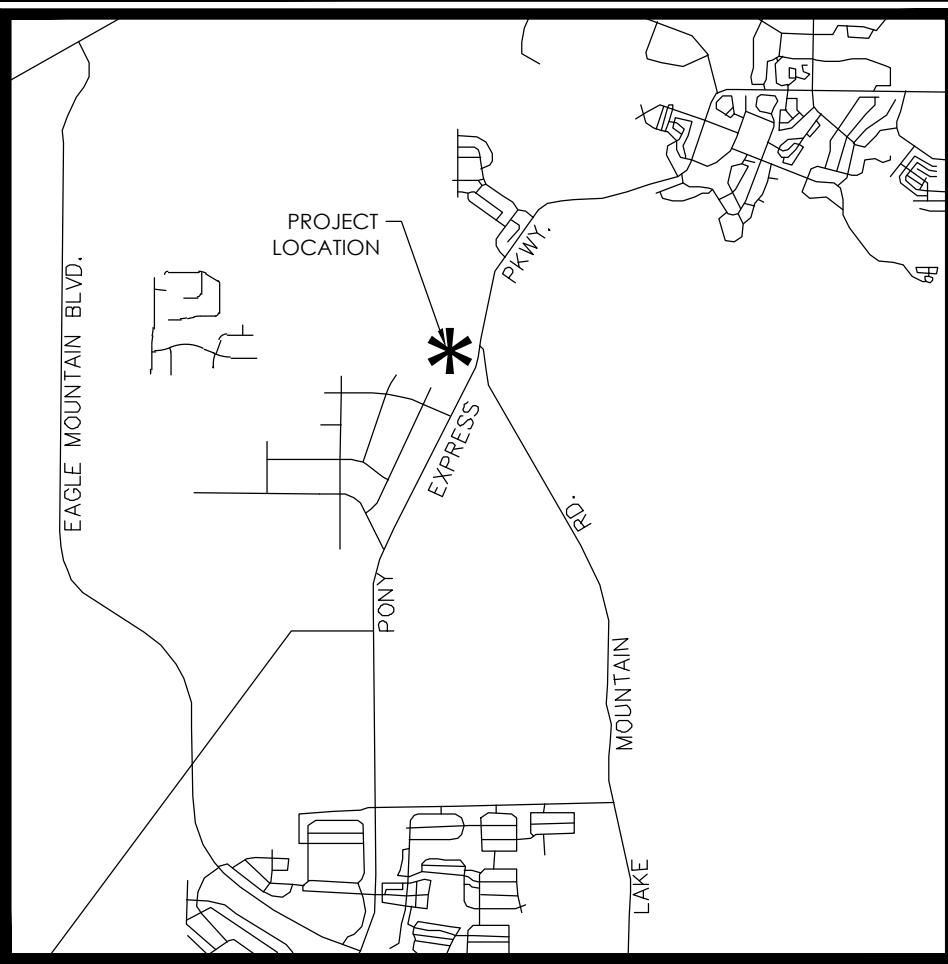
[Overland Village 2 Phase A Townhome Landscaping Plans](#)

[Overland Village 2 Phase A Townhome Elevations/Photos](#)

[Overland Village 2 Phase A Traffic Impact Study - Executive Summary](#)

[City Council Meeting Minutes 11-17-20](#)

[Overland Village 2 Approved Village Concept Plan](#)



VICINITY MAP
NTS

ROAD SECTION NOTES

- 1. **PROOF ROLLS:** PROOF ROLL REQUIRED ON ALL SECTIONS OF ROAD: I.E. SUB-GRADE, SUB-BASE, CURB BASE, AND ROAD BASE. CURB STAKES REQUIRED FOR SUB-GRADE INSPECTION AND STRING LINE REQUIRED FOR SUB-BASE AND ROAD BASE INSPECTION
- 2. **UTBC:** STATE SPEC ROAD BASE REQUIRED FOR ALL ROADS. COMMERCIAL BASE ACCEPTABLE FOR SIDEWALKS & TRAILS.
- 3. **COLLARS:** COLLARS TO BE 1' WIDE BY 1' DEEP WITH A 6000 PSI CONCRETE WITH 1.5# FIBER MESH PER CUBIC YARD (3/4" MONOFILAMENT) REQUIRED FOR ALL STREET COLLARS. MANHOLE COVERS AND WATER VALVE TOWERS TO BE 1/2" DOWN FROM ASPHALT EDGE AND CONCRETE TO BE 1/4" TO 3/8" DOWN FROM ASPHALT EDGE.

WATER NOTES

- 1. **VALVES:**
 - A. VALVES MUST BE FLANGED TO TEE'S (FITTINGS)
 - B. VALVES 12" AND LARGER TO BE BUTTERFLY VALVES
- 2. **BEDDING:** SAND MUST MEET AASHTO (A-3) GRADATION WITH 100% PASSING THE #4 SIEVE. 6" BELOW PIPE ON THE SIDES & 12" ABOVE PIPE (MINIMUM)
- 3. **DEPTH:** WATER MAIN & LATERALS MUST MAINTAIN 4' COVER FROM FINISHED GRADE (MINIMUM), 3' MINIMUM FROM TOP OF PIPE AT TIME OF INSTALLATION. MAX DEPTH 72" FROM FINISHED GRADE.
- 4. **SERVICES & FITTINGS:** SERVICES & FITTINGS TO MAINTAIN 3' MINIMUM SEPARATION FROM PIPE JOINTS AND OTHER FITTINGS
- 5. **SETTERS:** ALL SETTERS TO BE 21" TALL (MINIMUM), HAVE UNIONS AT THE BASE AND BE DUAL CHECK MODEL. ALSO 3/4" SETTERS TO HAVE DOUBLE BRACES. SETTERS TO BE AT 18" TO 22" FROM THE TOP OF SETTER TO TOP OF LID.
- 6. **WATER CAN LID:** ALL LIDS TO SAY "EAGLE MOUNTAIN" ON THEM RECESSED IN A HOLE FOR THE ERT AND TO BE SET AT LEVEL TO 1" ABOVE THE PLANE OF THE CURB & SIDEWALK
- 7. **WATER CAN:** THE WATER CAN FOR 3/4" & 1" SERVICES WILL NEED TO BE A 36" TALL MINIMUM AND 21" INSIDE DIAMETER. WATER CAN FOR 1-1/2" TO 2" SERVICE WILL NEED TO FOLLOW APWA SPECIFICATION.
- 8. **HYDRANTS:** HYDRANTS TO BE 5" BURY (MINIMUM)
- 9. **LATERALS:** ALL LATERALS NEED TO BE GIS (SHOT IN) AT THE CORP. STOP & SETTER. AND ALSO VISUAL INSPECTION ON POLY INSERTS BEFORE BACKFILL. WATER LATERALS TO EXTEND 15" INTO PROPERTY AND BE MARKED WITH A 2X4 PAINTED BLUE. ALL POLY LINES TO HAVE VISUAL POLY INSERT INSPECTION.
- 10. **TRACER WIRE:** RUN TRACER WIRE ALONG MAIN & EXTEND UP SETTERS AND HYDRANTS, DO NOT RUN UP VALVE BOXES.
- 11. **WATER FITTINGS:** ALL WATER FITTINGS TO BE CHECKED FOR THRUST BLOCKS (PRE & POST) AND GIS (SHOT IN) BEFORE BACKFILL.
- 12. **VERTICAL SEPARATION:** WATER MAIN TO MAINTAIN 18" MINIMUM SEPARATION FROM STORM DRAIN OR OTHER OBSTACLES/UTILITIES
- 13. **WATER LINE FITTINGS:** ALL FITTINGS TO HAVE MEGA LUG FOLLOWERS
- 14. **WATER MAIN LINE:** NO DEFLECTION OR BENDING OF PIPE WILL BE ALLOWED IN THE WATER LINES AND BEND FITTINGS WILL BE REQUIRED. ALL FITTINGS TO BE MEGA-LUG FITTINGS.

SEWER NOTES

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

STORM DRAIN NOTES

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

OVERLAND VILLAGE 2 PHASE A PRELIMINARY

PREPARED FOR:
IVORY HOMES
LOCATED IN:
EAGLE MOUNTAIN CITY, UTAH

GENERAL NOTES

- 1. CONTRACTOR TO FIELD VERIFY HORIZONTAL AND VERTICAL LOCATIONS OF ALL EXISTING UTILITIES PRIOR TO COMMENCEMENT OF CONSTRUCTION, AND REPORT ANY DISCREPANCIES TO THE ENGINEER.
- 2. ANY AND ALL DISCREPANCIES IN THESE PLANS ARE TO BE BROUGHT TO THE ENGINEER'S ATTENTION PRIOR TO COMMENCEMENT OF CONSTRUCTION.
- 3. ALL CONSTRUCTION SHALL ADHERE TO EAGLE MOUNTAIN STANDARD PLANS AND SPECIFICATIONS.
- 4. ALL UTILITIES AND ROAD IMPROVEMENTS SHOWN ON THE PLANS HEREIN SHALL BE CONSTRUCTED USING REFERENCE TO SURVEY CONSTRUCTION STAKES PLACED UNDER THE SUPERVISION OF A PROFESSIONAL LICENSED SURVEYOR WITH A CURRENT LICENSE ISSUED BY THE STATE OF UTAH. ANY IMPROVEMENTS INSTALLED BY ANY OTHER VERTICAL OR HORIZONTAL REFERENCE WILL NOT BE ACCEPTED OR CERTIFIED BY THE ENGINEER OF RECORD.

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

NOTICE

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

ENGINEER'S NOTES TO CONTRACTOR

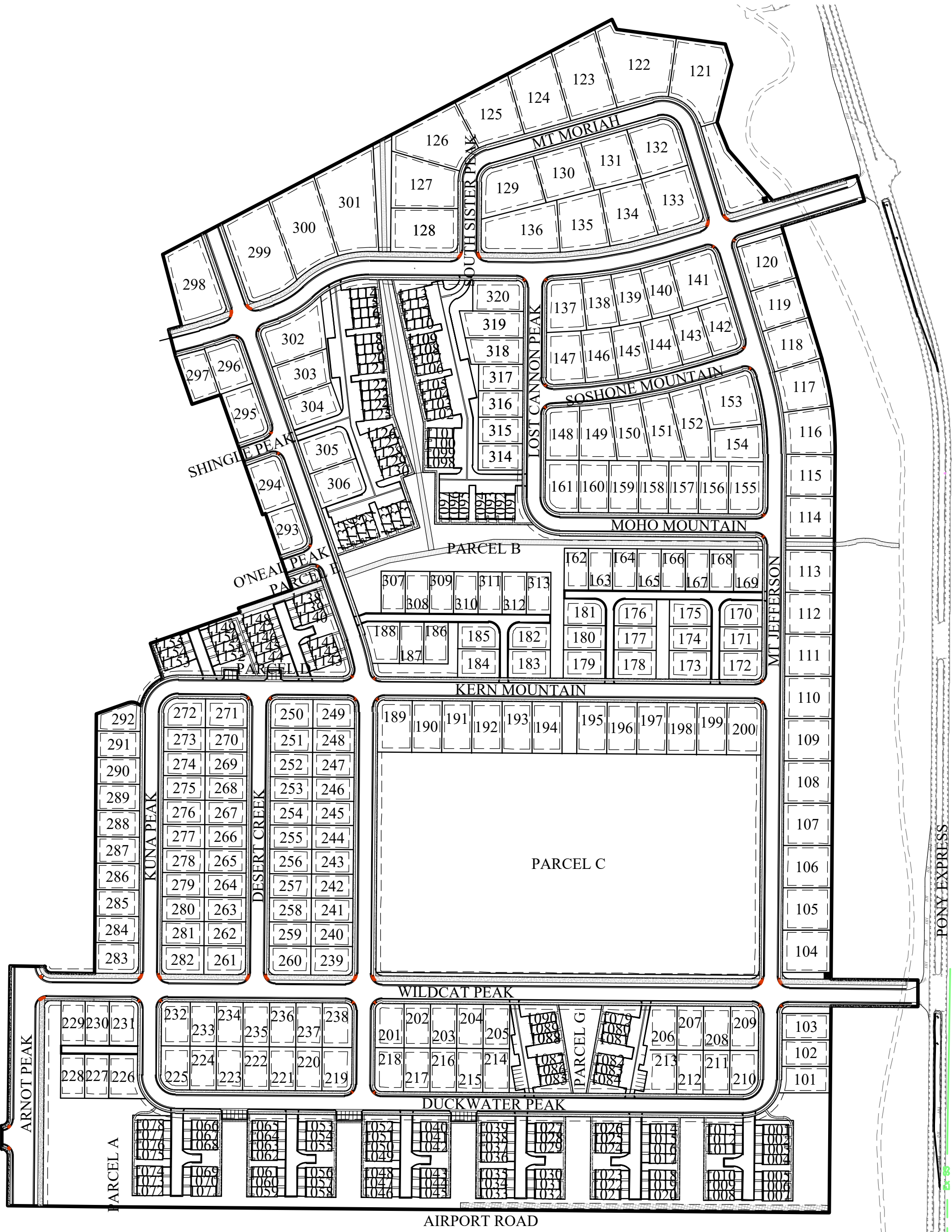
- 1. THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITY PIPES, CONDUITS OR STRUCTURES SHOWN ON THESE PLANS WERE OBTAINED BY A SEARCH OF THE AVAILABLE RECORDS, TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO EXISTING UTILITIES EXCEPT AS SHOWN ON THESE PLANS. THE CONTRACTOR IS REQUIRED TO TAKE DUE PRECAUTIONARY MEASURES TO PROTECT THE UTILITY LINES SHOWN ON THESE DRAWINGS. THE CONTRACTOR FURTHER ASSUMES ALL LIABILITY AND RESPONSIBILITY FOR THE UTILITY PIPES, CONDUITS OR STRUCTURES SHOWN OR NOT SHOWN ON THESE DRAWINGS. IF UTILITY LINES ARE ENCOUNTERED DURING CONSTRUCTION THAT ARE NOT IDENTIFIED BY THESE PLANS, CONTRACTOR SHALL NOTIFY ENGINEER IMMEDIATELY.
- 2. CONTRACTOR AGREES THAT HE SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY; THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS; AND THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD THE CITY, THE OWNER, AND THE ENGINEER HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR THE ENGINEER.

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

CONTACTS

ENGINEER & SURVEYOR
FOCUS ENGINEERING & SURVEYING, LLC
6949 S. HIGH TECH DRIVE SUITE 200
MIDVALE, UTAH 84047
(801) 352-0075
PROJECT MANAGER: MATHEW WANGSGAARD
SURVEY MANAGER: SPENCER LLEWELYN

OWNER/DEVELOPER
IVORY HOMES
978 EAST WOODOAK LANE
SALT LAKE CITY, UTAH 84117
(801) 407-6891
CONTACT: BRYON PRINCE



SITE MAP

Sheet List Table	
Sheet Number	Sheet Title
C1	COVER SHEET
C2	PRELIMINARY PLAT
C2.1	PRELIMINARY PLAT
C3	OVERALL SITE PLAN
C3.1	SITE PLAN
C3.2	SITE PLAN
C3.3	SITE PLAN
C3.4	SITE PLAN
C3.5	SITE PLAN LANDSCAPING
C3.6	PRELIMINARY TRAIL PLAN
C4	PRELIMINARY GRADING & DRAINAGE PLAN
C4.1	PRELIMINARY GRADING & DRAINAGE PLAN
C4.2	PRELIMINARY GRADING & DRAINAGE PLAN
C4.3	PRELIMINARY GRADING & DRAINAGE PLAN
C4.4	PRELIMINARY GRADING & DRAINAGE PLAN
C4.5	PRELIMINARY GRADING & DRAINAGE PLAN
C4.6	PRELIMINARY GRADING & DRAINAGE PLAN
C4.7	PRELIMINARY GRADING & DRAINAGE PLAN
C5.1	UTILITY PLAN
C5.2	UTILITY PLAN
C6	EROSION CONTROL PLAN
L1.1	LANDSCAPE PLAN
L1.2	LANDSCAPE PLAN

OVERLAND VILLAGE 2 PHASE A PRELIMINARY

EAGLE MOUNTAIN CITY, UTAH

COVER SHEET

REVISION BLOCK	
#	DESCRIPTION
1	----
2	----
3	----
4	####
5	----
6	----

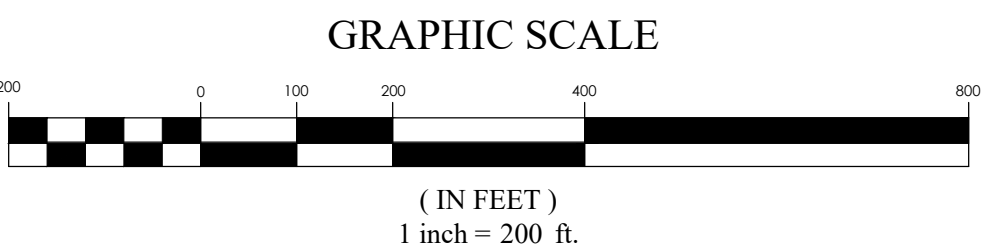
COVER SHEET

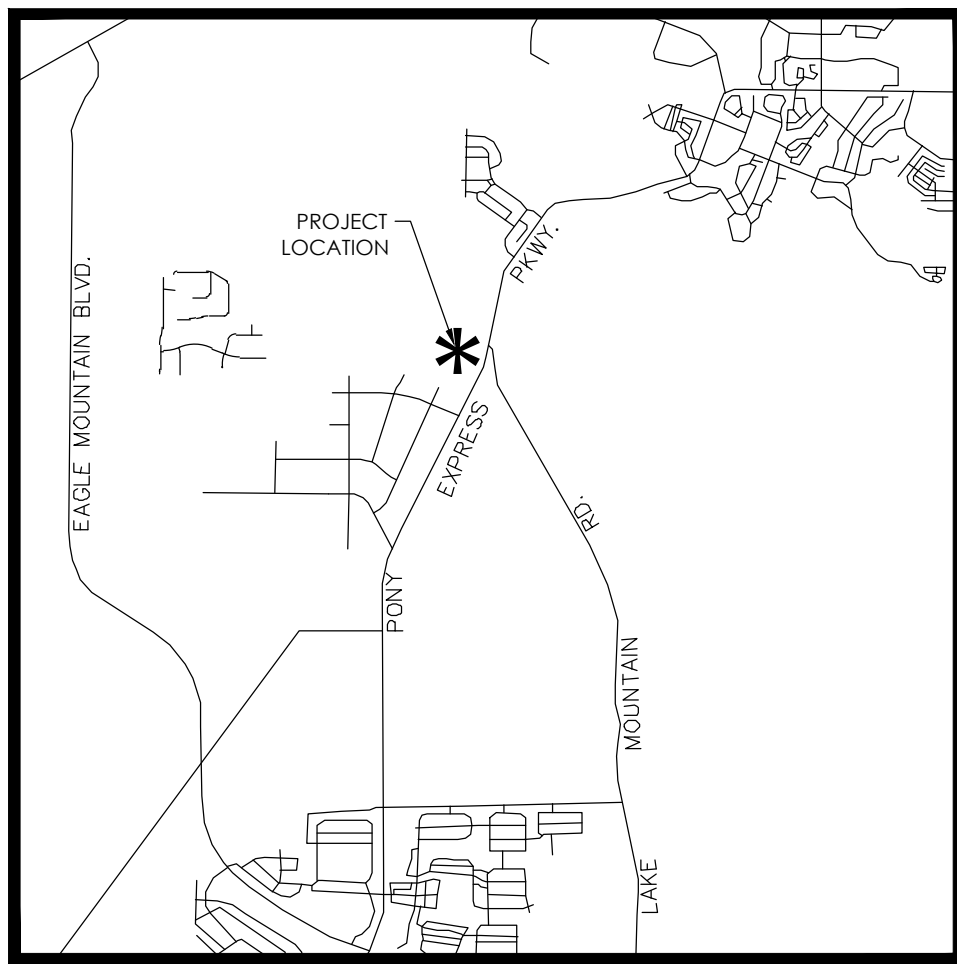
Scale: 1"=200'	Drawn: GB
Date: 03/17/21	Job #: 20-0479
Sheet:	

C1



FOR REVIEW ONLY





VICINITY MAP
NTS

PRELIMINARY PLAT OVERLAND VILLAGE 2 PHASE A PRELIMINARY

LOCATED IN THE NE $\frac{1}{4}$ AND NW $\frac{1}{4}$ OF SECTION 36, T5S, R12W, SLB&M
EAGLE MOUNTAIN CITY, UTAH COUNTY, UTAH

PLAT CALCULATIONS	
TOTAL ACREAGE:	89.29± ACRES
TOTAL ACREAGE IN LOTS:	44.46± ACRES
TOTAL ACREAGE IN ROW:	19.14± ACRES
TOTAL OPEN SPACE:	10.01± ACRES
TOTAL INSTITUTIONAL ACREAGE:	9.99± ACRES
AVERAGE LOT SIZE:	0.12± ACRES
LARGEST LOT SIZE:	0.59± ACRES
SMALLEST LOT SIZE:	0.03± ACRES
OVERALL DENSITY:	4.20 LOTS/ACRE
TOTAL # OF LOTS:	375 LOTS

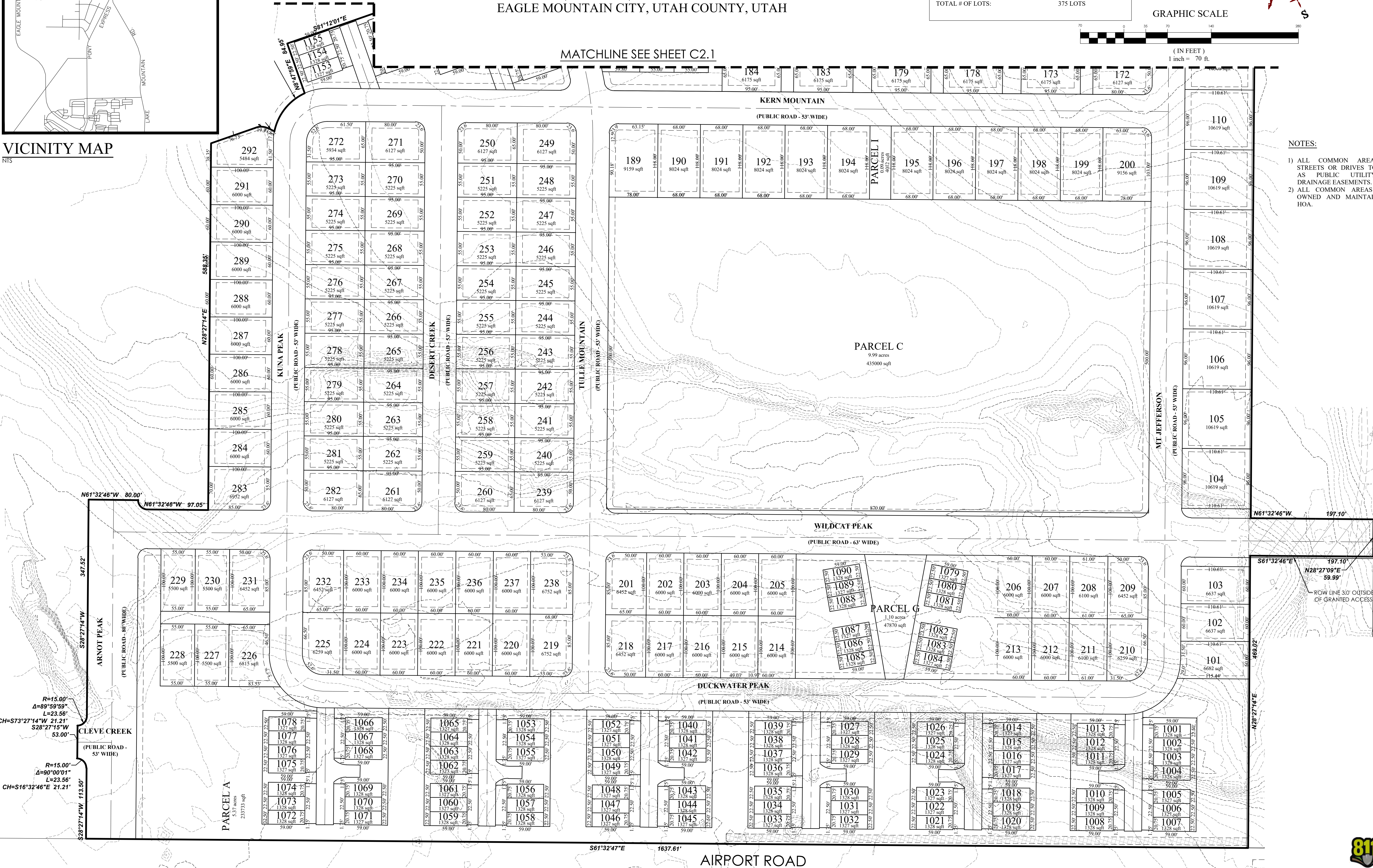


GRAPHIC SCALE



(IN FEET)
1 inch = 70 ft.

MATCHLINE SEE SHEET C2.1



PRELIMINARY PLAT
OVERLAND VILLAGE 2 PHASE A PRELIMINARY
LOCATED IN THE NE $\frac{1}{4}$ AND NW $\frac{1}{4}$ OF SECTION 36, T5S, R12W, SLB&M
EAGLE MOUNTAIN CITY, UTAH COUNTY, UTAH

LEGAL DESCRIPTION
PREPARED FOR
OVERLAND VILLAGE 2
EAGLE MOUNTAIN CITY, UTAH
(Rev March 12, 2021)
20-0479

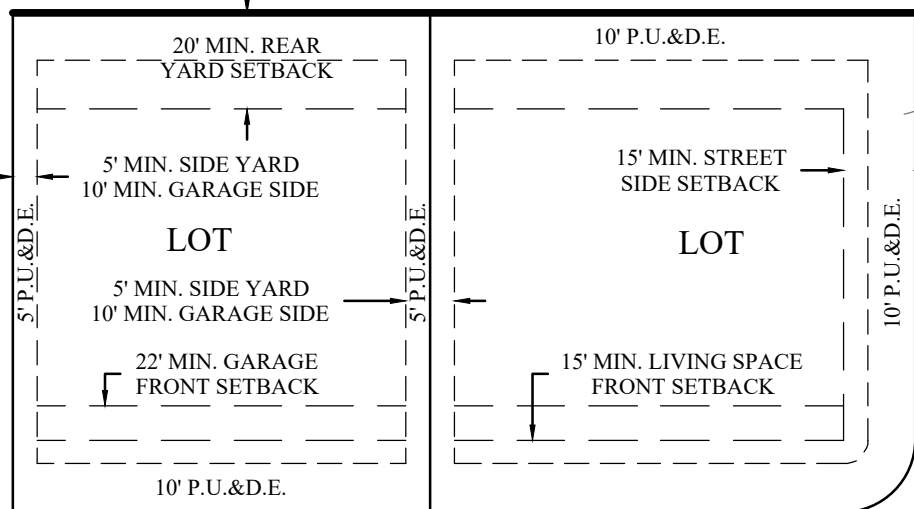
PRELIMINARY PLAT BOUNDARY
A portion of the NE $\frac{1}{4}$ and NW $\frac{1}{4}$ of Section 36, Township 5 South, Range 2 West, Salt Lake Base and Meridian, Eagle Mountain, Utah, more particularly described as follows:

Beginning at a point located S89°36'58"E along the Section line 371.92 feet from the North 1/4 Corner of Section 36, T5S, R2W, SLB&M; thence S89°36'58"E along the Section line 1,150.24 feet to the West line of Pony Express Trail A as described in that Amended and Restated State of Utah Exchange Patent 19737 in Entry No. 63439:2005 of the Official Records of Utah County; thence along said patent the following three (3) courses: 1) S00°23'02"W 25.00 feet; 2) S54°09'26"E 248.32 feet; 3) S11°08'55"W 48.72 feet to the Northernly Corner of that Real Property described in Exhibit A of the State of Utah Exchange Patent No. 19968 in Entry No. 28888:2007 of the Official Records of Utah County; thence along said patent the following three (3) courses: 1) S42°09'31"W 134.22 feet; 2) S06°36'38"W 68.52 feet; 3) S13°15'31"E 154.22 feet to the Southwesterly Corner of Pony Express Trail A as described in said Amended and Restated State of Utah Exchange Patent 19737; thence S78°51'05"E along said patent 199.60 feet to the Westerly Right-of-Way Line of Pony Express Parkway as described as the Sweetwater Road Realignment in the State of Utah Exchange Patent No. 19679 in Entry No. 19071:2005 of the Official Records of Utah County; thence S11°08'50"W along said right-of-way 60.00 feet to the Northeast Corner of Pony Express Trail B as described in that Amended and Restated State of Utah Exchange Patent 19737 in Entry No. 63439:2005 of the Official Records of Utah County; thence along said patent the following five (5) courses: 1) N78°51'05"W 196.98 feet; 2) S11°08'55"W 315.69 feet; 3) along the arc of a curve to the right with a radius of 712.61 feet a distance of 215.23 feet through a central angle of 17°18'19" Chord: S19°48'05"W 214.42 feet; 4) S28°27'14"W 1,194.43 feet; 5) S61°32'46"E 197.10 feet to the Westerly Right-of-Way Line of Pony Express Parkway as described as the Sweetwater Road Realignment in said State of Utah Exchange Patent No. 19679; thence S28°27'09"W along said patent 60.00 feet to the Northeast Corner of Pony Express Trail C1 as described in that Amended and Restated State of Utah Exchange Patent 19737 in Entry No. 63439:2005 of the Official Records of Utah County; thence along said patent the following two (2) courses: 1) N61°32'46"W 197.10 feet; 2) S28°27'14"W 469.02 feet to the Northernly Right-of-Way line of Airport Road described in the State of Utah Exchange Patent No. 19679 in Entry No. 19071:2005 of the Official Records of Utah County; thence N61°32'47"W along said right-of-way 1,864.66 feet; thence N28°27'14"E 113.50 feet; thence along the arc of a curve to the left with a radius of 15.00 feet a distance of 23.56 feet through a central angle of 90°00'01" Chord: N16°32'46"W 21.21 feet; thence N28°27'15"E 53.00 feet; thence Easterly along the arc of a non-tangent curve to the left having a radius of 15.00 feet (radius bears: N28°27'13"E) a distance of 23.56 feet through a central angle of 89°59'59" Chord: N73°27'14"E 21.21 feet; thence N28°27'14"E 347.52 feet; thence S61°32'46"E 80.00 feet; thence Southerly along the arc of a non-tangent curve to the left having a radius of 15.00 feet (radius bears: S61°32'46"E) a distance of 23.56 feet through a central angle of 90°00'00" Chord: S16°32'46"E 21.21 feet; thence S61°32'46"E 97.05 feet; thence N28°27'14"E 588.35 feet; thence S81°12'01"E 76.73 feet; thence along the arc of a curve to the right with a radius of 25.00 feet a distance of 19.35 feet through a central angle of 44°20'11" Chord: S59°01'55"E 18.87 feet; thence S36°51'49"E 11.64 feet; thence Northeasterly along the arc of a non-tangent curve to the right having a radius of 86.50 feet (radius bears: S50°13'56"E) a distance of 80.51 feet through a central angle of 53°19'45" Chord: N66°25'56"E 77.64 feet; thence N08°47'59"E 84.95 feet; thence S81°12'01"E 216.00 feet; thence N08°47'59"E 9.03 feet; thence S81°12'01"E 128.32 feet; thence N08°47'59"E 182.71 feet; thence N81°12'01"W 8.00 feet; thence N08°47'59"E 289.00 feet; thence N81°12'01"W 68.00 feet; thence N08°47'59"E 115.08 feet; thence N13°12'19"E 63.00 feet; thence S76°47'41"E 31.18 feet; thence N13°12'19"E 168.63 feet to the point of beginning.

Contains: 89.29 acres+/-

NOTES:

- 1) ALL COMMON AREAS AND STREETS OR DRIVES TO SERVE AS PUBLIC UTILITY AND DRAINAGE EASEMENTS.
- 2) ALL COMMON AREAS TO BE OWNED AND MAINTAINED BY HOA.
- 3) TOWNHOMES MUST BE 15' FROM ROADS AND 15' FROM BUILDING TO BUILDING.

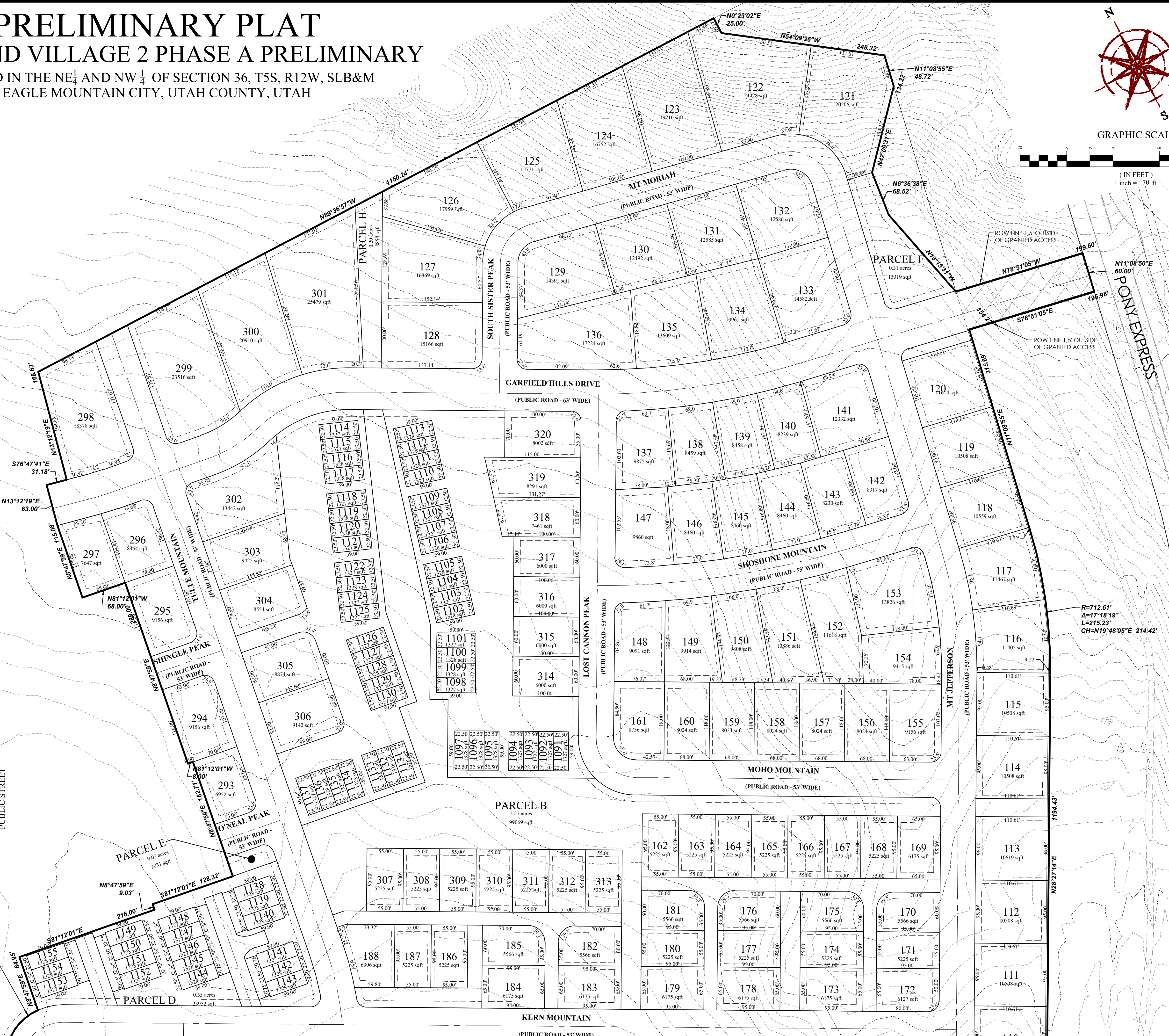


TYPICAL BUILDING SETBACKS
N.T.S.

R=86.50'
Δ=53°19'45"
L=80.51'
CH=N66°25'56"E 77.64'

S36°51'49"E 11.64'
R=25.00'
Δ=44°20'11"
L=19.35'
CH=S59°01'55"E 18.87'

S81°12'01"E 76.73'



GRAPHIC SCALE

(IN FEET)
1 inch = 70 ft.

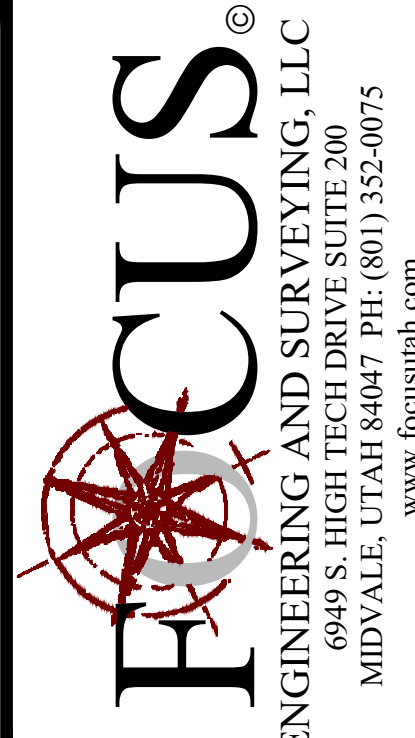
OVERLAND VILLAGE 2 PHASE A PRELIMINARY
EAGLE MOUNTAIN CITY, UTAH
PRELIMINARY PLAT

REVISION BLOCK		DISCUSSION
#	DATE	
1	---	---
2	---	---
3	---	---
4	---	---
5	---	---
6	---	---

PRELIMINARY
PLAT

Scale: 1"=70' Drawn: GB
Date: 03/17/21 Job #: 20-0479
Sheet:

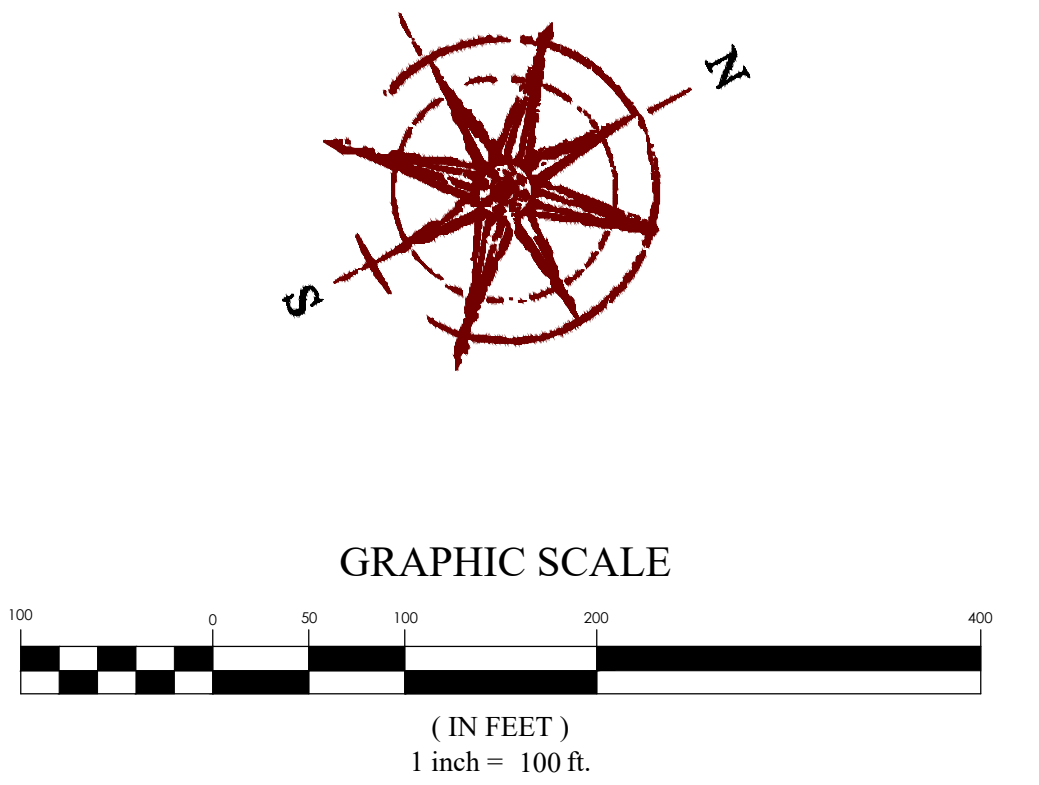
C2.1



FOR
REVIEW
ONLY



SITE PLAN TABLE
220 SINGLE FAMILY UNITS
155 TOWNHOME UNITS



LEGEND

[Symbol]	BOUNDARY
[Symbol]	ROW
[Symbol]	CENTERLINE
[Symbol]	LOT LINE
[Symbol]	EASEMENT
[Symbol]	15" STORM DRAIN
[Symbol]	8" SANITARY SEWER
[Symbol]	8" CULINARY WATER
[Symbol]	8" SECONDARY WATER
[Symbol]	CONTOUR MAJOR
[Symbol]	CONTOUR MINOR
[Symbol]	EXIST. STORM DRAIN
[Symbol]	EXIST. SANITARY SEWER
[Symbol]	EXIST. CULINARY WATER
[Symbol]	EXIST. FENCE
[Symbol]	EXIST. CONTOUR MAJOR
[Symbol]	EXIST. CONTOUR MINOR
[Symbol]	SIGN
[Symbol]	STREET LIGHT
[Symbol]	SD MH, INLET, AND COMBO
[Symbol]	SEWER MANHOLE
[Symbol]	CULINARY VALVE, TEE & BEND
[Symbol]	SECONDARY VALVE, TEE & BEND
[Symbol]	WATER BLOW-OFF
[Symbol]	FIRE HYDRANT
[Symbol]	STREET MONUMENT (TO BE SET)
[Symbol]	EXIST. STREET MONUMENT
[Symbol]	EXIST. SD INLET & MH
[Symbol]	EXIST. SEWER MH
[Symbol]	EXIST. VALVE, TEE, & BEND
[Symbol]	EXIST. FIRE HYDRANT
[Symbol]	SPOT ELEVATION

OVERLAND VILLAGE 2 PHASE A PRELIMINARY
EAGLE MOUNTAIN CITY, UTAH
OVERALL SITE PLAN

REVISION BLOCK

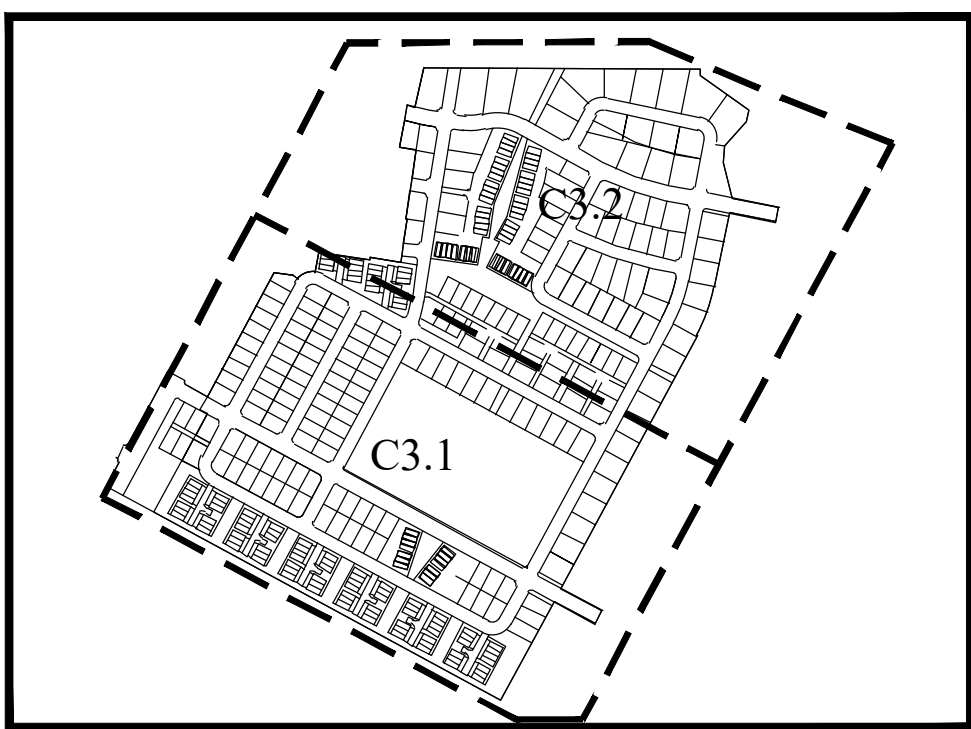
#	DATE	DESCRIPTION
1	***	***
2	***	***
3	***	***
4	***	###
5	***	***
6	***	***

OVERALL SITE PLAN

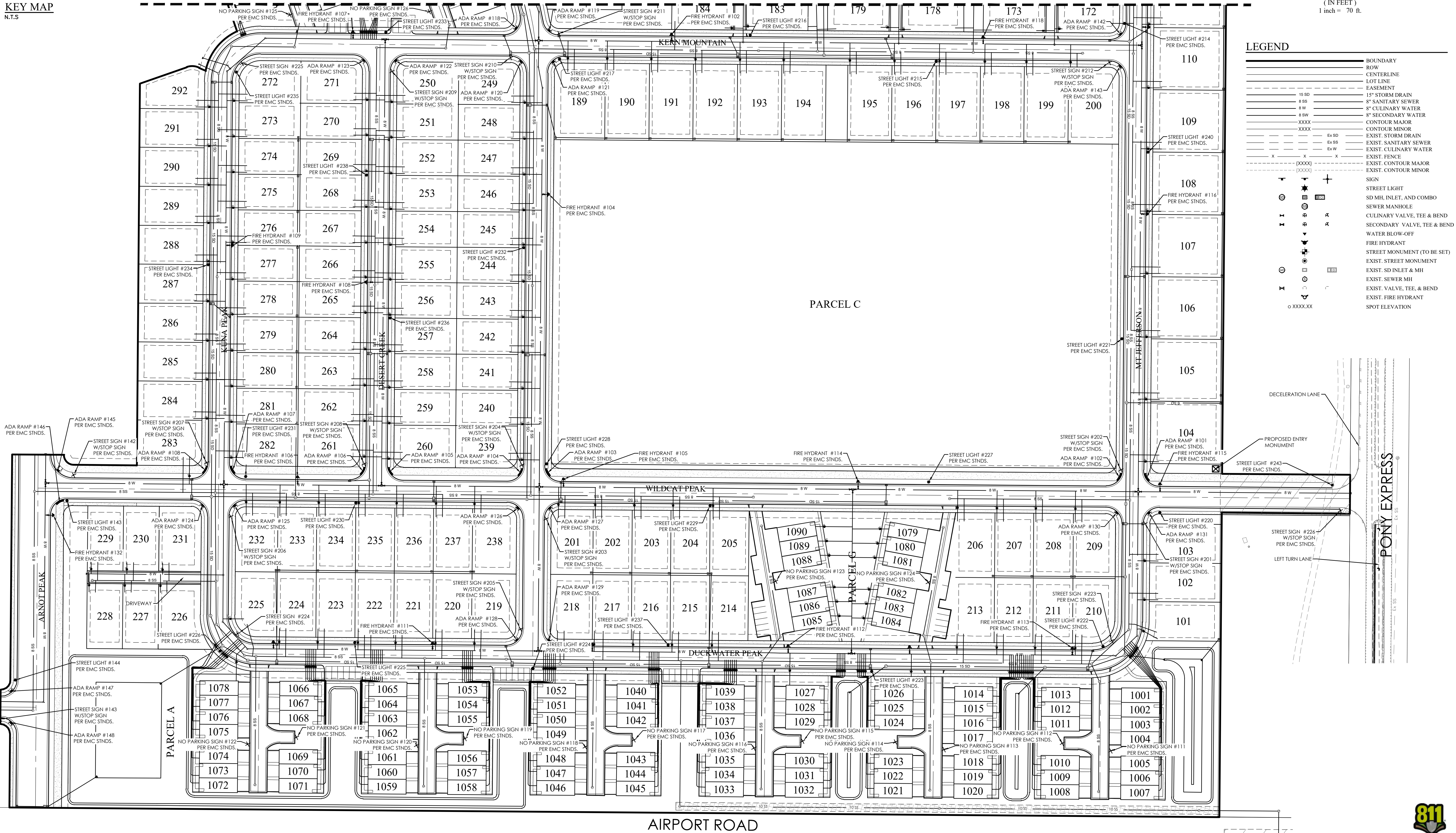
Scale: 1"=100' Drawn: GB
Date: 03/17/21 Job #: 20-0479
Sheet: C3

FOR REVIEW ONLY





KEY MAP
N.T.S



GRAPHIC SCALE

(IN FEET)
1 inch = 70 ft.

LEGEND

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

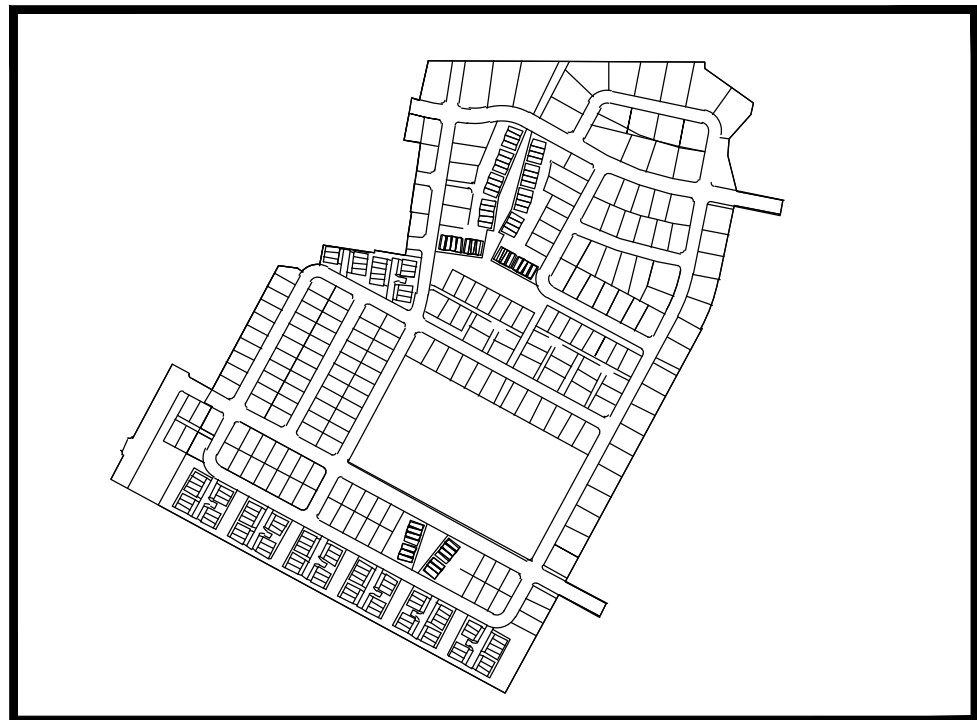
OVERLAND VILLAGE 2 PHASE A PRELIMINARY
EAGLE MOUNTAIN CITY, UTAH
SITE PLAN

REVISION BLOCK		DESCRIPTION
#	DATE	
1	***	
2	***	
3	***	
4	***	
5	***	
6	***	

SITE PLAN	
Scale: 1"=70'	Drawn: GB
Date: 03/17/21	Job #: 20-0479
Sheet:	C3.1

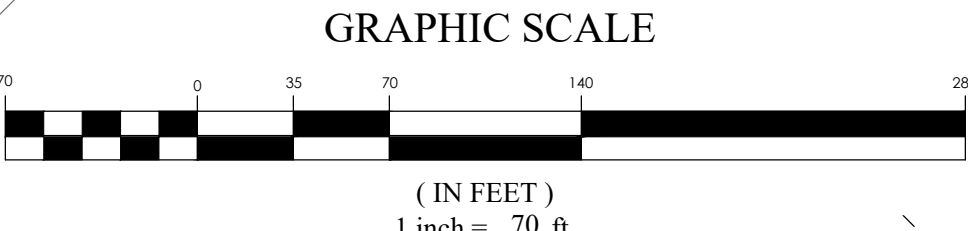
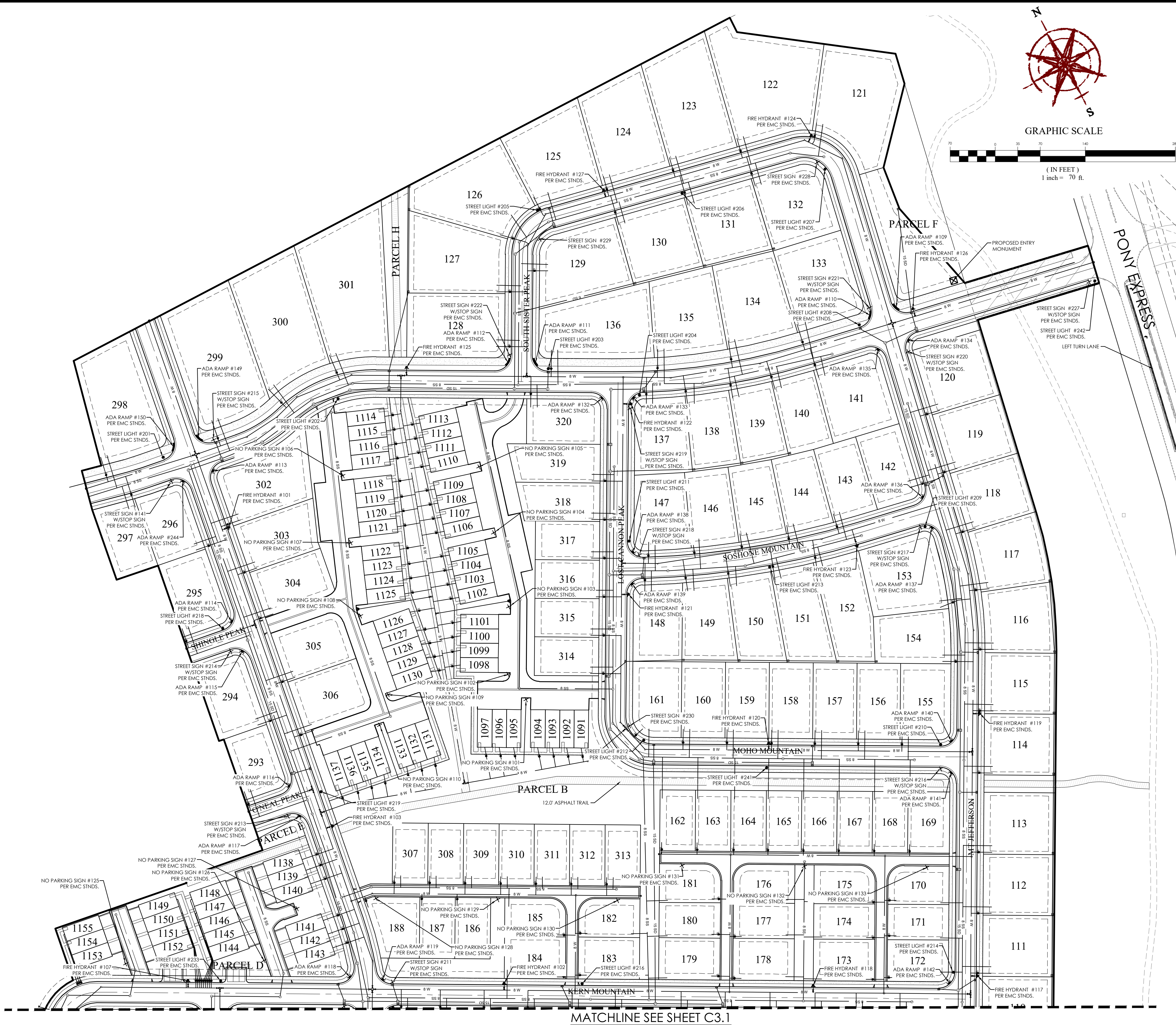


FOR
REVIEW
ONLY



KEY MAP
N.T.S.

LEGEND	
BOUNDARY	
ROW	
LOT LINE	
EASEMENT	
15" SD	15" STORM DRAIN
8" SS	8" SANITARY SEWER
8" W	8" CULINARY WATER
8" SW	8" SECONDARY WATER
XXXX	CONTOUR MAJOR
XXXX	CONTOUR MINOR
Ex SD	EXIST. STORM DRAIN
Ex SS	EXIST. SANITARY SEWER
Ex W	EXIST. CULINARY WATER
X	EXIST. FENCE
(XXXX)	EXIST. CONTOUR MAJOR
(XXXX)	EXIST. CONTOUR MINOR
SIGN	
STREET LIGHT	
SD MH, INLET, AND COMBO	
SEWER MANHOLE	
CULINARY VALVE, TEE & BEND	
SECONDARY VALVE, TEE & BEND	
WATER BLOW-OFF	
FIRE HYDRANT	
STREET MONUMENT (TO BE SET)	
EXIST. STREET MONUMENT	
EXIST. SD INLET & MH	
EXIST. SEWER MH	
EXIST. VALVE, TEE, & BEND	
EXIST. FIRE HYDRANT	
SPOT ELEVATION	



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

FOR REVIEW ONLY

OVERLAND VILLAGE 2 PHASE A PRELIMINARY
EAGLE MOUNTAIN CITY, UTAH
SITE PLAN

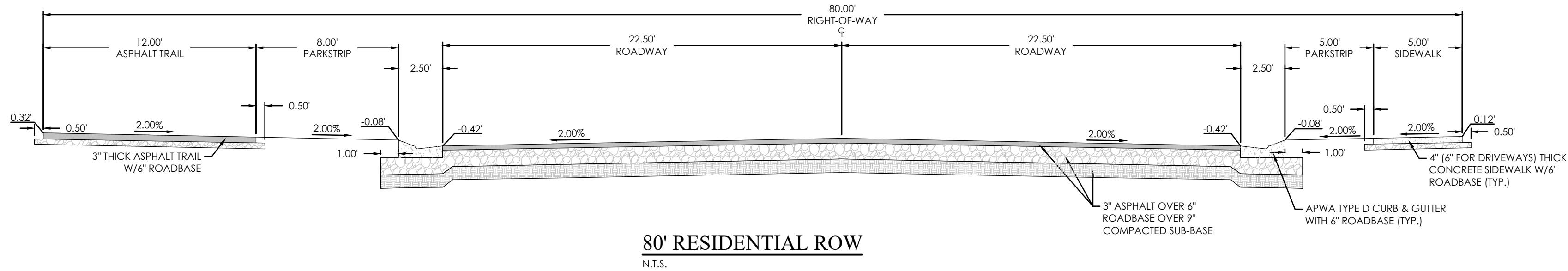
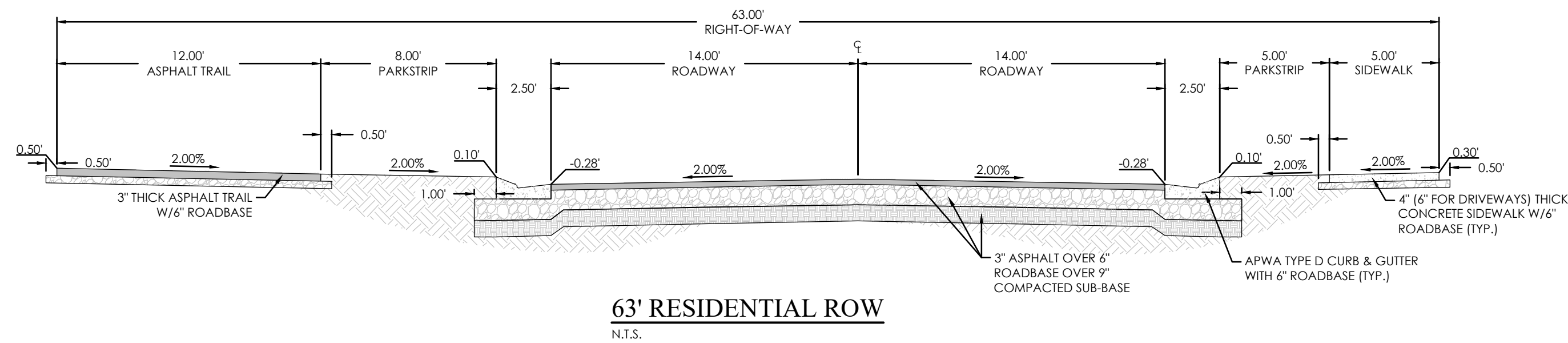
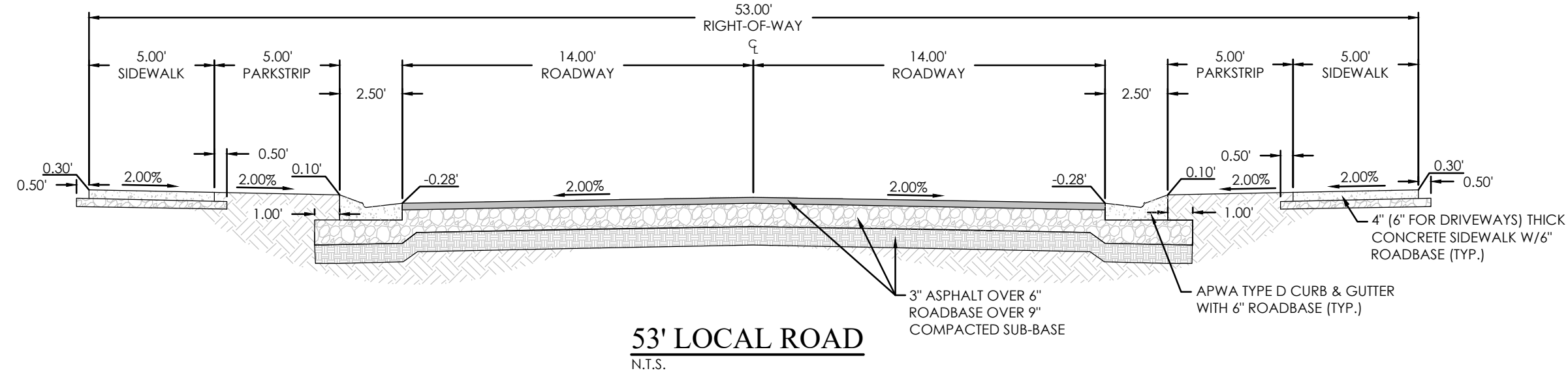
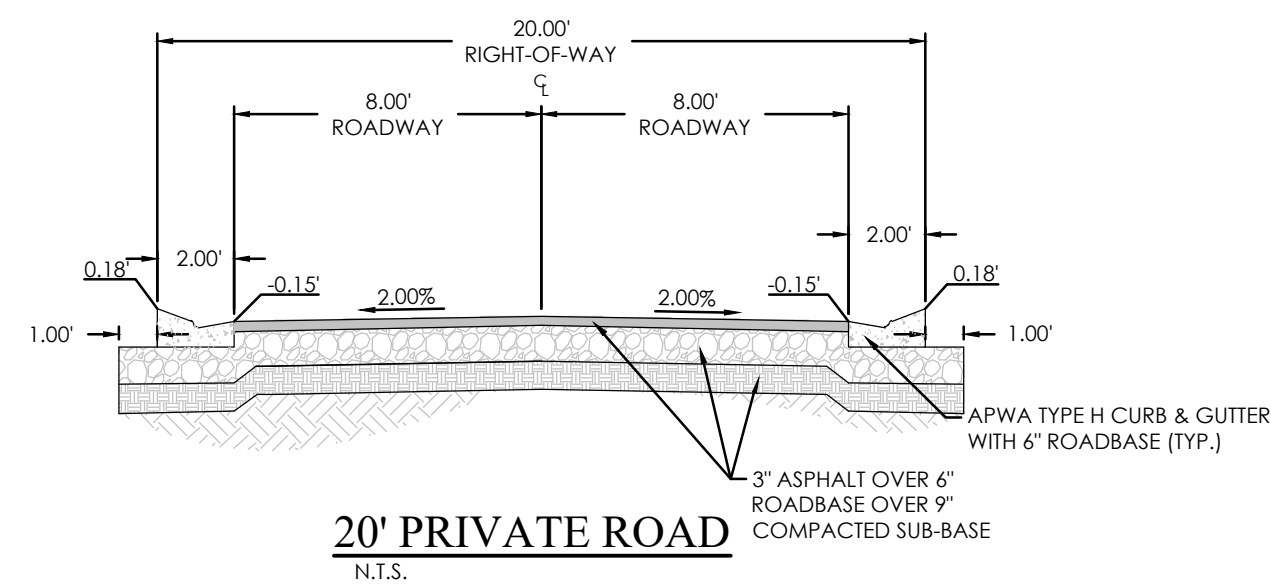
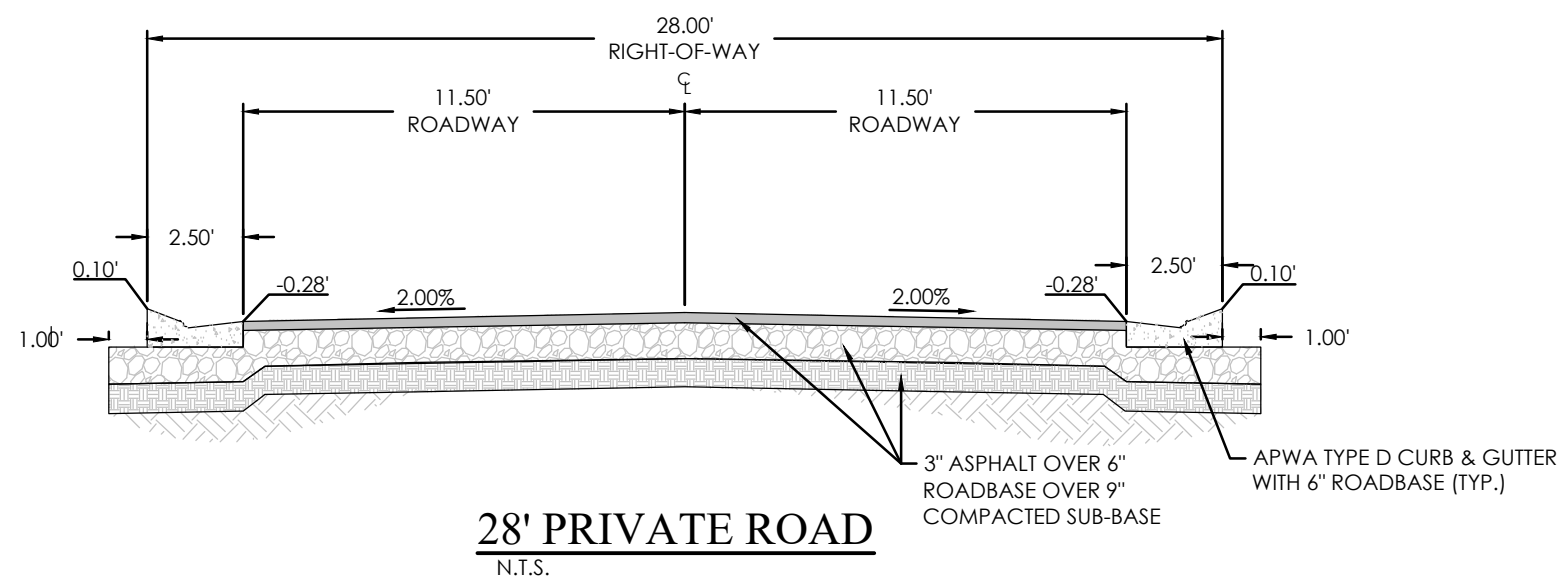
REVISION BLOCK	
#	DESCRIPTION
1	
2	
3	
4	
5	
6	

SITE PLAN

Scale: 1"=70' Drawn: GB
Date: 03/17/21 Job #: 20-0479
Sheet: C3.2

MATCHLINE SEE SHEET C3.1

Z:_2020\20-0479 Overland Village 2 Preliminary\design\20-0479.dwg User:gb Date:03/17/21 Sheet:01 of 01 PRELIMINARY SITE PLAN.dwg



FOR
REVIEW
ONLY

OVERLAND VILLAGE 2 PHASE A PRELIMINARY
EAGLE MOUNTAIN CITY, UTAH
SITE PLAN

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

SITE PLAN

Scale: 1"=70' Drawn: GB
Date: 03/17/21 Job #: 20-0479
Sheet:

C3.3

AIRPORT ROAD

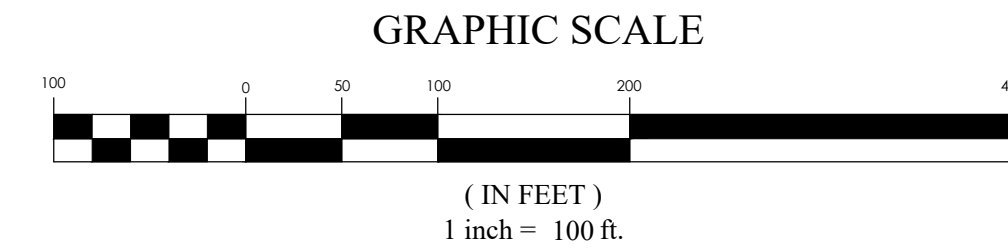
ARNOT PEAK

PARCEL C

MT JEFFERSON

PONY EXPRESS

HOA OWNED AND MAINTAINED AREA =
HOA OWNED AND MAINTAINED AREA = 15.4 ACRES



LEGEND

- | | |
|---|-----------------------------|
| — | BOUNDARY |
| — | ROW |
| — | CENTERLINE |
| — | LOT LINE |
| — | EASEMENT |
| — | 15" STORM DRAIN |
| — | 8" SANITARY SEWER |
| — | 8" CULINARY WATER |
| — | 8" SECONDARY WATER |
| — | CONTOUR MAJOR |
| — | CONTOUR MINOR |
| — | EXIST. STORM DRAIN |
| — | EXIST. SANITARY SEWER |
| — | EXIST. CULINARY WATER |
| — | EXIST. FENCE |
| — | EXIST. CONTOUR MAJOR |
| — | EXIST. CONTOUR MINOR |
| — | SIGN |
| — | STREET LIGHT |
| — | SD MH, INLET, AND COMBO |
| — | SEWER MANHOLE |
| — | CULINARY VALVE, TEE & BEND |
| — | SECONDARY VALVE, TEE & BEND |
| — | WATER BLOW-OFF |
| — | FIRE HYDRANT |
| — | STREET MONUMENT (TO BE SET) |
| — | EXIST. STREET MONUMENT |
| — | EXIST. SD INLET & MH |
| — | EXIST. SEWER MH |
| — | EXIST. VALVE, TEE, & BEND |
| — | EXIST. FIRE HYDRANT |
| — | SPOT ELEVATION |

OVERLAND VILLAGE 2 PHASE A PRELIMINARY
EAGLE MOUNTAIN CITY, UTAH
SITE PLAN

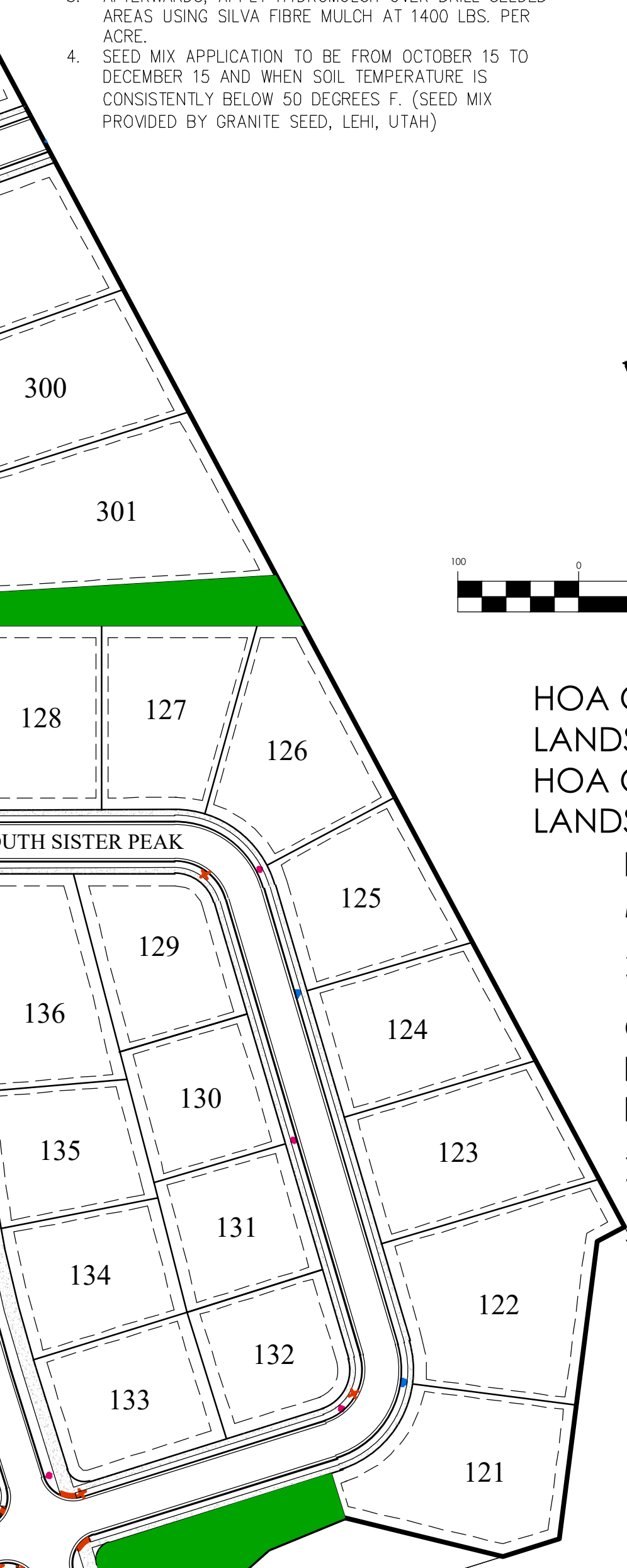
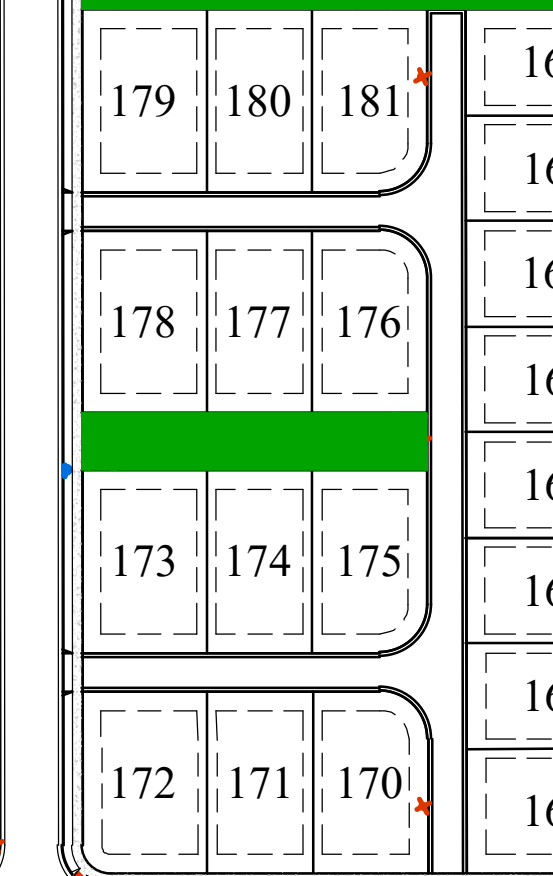
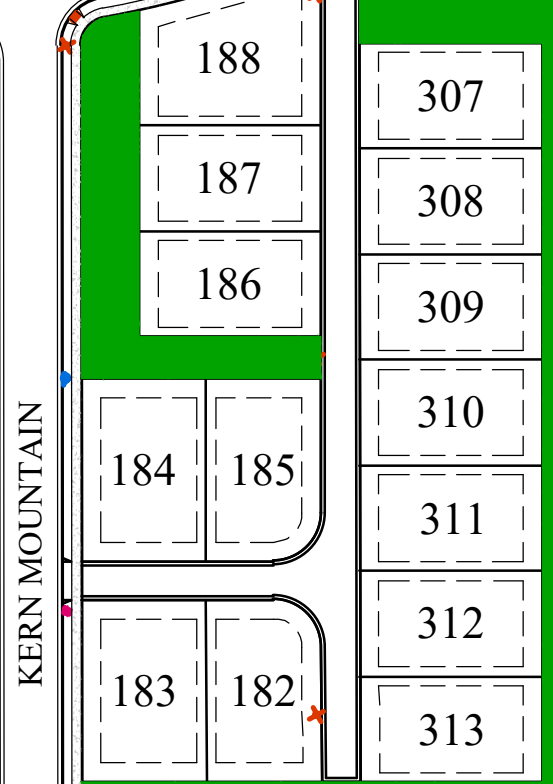
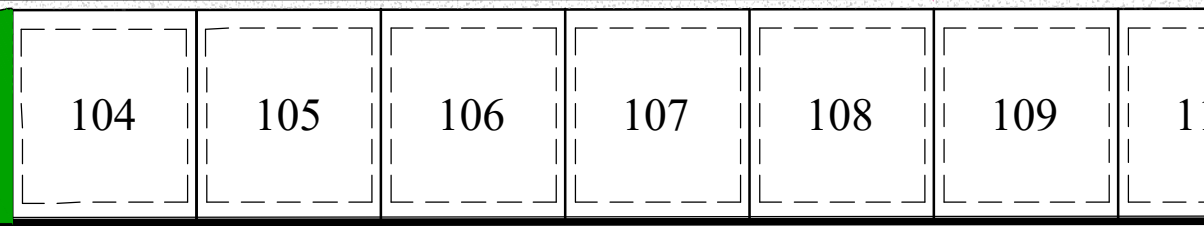
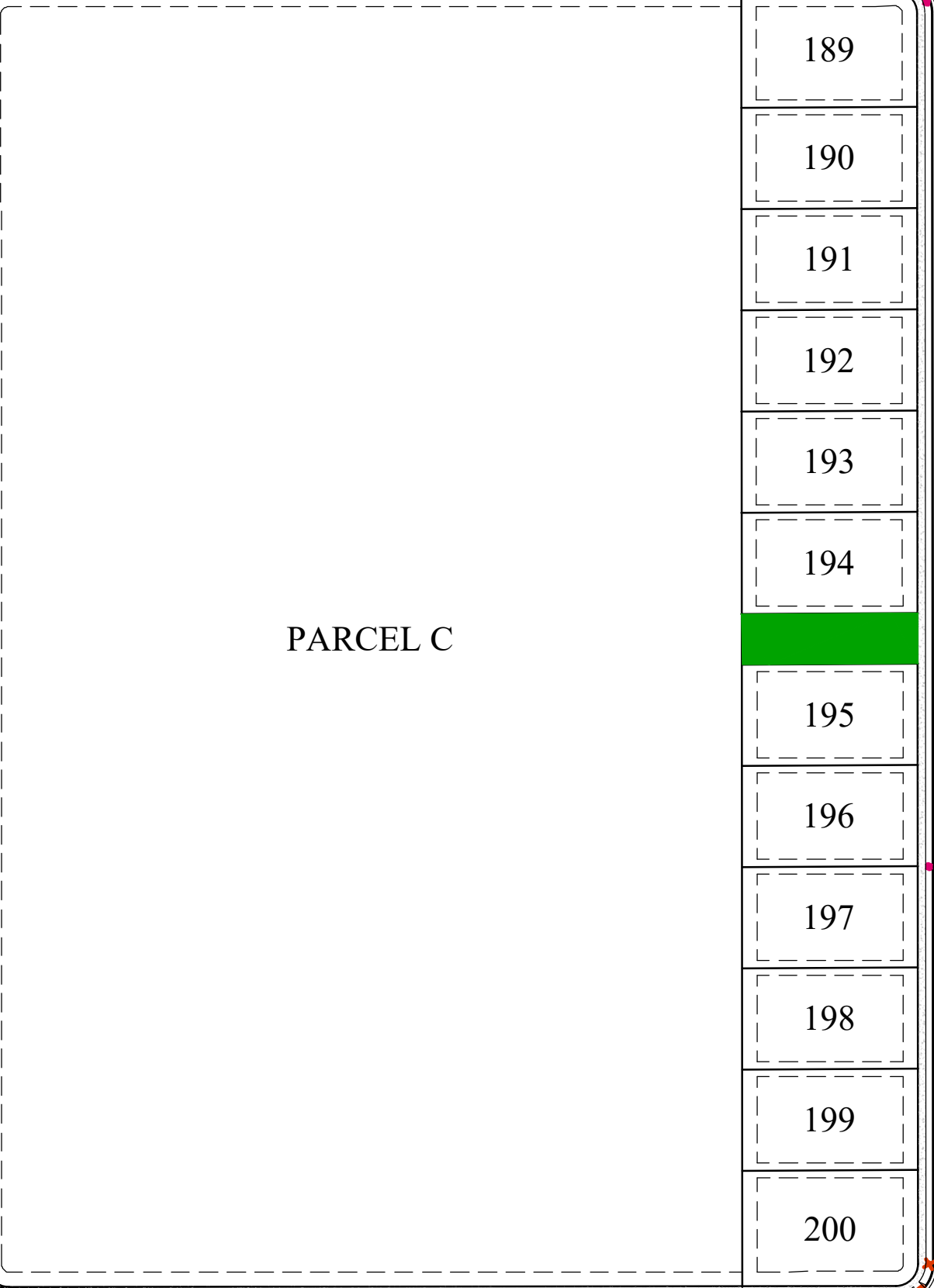
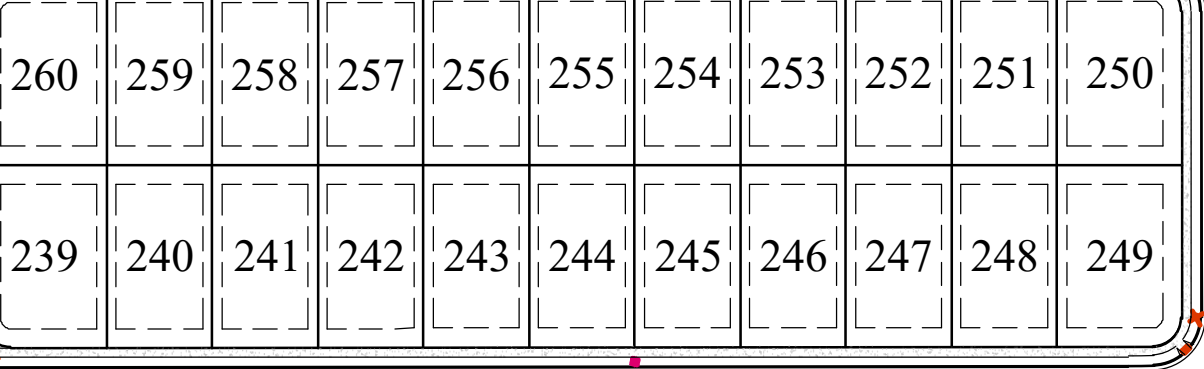
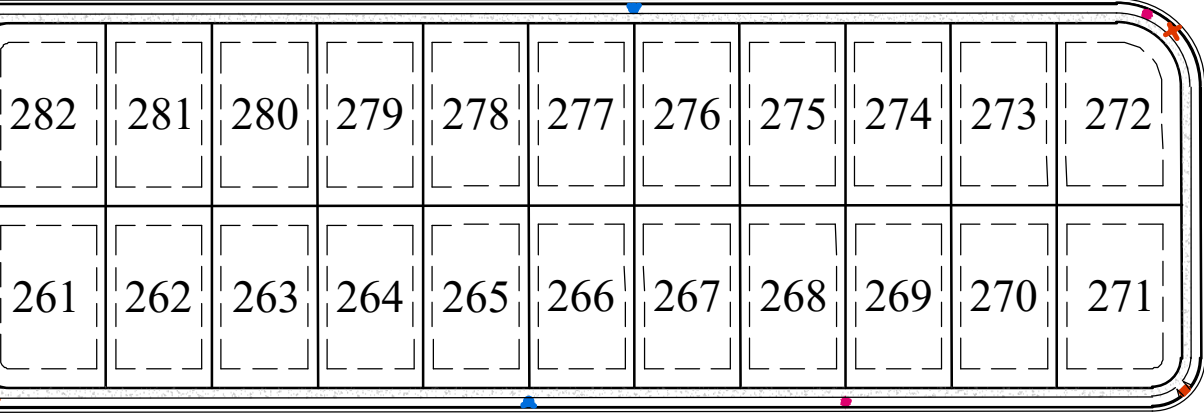
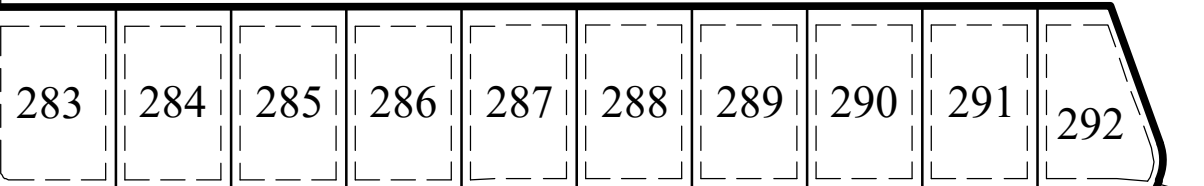
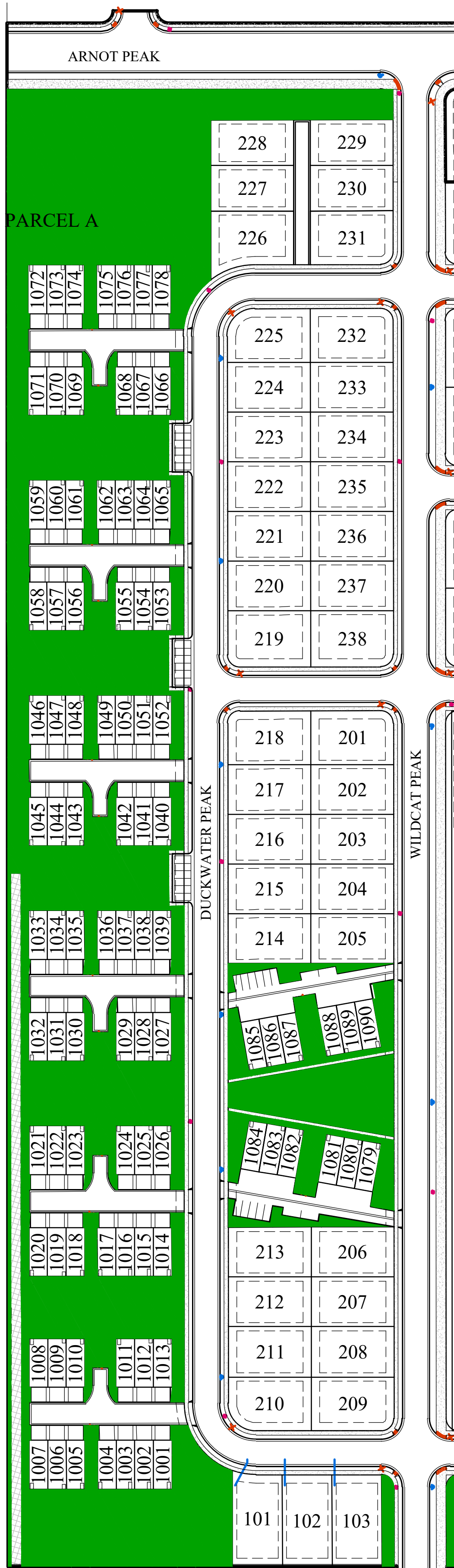
REVISION BLOCK		DESCRIPTION
#	DATE	
1	03/17/21	Initial Design
2	03/17/21	Final Design
3	03/17/21	Final Design
4	03/17/21	Final Design
5	03/17/21	Final Design
6	03/17/21	Final Design

SITE PLAN	
Scale: 1"=100'	Drawn: GB
Date: 03/17/21	Job #: 20-0479
Sheet:	C3.4



FOR
REVIEW
ONLY

AIRPORT ROAD



TREE LEGEND

- (TBD) Acer grandidentatum
Bigtooth Maple 1 1/2" cal.
- (TBD) Crataegus douglasii
Black Hawthorn 1 1/2" cal.
- (TBD) Quercus gambelii
Scrub Oak 5' height
- (TBD) Juniperus osteosperma
Utah Juniper 6' height
- (TBD) Juniperus monosperma
One-seed Juniper 6' height

PLANT SCHEDULE

Symbol	Scientific Name	Common Name	Size	Quantity
SHRUBS				
ATS	Artemisia tridentata	Big Sagebrush	2 Gal	TBD
CLM	Cercocarpus ledifolius	Curleaf Mountain Mahogany	2 Gal	TBD
ENR	Ericameria nauseosus	Rubber Rabbit Brush	2 Gal	TBD
FPF	Fallugia paradoxa	Apache Flume	1 Gal	TBD
JCC	Juniperus communis	Common Juniper	1 Gal	TBD
PMN	Physocarpus malvaceus	Mallow Ninebark	2 Gal	TBD
PTB	Purshia tridentata	Antelope Bitterbrush	2 Gal	TBD
RTS	Rhus trilobata	Three Leaf Sumac	2 Gal	TBD
RAC	Ribes aureum	Golden Current	1 Gal	TBD
RWW	Rosa woodsii	Woods Rose	1 Gal	TBD

NOTES:

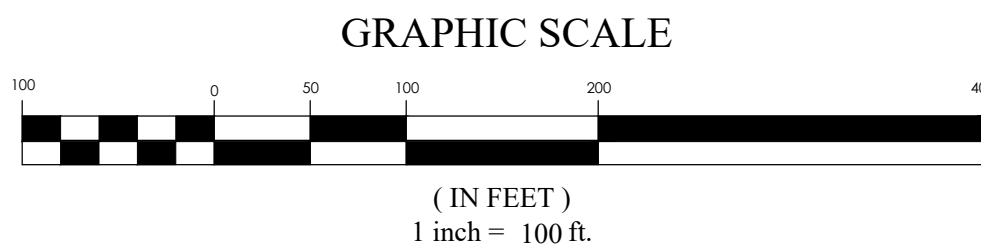
- ALL PLANTING BEDS WILL HAVE 3" DARK BROWN LONG STRAND SHREDDED BARK MULCH.

NATIVE GRASS/WILDFLOWER SEED MIX

SLENDER WHEATGRASS	18%
WESTERN WHEATGRASS	20%
BLUEBUNCH WHEATGRASS	20%
SHEEP FESCUE	4%
SANDBERG BLUEGRASS	3%
INDIAN RICEGRASS	10%
BLANKET FLOWER	5%
BLUE FLAX	10%
CALIFORNIA POPPY	10%

APPLICATION:

- APPLY 4 TO 6 INCHES OF NATIVE TOP SOIL TO DISTURBED AREAS. TOPSOIL SHALL COME FROM THE LOCAL AREA OR STOCKPILED TOPSOIL FROM AREAS BEING DISTURBED. NO SUBSURFACE SOIL SHALL BE USED. IT IS IMPORTANT TO USE SOIL THAT HAS MINIMAL AMOUNT OF WEED SEED.
- APPLY SEED MIX AT A RATE OF TWENTY POUNDS PER ACRE (20 LBS./AC.). APPLY SEED MIX BY DRILLING OR LIGHTLY RAKE INTO 1/4" OF SOIL.
- AFTERWARDS, APPLY HYDROMULCH OVER DRILL SEEDS AREAS USING SILVA FIBRE MULCH AT 1400 LBS. PER ACRE.
- SEED MIX APPLICATION TO BE FROM OCTOBER 15 TO DECEMBER 15 AND WHEN SOIL TEMPERATURE IS CONSISTENTLY BELOW 50 DEGREES F. (SEED MIX PROVIDED BY GRANITE SEED, LEHI, UTAH)



HOA OWNED AND MAINTAINED
LANDSCAPING AREA = 10.67 ACRES
HOA OWNED AND MAINTAINED
LANDSCAPING AREA = 10.67 ACRES
NOTE: HOA OWNED AND
MAINTAINED LANDSCAPING
AREA TO BE LANDSCAPED
WITH NATIVE GRASS SEED MIX
ON THIS SHEET AND TO HAVE
PLANTING CLUSTERS WITH THE
PLANTS SHOWN IN THE PLANT
SCHEDULE ON THIS SHEET
WITH CLUSTER AREAS TO BE
SHOWN AT FINAL.

OVERLAND VILLAGE 2 PHASE A PRELIMINARY

EAGLE MOUNTAIN CITY, UTAH
SITE PLAN LANDSCAPING

REVISION BLOCK		DESCRIPTION
#	DATE	
1	03/17/21	
2	03/17/21	
3	03/17/21	
4	03/17/21	
5	03/17/21	
6	03/17/21	

SITE PLAN LANDSCAPING	
Scale: 1"=100'	Drawn: GB
Date: 03/17/21	Job #: 20-0479
Sheet:	C3.5



FOR
REVIEW
ONLY



AIRPORT ROAD

DUCKWATER PEAK

PARCEL G

PARCEL C

WILDCAT PEAK

MT JEFFERSON

PONY EXPRESS

LUNA PEAK

DESERT CREEK

KERN MOUNTAIN

MOHO MOUNTAIN

PARCEL B

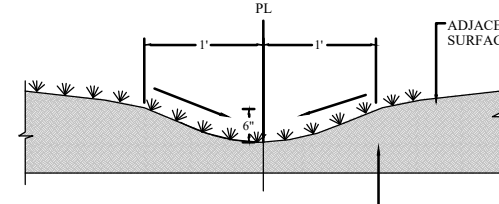
SEASIDE MOUNTAIN

LOST CANNON PEAK

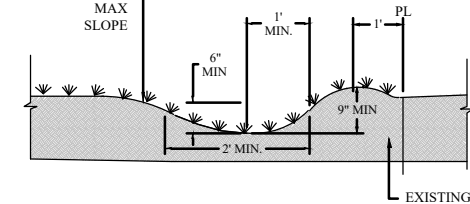
SOUTH SISTER PEAK

PARCEL E

PONY EXPRESS



DRAINAGE SWALE DETAIL



DRAINAGE BERM DETAIL



GRAPHIC SCALE



(IN FEET)
1 inch = 100ft.

NOTE:

PROPOSED CONTOURS ARE AT 2.0' INTERVALS

OVERLAND VILLAGE 2 PHASE A PRELIMINARY
EAGLE MOUNTAIN CITY, UTAH
PRELIMINARY GRADING & DRAINAGE PLAN

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

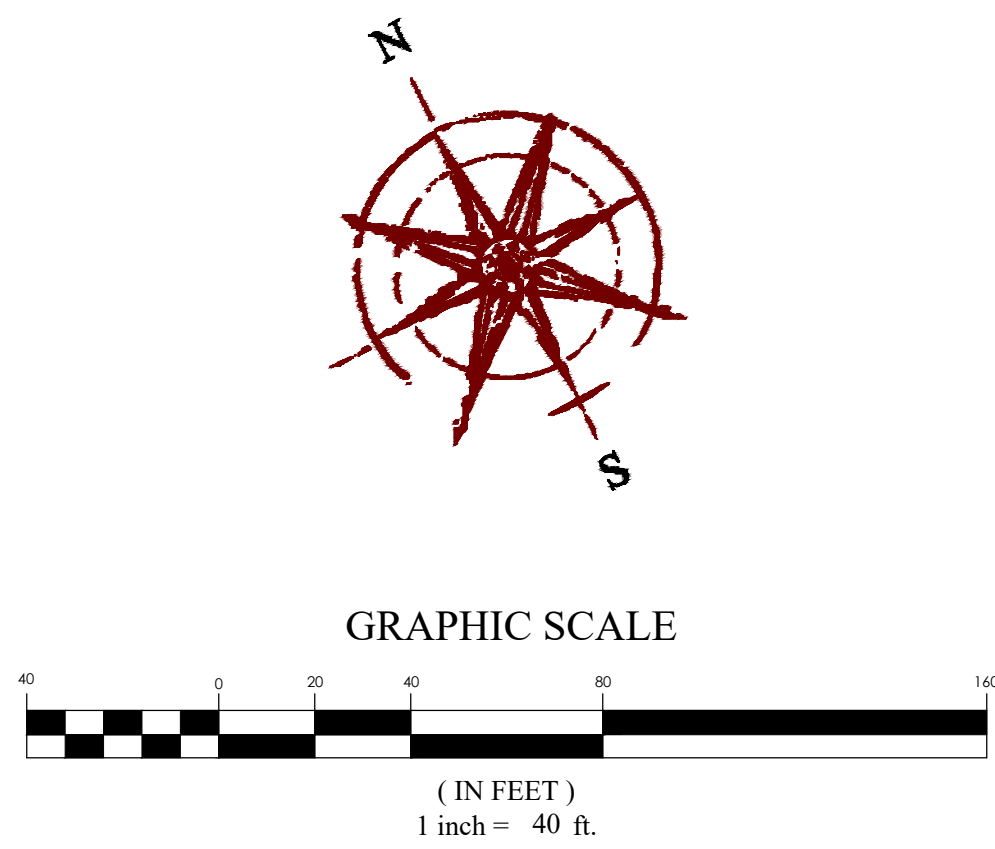
PRELIMINARY
GRADING &
DRAINAGE
PLAN

Scale: 1"=100' Drawn: GB
Date: 03/17/21 Job #: 20-0479
Sheet:

C4



FOR
REVIEW
ONLY

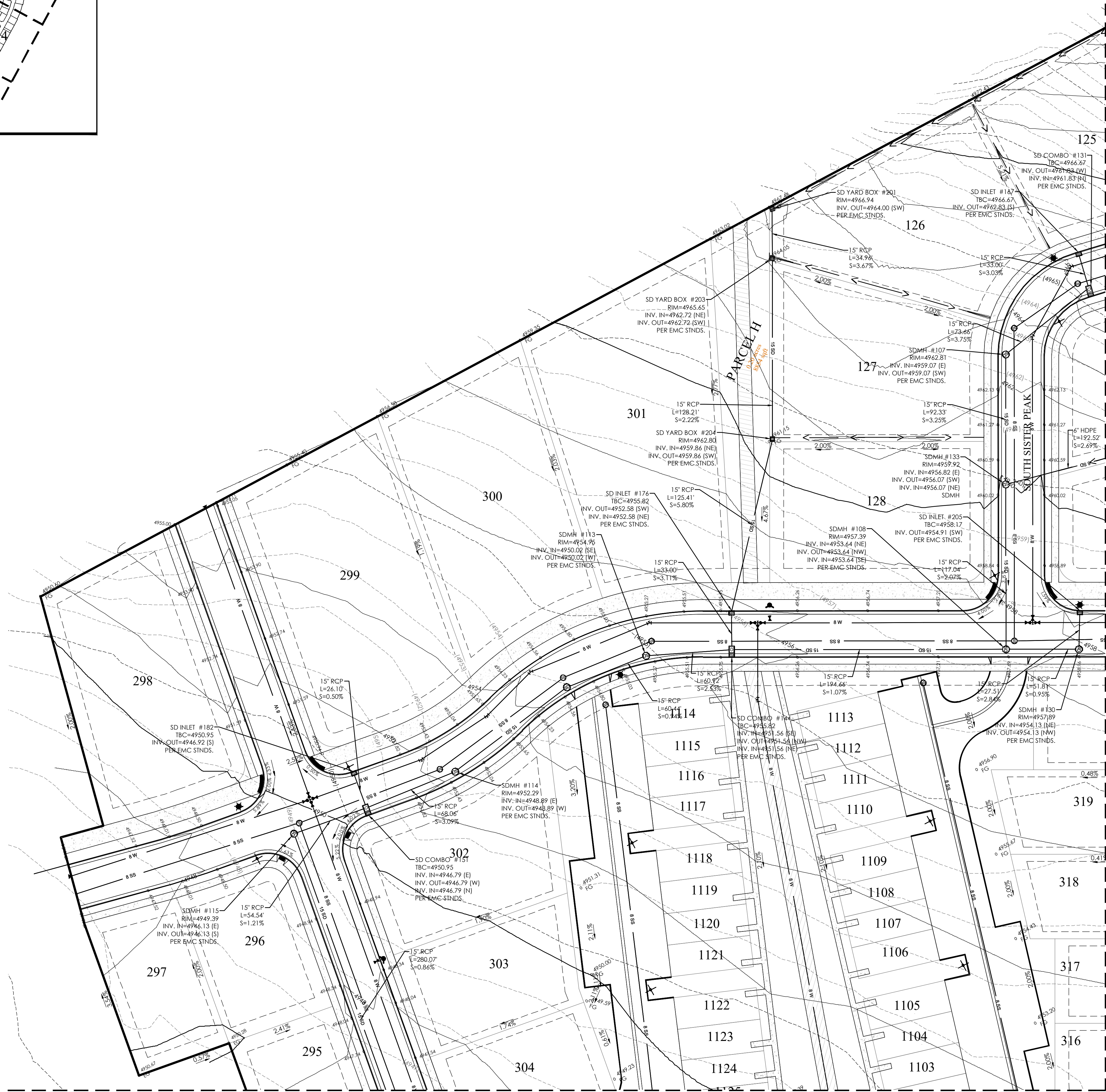


LEGEND

_____	BOUNDARY
_____	ROW
_____	CENTERLINE
_____	LOT LINE
_____	EASEMENT
15 SD	15" STORM DRAIN
8 SS	8" SANITARY SEWER
8 W	8" CULINARY WATER
8 SW	8" SECONDARY WATER
XXXX	CONTOUR MAJOR
XXXX	CONTOUR MINOR
_____ Ex SD	EXIST. STORM DRAIN
_____ Ex SS	EXIST. SANITARY SEWER
_____ Ex W	EXIST. CULINARY WATER
_____ Ex SW	EXIST. SECONDARY WATER
X _____ X	EXIST. FENCE
XXXX	EXIST. CONTOUR MAJOR
XXXX	EXIST. CONTOUR MINOR
	SIGN
	STREET LIGHT
	SD MH, INLET, AND COMBO
	SEWER MANHOLE
	CULINARY VALVE, TEE & BEND
	SECONDARY VALVE, TEE & BEND
	WATER BLOW-OFF
	FIRE HYDRANT
	STREET MONUMENT (TO BE SET)
	EXIST. STREET MONUMENT
	EXIST. SD INLET & MH
	EXIST. SEWER MH
	EXIST. VALVE, TEE, & BEND
	EXIST. FIRE HYDRANT
o XXXXX	SPOT ELEVATION

NOTE:

PROPOSED CONTOURS ARE AT 2.0'
INTERVALS



MATCHLINE
SEE SHEET C4.3



OVERLAND VILLAGE 2 PHASE A PRELIMINARY
EAGLE MOUNTAIN CITY, UTAH
PRELIMINARY GRADING & DRAINAGE PLAN

REVISION BLOCK		
#	DATE	DESCRIPTION
1	10-10-20	10-10-20
2	10-10-20	10-10-20
3	10-10-20	10-10-20
4	10-10-20	10-10-20
5	10-10-20	10-10-20
6	10-10-20	10-10-20

PRELIMINARY GRADING & DRAINAGE PLAN

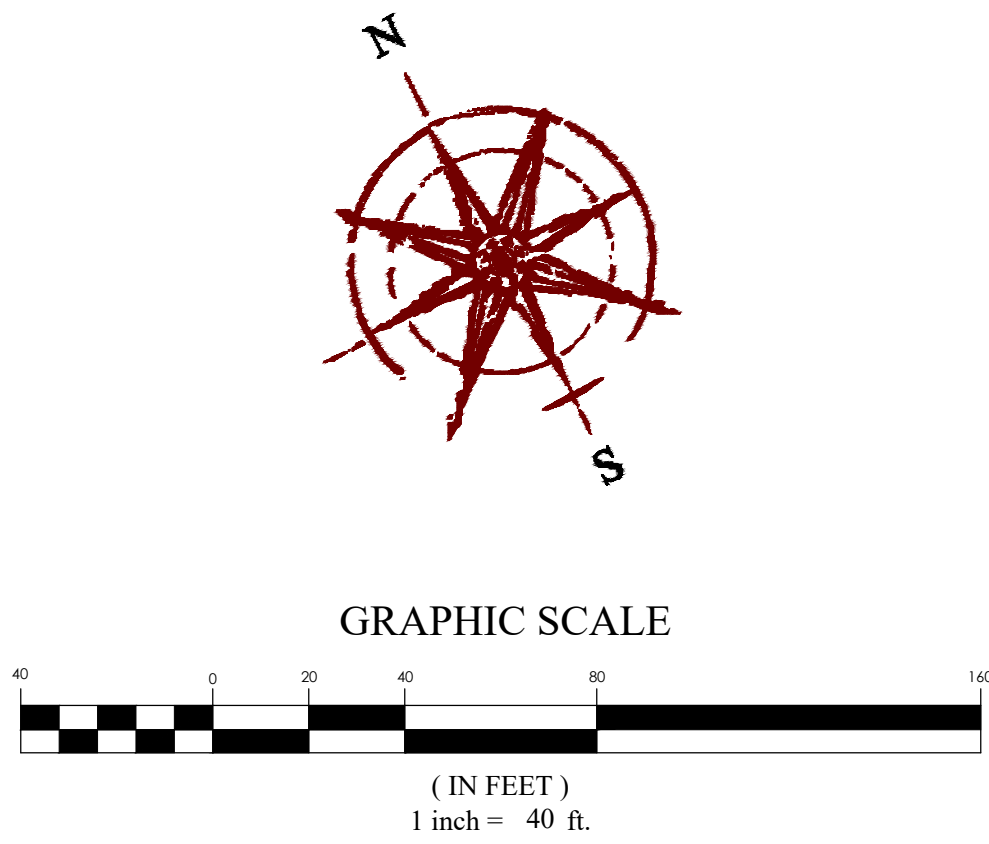
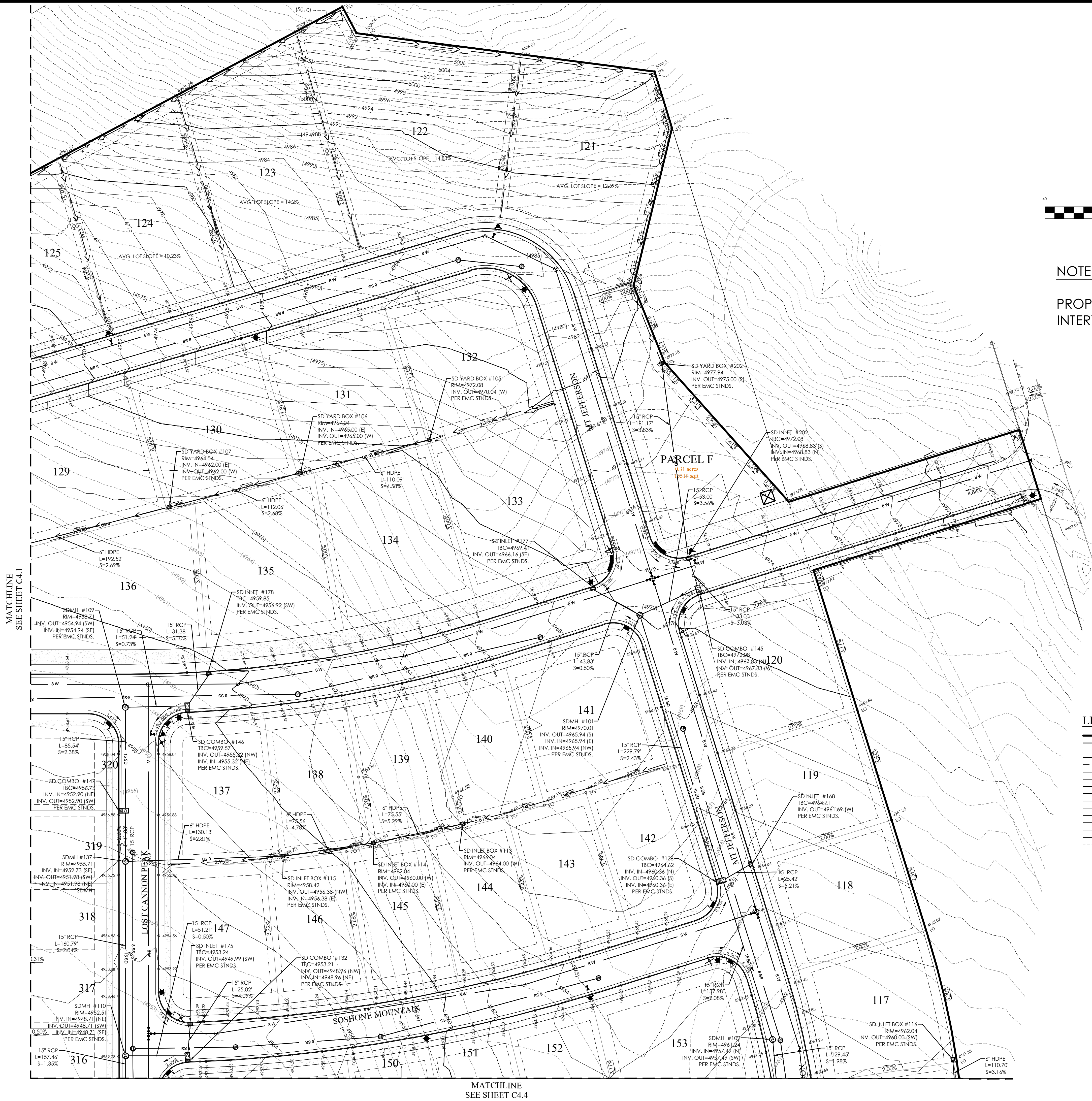
Scale: 1"=40'	Drawn: GB
Date: 03/17/21	Job #: 20-0479
Sheet:	

C4.1

FOR
REVIEW
ONLY



KEY MAP
N.T.S.



NOTE:
PROPOSED CONTOURS ARE AT 2.0'
INTERVALS

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



FOR
REVIEW
ONLY

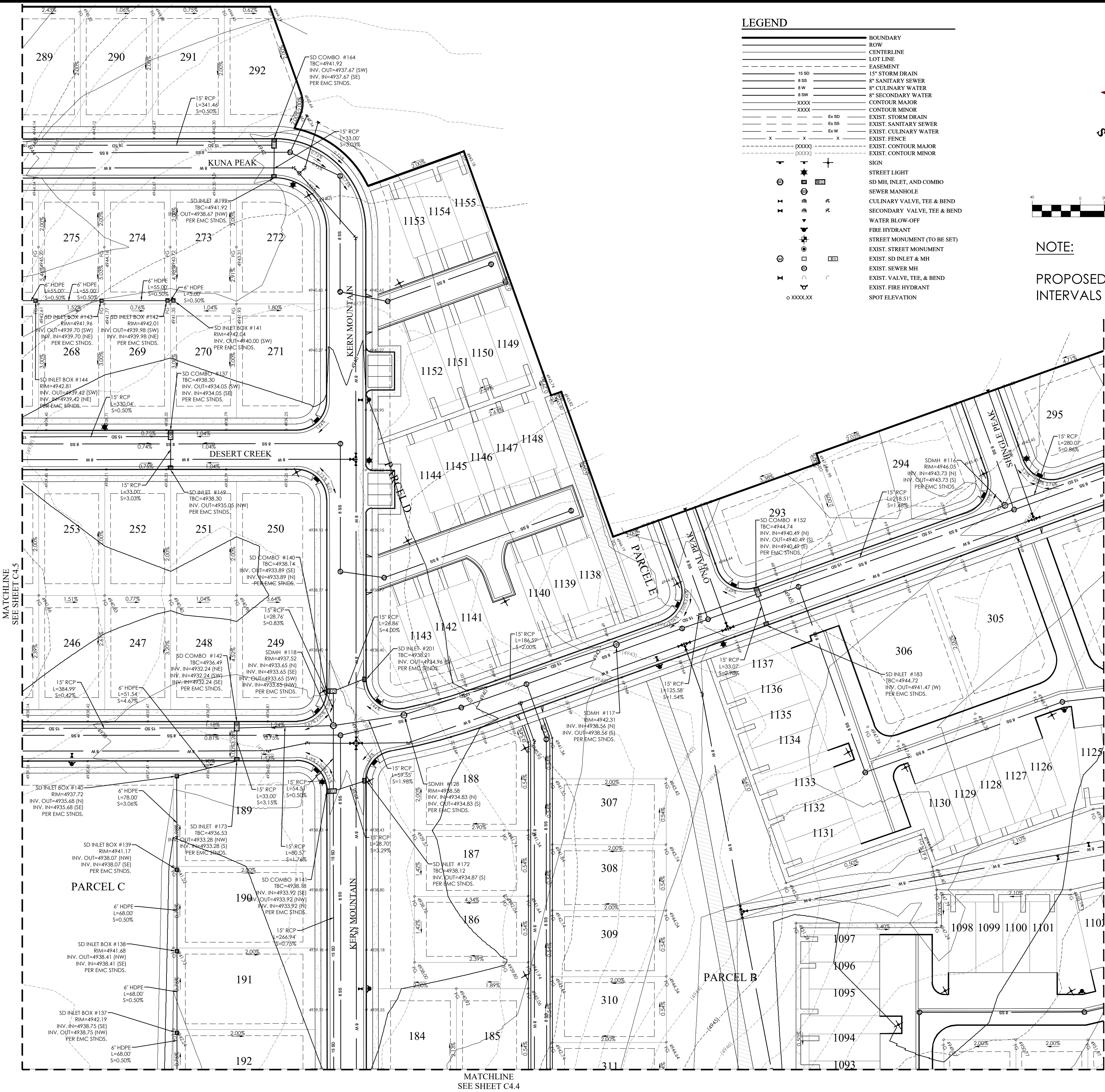
OVERLAND VILLAGE 2 PHASE A PRELIMINARY
EAGLE MOUNTAIN CITY, UTAH
PRELIMINARY GRADING & DRAINAGE PLAN

REVISION BLOCK	
#	DESCRIPTION
1	DATE
2	DATE
3	DATE
4	DATE
5	DATE
6	DATE

PRELIMINARY GRADING & DRAINAGE PLAN	
Scale: 1"=40'	Drawn: GB
Date: 03/17/21	Job #: 20-0479
Sheet:	C4.2



KEY MAP
N.T.S.



LEGEND

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



GRAPHIC SCALE



(IN FEET)
1 inch = 40 ft.

NOTE:

PROPOSED CONTOURS ARE AT 2.0' INTERVALS

OVERLAND VILLAGE 2 PHASE A PRELIMINARY
EAGLE MOUNTAIN CITY, UTAH
PRELIMINARY GRADING & DRAINAGE PLAN

REVISION BLOCK		DESCRIPTION
1	DATE	
2	DATE	
3	DATE	
4	DATE	
5	DATE	
6	DATE	

PRELIMINARY
GRADING &
DRAINAGE
PLAN

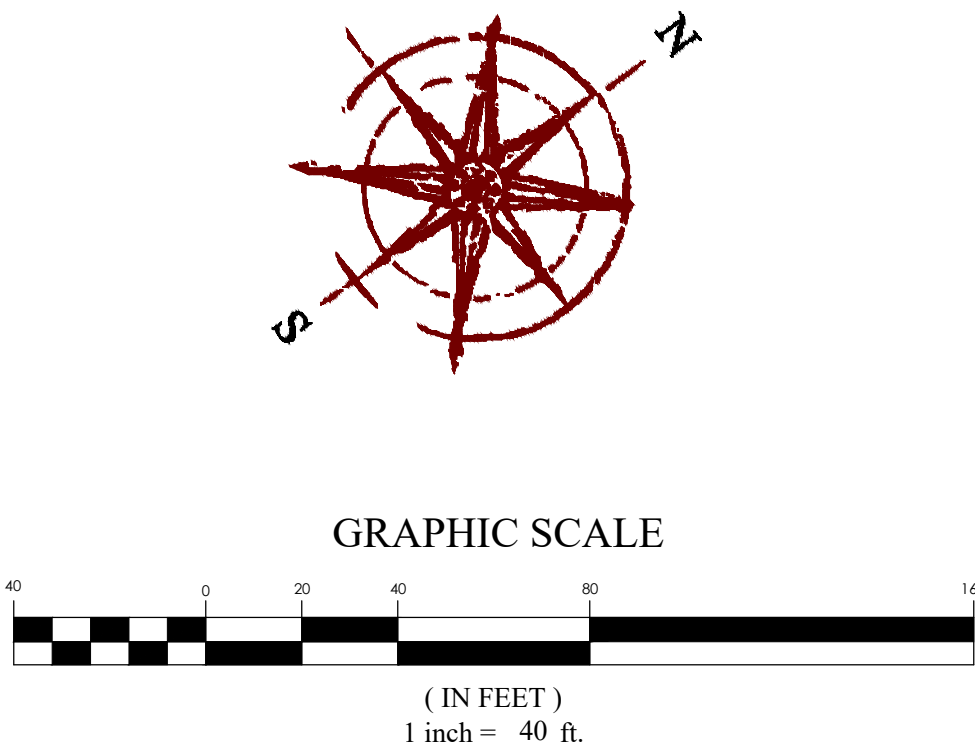
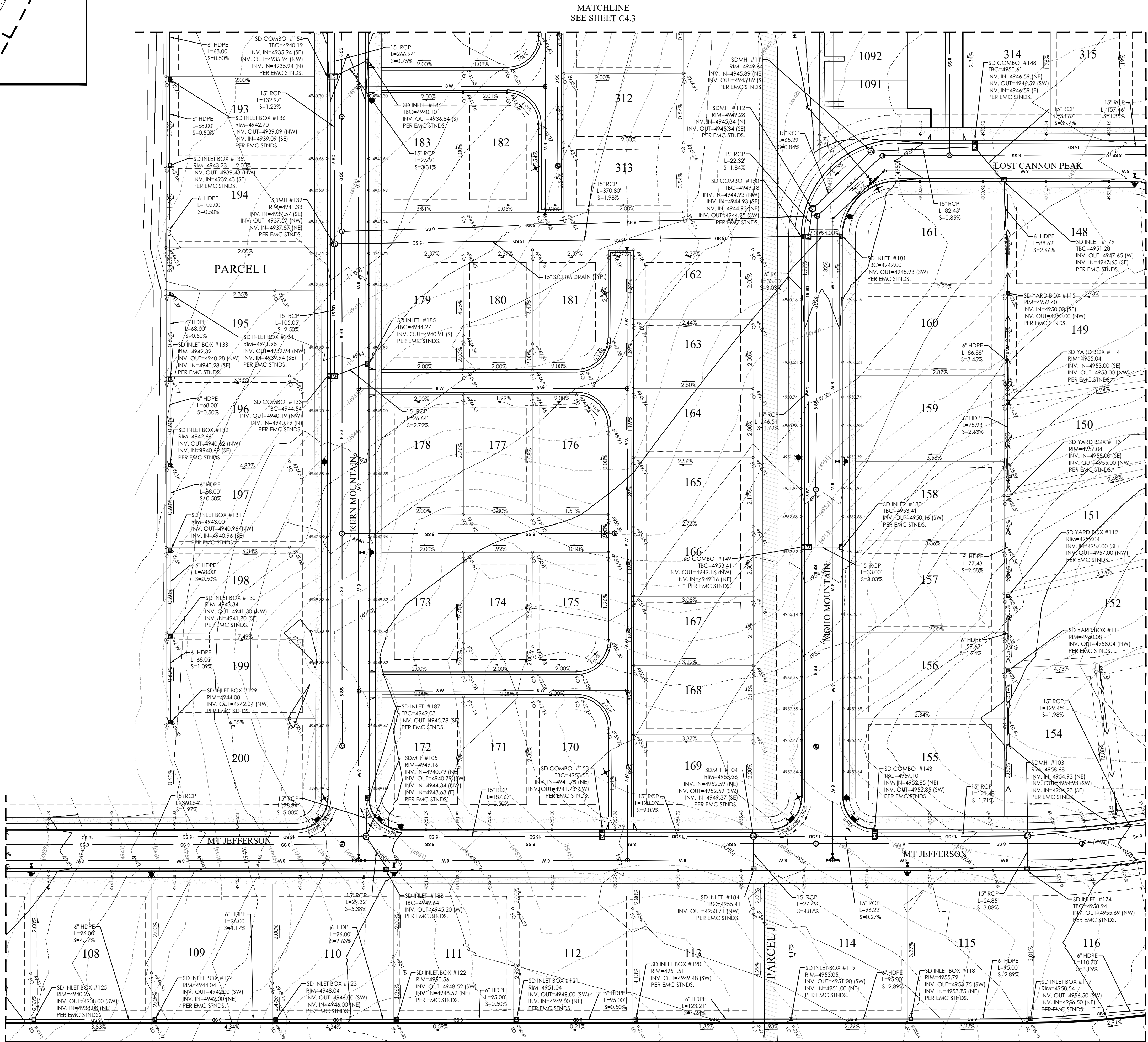
Scale: 1"=40'
Date: 03/17/21
Job #: 20-0479

Sheet: C4.3





KEY MAP
N.T.S.



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

NOTE:
PROPOSED CONTOURS ARE AT 2.0' INTERVALS

OVERLAND VILLAGE 2 PHASE A PRELIMINARY
EAGLE MOUNTAIN CITY, UTAH
PRELIMINARY GRADING & DRAINAGE PLAN

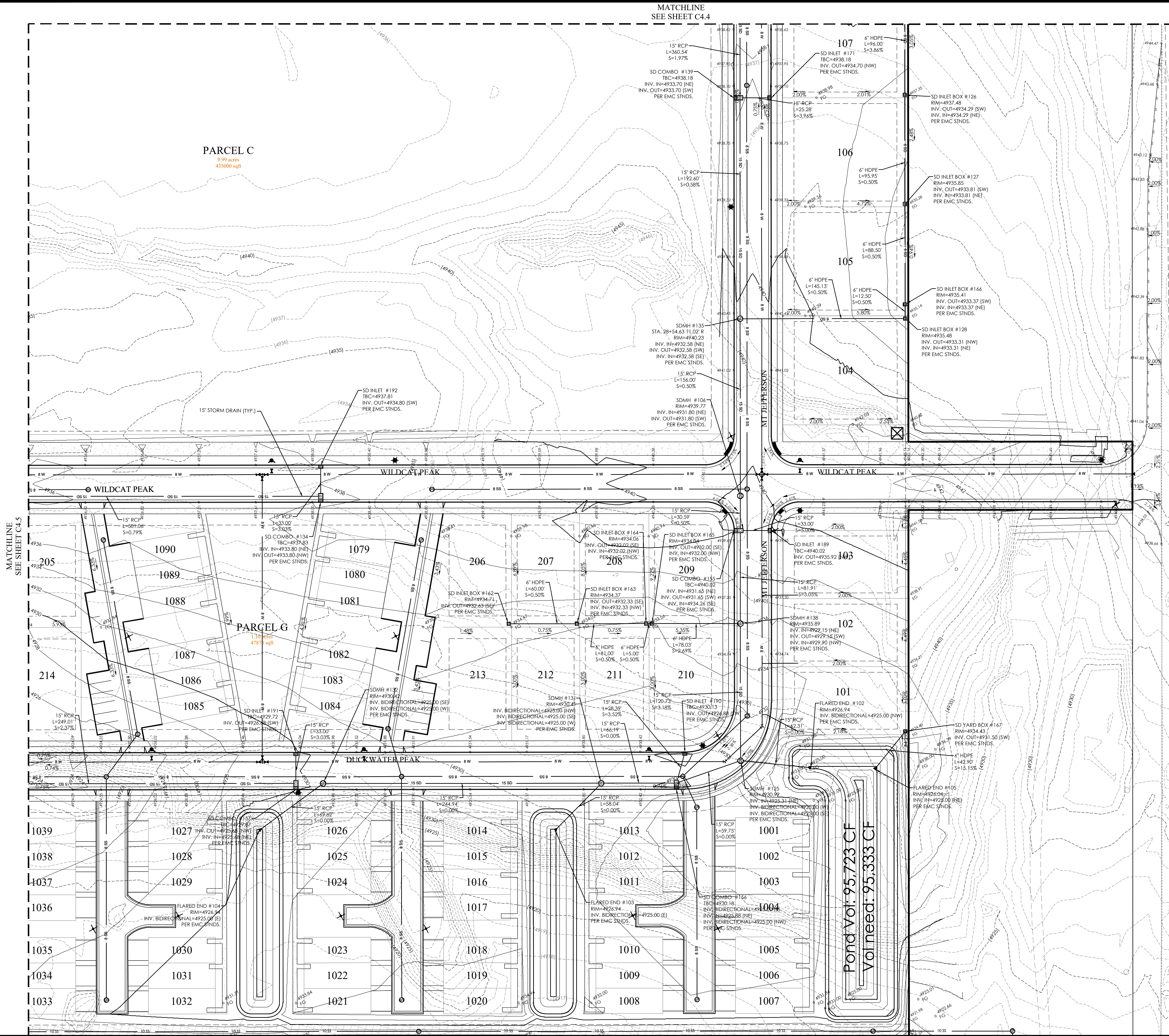
REVISION BLOCK	
#	DESCRIPTION
1	DATE
2	DATE
3	DATE
4	DATE
5	DATE
6	DATE

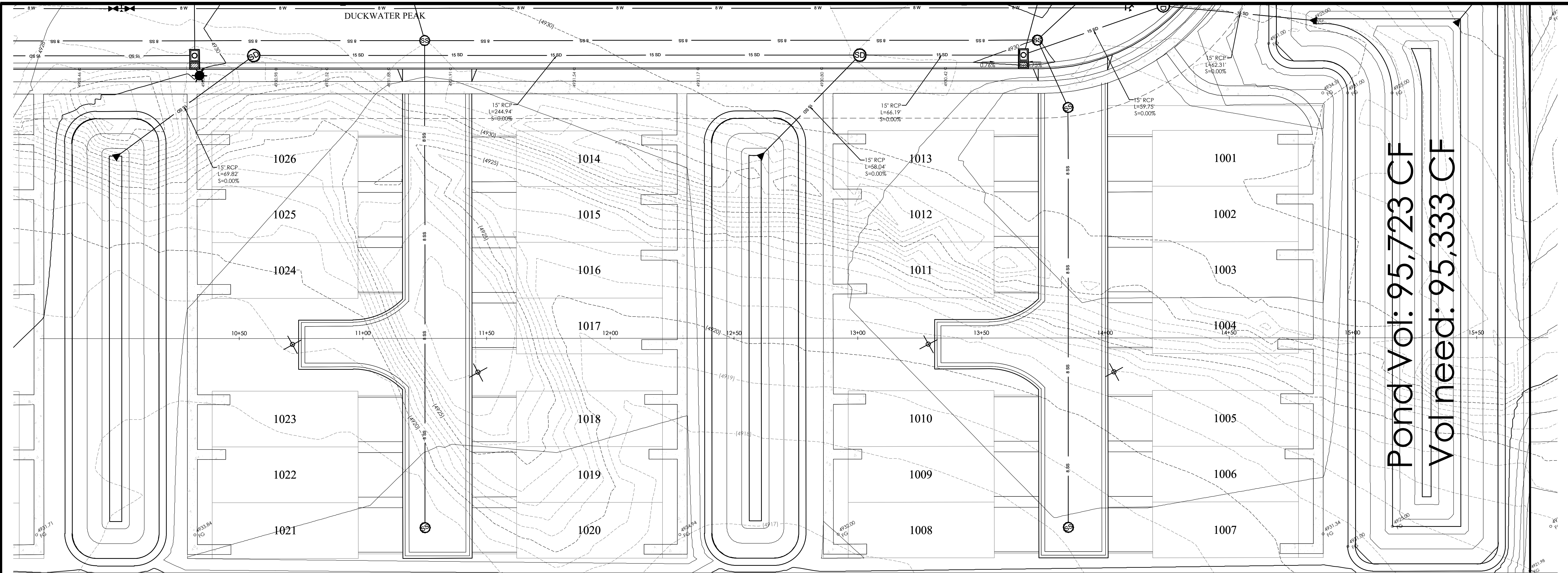
PRELIMINARY GRADING & DRAINAGE PLAN	
Scale: 1"=40'	Drawn: GB
Date: 03/17/21	Job #: 20-0479
Sheet:	C4.4



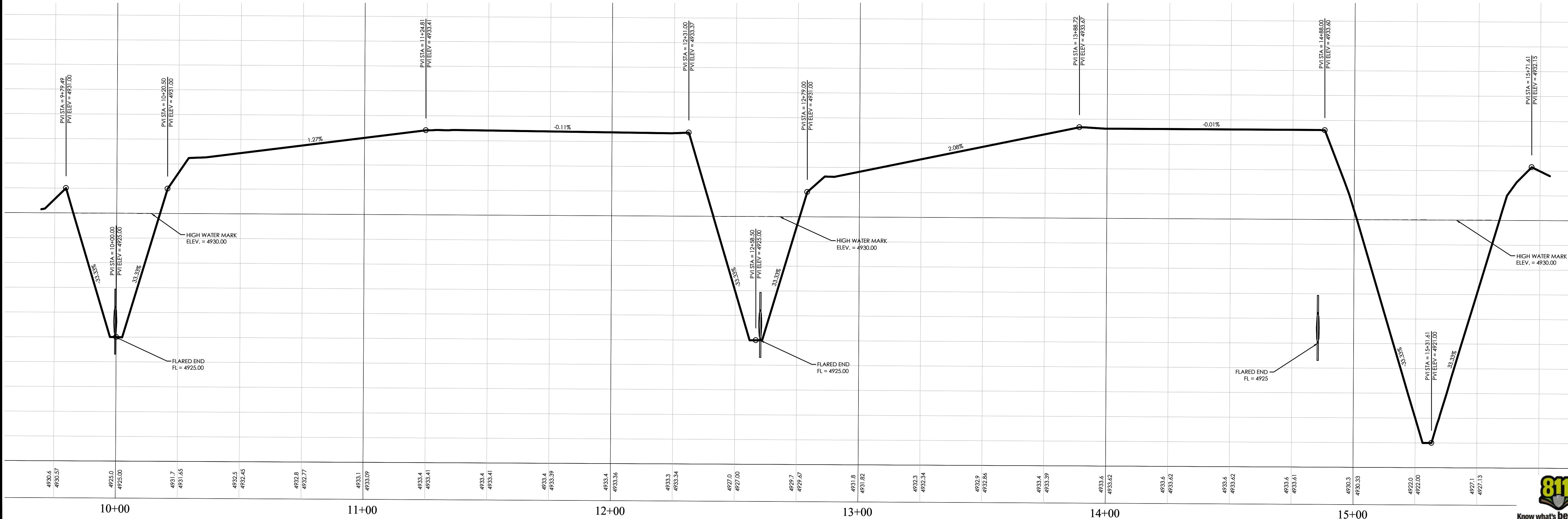
FOR REVIEW ONLY







Pond Vol: 95,723 CF
Vol need: 95,333 CF



PONDS SECTION PROFILE

FOR
REVIEW
ONLY

OVERLAND VILLAGE 2 PHASE A PRELIMINARY
EAGLE MOUNTAIN CITY, UTAH
PRELIMINARY GRADING & DRAINAGE PLAN

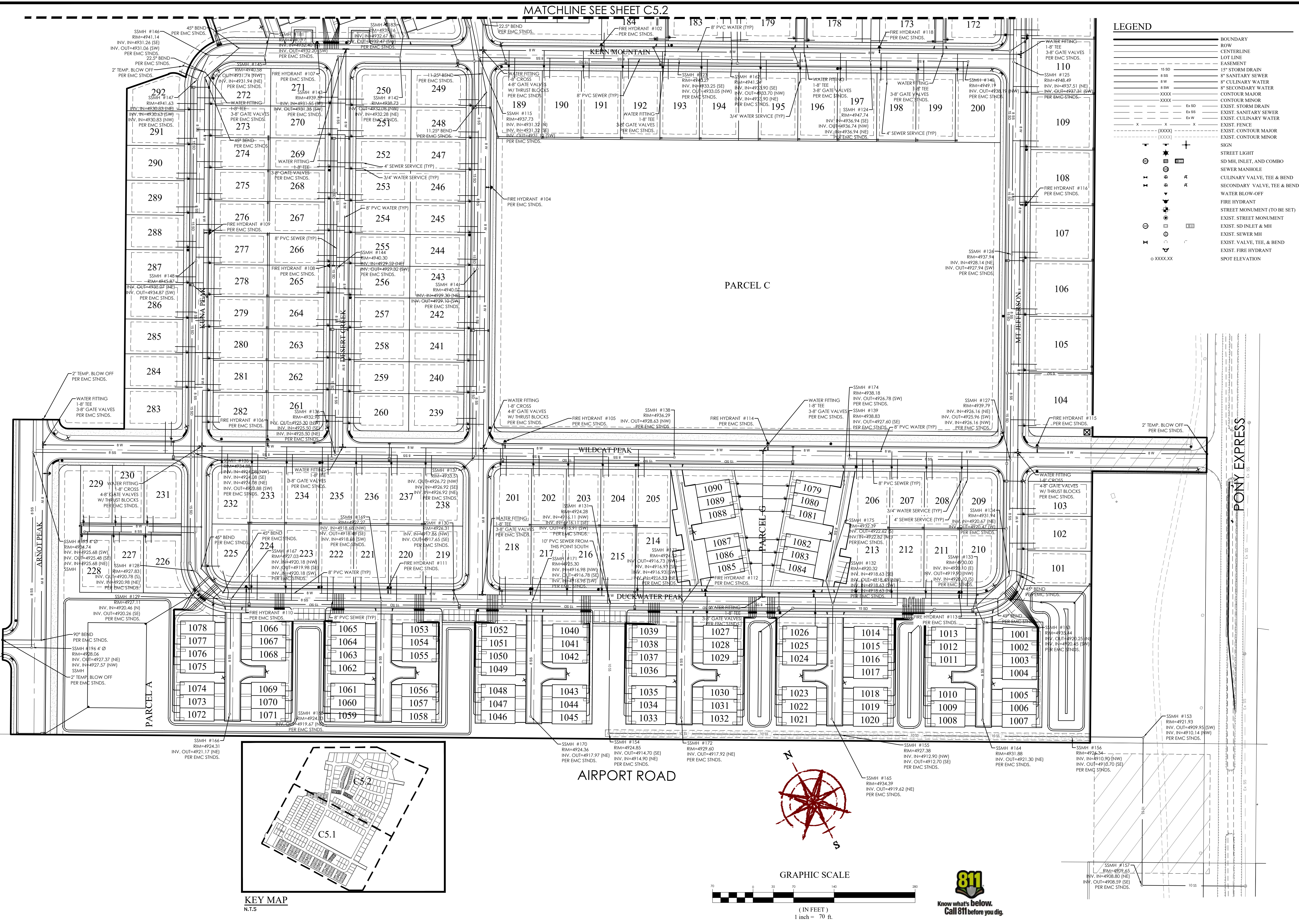
REVISION BLOCK	
#	DESCRIPTION
1	----
2	----
3	----
4	####
5	----
6	----

PRELIMINARY
GRADING &
DRAINAGE
PLAN

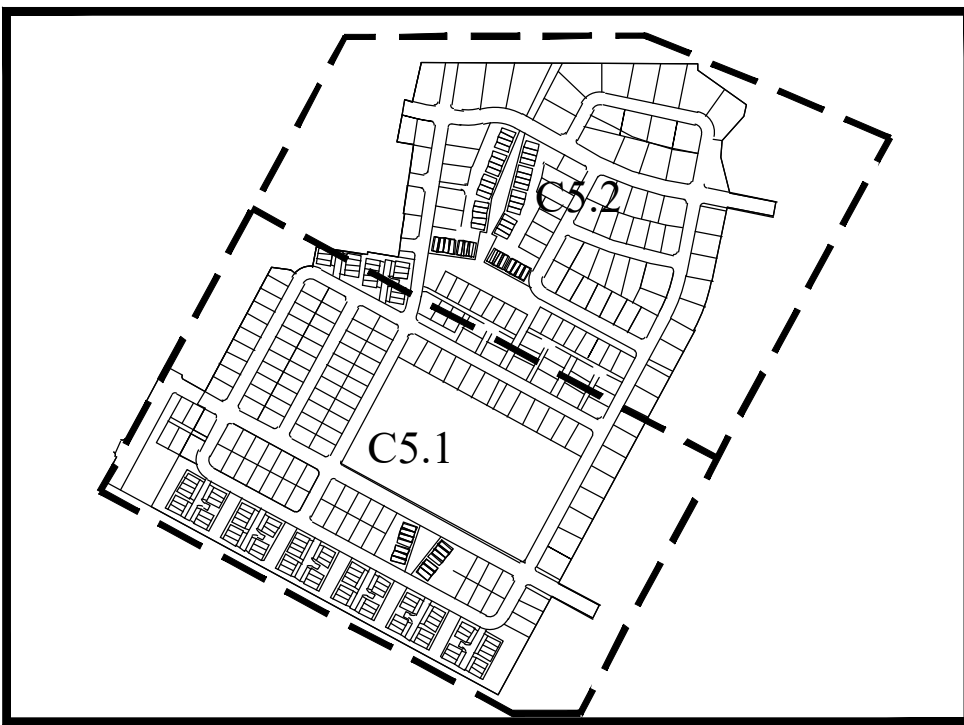
Scale: 1"=20'
Date: 03/17/21
Sheet: C4.7

Drawn: GB
Job #: 20-0479





REVISION BLOCK		
#	DATE	DESCRIPTION
1	10/10/02	10/10/02
2	10/10/02	10/10/02
3	10/10/02	10/10/02
4	10/10/02	####
5	10/10/02	10/10/02
6	10/10/02	10/10/02



KEY MAP
N.T.S.

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



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

FOR
REVIEW
ONLY

OVERLAND VILLAGE 2 PHASE A PRELIMINARY
EAGLE MOUNTAIN CITY, UTAH
UTILITY PLAN

REVISION BLOCK	
#	DESCRIPTION
1	DATE
2	DATE
3	DATE
4	DATE
5	DATE
6	DATE

UTILITY PLAN

Scale: 1"=70' Drawn: GB
Date: 03/17/21 Job #: 20-0479
Sheet: C5.2

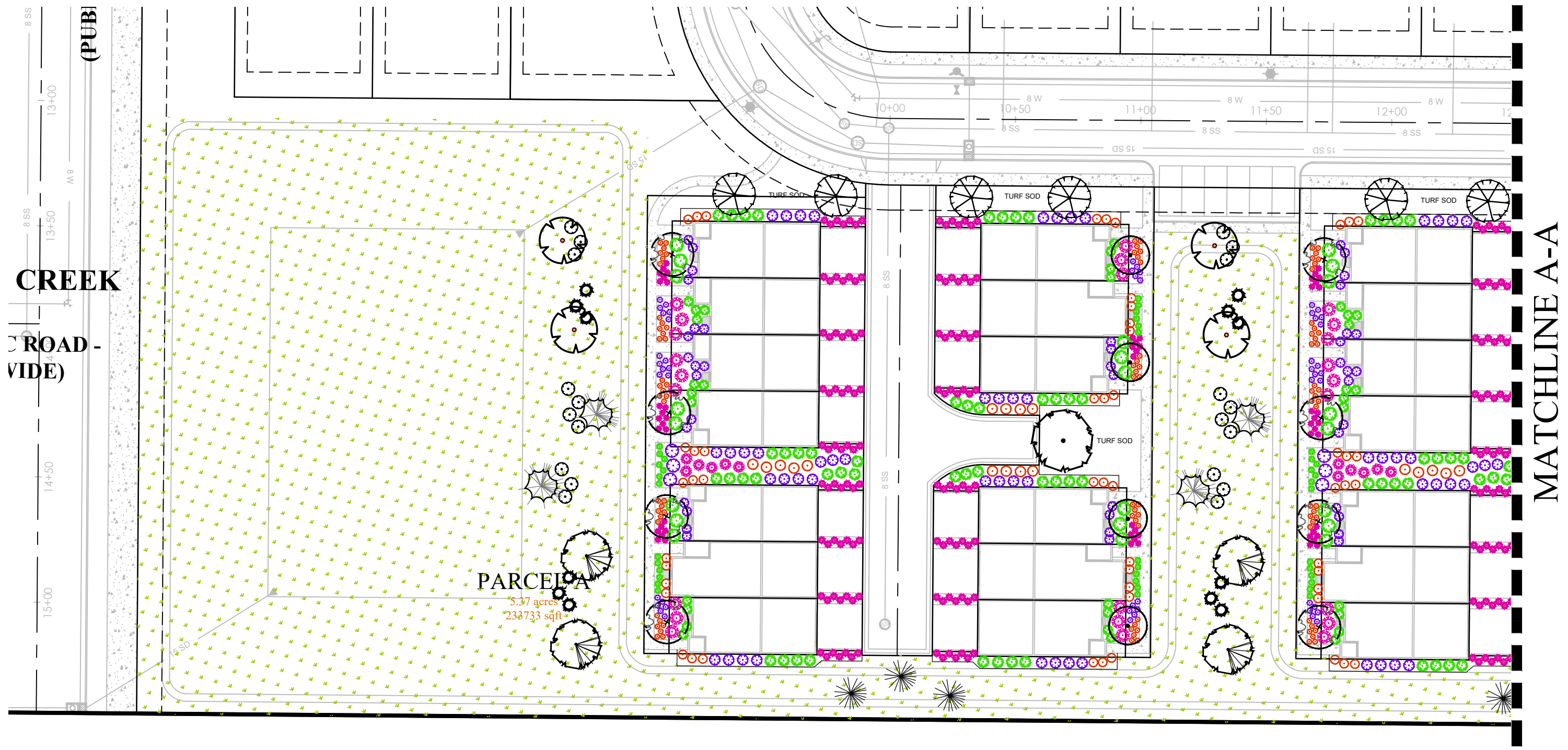


FOR
REVIEW
ONLY

OVERLAND VILLAGE 2 PHASE A PRELIMINARY
EAGLE MOUNTAIN CITY, UTAH
EROSION CONTROL PLAN

REVISION BLOCK		DESCRIPTION
#	DATE	
1	***	
2	***	
3	***	
4	***	
5	***	
6	***	

EROSION CONTROL PLAN	
Scale: 1"=100'	Drawn: GB
Date: 03/17/21	Job #: 20-0479
Sheet:	C6



NATIVE PLANT SCHEDULE

Symbol	Scientific Name	Common Name	Size
SHRUBS			
ATS	Artemisia tridentata	Big Sagebrush	2 Gal
CLM	Cercocarpus ledifolius	Curleaf Mountain Mahogany	2 Gal
ENR	Ericameria nauseosus	Rubber Rabbit Brush	2 Gal
FPF	Fallugia paradoxa	Apache Flume	1 Gal
JCC	Juniperus communis	Common Juniper	1 Gal
PMN	Physocarpus malvaceus	Mallow Ninebark	2 Gal
PTB	Purshia tridentata	Antelope Bitterbrush	2 Gal
RTS	Rhus trilobata	Three Leaf Sumac	2 Gal
RAC	Ribes aureum	Golden Current	1 Gal
RWW	Rosa woodsii	Woods Rose	1 Gal

NOTES:
1. ALL PLANTING BEDS WILL HAVE 3" DARK BROWN LONG STRAND SHREDDED BARK MULCH.

LEGEND
NATIVE GRASS/WILDFLOWERS

NATIVE GRASS/WILDFLOWER SEED MIX

SLENDER WHEATGRASS	18%
WESTERN WHEATGRASS	20%
BLUEBUNCH WHEATGRASS	20%
SHEEP FESCUE	4%
SANDBERG BLUEGRASS	3%
INDIAN RICEGRASS	10%
BLANKET FLOWER	5%
BLUE FLAX	10%
CALIFORNIA POPPY	10%

APPLICATION:
1. APPLY 4 TO 6 INCHES OF NATIVE TOP SOIL TO DISTURBED AREAS. TOPSOIL SHALL COME FROM THE LOCAL AREA OR STOCKPILED TOPSOIL FROM AREAS BEING DISTURBED. NO SUBSURFACE SOIL SHALL BE USED. IT IS IMPORTANT TO USE SOIL THAT HAS MINIMAL AMOUNT OF WEED SEED.
2. APPLY SEED MIX AT A RATE OF TWENTY POUNDS PER ACRE (20 LBS./AC.). APPLY SEED MIX BY DRILLING OR LIGHTLY RAKE INTO 1/4" OF SOIL. AFTERWARDS, APPLY HYDROMULCH OVER DRILL SEEDS AREAS USING SILVA FIBRE MULCH AT 1400 LBS. PER ACRE.
3. SEED MIX APPLICATION TO BE FROM OCTOBER 15 TO DECEMBER 15 AND WHEN SOIL TEMPERATURE IS CONSISTENTLY BELOW 50 DEGREES F. (SEED MIX PROVIDED BY GRANITE SEED, LEHI, UTAH)

TREE LEGEND

	Acer truncatum x platanoides 'Warrenred'
	Pacific Sunset Maple 1 1/2" cal.
	Malus 'Royal Raindrops'
	Royal Raindrops Crab 1 1/2" cal.
	Malus 'Spring Snow'
	Spring Snow Flowering Crab 1 1/2" cal.
	Prunus serrulata 'Kwanzan'
	Kwanzan Flowering Cherry 1 1/2" cal.
	Prunus virginiana 'Canada Red'
	Canada Red Chokecherry 1 1/2" cal.
	Pyrus calleryana 'Chanticleer'
	Chanticleer Flowering Pear 1 1/2" cal.

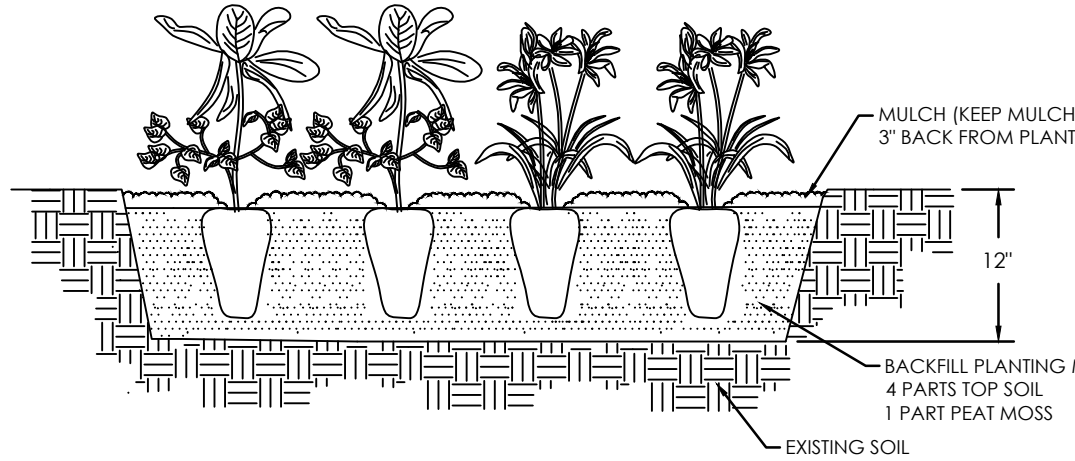
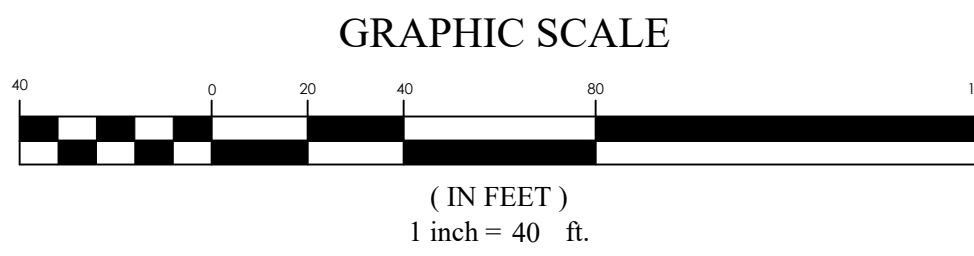
NATIVE TREE LEGEND

	Acer grandidentatum
	Bigtooth Maple 1 1/2" cal.
	Crataegus douglasii
	Black Hawthorn 1 1/2" cal.
	Quercus gambelii
	Scrub Oak 5' height
	Juniperus osteosperma
	Utah Juniper 6' height
	Juniperus monosperma
	One-seed Juniper 6' height

PLANT SCHEDULE FOR TOWNHOMES

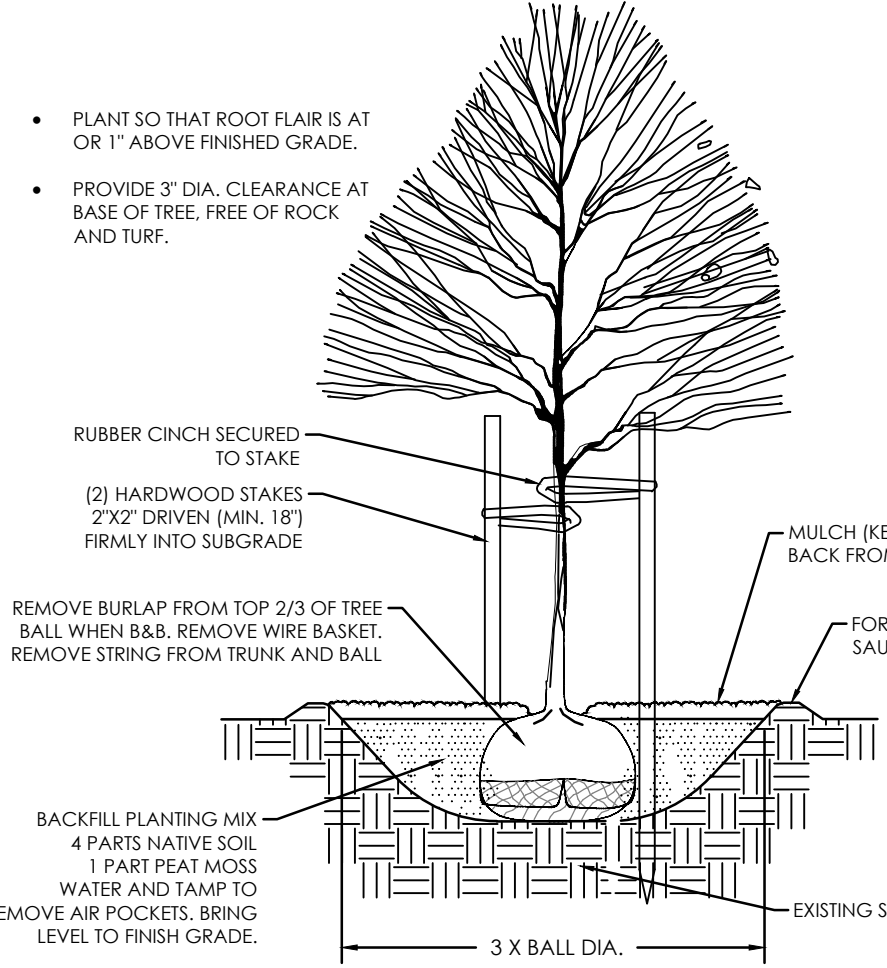
Symbol	Scientific Name	Common Name	Size	Waterwise
SHRUBS				
AMG	Aronia melanocarpa 'Ground Hog'	Ground Hog Aronia	2 Gal	No
BTC	Berberis thunbergii 'atraz' 'Concorde'	Dark Red-Purple Barberry	2 Gal	No
BDH	Buddleia davidii 'Buzz Hot Raspberry'	Hot Raspberry Butterfly Bush	2 Gal	Yes
BGV	Buxus 'Green Velvet'	Green Velvet Boxwood	2 Gal	No
CCF	Caryopteris clandonensis 'First Choice'	First Choice Bluebeard	2 Gal	Yes
HSL	Hibiscus syriacus 'Lil Kim'	Dwarf Rose of Sharon	5 Gal	Yes
HPL	Hydrangea paniculata Lavalamp Flare	Lavalamp Flare Hydrangea	5 Gal	No
MAC	Mahonia aquifolium 'Compacta'	Compact Oregon Grape	5 Gal	Yes
POL	Physocarpus opulifolius 'Donna May'	Little Devil Ninebark	5 Gal	Yes
PON	Physocarpus opulifolius 'Nugget'	Dwarf Ninebark	5 Gal	Yes
PMM	Pinus mugo 'Mughus'	Dwarf Mugo Pine	5 Gal	Yes
PFD	Potentilla fruticosa 'Dakota Sunspot'	Dakota Sunspot Potentilla	2 Gal	Yes
RMC	Rosa 'Meidiland Crimson'	Crimson Meidiland Rose	5 Gal	Yes
RMW	Rosa 'Meidiland White'	White Meidiland Rose	5 Gal	Yes
SBA	Spiraea bumalda 'Anthony Waterer'	Anthony Waterer Spiraea	2 Gal	No
SBG	Spiraea bumalda 'Goldmound'	Gold Spiraea	2 Gal	No
SJD	Spiraea japonica 'Doozie'	Doozie Spiraea	2 Gal	No
SBL	Syringa x 'Bloomerang'	Dark Purple Reblooming Lilac	5 Gal	No
TME	Toxus media 'Everlow'	Everlow Yew	5 Gal	Yes
PERENNIALS & ORNAMENTAL GRASSES				
CAK	Calamagrostis acutiflora 'Karl Foerster'	Feather Reed Grass	1 Gal	Yes
HSS	Helictotrichon sempervirens 'Sapphire'	Blue Oat Grass	1 Gal	Yes
HSO	Heimericallis 'Stella de Oro'	Stella de Oro Daylily	1 Gal	Yes
PVS	Panicum virgatum 'Shenandoah'	Switch Grass	1 Gal	Yes
PAH	Pennisetum alopecuroides 'Hameln'	Hameln Fountain Grass	1 Gal	Yes
RFC	Rudbeckia fulgida 'City Garden'	Black Eyed Susan	1 Gal	No
SNE	Salvia nemorosa 'East Friesland'	East Friesland Salvia	1 Gal	Yes

LANDSCAPE NOTES:
1. LAWN AREAS WILL BE SODDED WITH KENTUCKY BLUEGRASS BLEND OVER 4 INCHES GOOD GRADE TOPSOIL.
2. ALL PLANTING BEDS WILL HAVE 3" DARK BROWN LONG STRAND SHREDDED BARK MULCH.
3. INSTALL PLASTIC EDGING FOR MOW STRIPS BETWEEN LAWN AREAS AND PLANTING BEDS.



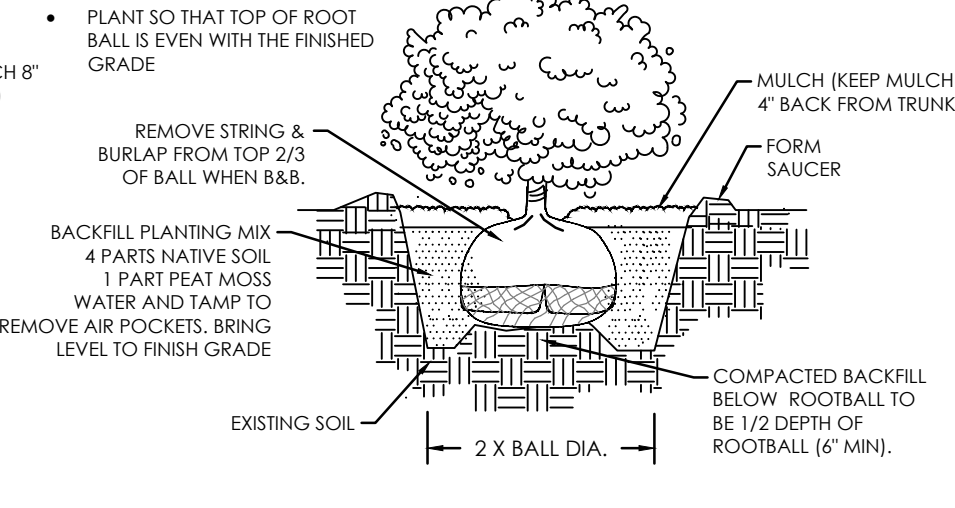
B PERENNIAL PLANTING

NOT TO SCALE



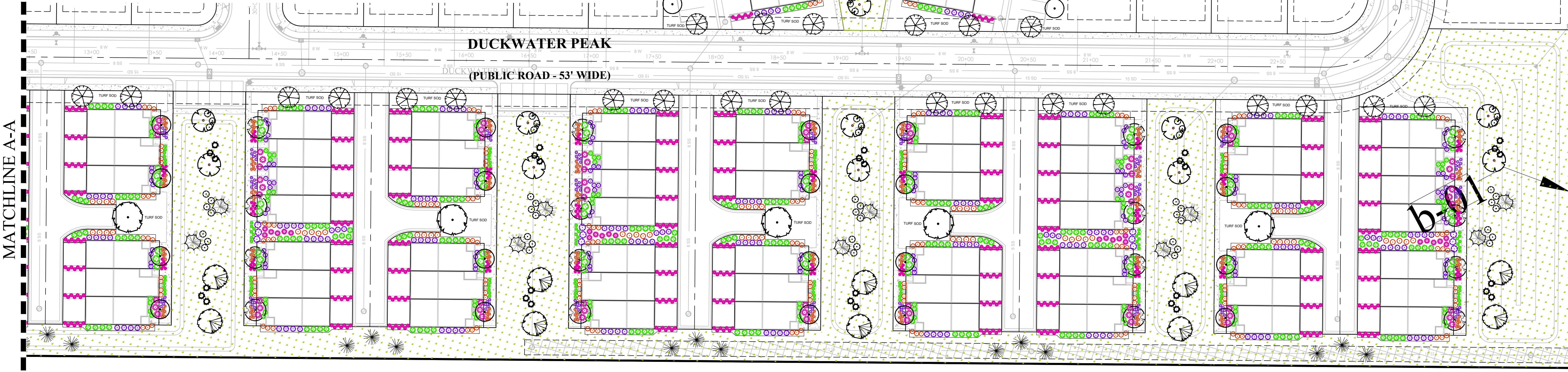
A TREE PLANTING & STAKING

NOT TO SCALE



C SHRUB PLANTING

NOT TO SCALE



OVERLAND VILLAGE 2 PHASE A PRELIMINARY

EAGLE MOUNTAIN CITY, UTAH

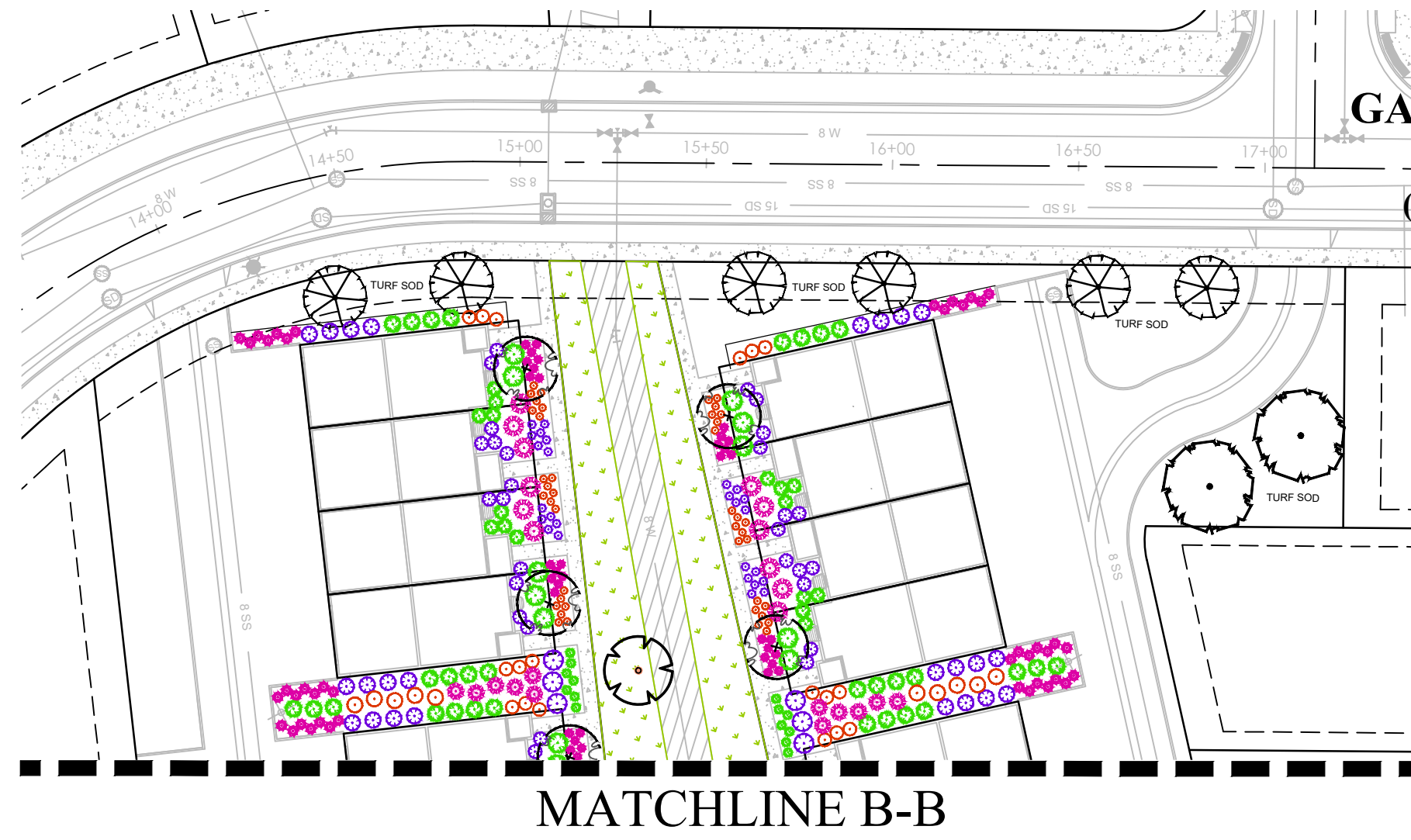
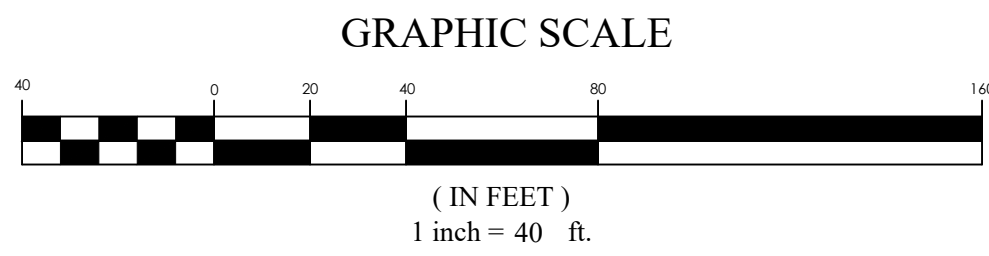
LANDSCAPE PLAN

REVISION BLOCK	DATE	DESCRIPTION
1		
2		
3		
4		
5		
6		

LANDSCAPE PLAN	
Scale: 1"=40'	Drawn: AW
Date: 03/17/21	Job #: 20-0479
Sheet:	L1.1

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

For Review



NATIVE LANDSCAPE VISIONING IMAGES



For Review

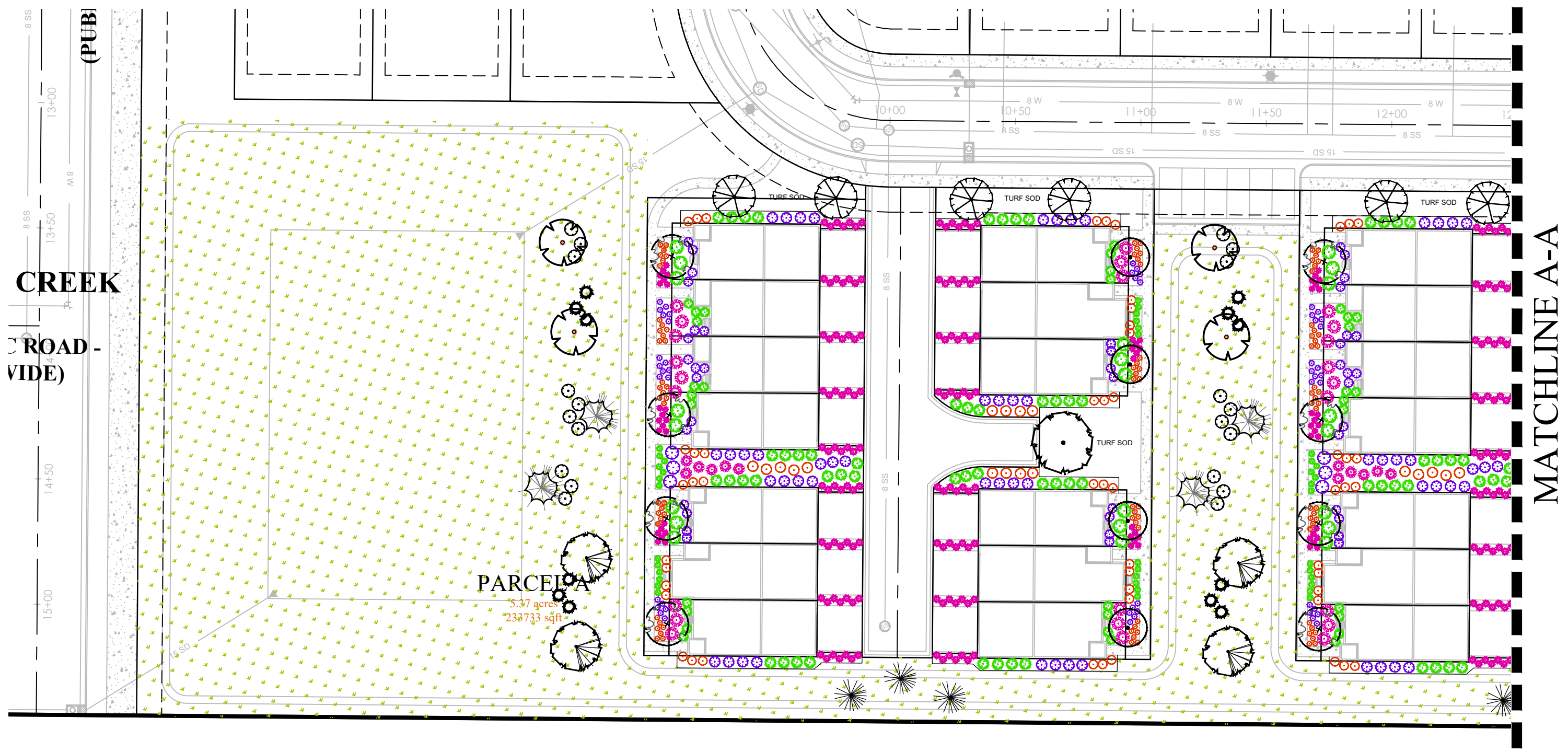
OVERLAND VILLAGE 2 PHASE A PRELIMINARY
EAGLE MOUNTAIN CITY, UTAH
LANDSCAPE PLAN

REVISION BLOCK	
#	DESCRIPTION
1	DATE: 03/17/21
2	DATE: 03/17/21
3	DATE: 03/17/21
4	DATE: 03/17/21
5	DATE: 03/17/21
6	DATE: 03/17/21

LANDSCAPE
PLAN

Scale: 1"=40'
Date: 03/17/21
Sheet: L1.2

L1.2



NATIVE PLANT SCHEDULE

Symbol	Scientific Name	Common Name	Size
SHRUBS			
ATS	Artemisia tridentata	Big Sagebrush	2 Gal
CLM	Cercocarpus ledifolius	Curleaf Mountain Mahogany	2 Gal
ENR	Ericameria nauseosus	Rubber Rabbit Brush	2 Gal
FPF	Fallugia paradoxa	Apache Flume	1 Gal
JCC	Juniperus communis	Common Juniper	1 Gal
PMN	Physocarpus malvaceus	Mallow Ninebark	2 Gal
PTB	Purshia tridentata	Antelope Bitterbrush	2 Gal
RTS	Rhus trilobata	Three Leaf Sumac	2 Gal
RAC	Ribes aureum	Golden Current	1 Gal
RWW	Rosa woodsii	Woods Rose	1 Gal

NOTES:
1. ALL PLANTING BEDS WILL HAVE 3" DARK BROWN LONG STRAND SHREDDED BARK MULCH.

LEGEND
NATIVE GRASS/WILDFLOWERS

NATIVE GRASS/WILDFLOWER SEED MIX

SLENDER WHEATGRASS	18%
WESTERN WHEATGRASS	20%
BLUEBUNCH WHEATGRASS	20%
SHEEP FESCUE	4%
SANDBERG BLUEGRASS	3%
INDIAN RICEGRASS	10%
BLANKET FLOWER	5%
BLUE FLAX	10%
CALIFORNIA POPPY	10%

APPLICATION:
1. APPLY 4 TO 6 INCHES OF NATIVE TOP SOIL TO DISTURBED AREAS. TOPSOIL SHALL COME FROM THE LOCAL AREA OR STOCKPILED TOPSOIL FROM AREAS BEING DISTURBED. NO SUBSURFACE SOIL SHALL BE USED. IT IS IMPORTANT TO USE SOIL THAT HAS MINIMAL AMOUNT OF WEED SEED.
2. APPLY SEED MIX AT A RATE OF TWENTY POUNDS PER ACRE (20 LBS./AC.). APPLY SEED MIX BY DRILLING OR LIGHTLY RAKE INTO 1/4" OF SOIL. AFTERWARDS, APPLY HYDROMULCH OVER DRILL SEEDS AREAS USING SILVA FIBRE MULCH AT 1400 LBS. PER ACRE.
3. SEED MIX APPLICATION TO BE FROM OCTOBER 15 TO DECEMBER 15 AND WHEN SOIL TEMPERATURE IS CONSISTENTLY BELOW 50 DEGREES F. (SEED MIX PROVIDED BY GRANITE SEED, LEHI, UTAH)

TREE LEGEND

	Acer truncatum x platanoides 'Warrenred'
	Pacific Sunset Maple 1 1/2" cal.
	Malus 'Royal Raindrops'
	Royal Raindrops Crab 1 1/2" cal.
	Malus 'Spring Snow'
	Spring Snow Flowering Crab 1 1/2" cal.
	Prunus serrulata 'Kwanzan'
	Kwanzan Flowering Cherry 1 1/2" cal.
	Prunus virginiana 'Canada Red'
	Canada Red Chokecherry 1 1/2" cal.
	Pyrus calleryana 'Chanticleer'
	Chanticleer Flowering Pear 1 1/2" cal.

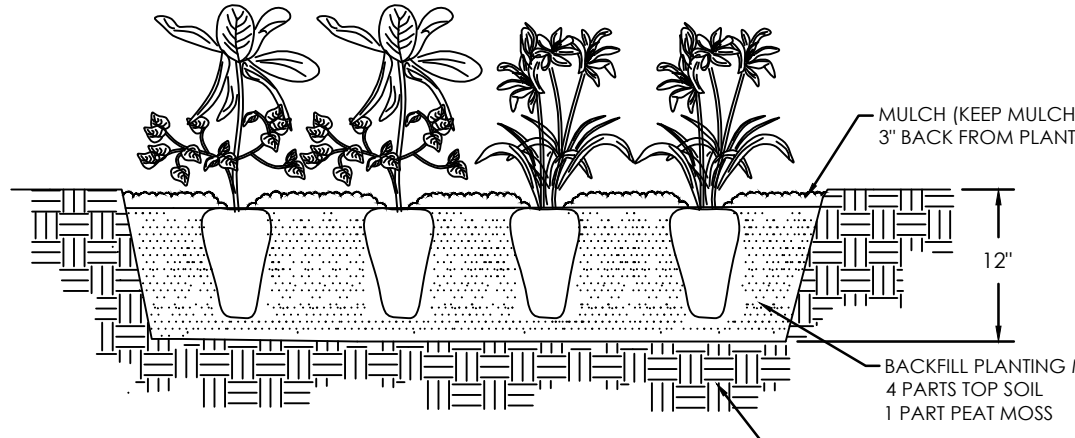
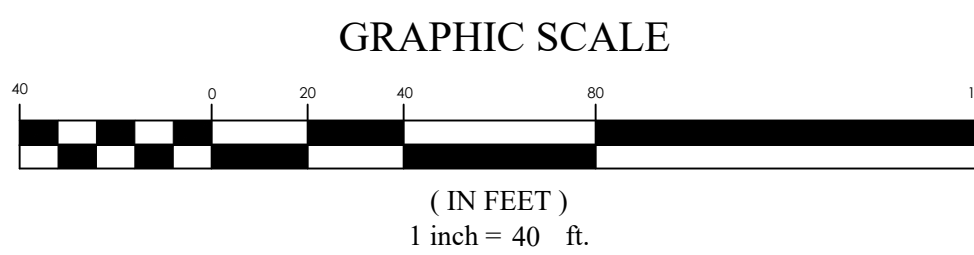
NATIVE TREE LEGEND

	Acer grandidentatum
	Bigtooth Maple 1 1/2" cal.
	Crataegus douglasii
	Black Hawthorn 1 1/2" cal.
	Quercus gambelii
	Scrub Oak 5' height
	Juniperus osteosperma
	Utah Juniper 6' height
	Juniperus monosperma
	One-seed Juniper 6' height

PLANT SCHEDULE FOR TOWNHOMES

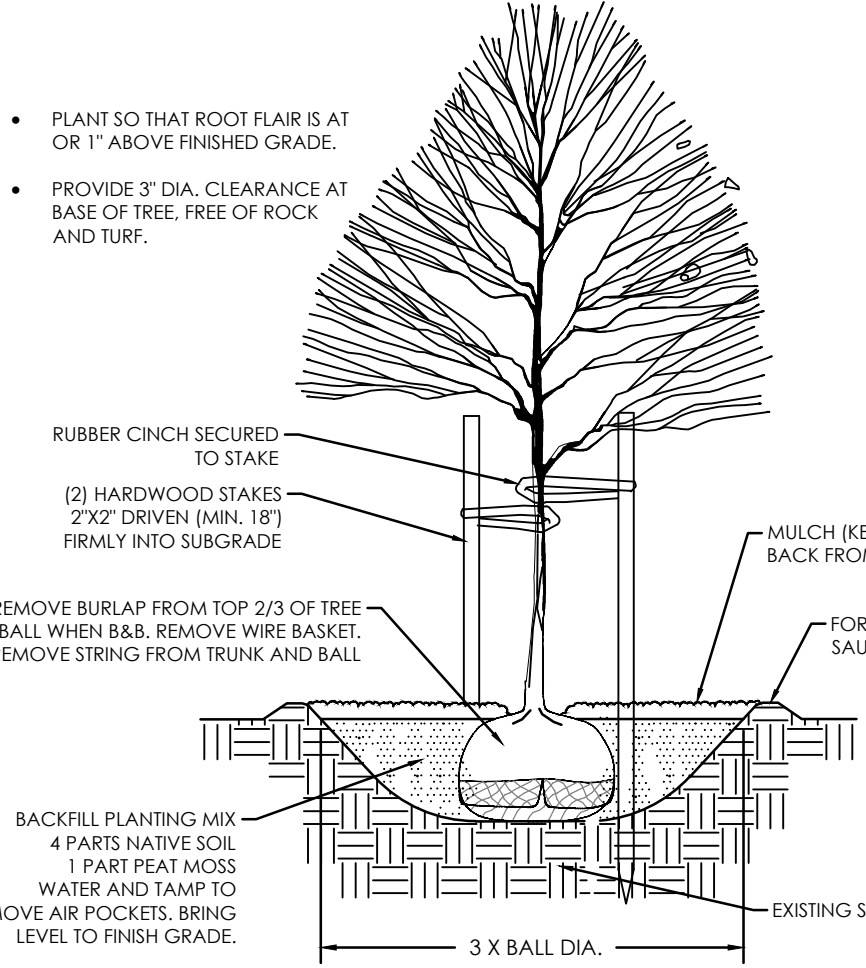
Symbol	Scientific Name	Common Name	Size	Waterwise
SHRUBS				
AMG	Aronia melanocarpa 'Ground Hog'	Ground Hog Aronia	2 Gal	No
BTC	Berberis thunbergii 'atro 'Concorde'	Dark Red-Purple Barberry	2 Gal	No
BDH	Buddleia davidii 'Buzz Hot Raspberry'	Hot Raspberry Butterfly Bush	2 Gal	Yes
BGV	Buxus 'Green Velvet'	Green Velvet Boxwood	2 Gal	No
CCF	Caryopteris clandonensis 'First Choice'	First Choice Bluebeard	2 Gal	Yes
HSL	Hibiscus syriacus 'Lil Kim'	Dwarf Rose of Sharon	5 Gal	Yes
HPL	Hydrangea paniculata Lavalamp Flare	Lavalamp Flare Hydrangea	5 Gal	No
MAC	Mahonia aquifolium 'Compacta'	Compact Oregon Grape	5 Gal	Yes
POL	Physocarpus opulifolius 'Donna May'	Little Devil Ninebark	5 Gal	Yes
PON	Physocarpus opulifolius 'Nugget'	Dwarf Ninebark	5 Gal	Yes
PMM	Pinus mugo 'Mughus'	Dwarf Mugo Pine	5 Gal	Yes
PFD	Potentilla fruticosa 'Dakota Sunspot'	Dakota Sunspot Potentilla	2 Gal	Yes
RMC	Rosa 'Meiland Crimson'	Crimson Meiland Rose	5 Gal	Yes
RMW	Rosa 'Meiland White'	White Meiland Rose	5 Gal	Yes
SBA	Spiraea bumalda 'Anthony Waterer'	Anthony Waterer Spiraea	2 Gal	No
SBG	Spiraea bumalda 'Goldmound'	Gold Spiraea	2 Gal	No
SJD	Spiraea japonica 'Doozie'	Doozie Spiraea	2 Gal	No
SBL	Syringa x 'Bloomerang'	Dark Purple Reblooming Lilac	5 Gal	No
TME	Toxus media 'Everlow'	Everlow Yew	5 Gal	Yes
PERENNIALS & ORNAMENTAL GRASSES				
CAK	Calamagrostis acutiflora 'Karl Foerster'	Feather Reed Grass	1 Gal	Yes
HSS	Helictotrichon sempervirens 'Sapphire'	Blue Oat Grass	1 Gal	Yes
HSO	Heimericallis 'Stella de Oro'	Stella de Oro Daylily	1 Gal	Yes
PVS	Panicum virgatum 'Shenandoah'	Switch Grass	1 Gal	Yes
PAH	Pennisetum alopecuroides 'Hameln'	Hameln Fountain Grass	1 Gal	Yes
RFC	Rudbeckia fulgida 'City Garden'	Black Eyed Susan	1 Gal	No
SNE	Salvia nemorosa 'East Friesland'	East Friesland Salvia	1 Gal	Yes

LANDSCAPE NOTES:
1. LAWN AREAS WILL BE SODDED WITH KENTUCKY BLUEGRASS BLEND OVER 4 INCHES GOOD GRADE TOPSOIL.
2. ALL PLANTING BEDS WILL HAVE 3" DARK BROWN LONG STRAND SHREDDED BARK MULCH.
3. INSTALL PLASTIC EDGING FOR MOW STRIPS BETWEEN LAWN AREAS AND PLANTING BEDS.



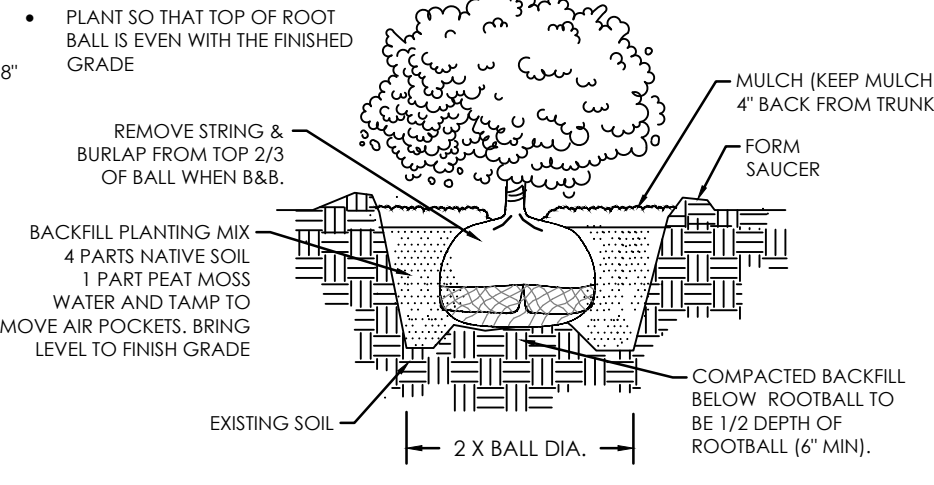
PERENNIAL PLANTING

NOT TO SCALE



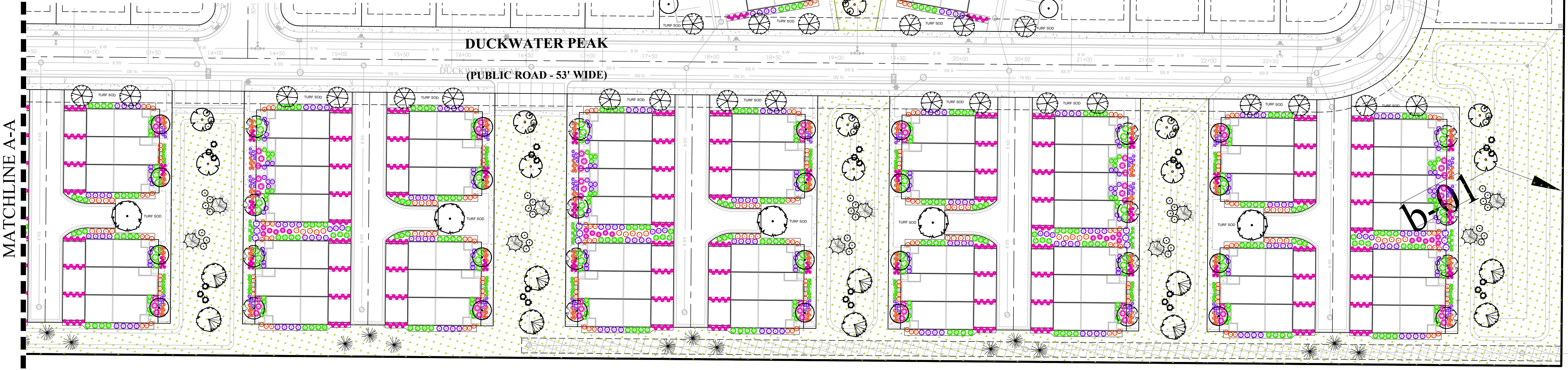
TREE PLANTING & STAKING

NOT TO SCALE



SHRUB PLANTING

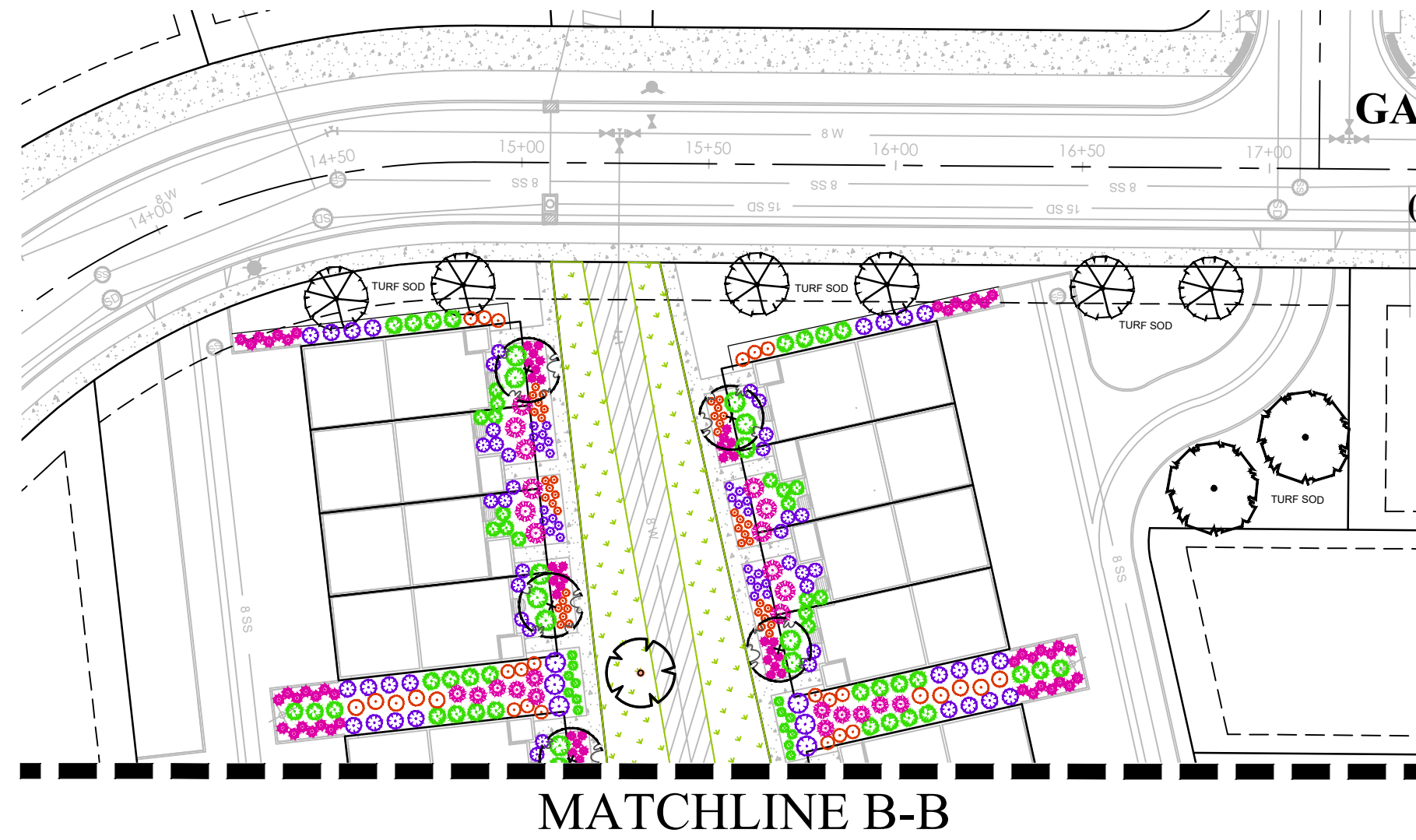
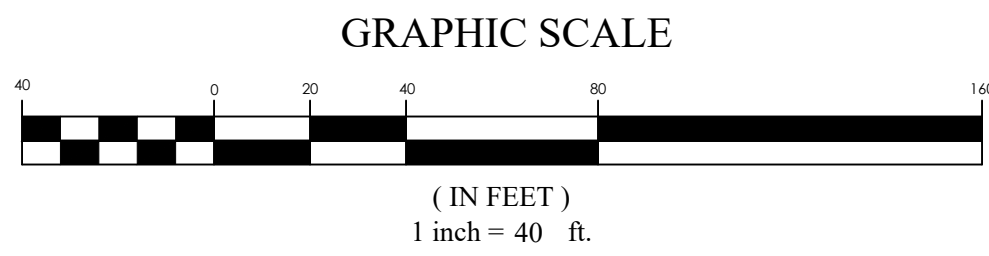
NOT TO SCALE



OVERLAND VILLAGE 2 PHASE A PRELIMINARY
EAGLE MOUNTAIN CITY, UTAH
LANDSCAPE PLAN

REVISION BLOCK	DATE	DESCRIPTION
1		
2		
3		
4		
5		
6		

LANDSCAPE PLAN	
Scale: 1"=40'	Drawn: AW
Date: 03/17/21	Job #: 20-0479
Sheet:	L1.1



NATIVE LANDSCAPE VISIONING IMAGES



For Review

OVERLAND VILLAGE 2 PHASE A PRELIMINARY
EAGLE MOUNTAIN CITY, UTAH
LANDSCAPE PLAN

REVISION BLOCK	
#	DESCRIPTION
1	DATE: 03/17/21
2	DATE: 03/17/21
3	DATE: 03/17/21
4	DATE: 03/17/21
5	DATE: 03/17/21
6	DATE: 03/17/21

LANDSCAPE PLAN

Scale: 1"=40'
Date: 03/17/21
Sheet: L1.2

Drawn: AW
Job #: 20-0479





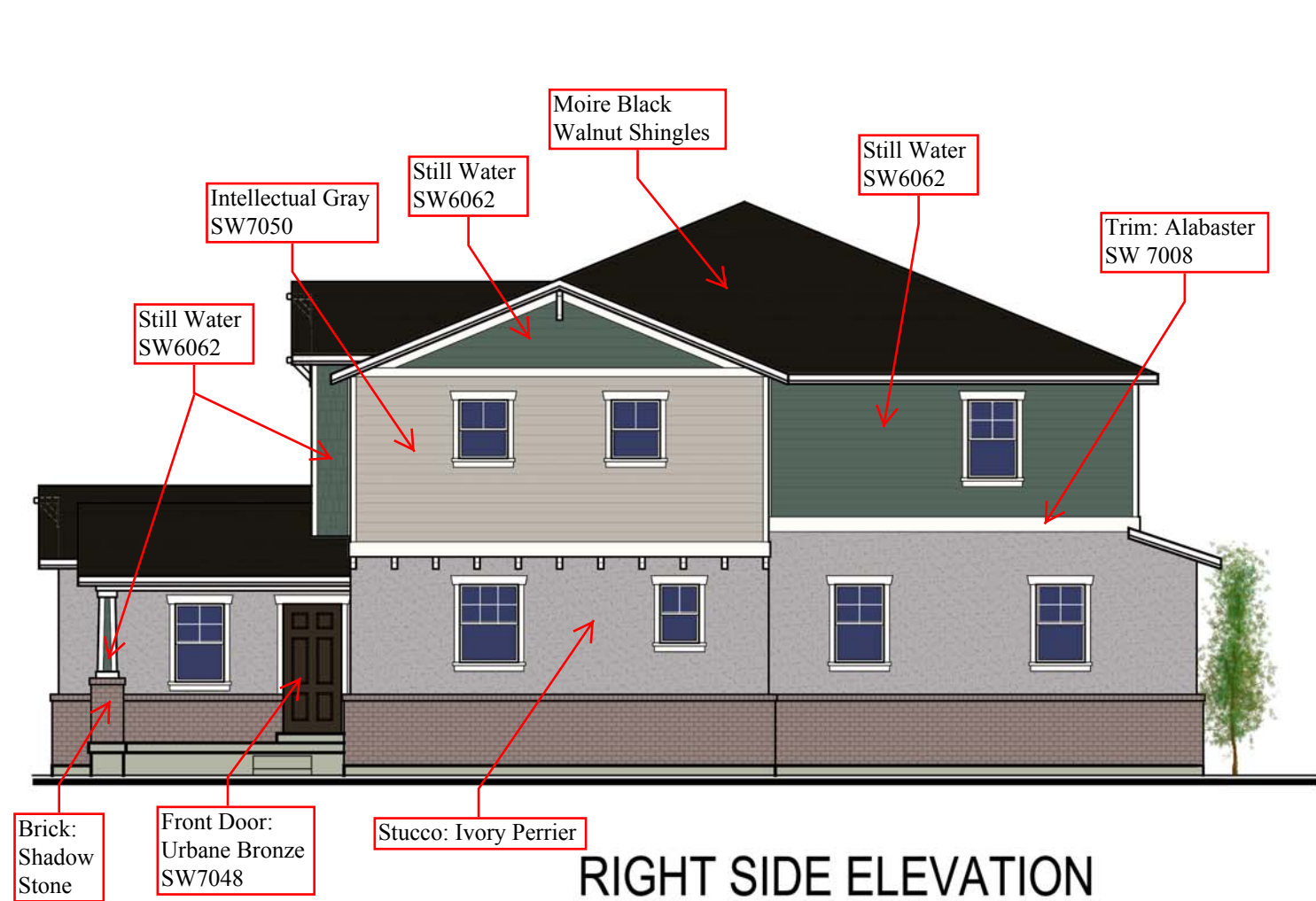
© 2019 ICO Multifamily Holdings LLC. All rights reserved. ICO Use only. Copying Prohibited.



© 2019 ICO Multifamily Holdings LLC. All rights reserved. ICO Use only. Copying Prohibited.

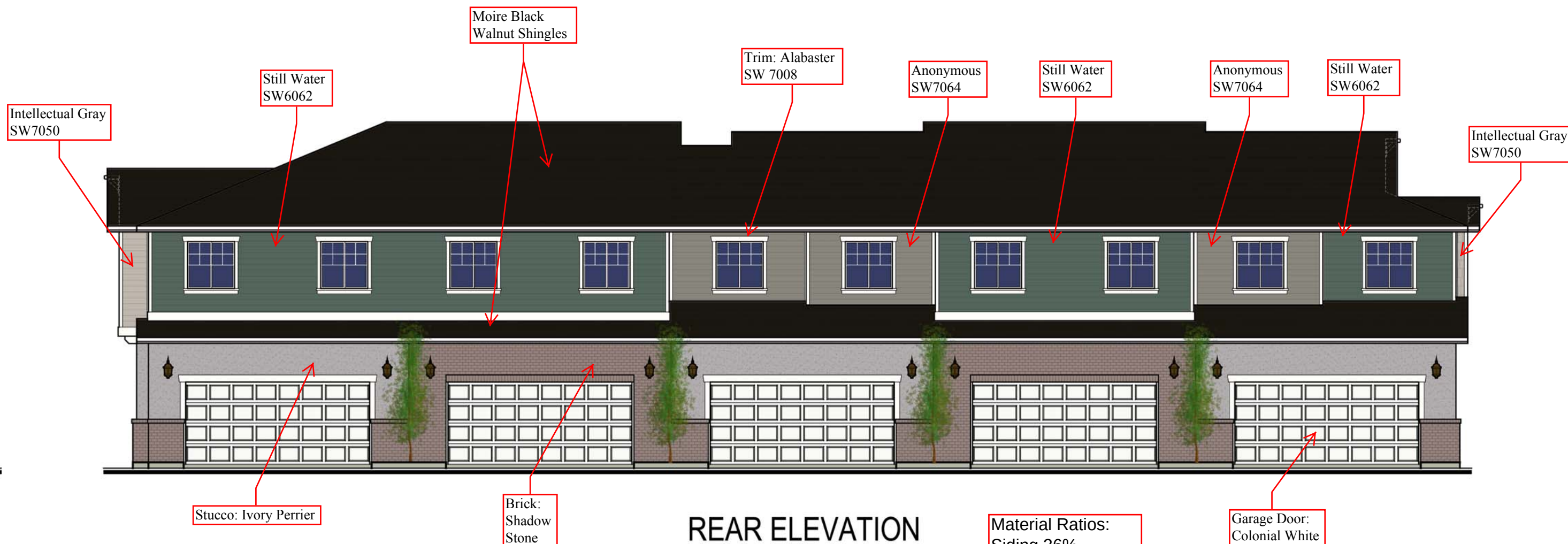


© 2019 ICO Multifamily Holdings LLC. All rights reserved. ICO Use only. Copying Prohibited.



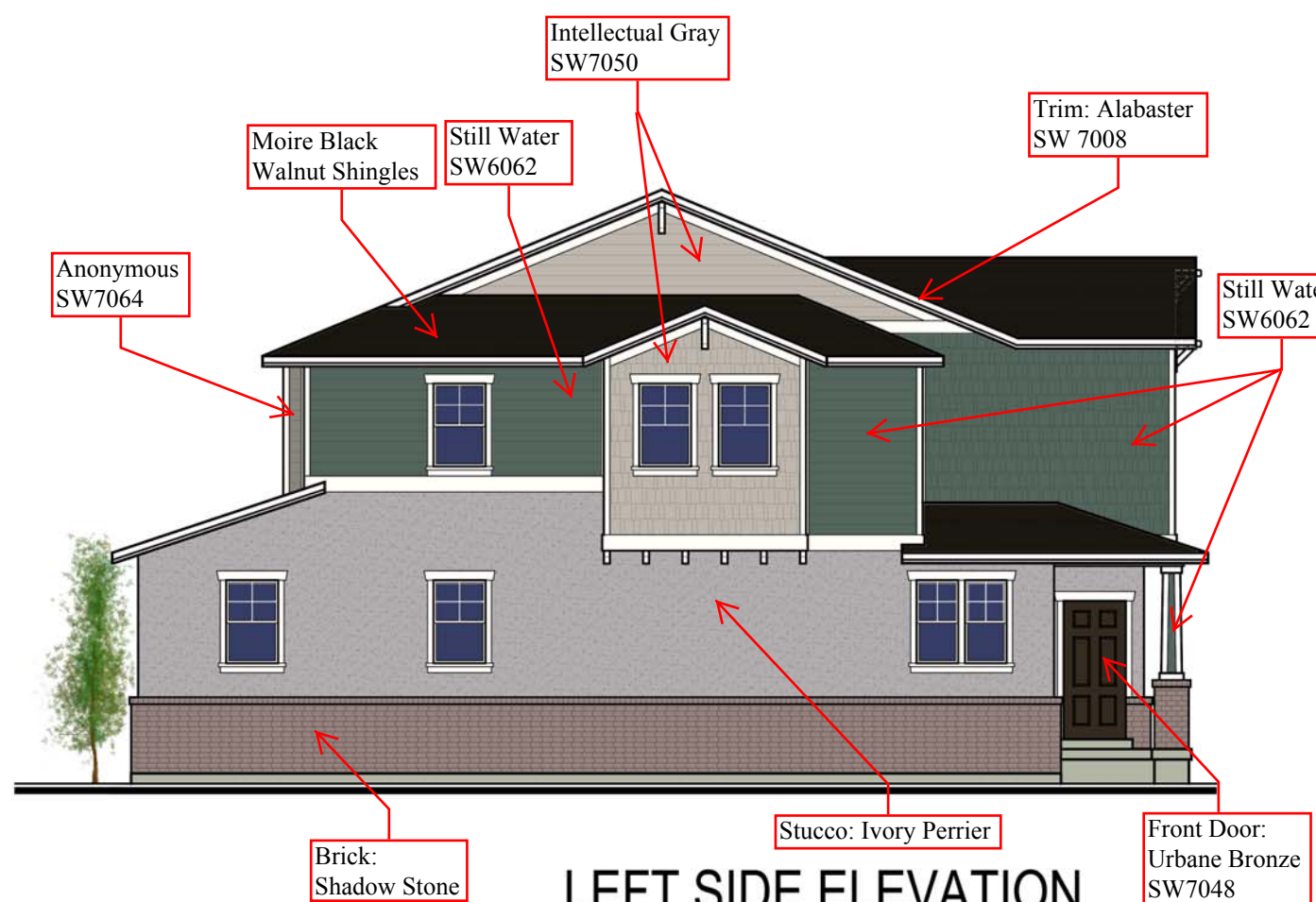
RIGHT SIDE ELEVATION

Material Ratios:
Siding 39%
Stucco 32%
Brick 20%
Openings 9%



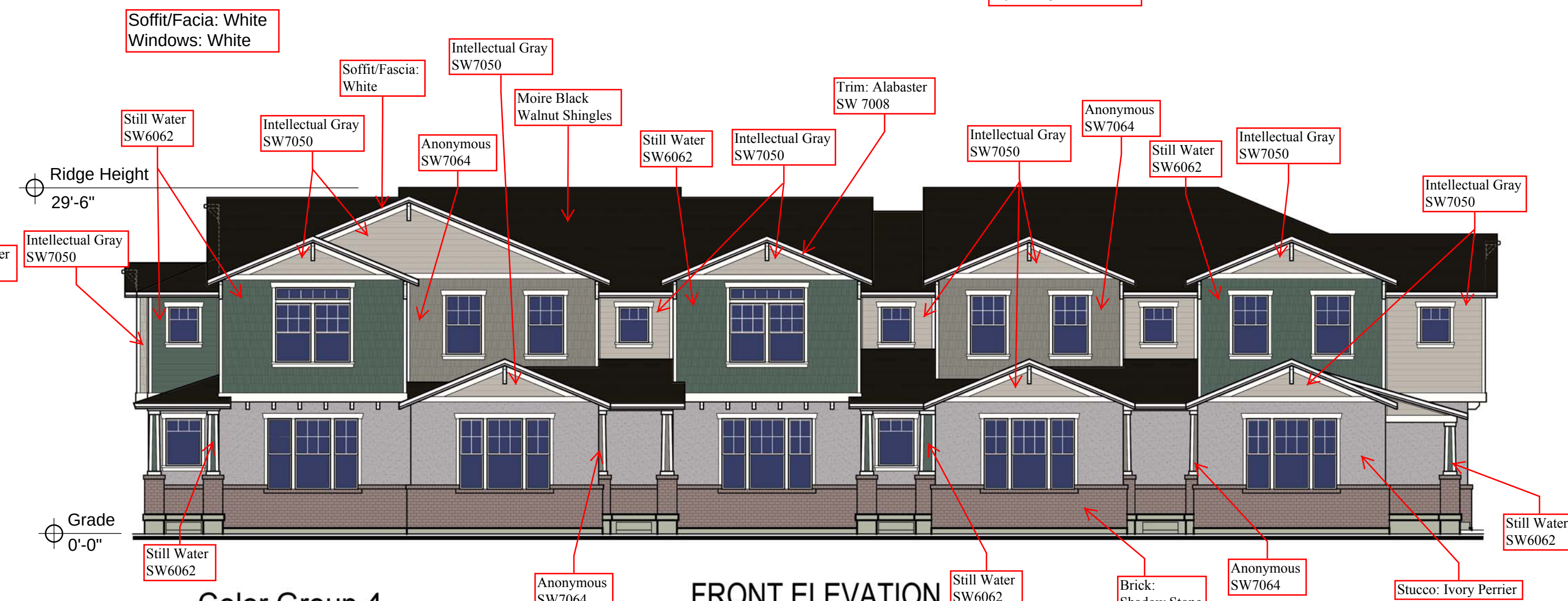
REAR ELEVATION

Material Ratios:
Siding 36%
Stucco 14%
Brick 17%
Openings 34%



LEFT SIDE ELEVATION

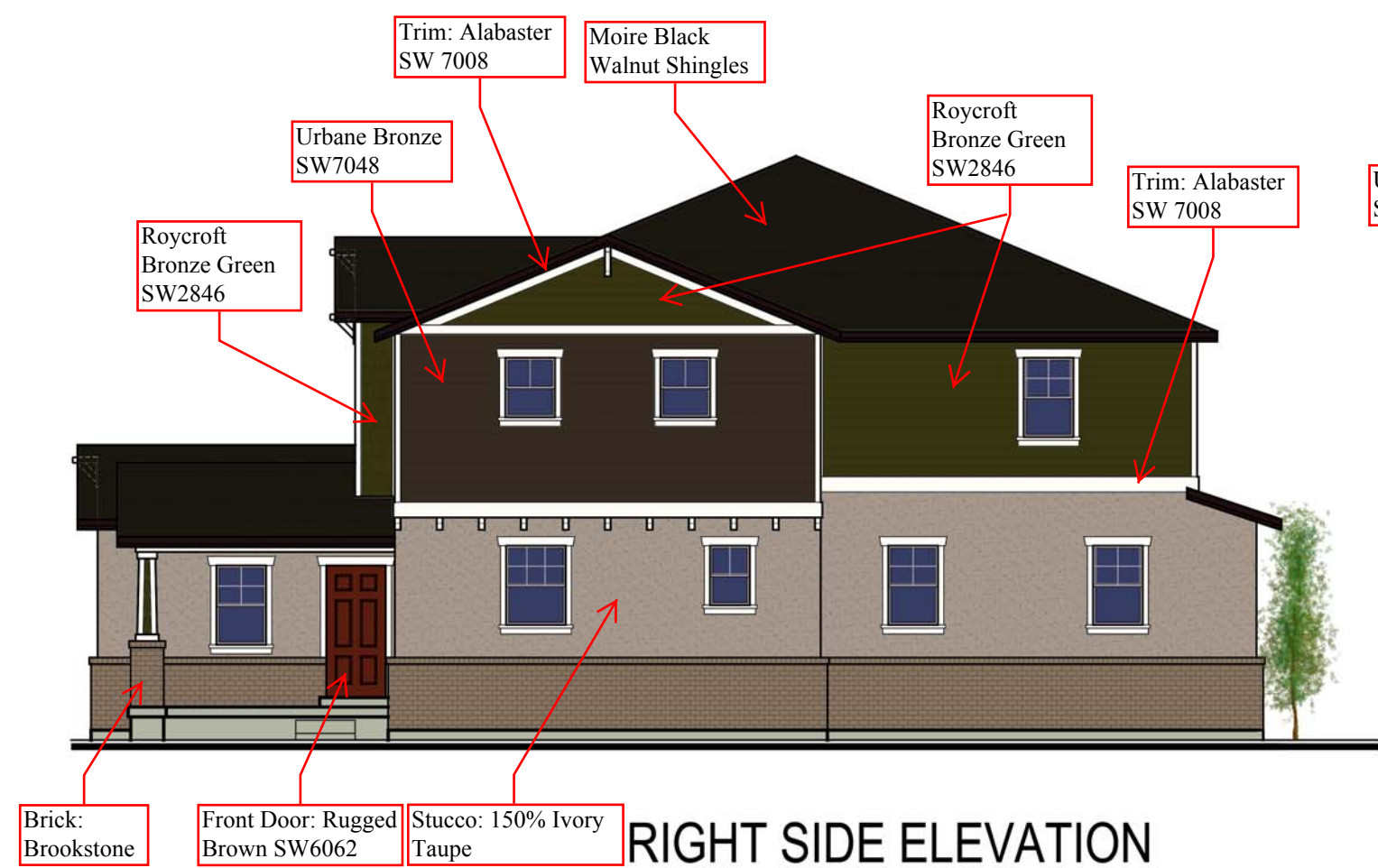
Material Ratios:
Siding 39%
Stucco 33%
Brick 18%
Openings 9%



Color Group 4

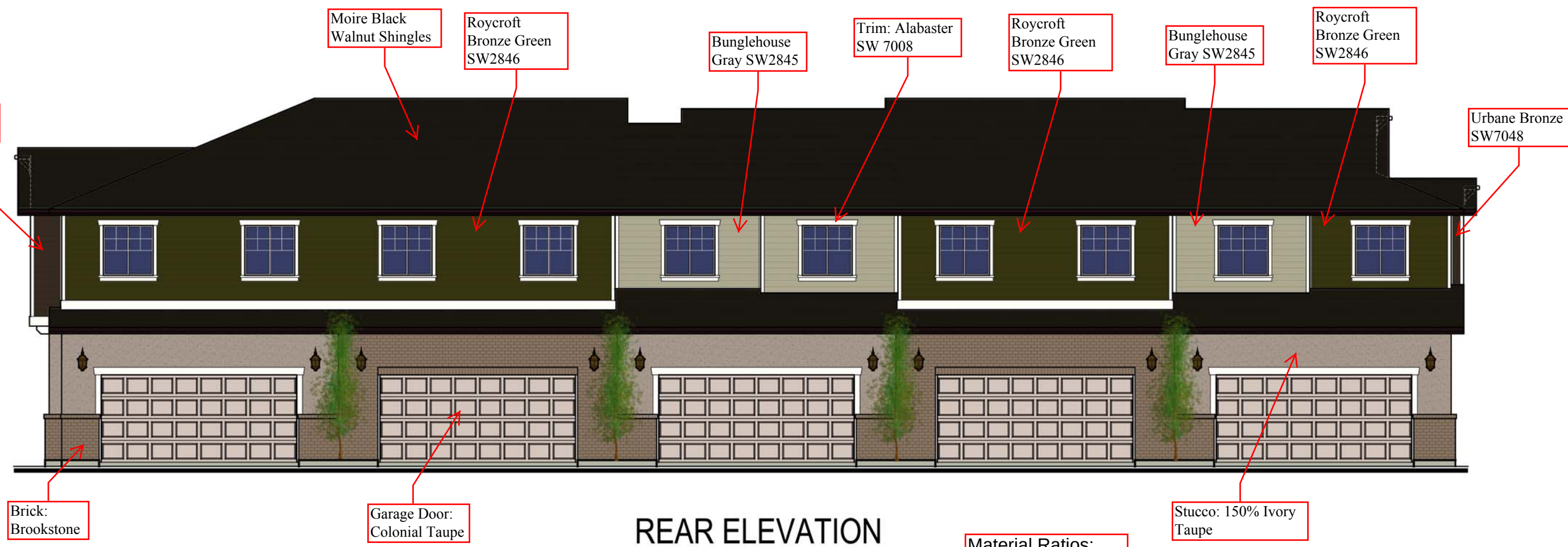
FRONT ELEVATION

Material Ratios:
Siding 39%
Stucco 26%
Brick 16%
Openings 19%



RIGHT SIDE ELEVATION

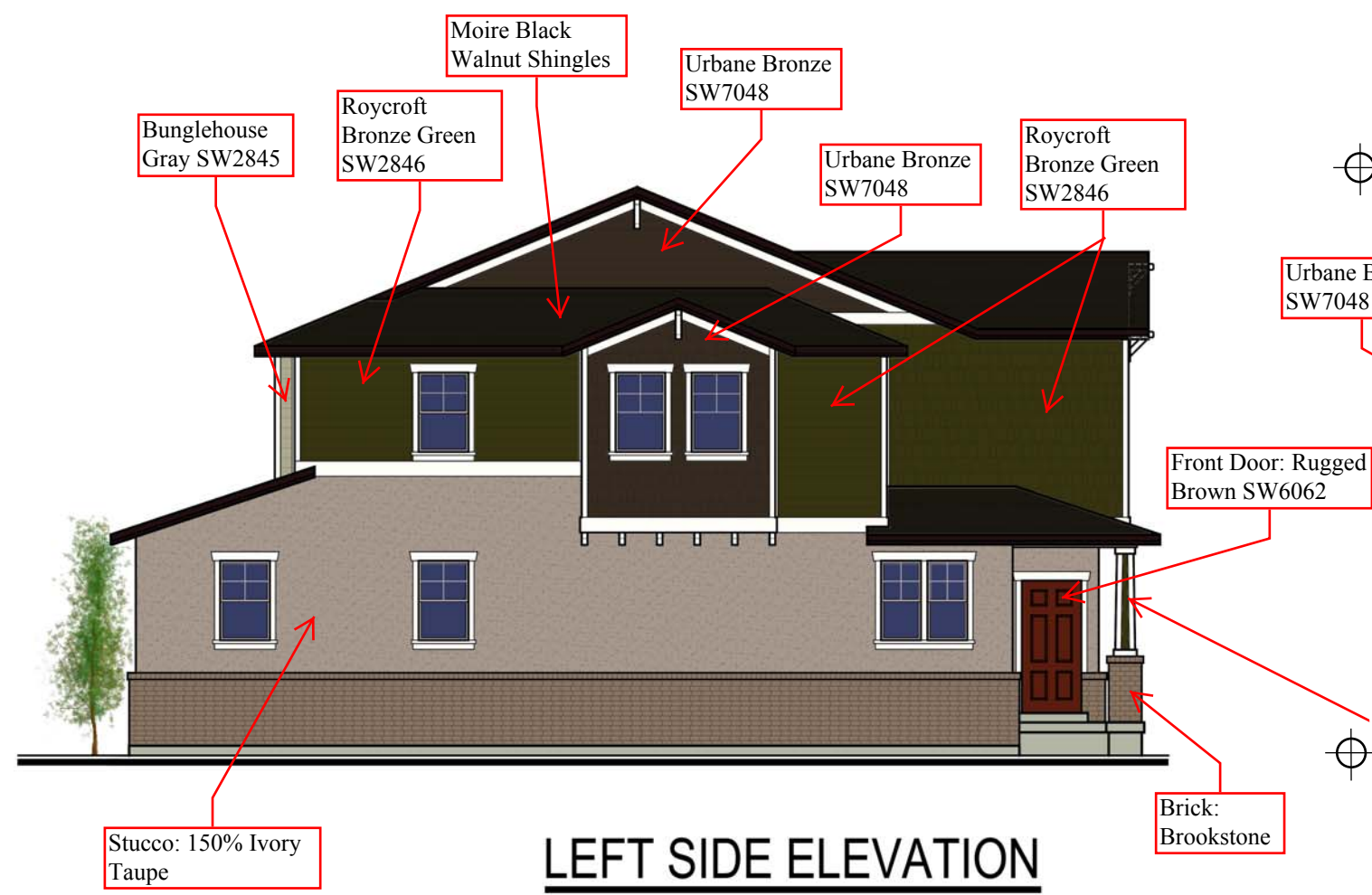
Material Ratios:
Siding 39%
Stucco 32%
Brick 20%
Openings 9%



REAR ELEVATION

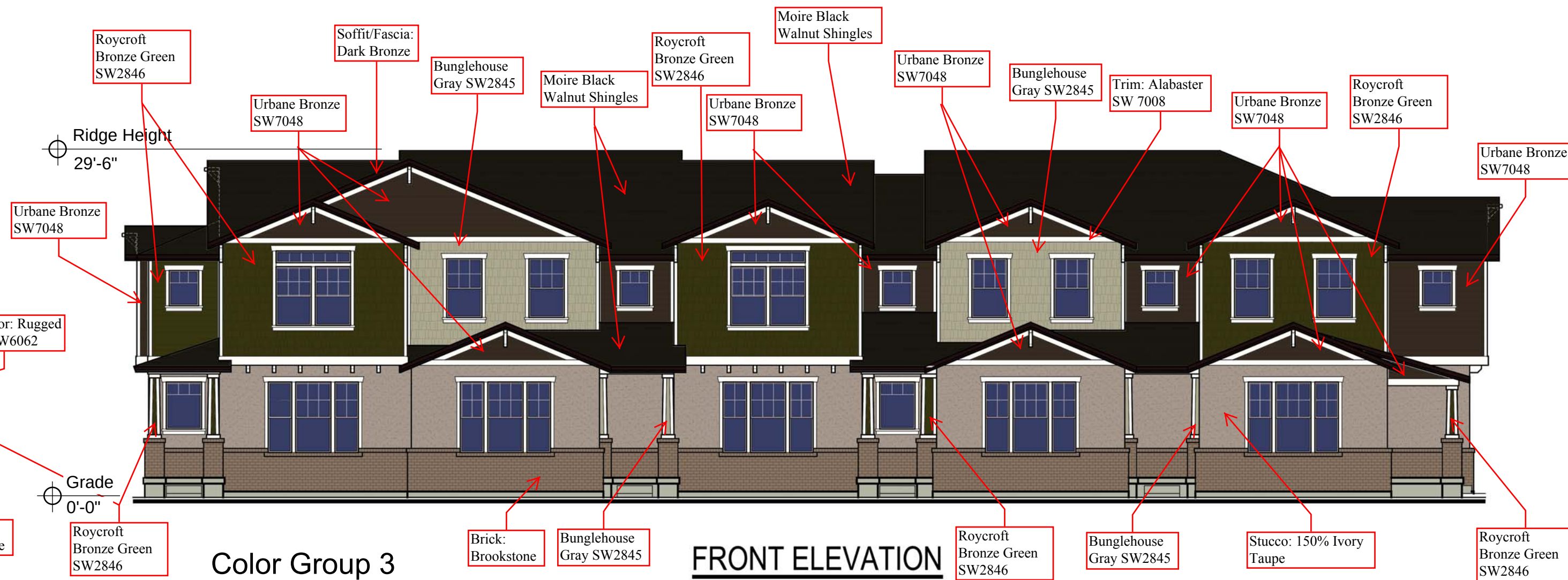
Material Ratios:
Siding 36%
Stucco 14%
Brick 17%
Openings 34%

Soffit/Facia: Dark Bronze
Windows: Taupe



LEFT SIDE ELEVATION

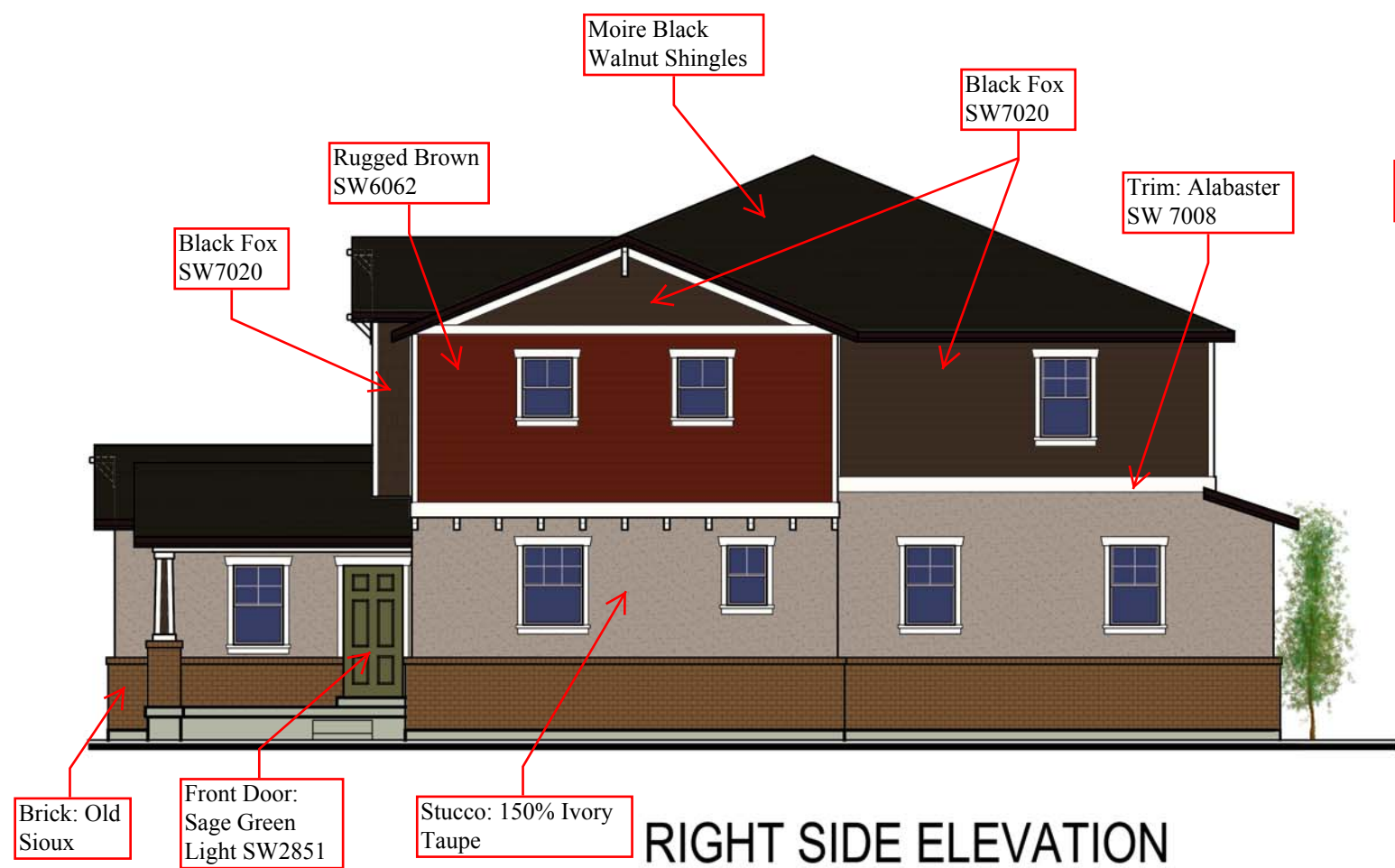
Material Ratios:
Siding 39%
Stucco 33%
Brick 18%
Openings 9%



FRONT ELEVATION

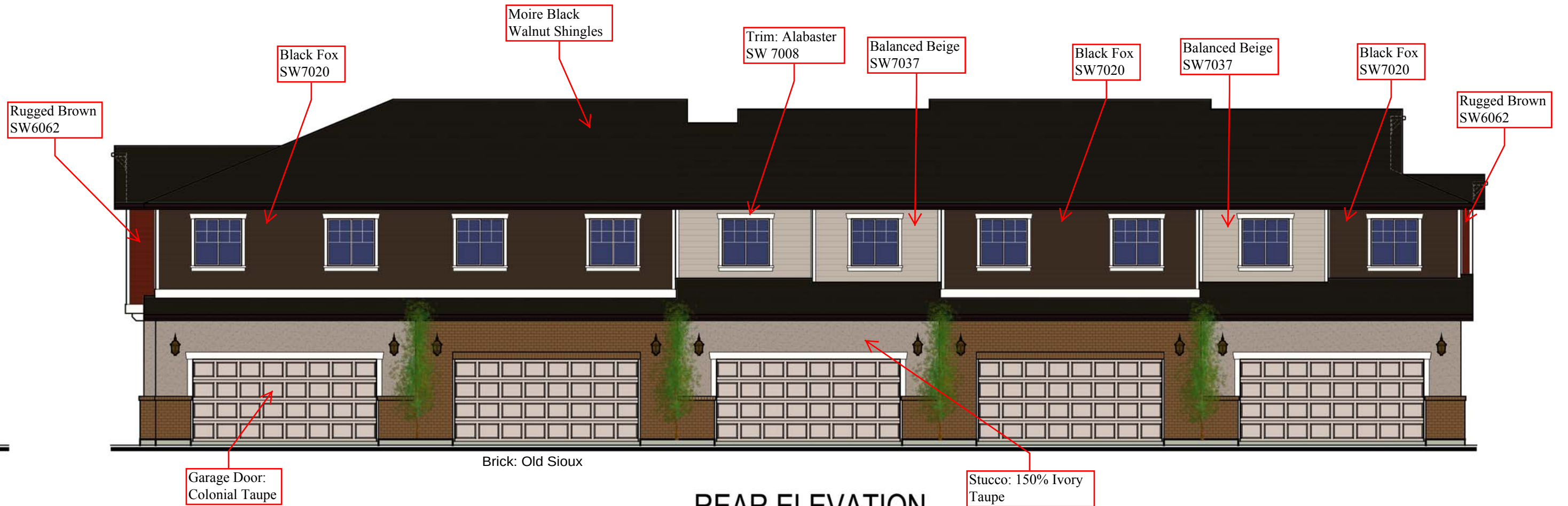
Material Ratios:
Siding 39%
Stucco 26%
Brick 16%
Openings 19%

Color Group 3



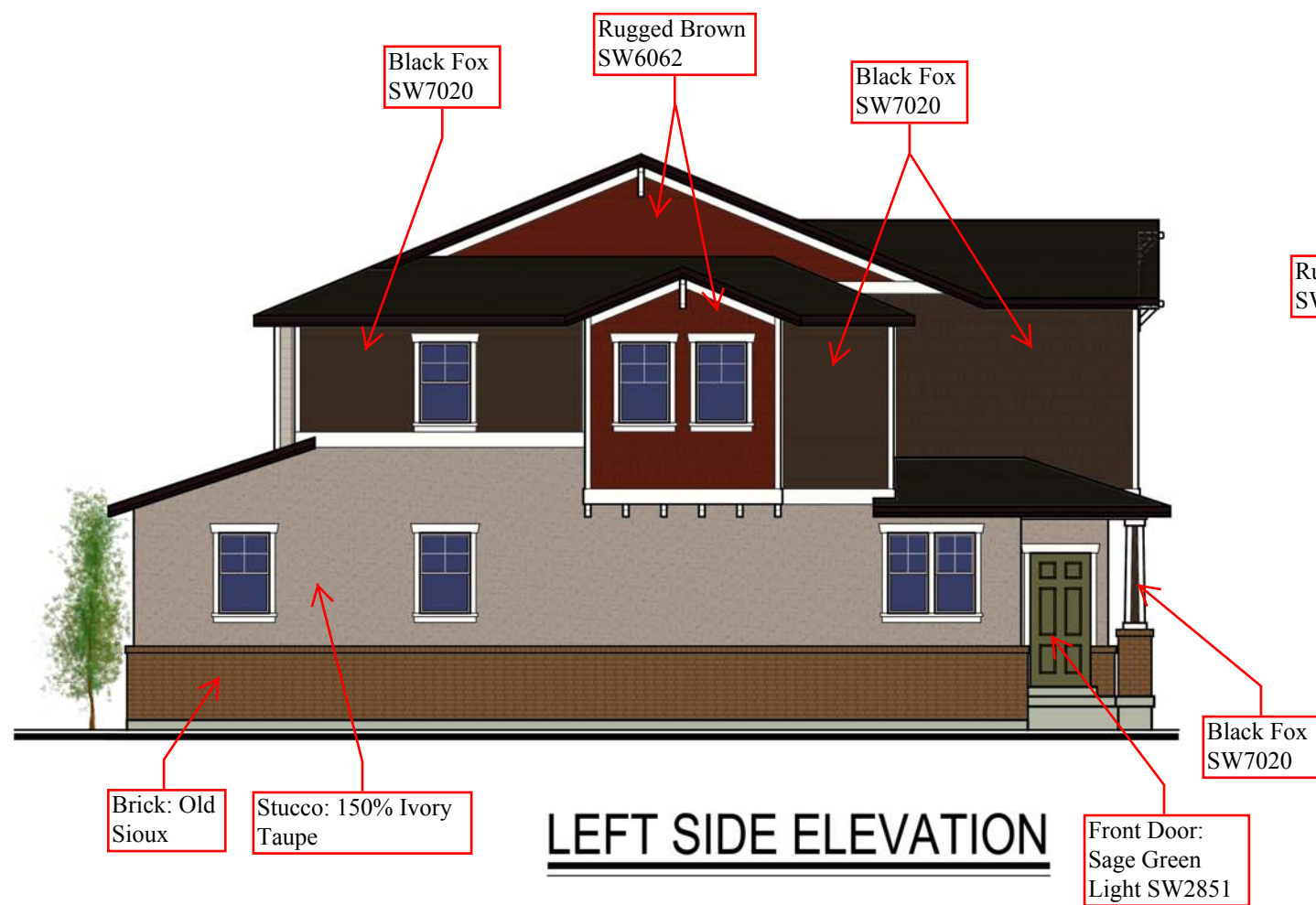
RIGHT SIDE ELEVATION

Material Ratios:
 Siding 39%
 Stucco 32%
 Brick 20%
 Openings 9%



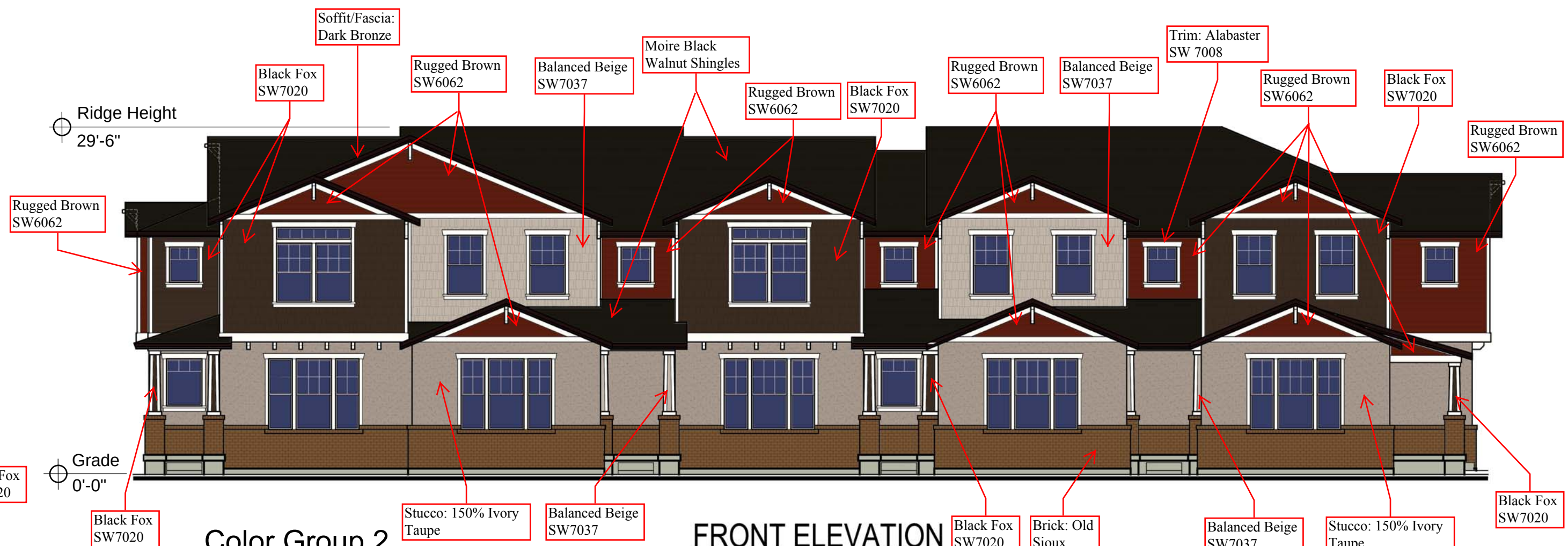
REAR ELEVATION

Material Ratios:
 Siding 36%
 Stucco 14%
 Brick 17%
 Openings 34%



LEFT SIDE ELEVATION

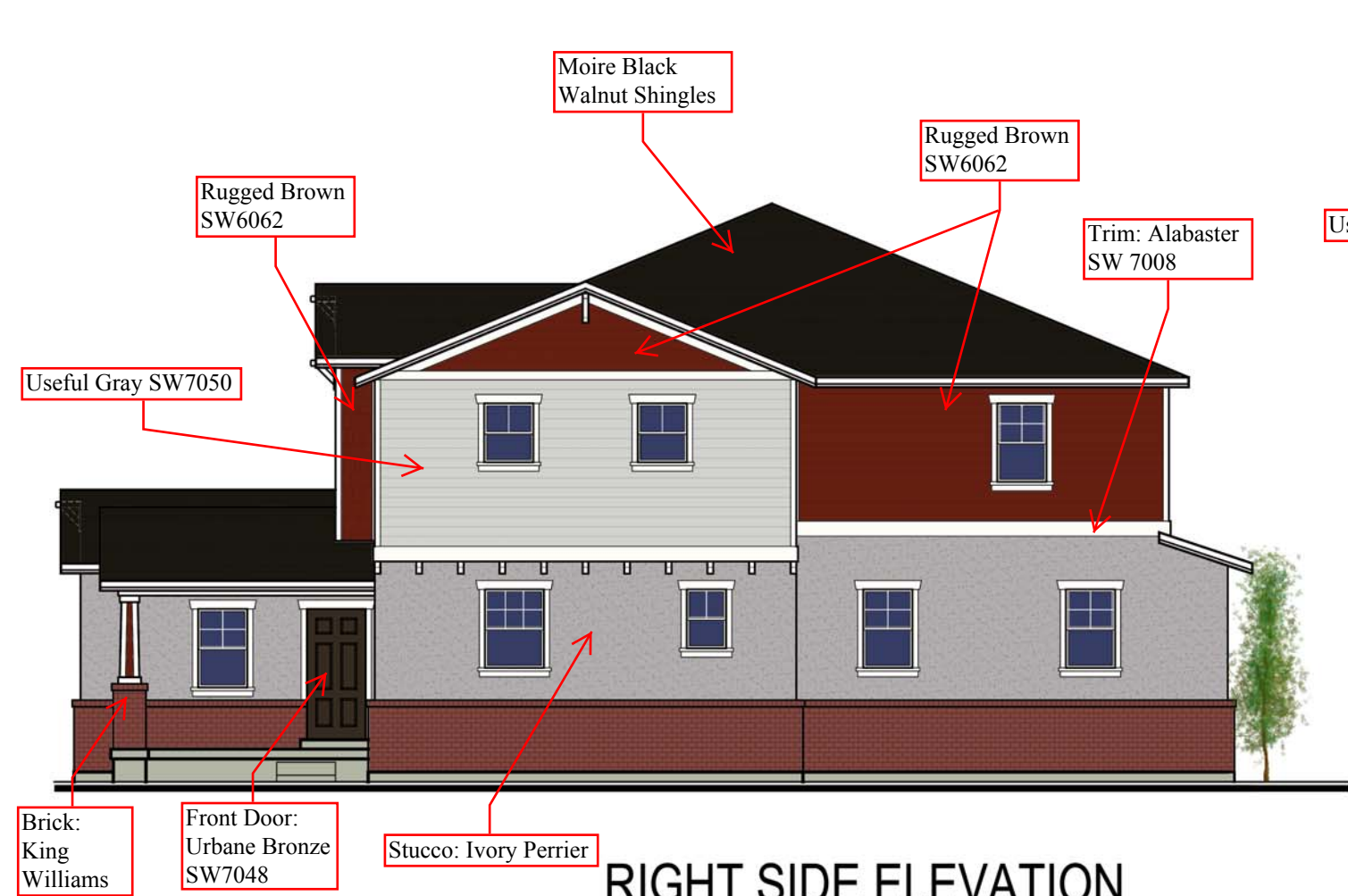
Material Ratios:
 Siding 39%
 Stucco 33%
 Brick 18%
 Openings 9%



FRONT ELEVATION

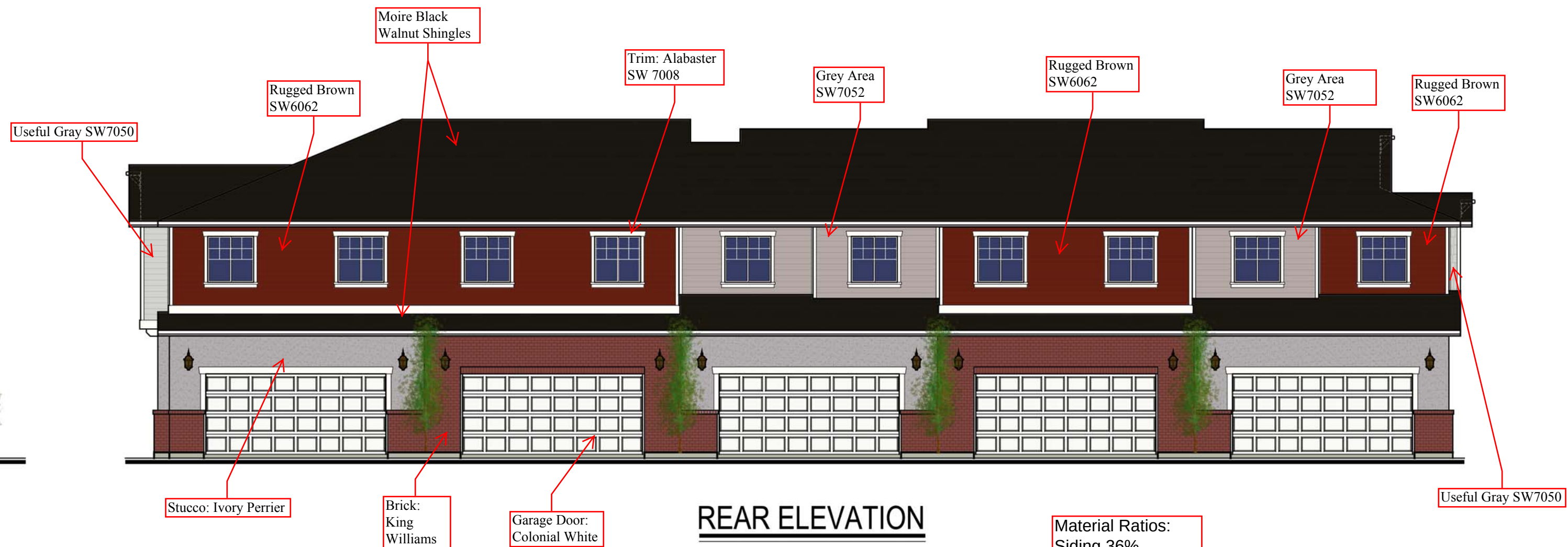
Material Ratios:
 Siding 39%
 Stucco 26%
 Brick 16%
 Openings 19%

Color Group 2



RIGHT SIDE ELEVATION

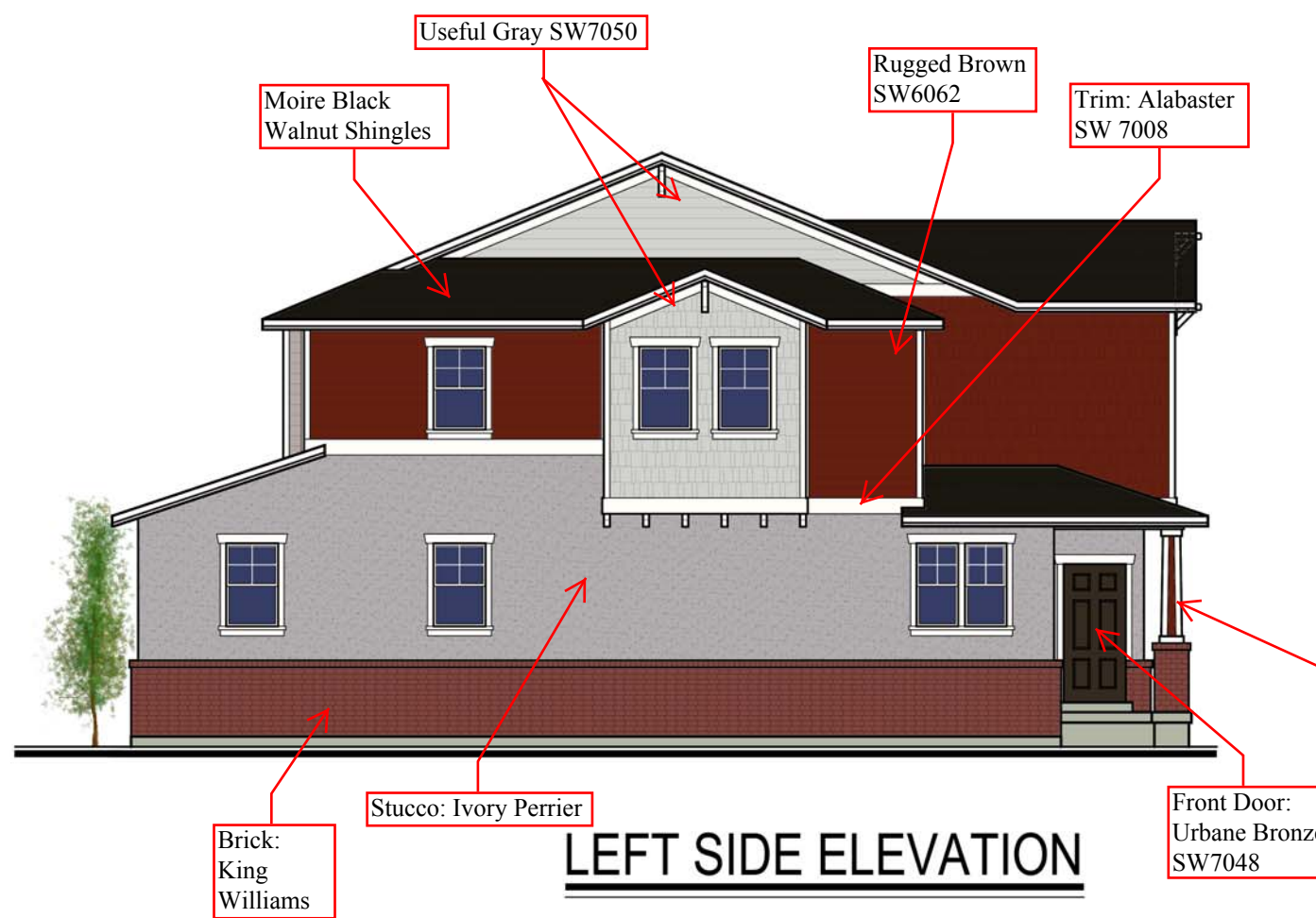
Material Ratios:
Siding 39%
Stucco 32%
Brick 20%
Openings 9%



REAR ELEVATION

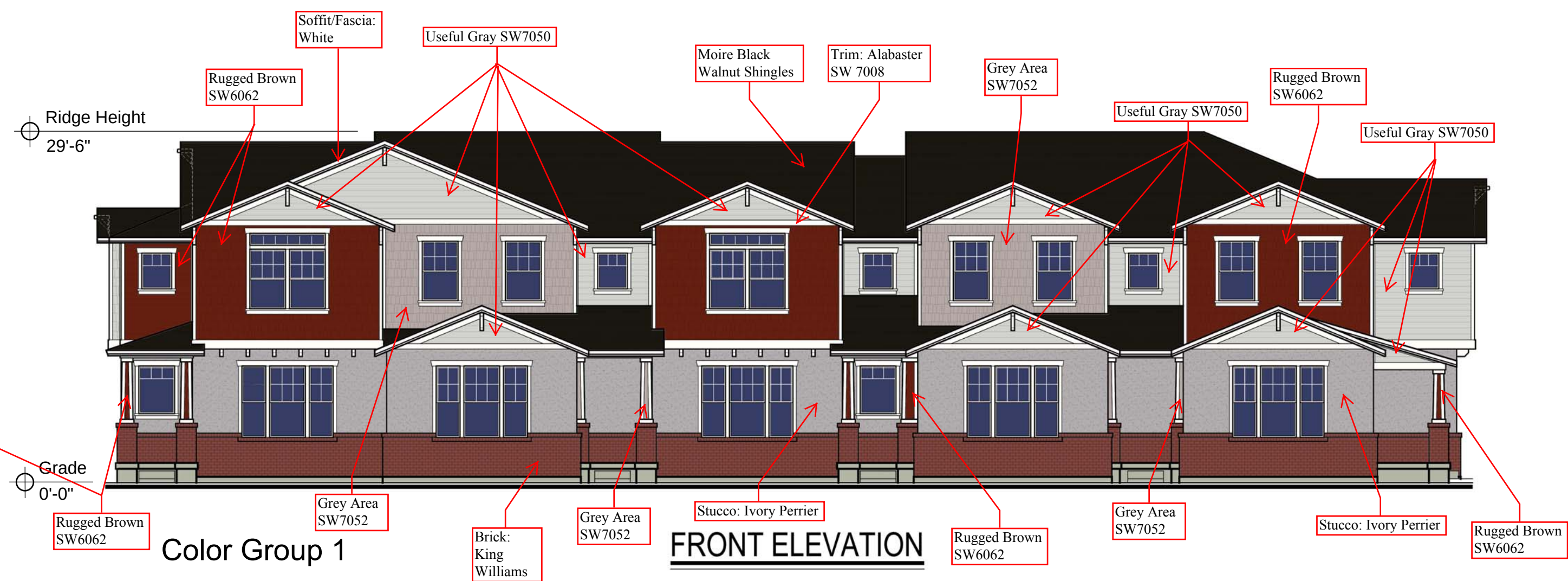
Material Ratios:
Siding 36%
Stucco 14%
Brick 17%
Openings 34%

Soffit/Facia: White
Windows: White



LEFT SIDE ELEVATION

Material Ratios:
Siding 39%
Stucco 33%
Brick 18%
Openings 9%



FRONT ELEVATION

Material Ratios:
Siding 39%
Stucco 26%
Brick 16%
Openings 19%

Color Group 1

1.0 Executive Summary

1.1 DESCRIPTION OF PROJECT

This report presents the results of a traffic impact analysis for the Overland Village 2 Development, located in Eagle Mountain, Utah. The project site is located west of Pony Express Parkway, and north of the existing Overland Village 1 Development. North of the proposed site is currently vacant land. The proposed parcel of land for the Overland Village 2 Development is also currently vacant land. The closest major intersection is Pony Express Parkway and Mid Valley Road, which is signalized and located to the south of this development. Figure 1 illustrates the Vicinity Map and the location of this development in relation to the adjacent roadway network. Access to the Overland Village 2 Development will initially be serviced from two accesses onto Pony Express Parkway. As development to the west continues and as future development of Airport Road by the City occurs, two future accesses to will intersect the future Airport Road alignment that is planned along the south side of this development. Two accesses are also planned to connect to a future development that is planned to the north of this development.

The proposed Overland Village 2 Development will consist of 501 Single-Family Residential Homes, and 242 Townhomes. For purposes of this study, the analysis will consist of one phase at full build-out of all units. Refer to Figure 2 for the Site Plan of the Overland Village 2 Development and the proposed access locations.

This study projects the traffic associated with the Overland Village 2 Development at full build-out. It should be noted the opening year of operation for this site is anticipated for the end of 2025. The traffic associated with this development is generated using the latest version of the Trip Generation Manuals published by the Institute of Transportation Engineers (ITE). It is anticipated the Overland Village 2 Development will generate 6,500 Average Daily Trips (ADT) with 482 AM peak hour trips and 632 PM peak hour trips on an average weekday.

As growth continues to occur within the Eagle Mountain City limits, the Overland Village 2 Development will be the second of many “Villages” within the overall Overland Development Plan.

1.2 PRINCIPAL FINDINGS AND RECOMMENDATIONS

2019 Existing Scenario

Figure 3 illustrates the 2019 Existing AM and PM peak hour traffic volumes that were collected on December 10, 2019 at the Pony Express Parkway and Mid Valley Road intersection.

Using the 2019 Existing traffic volumes and lane configuration, the analysis of the Pony Express Parkway and Mid Valley Road intersection currently functions at a Level of Service (LOS) “A” overall in both the AM and PM peak hours. The eastbound movement functions with a LOS “B” in both the AM and PM peak hours. No improvements are needed under the existing conditions as the movements at this intersection function at acceptable levels of service.

2025 Opening Year Scenario

It is assumed 2025 will be the full build-out year of this development. Using projected growth rates from the City’s General Plan and from other studies performed in this area, the 2025 Opening Year traffic volumes were generated. These traffic volumes can be found in Figure 4 of this report. Analyzing these traffic volumes with the existing lane configuration and roadway network, the Pony Express Parkway and Mid Valley Road intersection will continue to function at a LOS “A” in both the AM and PM peak hours. All movements will also continue to function at the same LOS “B” or better, with a minor increase in delay time.

It is anticipated before the 2025 Opening Year, the Overland Village 1 Development, located directly south of the proposed Overland Village 2 Development, will be fully built out. One access is from Sheps Ridge Road and the other from Lowes Peak Drive. These are existing roadways, however at the time the traffic counts were performed, there was

very minimal traffic using these accesses as the development is not fully occupied. For purposes of this study, the projected traffic volumes as found in the "SITLA Village 1 – Traffic Impact Study" were used at these two accesses onto Pony Express Parkway from the Overland Village 1 Development.

It is anticipated the movements at the stop controlled eastbound leg of the Sheps Ridge Road and Pony Express Parkway intersection will function at a LOS "D" or better during the AM and PM peak hours. The eastbound movement at the Lowes Peak Drive and Pony Express Parkway intersection is also anticipated to function at a LOS "D" in the AM and PM peak hours.

No improvements are recommended at these intersections under the 2025 Opening Year conditions. As future roadways are constructed, mainly Airport Road and as Mid Valley Road is extended to the west, additional accesses to the Overland Village 1 Development will be created and traffic patterns will adjust.

2025 Opening Year with Project Scenario

With the addition of the Overland Village 2 Development, the 2025 Opening Year with Project traffic volumes are illustrated in Figure 11. These traffic volumes were analyzed with the existing lane configurations and roadway conditions. The Pony Express Parkway and Mid Valley Road intersection will continue to function at an overall acceptable LOS "A" during the AM and PM peak hours.

The Overland Village 1 Developments two accesses onto Pony Express Parkway from Sheps Ridge Road and Lowes Peak Drive will also continue to function at the same level of service "D" or better as under the 2025 Opening Year scenario.

With the addition of the Overland Village 2 Development, there will be two accesses onto Pony Express Parkway. These are listed as Access #1 and Access #2 in the figures of this report. As development continues to the west within Village 2 and as the City constructs the future alignment of Airport Road, additional accesses will be constructed. With full build-out of Village 2 and only the two accesses onto Pony Express Parkway, the

eastbound movements exiting the proposed site at Access #2 will function at a level of service "E" during both the AM and PM peak hours. The eastbound movement at Access #1 will function at a level of service "F" in the AM and PM peak hours.

It is recommended that Airport Road be constructed as soon as funding is available. By constructing Airport Road and extending Mid Valley Road to the west, additional accesses will be created to both the Overland Village 1 and Village 2 Developments. As these additional accesses are constructed, traffic patterns will adjust and become more evenly distributed (as shown in the 2045 Scenarios), which will improve the level of service at Access #1 and Access #2.

2030 Future Year Scenario

Five years after Opening Year is anticipated to be the year 2030. Using the projected growth rates as outlined in the City's General Plan and the previously performed traffic studies for other developments in this area, Figure 5 illustrates the projected 2030 Future Year traffic volumes. These are the anticipated traffic volumes at the study area intersections, without the addition of the Overland Village 2 Development.

The Pony Express Parkway and Mid Valley Road signalized intersection, with the existing lane configuration, will function at a LOS "B" or better in both the AM and PM peak hours. No improvements are needed. It is recommended as development occurs along Mid Valley Road, the full build-out of the southern half of the road be completed.

As traffic volumes continue to grow along Pony Express Parkway, and without the addition of Airport Road and Mid Valley Road extending to the west, the eastbound legs of the Sheps Ridge Road and Lowe Peak Road intersections with Pony Express Parkway will function at a LOS "E" or better under the AM and PM peak hours. It is recommended Airport Road be constructed to its full build-out and the southern half of Mid Valley Road also be constructed. This will provide additional accesses in and out of the Overland Village 1 Development and reduce the number of vehicles along Pony Express Parkway and at the intersections of Sheps Ridge Road and Lowe Peak Road, improving the LOS.

2030 Future Year with Project Scenario

With the addition of the Overland Village 2 Development, the 2030 Future Year with Project traffic volumes are illustrated in Figure 12. It is assumed the Airport Road and Mid Valley Road improvements will not be implemented by 2030, therefore it is anticipated there will only be Access #1 and Access #2 onto Pony Express Parkway for Village 2. The eastbound movements exiting the development will experience delays and function at LOS "F" under the AM and PM peak hours. It is recommended by 2030, Airport Road be constructed. This will provide two additional accesses in and out of the Overland Village 2 Development which will redistribute the projected traffic volumes from Access #1 and Access #2. This will improve the LOS and decrease the delay time for vehicles exiting the proposed development.

The Sheps Ridge Road and Lowe Peak Road intersections with Pony Express Parkway will also experience delays for the eastbound movements onto Pony Express Parkway. It is also recommended Mid Valley Road be fully constructed as outlined in the City's General Plan. This will also provide additional accesses from the Overland Village 1 Development that will redistribute the traffic and provide better levels of service and reduce the delays.

2045 Future Year Scenario

Using the anticipated PM peak hour traffic volumes as illustrated in the Overland Village 1 Traffic Impact Study that were obtained from the Wasatch Front Regional Council (WFRC)/Mountainlands Association of Governments (MAG) travel demand model, the Future 2045 PM peak hour traffic volumes were forecasted. It should be noted that the AM traffic volumes are not available and it is anticipated the PM peak hour volumes will represent the worst-case scenario for the study area intersections. Using the existing lane configuration and the projected traffic volumes for the 2045 Future Year PM peak hour, the Pony Express Parkway and Mid Valley Road intersection is anticipated to function at an overall LOS "A". No recommendations are needed at this intersection; however, it is assumed the full build-out of Mid Valley Road will be complete by the 2045 Future Year

Scenarios. It is also assumed Mid Valley Road will extend to the east from this intersection, making the intersection a full 4-legged intersection.

It is also assumed by 2045 the Airport Road and Pony Express Parkway intersection will be fully built as per the City's General Plan. It is assumed this will be a signalized 4-legged intersection. Using the projected traffic volumes from previous traffic studies that were performed, it is assumed this intersection will function at an acceptable LOS "C".

If Mid Valley Road is not improved, the Sheps Ridge Road and Lowe Peak Road will continue to experience heavy delays for vehicles exiting the Overland Village 1 Development.

2045 Future Year with Project Scenario

Using the 2045 Future Year traffic volumes, combined with the Overland Village 2 project generated traffic volumes, the 2045 Future Year with Project traffic volumes are generated. These traffic volumes are illustrated in Figure 13. The Pony Express Parkway and Mid Valley Road intersection will function at a LOS "C" under the PM peak hour. Similar to the 2045 Future Year scenario, no additional improvements are needed at this intersection.

Also similar to the 2045 Future Year scenario, with the improvements to Mid Valley Road as outlined in the City's General Plan, this will provide additional accesses to Overland Village 1, which will improve the LOS at the Sheps Ridge Road and Lowes Peak Road intersections with Pony Express Parkway. This will also provide access to an additional north/south route, which will reduce the amount of traffic along Pony Express Road.

The Airport Road and Pony Express Parkway signalized intersection will continue to function at an acceptable LOS "C" or better with the addition of the Overland Village 2 Development. Therefore, no additional improvements are needed at this intersection.

With the addition of Airport Road, two additional accesses to the Overland Village 2 Development will be constructed. This will provide alternate routes for vehicles entering

and exiting the development and reduce the number of vehicles at Access #1 and Access #2, which will improve the LOS. It is recommended as traffic volumes along Pony Express Parkway continue to grow and as additional roadways are constructed, these intersections be monitored. It is anticipated that with a signal at Airport Road and Pony Express Parkway, there will be gaps in the traffic that will allow vehicles to exit Overland Village 2 Development safely, something which is not captured in the analysis for Level of Service.

The proposed internal roadway network of the Overland Village 2 is designed to provide an efficient flow of traffic throughout the development also providing safe ingress and egress to the existing roadway network. There are Collector Roads that are designed within Village 2 that will connect to Village 1 and other Villages throughout the entire Overland Development.

Summary of Recommendations

Recommendations to improve the flow of traffic within this study area are as follows:

- By 2025 and the full build-out of Overland Village 2, it is recommended Airport Road be constructed. This will provide two additional accesses to and from the development that will reduce the amount of traffic trying to exit onto Pony Express Parkway from Access #1 and Access #2.
- By 2025 it is recommended that Mid Valley Road be fully constructed and accesses from Overland Village 1 be constructed. This will allow additional access to and from the site which will reduce the amount of traffic at the Sheps Ridge Road and Lowe Peak Road intersections with Pony Express. The Signalized intersection of Mid Valley Road and Pony Express Parkway will allow gaps in the flow of traffic such that vehicles should be able to exit the development safely.
- With the addition of Airport Road and the full build-out of Mid Valley Road, all intersections should function at acceptable levels of service.

Overland Village 2 TIA

- All accesses to the Overland Village 2 Development along Airport Road should align with the proposed accesses to the existing Overland Village 1 Development.
- Each of the site accesses will be designed and constructed with one receiving lane and one exiting lane that will allow left and right turn movement out of the development. Left turn movements into the development will be made from the existing left turn pockets along Pony Express Parkway and Airport Road. The projected traffic volumes entering and exiting the proposed development along Pony Express Parkway and Airport Road will not warrant separate right turn lanes once all accesses are constructed.

17.B. VILLAGE CONCEPT PLAN – Overland Village Two

Mr. Mumford reviewed the item as presented during the work session. He explained the Overland MDA requires concept plan approvals, which is not the Municipal Code standard for all MDAs. He explained that the transportation map will be updated to align with the roadways proposed in this project.

Mr. Mumford indicated that the deceleration lane requested by the Planning Commission would be near the elementary school area. The condition to work with the Alpine School District is a request and not a binding condition. Currently, there is no northern connectivity with the Oquirrh Mountain development. He said that the connectivity issues have been addressed with the Oquirrh Mountain developers and staff is in discussions for a potential amendment between the developments.

Councilmember Curtis recommended including a condition of approval to work with staff to provide adequate connectivity with Oquirrh Mountain.

MOTION: *Councilmember Curtis moved to approve the Overland Village Two concept plan with the following conditions;*

- 1. The north-south road in the middle of the development shall include a minimum of 35 feet of asphalt or on-street parking shall be restricted along the roadway. Direct driveway access on the road should be limited as much as possible;*
- 2. The applicant shall improve access to the Alpine School District's future elementary school site off Pony Express Parkway by adding a deceleration/turn lane;*
- 3. The applicant shall work with the City Engineer to identify and agree upon an acceptable interval by which traffic study updates will be provided by the applicant to ensure appropriate development of Airport Road;*
- 4. Accesses and intersections shall be adjusted to be aligned or separated sufficiently according to the City's standards;*
- 5. The applicant shall include a raised crosswalk where the trail crosses the north-south collector road in the middle of the project;*
- 6. The applicant shall work with Alpine School District to utilize all of the streets surrounding the proposed elementary school for student drop off and pick up routes to mitigate traffic congestion and unsafe conditions;*
- 7. The applicant shall continue the collector road fencing along the two lots on the northeast corner of the project close to the Overland monument sign; and*
- 8. The applicant shall work with staff to determine a road connection to Oquirrh Mountain Ranch.*

Councilmember Burnham seconded the motion. Those voting aye: Donna Burnham, Melissa Clark, Colby Curtis, Jared Gray, and Carolyn Love. The motion passed with a unanimous vote.

18. ORDINANCE

18.A. An Ordinance of Eagle Mountain City, Utah, Amending the Eagle Mountain Municipal Code Chapters 2.05 Employees and Personnel and 2.10 Mayor, and Enacting Chapters 2.16 City Administrator and 2.27 Board Appointment Process.

Councilmember Clark recommended tabling the item due to the lateness of the hour.

MOTION: ***Councilmember Clark moved to table an ordinance of Eagle Mountain City, Utah, amending the Eagle Mountain Municipal Code Chapters 2.05 Employees and Personnel and 2.10 Mayor, and enacting Chapters 2.16 City Administrator and 2.27 Board Appointment Process until a future meeting. Councilmember Curtis seconded the motion.***

Mr. Cook stated that when the item returns to a future meeting, he will differentiate between the original changes proposed with this amendment and the changes based upon Councilmember suggestions during work session of this meeting.

Councilmember Curtis requested for Mr. Cook to provide the changes to the Councilmembers for review and feedback prior to the item returning at a future meeting.

Those voting aye: Donna Burnham, Melissa Clark, Colby Curtis, Jared Gray, and Carolyn Love. The motion passed with a unanimous vote.

19. CITY COUNCIL/MAYOR'S BUSINESS

Councilmember Curtis

Councilmember Curtis requested for nonurgent or non-time-sensitive items to be removed from the December 1, 2020 meeting to reduce meeting length.

Mayor Westmoreland directed staff to remove items from the December 1, 2020 meeting that can be reasonably delayed until January.

Councilmember Clark

Councilmember Clark requested limiting the number of work session discussion items and noted that there were over 700 pages in the packet.

Councilmember Curtis

Councilmember Curtis advocated for including items in work sessions prior to including them on policy sessions and suggested postponing group presentations to the Council, when necessary.





PLAN IS CONCEPTUAL ONLY AND SUBJECT TO CHANGE. THIS A PRELIMINARY PLAN MEANT TO SHOW THE DEVELOPMENT POSSIBILITIES OF THE PROJECT. DESIGN HAS NOT BEEN FINALIZED AND CHANGES TO LOT SIZES, LOT LAYOUT, STREET LAYOUT, PARK/TRAIL LOCATIONS ETC. MAY BE PROPOSED AT PRELIMINARY PLAT.

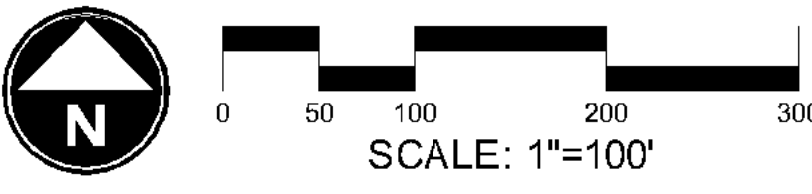
PRODUCT	TYPE	UNIT COUNT
HOMESTEADS	LARGE	23
ESTATE	LARGE	65
COLLECTION 60	MEDIUM	100
COLLECTION 68	MEDIUM	96
COTTAGE	SMALL	86
COTTAGE (ALLEY LOAD)	SMALL	61
GARDENS	ACTIVE ADULT	39
TOWNHOMES	MULTI-FAMILY	222
TOTAL		692

- MASONRY WALL
- 12' ASPHALT TRAIL
- HOA OPEN SPACE
- CITY OWNED OPEN SPACE

OVERLAND - VILLAGE 2

TRAILS AND OPEN SPACE PLAN

MAP DATE: OCTOBER 8, 2020





**EAGLE MOUNTAIN CITY
CITY COUNCIL MEETING
APRIL 20, 2021**

TITLE:	Insurance Renewal Agreement - MotivHealth		
ITEM TYPE:	Agreement		
FISCAL IMPACT:			
APPLICANT:			
GENERAL PLAN DESIGNATION	CURRENT ZONE	ACREAGE	COMMUNITY

PUBLIC HEARING:

No

PREPARED BY:

Angela Valenzuela, Admin

PRESENTED BY:

Angela Valenzuela / Clint Wadsworth

RECOMMENDATION:

Staff recommends that the City Council approve the insurance renewal agreement with NFP.

BACKGROUND:

This proposed agreement is for the renewal for employee benefits through NFP. Staff opted to stay with all of the City's current carriers. All rates for dental, vision, and disability insurance are locked in for the second year, resulting in no increase. With the health insurance (MotivHealth) There was a 2.4% increase for health insurance (MotivHealth), which is relatively low. On average, rates usually increase at least 5-8% per year, which is generally the placeholder used for budget projection for insurance premiums.

ITEMS FOR CONSIDERATION:

REQUIRED FINDINGS:

PLANNING COMMISSION ACTION/RECOMMENDATION:

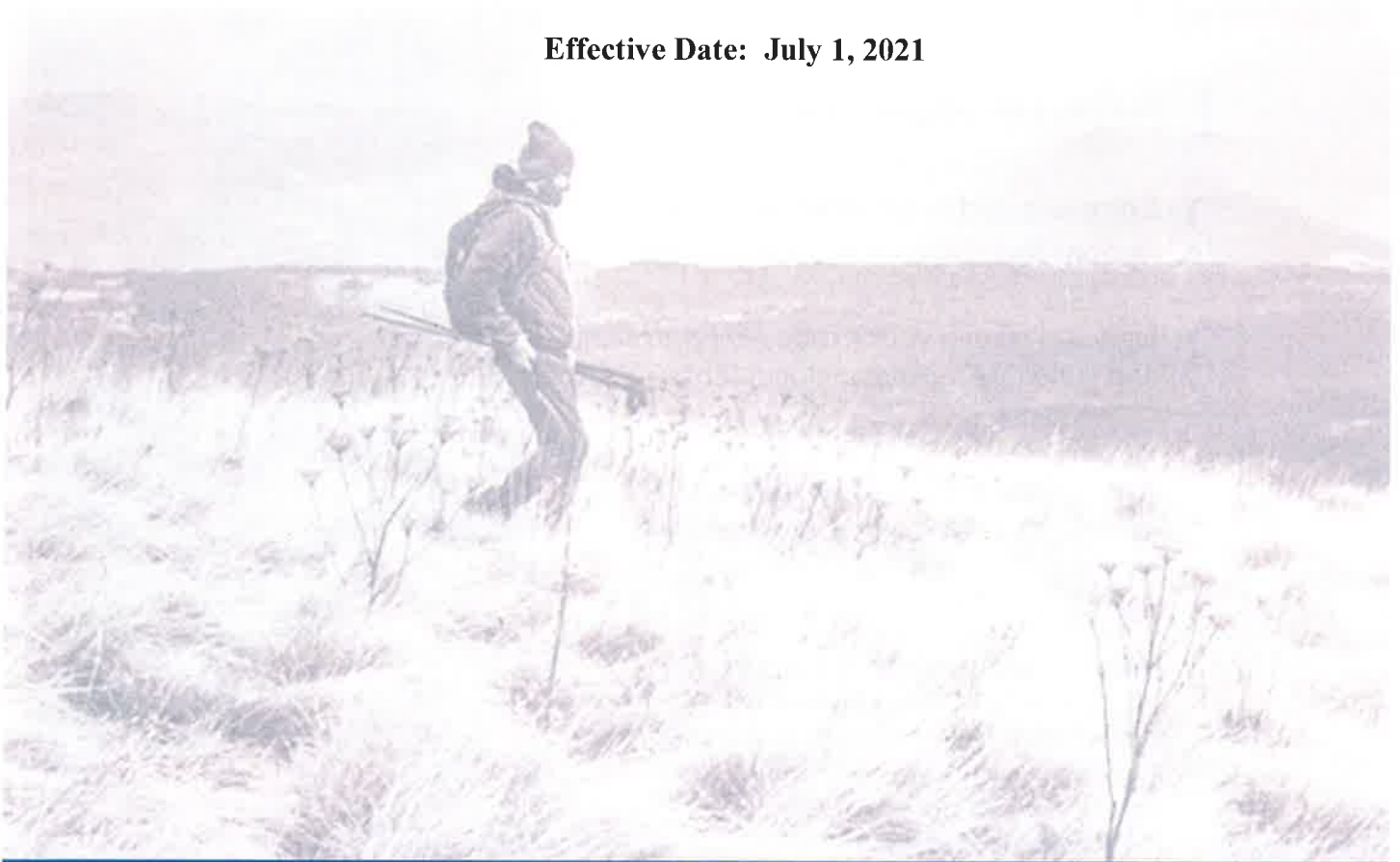
ATTACHMENTS:

[MotivHealth Insurance Agreement](#)

Proposal

Eagle Mountain City

Effective Date: July 1, 2021



motivhealthTM



10421 S Jordan Gateway Ste. 300
South Jordan, UT 84095



(844) 234-4472



MotivHealth.com

Lower premiums.
Better benefits.
Building health savings.

MotivHealth Insurance

RENEWAL GUIDE

Thank you for working with MotivHealth.
Here are the next steps in the renewal process.

TO DO:

- 1 Review your proposed rates.
- 2 Complete and return enclosed *Renewal Options Form* to your account manager.
- 3 Sign and return your proposed *Rate Sheet* and *Funding Breakdown* documents.

Upon receiving the signed renewal, MotivHealth's Implementation Team will send you important documents that require signature, (in addition to updated SBC's and OOC's.)

Once all renewal documents have been signed and approved, you will receive an email from MotivHealth's Implementation Team stating that the group's renewal has been completed. *Please be advised, this can take up to 2-3 weeks.*

PLEASE NOTE

If memberships has changed 15%, or more, we may request additional information prior to completing / approving the groups renewal.



motivhealth
INSURANCE COMPANY



10421 S Jordan Gateway Ste. 300
South Jordan, UT 84095



(844) 234-4472



MotivHealth.com

Eagle Mountain City

1650 E Stage Coach Run

Eagle Mountain, UT 84005

Effective Date: July 1, 2021

Effective Date: July 1, 2021		MotivHealth Level Funded Plan Options		
		Current	Renewal	
		Wise Network HSA 2500	Wise Network HSA 2500	
	Deductible (Single/Family)	\$2500 /\$5000	\$2500 /\$5000	
	Deductible Embedded/Non-Embedded	Non-Embedded	Non-Embedded	
	Coinsurance (Paid by Member)	10% AD	10% AD	
	OOP Max (Single/Family)	\$3000 /\$6000	\$3000 /\$6000	
	OOPM Embedded/Non-Embedded	Non-Embedded	Non-Embedded	
Facility	Inpatient	10% AD	10% AD	
	Outpatient	10% AD	10% AD	
	ER	10% AD	10% AD	
Professional	PCP	10% AD	10% AD	
	Specialist	10% AD	10% AD	
	Behavioral Health Visits	10% AD	10% AD	
	Rehab/PT/OT (chiro, if included)	10% AD	10% AD	
Imaging/Diagnostics	Radiology - CT/PET Scan/MRI	10% AD	10% AD	
	Minor Lab & X-Ray Services	10% AD	10% AD	
Rx	Generic - Retail	10% AD	10% AD	
	Preferred Brand - Retail	10% AD	10% AD	
	Non-Preferred Brand - Retail	10% AD	10% AD	
	Specialty Drugs	10% AD	10% AD	
Other Services	Urgent Care	10% AD	10% AD	
	Ambulance	10% AD	10% AD	
Out of Network	Deductible	\$5000 /\$10000	\$5000 /\$10000	
	Coinsurance	30% AD	30% AD	
	OOP Max	\$6000 /\$12000	\$6000 /\$12000	
				Renewal Increase
Single	10	\$438.73	\$449.07	2.4%
Two Party	10	\$908.18	\$929.58	2.4%
Family	52	\$1,228.43	\$1,257.38	2.4%
Annual Total		\$928,169.52	\$950,043.12	
Monthly Total		\$77,347.46	\$79,170.26	

Signature: _____

Date: _____

Funding Breakdown

HSA 2500				
Spec Attachment Point		\$100,000		
Threshold for return of claims funding		\$151.42		
Estimated base premium to collect from employer		Single	Two Party	Family
General Administration	\$24.84	\$39.45	\$81.66	\$110.46
Commissions (6% Premium)	\$16.98	\$26.96	\$55.81	\$75.49
Aggregate Stop Loss Premium	\$21.90	\$34.79	\$72.01	\$97.40
Spec fee	\$17.13	\$27.21	\$56.32	\$76.18
Subtotal	\$80.85	\$128.41	\$265.80	\$359.53
Claims Funding*	\$201.90	\$320.66	\$663.77	\$897.84
Monthly Funding (PMPM)	\$282.75	\$449.07	\$929.58	\$1,257.38
Rating Tier Factors		1.59	3.29	4.45

Threshold for Return of Claims Funding	
Estimated Membership	280
x Contract Months	12
= Member Months	3360
x Claims threshold for Refunding PMPM	\$151.42
= Total Claims threshold for Refunding	\$508,787.07

Level Funding Arrangement - 70% retained by Eagle Mountain City, 30% retained by MotivHealth

*Monthly Funding is the maximum liability to the group

Signature: _____

Date: _____



RENEWAL OPTIONS FORM

Please select one of the following renewal options:



RENEW OUR PLAN AS-IS.

Renew *without* changes to your current plan design, eligibility or contribution structure.



RENEW WITH CHANGES TO ELIBILITY OR CONTRIBUTION STRUCTURE.

Renew with current benefit design(s) with the following eligibility and/or contribution updates.

ELIGIBILITY CHANGES:

Y-☐ N-☐ – Modify New Hire Waiting Period (NHWP)

- ☐ - Date of hire
- ☐ - First of the month following date of hire
- ☐ - First of the month following 30 days
- ☐ - First of the month following 60 days

Y-☐ N-☐ – Modify Domestic Partnership Status

- ☐ - Yes, we would like to add domestic partner coverage
- ☐ - No, we decline to offer domestic partnership coverage

CONTRIBUTION CHANGES:

Y-☐ N-☐ – HSA Contribution

- _____ Individual
- _____ Employer + Spouse
- _____ Employee + Child(ren)
- _____ Family

Y-☐ N-☐ – Employer Premium Contribution

- _____ Individual
- _____ Employer + Spouse
- _____ Employee + Child(ren)
- _____ Family



EXPLORE ALTERNATIVE, NEW BENEFIT DESIGNS.

To consider new benefit designs or field questions about your intent to renew with motivhealth, please contact your account manager for assistance.



10421 S Jordan Gateway Ste. 300
South Jordan, UT 84095



(844) 234-4472



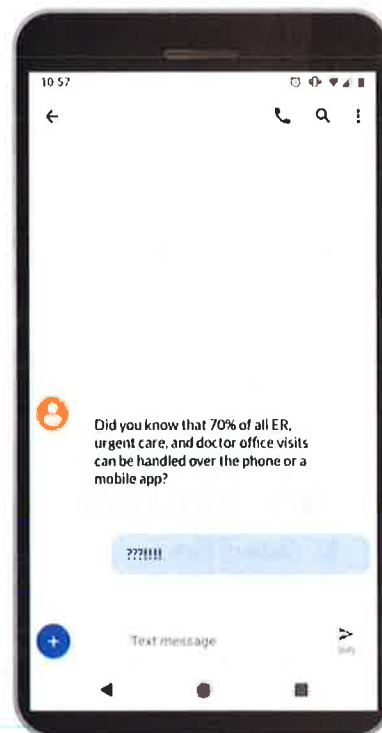
MotivHealth.com





Healthcare made easy.

For only \$5 a month, you can provide your valued employees and their dependents with unlimited access to licensed physicians anytime, anywhere...even from the convenience of their couch. It's the power of telemedicine.



Cost Effective

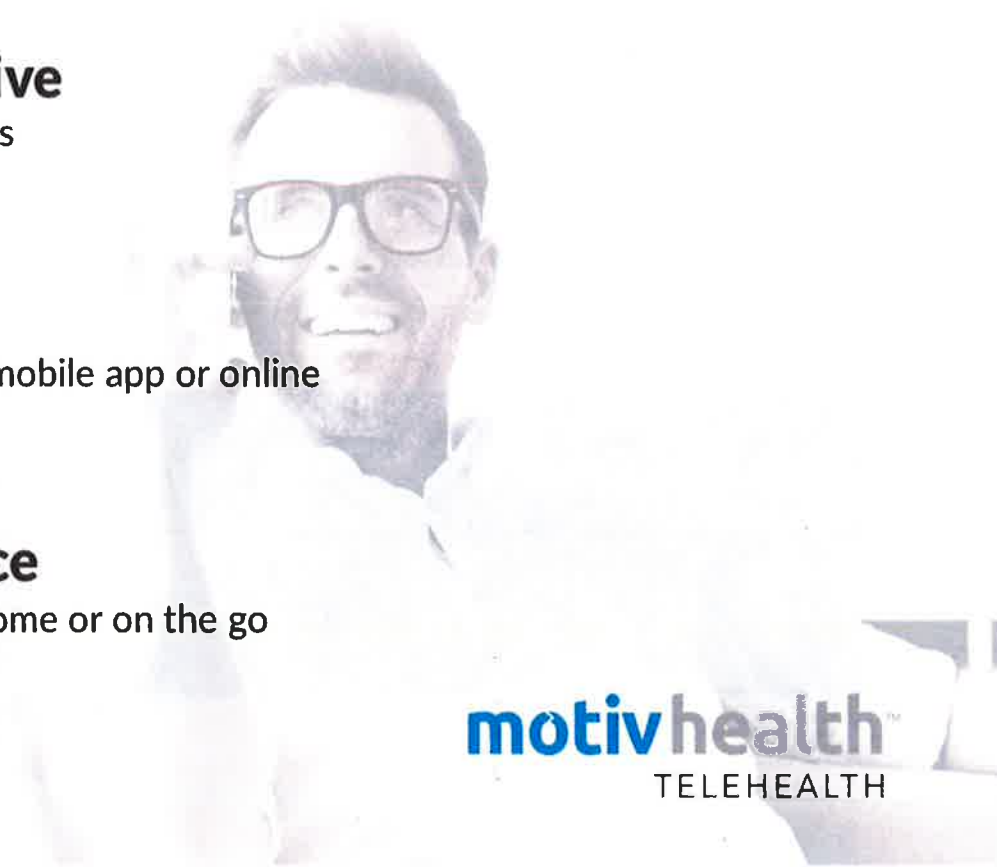
No consulting fees

Access

24/7 via phone, mobile app or online

Convenience

Receive care at home or on the go



motivhealth™
TELEHEALTH

About Us

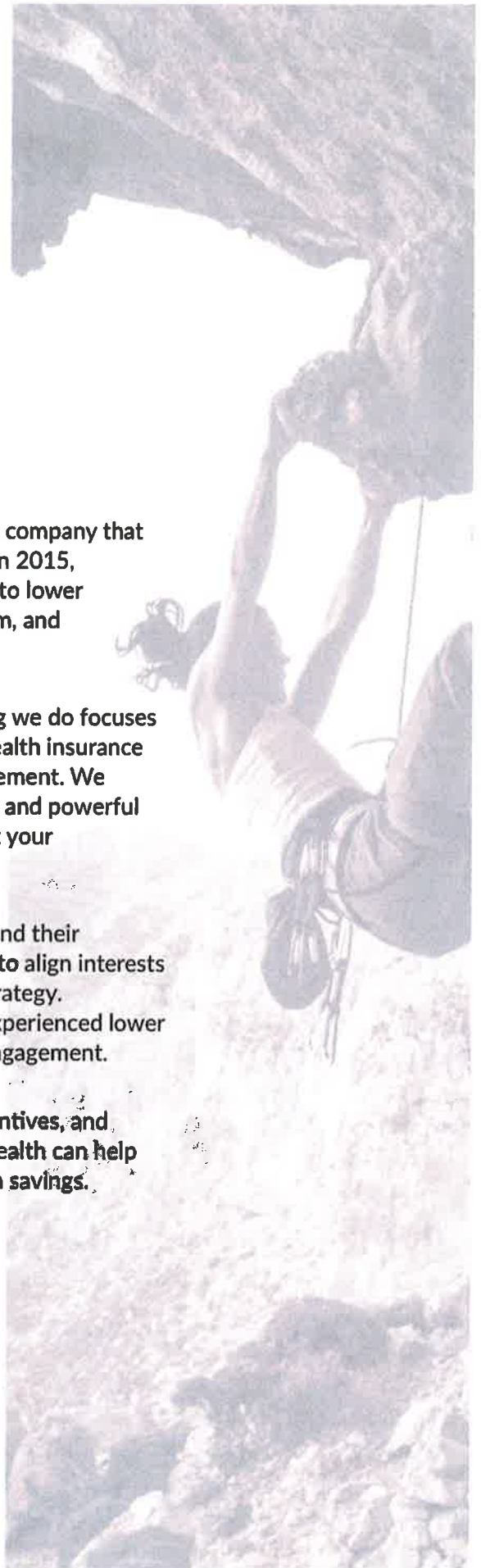
MotivHealth is a local, Utah-based health insurance company that specializes in HSA-qualified health plans. Founded in 2015, MotivHealth Insurance was created with the intent to lower healthcare costs, encourage healthcare consumerism, and incentivize healthcare savings.

We believe in challenging the status quo. Everything we do focuses on overcoming traditional or outdated notions of health insurance through relentless innovation, creativity, and engagement. We believe that our unique member-centered approach and powerful value-driven partnerships can empower and protect your employees.

In addition, MotivHealth provides Utah employers and their employees with customized benefit designs, meant to align interests and generate a long-term, sustainable healthcare strategy. Employers who adopt our tailored approach have experienced lower monthly premiums and higher levels of employee engagement.

With our dedicated assistance, unique member incentives, and consumer-driven method, we are confident MotivHealth can help you and your employees earn, save, and grow health savings.

motivhealth™

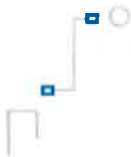


Why Choose Us?



Lower Monthly Premiums

MotivHealth is committed to lowering your health care costs. Last year alone, employers that utilized MotivHealth Insurance for their group medical benefits experienced an average renewal of 0%.



24/7 Member Assistance

MotivHealth members have 24/7 access to our team of Personal Health Assistants, each dedicated to helping them understand and maximize their health plan benefits.



Member Incentives

MotivHealth is committed to driving member success. We offer financial incentives to encourage and reward members who take a more proactive approach to their health and healthcare decision making.



In-House Clinical Case Management

For members who have questions about their personal care, medical options or would simply like to know how to effectively manage an acute or chronic condition, MotivHealth provides access to an expert team of medical professionals, each dedicated to offering compassionate guidance and personalized instruction.





Member Incentives

Steps Incentive

Members and their covered spouses can each earn up to \$250/year, just by walking.

Prompt Pay

Depending on the planned medical procedure, members can receive between \$250-\$3,000 dollars in reduced out-of-pocket expense when they elect to go to high-value, affordable healthcare providers and work with us to pay in advance.

Medical Price Transparency

Using our Price Transparency Tool, our members know the cost of care before its received.

Prescription Assistance

MotivHealth utilizes a series of Rx assistance programs to help reduce or eliminate member out-of-pocket prescription costs.

motivhealthTM

Network

Nothing is more important than offering our members access to high-value, cost-effective medical providers. Therefore, we've chosen to partner with a robust network of skilled medical providers, each committed to providing our members with first-rate medical treatment.

Wise Network (Non-IHC)

42 Hospitals/8,000+ Providers

Our Wise Network provides members with statewide access to an abundance of local, regional, and rural hospitals and providers, including: U of U Health, Primary Children's, MountainStar and Steward facilities.

First Health Network (Nationwide Access)

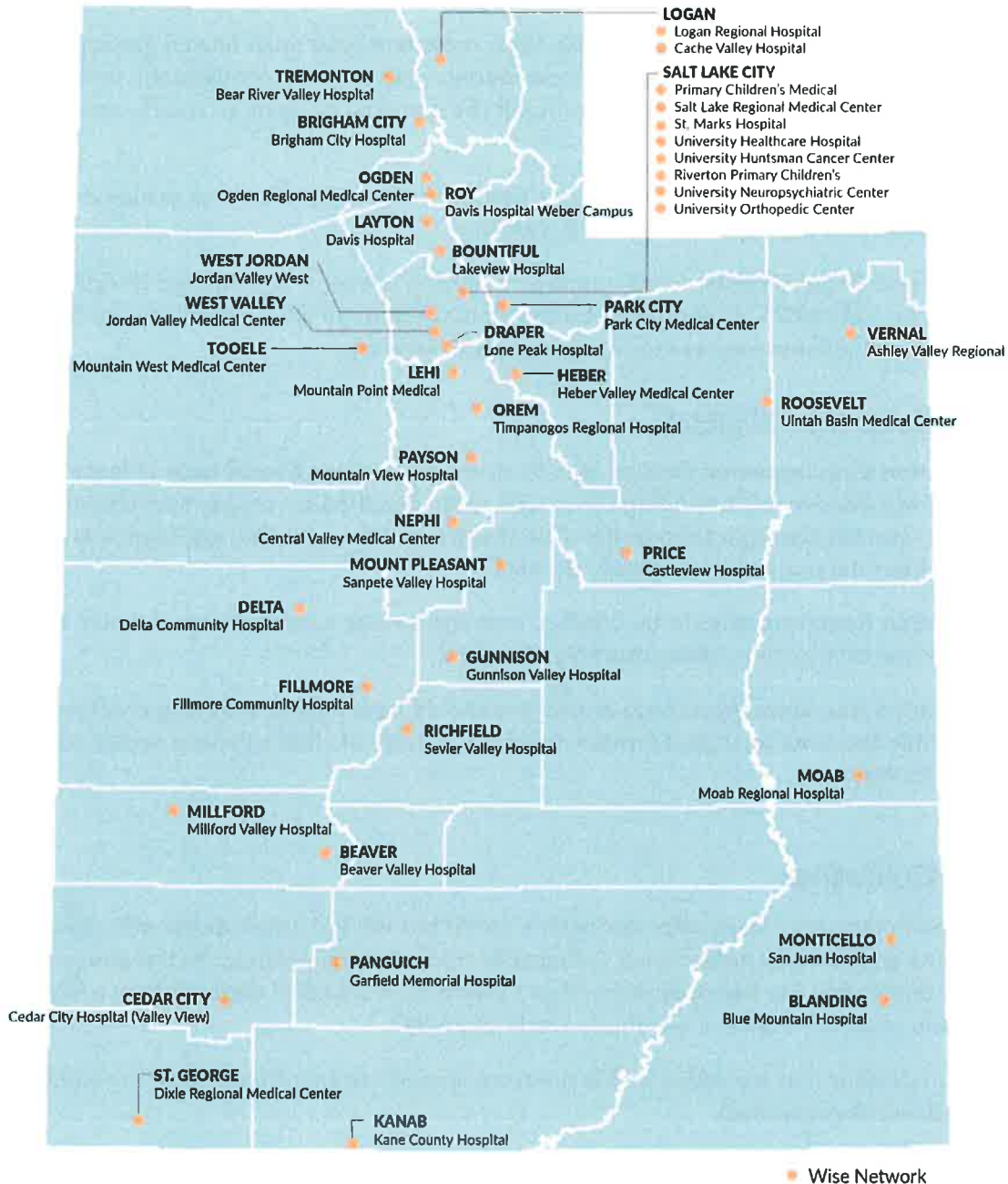
5,000+ Hospitals/550,000 Providers

For members residing outside of Utah, access to medical care and treatment is available via the First Health Network.

motivhealth



The Network



Contact us at 844-234-4472 | [motivhealth.com](https://www.motivhealth.com)

Underwriting Guidelines

MotivHealth Insurance is licensed in the state of Utah to sell fully insured, level-funded and self-insured health plans to the small and large group markets. For specifics regarding group participation, contribution and geographical requirements, please see below.

Small Group (10-50 Eligible)

Participation Requirements: Groups with 10 or more enrollees must have a participation rate of 75% of eligible employees, after considering valid waivers. MotivHealth Insurance reserves the right to re-underwrite the group if the enrolling population is different from the population originally quoted.

Contribution Requirements: To be eligible, employers must contribute at minimum 50% of the employee only portion of the monthly premium.

Geographical Requirements: Small employers seeking a level or self-funded design, should have approximately 80% of enrollees reside within the state of Utah. Enrolled members outside of Utah will have access to the First Health Network.

Large Group (51+ Eligible)

Participation Requirements: Groups with 51 or more enrollees should have at least 75% of eligible employees enroll, excluding those with other qualified coverage. MotivHealth Insurance reserves the right to re-underwrite the group if the enrolling population is different from the population originally quoted.

Contribution Requirements: To be eligible, employers must contribute at minimum 50% of the employee only portion of the monthly premium.

Geographical Requirements: Large employers should have 80% of enrolling employees reside within the state of Utah. Enrolled members outside of Utah will have access to the First Health Network.

Other Guidelines

MotivHealth Insurance does offer deductible credit but will not credit either out of pocket maximums or pharmacy deductibles. Deductible credits will be given up to the amount of the new deductible. For example, a member moving from a \$4,000 deductible to a \$2,000 deductible plan will receive a maximum credit of \$2,000.

Only plan designs that are within a 15% premium spread can be offered together without prior underwriting approval.

MotivHealth reserves the right to re-underwrite groups who elect to pair their medical plan with any policy gap policy, HRA, etc.) that effectively minimizes the established deductible amounts.





**EAGLE MOUNTAIN CITY
CITY COUNCIL MEETING
APRIL 20, 2021**

TITLE:	Safe Routes to School Cooperative Agreement		
ITEM TYPE:	Agreement		
FISCAL IMPACT:	Reimbursement to the City of up to \$44,533.00		
APPLICANT:	City		
GENERAL PLAN DESIGNATION	CURRENT ZONE	ACREAGE	COMMUNITY

PUBLIC HEARING:

No

PREPARED BY:

Steve Mumford, Admin

PRESENTED BY:

Steve Mumford or Brad
Hickman

RECOMMENDATION:

Staff recommends that the City Council approve the Cooperative Agreement - Safe Routes to Schools between Eagle Mountain City and the Utah Department of Transportation.

BACKGROUND:

In December, 2020, the City's Safe Routes to School grant application for \$44,533.00 was selected by the UDOT Safe Routes to School Funding Committee. The approved application was to build an asphalt trail along the west side of Eagle Mountain Boulevard from Aviator Avenue to Majors Street and to add flashing pedestrian crossing signs at the crossing of the Lehi-Fairfield Road. The trail was already approved by the Council, and the construction is underway. This is just an approval of the agreement with UDOT for the funding.

ITEMS FOR CONSIDERATION:

REQUIRED FINDINGS:

PLANNING COMMISSION ACTION/RECOMMENDATION:

ATTACHMENTS:

Safe Routes to School Cooperative Agreement
SRTS Map - Major to Aviator

Application Number: TBD
Local Authority Federal ID #876000284
Project Number: S-R399(379)
PIN: 19397
CID: 73877

COOPERATIVE AGREEMENT SAFE ROUTES TO SCHOOLS

This Cooperative Agreement, made and entered into this _____ day of _____, 2021, by and between the Utah Department of Transportation (“**UDOT**”), and Eagle Mountain City (“**LOCAL AUTHORITY**”).

RECITALS

WHEREAS, in the interest of public safety, the **LOCAL AUTHORITY** desires to plan, design, construct, and maintain an infrastructure-related project that will improve safety for students to walk and bicycle to school at Mountain Trails Elementary School; (the “Work”); and

WHEREAS, infrastructure projects using public funds shall be within public rights of way, either public property owned by a public entity and/or private lands that have public access easements; and

WHEREAS, the **LOCAL AUTHORITY** is agreeable to comply with the applicable **UDOT** Program Procedures and Standards for the Work described in this agreement; and

WHEREAS, State funds may not be expended for projects that do not specifically serve the stated purposes of the Safe Route to School program; and

THIS COOPERATIVE AGREEMENT is made to set out the terms and conditions where the Work shall be performed.

AGREEMENT

NOW, THEREFORE, the parties agree as follows:

1. **Description of Work.** The Work covered by this agreement is described in the **LOCAL AUTHORITY** application, attached as Exhibit A that is incorporated by reference.
2. **UDOT Responsibilities:**
 - a. Provide an Oversight Manager or Consultant Oversight Manager to assist the **LOCAL AUTHORITY** with ongoing coordination related to scope, schedule, risks, mitigation, and closeout process for the Work.
 - b. Prepare and process a cooperative agreement before Work initiation.
 - c. Upon completion of the Work and final inspection and approval by **UDOT**, reimburse the **LOCAL AUTHORITY**, up to the maximum of the Grant amount of \$44,533.00.

Application Number: TBD
Local Authority Federal ID #876000284
Project Number: S-R399(379)
PIN: 19397
CID: 73877

3. **LOCAL AUTHORITY Responsibilities:**

- a. Provide an Oversight Manager or Consultant Oversight Manager and oversee their performance related to the Work including approving consultant pay requests.
 - b. Construct the Work to **UDOT** standards or to **LOCAL AUTHORITY**'s standards if it is equal to or greater than **UDOT** standards.
 - c. Manage Work scope, schedule, budget, risk, and quality.
 - d. Coordinate details, decisions and impacts with the local jurisdiction's community councils, commissions, legal counsel, department heads, political leads, engineering and public works departments, etc.
 - e. Coordinate with the assigned **UDOT** Oversight Manager.
 - f. Upon completion of the Work and final inspection and approval by **UDOT**, submit a request for reimbursement to **UDOT**, up to the combined maximum amount of this agreement \$44,533.00, including documentation of costs incurred and paid for by the **LOCAL AUTHORITY**. Project overages shall be the responsibility of the **LOCAL AUTHORITY**.
4. **Access.** The **LOCAL AUTHORITY** shall guarantee access to and make all provisions for **UDOT**, Consultant, and Contractor to enter upon all lands, both public and private which are necessary to carry out the Work.
5. **Construction.** If for any reason, the **LOCAL AUTHORITY** has not commenced construction of the Work within a 2 year period from the date of the notice of grant award, the **LOCAL AUTHORITY** will relinquish the grant allocation for the Work upon request from **UDOT**, and this agreement shall be terminated. Upon commencement of construction, the **LOCAL AUTHORITY** agrees to complete the construction in an expeditious manner and in a reasonable timeframe. Should **UDOT** determine the Work is not proceeding in an expeditious manner and upon 30 days written notice, it may withdraw the grant and require the **LOCAL AUTHORITY** to refund any portion of the grant funds not expended for approved items at the time of withdrawal and terminate this agreement.
6. **Liability.** **UDOT** and **LOCAL AUTHORITY** are both governmental entities subject to the Governmental Immunity Act. Each party agrees to indemnify, defend and save harmless the other party from any and all damages, claims, suits, costs, attorney's fees and actions arising from or related to its actions or omissions or the acts or omissions of its officers, agents, or employees in connection with the performance and/or subject matter of this Agreement. The obligation to indemnify is limited to the dollar amounts set forth in the Governmental Immunity Act, provided said Act applies to the action or omission giving rise to the protections of this paragraph. This paragraph shall not be construed as a waiver of the protections of the Governmental Immunity Act. The indemnification in this paragraph shall survive the expiration or termination of this Agreement.

Application Number: TBD
Local Authority Federal ID #876000284
Project Number: S-R399(379)
PIN: 19397
CID: 73877

7. **Project Underruns.** Any funds remaining at the completion of the Work resulting in an underrun will revert back to the Safe Route to School Program for redistribution by **UDOT**.
8. **Accessible to Persons with Disabilities.** Infrastructure projects constructed with Safe Routes to School funds shall be accessible to persons with disabilities, per the Americans with Disabilities Act Accessibility Guidelines (ADAAG) at 28 CFR Part 36, Appendix A, as enforced by the U.S. Department of Justice and FHWA, and as required under section 504 of the Rehabilitation Act.
9. **Real Property Acquisition.** For real property acquisition and displacement activities, the **LOCAL AUTHORITY** shall comply with the provisions of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 in accordance with 49 CFR Part 24.
10. **Utility Relocations.** The **LOCAL AUTHORITY** is required to pay, as part of the total Work cost, 50% of the cost of any utility facility relocation required within the State highway right-of-way, and the utility company is required to pay the remainder of the cost of relocation. Utah Administrative Code 72-6-116. The design of the Work shall minimize any utility relocations. Should the **LOCAL AUTHORITY's** Work design require utility relocations, the **LOCAL AUTHORITY** shall coordinate with the affected utility owner to determine a relocation design and cost estimate. The **LOCAL AUTHORITY** shall execute a 50% reimbursement agreement with each utility company prior to commencement of the Work.
11. **Maintenance.** Upon completion of the Work covered by this agreement, the **LOCAL AUTHORITY** shall, either directly or by ordinance, cause any sidewalks covered by this cooperative agreement to be maintained, renewed and/or repaired to perpetuate a secure and non-hazardous pedestrian facility. The maintenance shall include snow removal.
12. **Right of Way Disposal/Lease Proceeds.** For real property disposals the **LOCAL AUTHORITY** shall comply with 23 CFR 710.409 and 710.403. The **LOCAL AUTHORITY** should have property management records, which identify inventories of real property considered excess to the Work needs. If a **LOCAL AUTHORITY** determines that real property initially acquired as part of the Work is declared excess and disposed of the **LOCAL AUTHORITY** must comply with 23 CFR 710.409 and 710.403.
13. **Termination.** This Agreement may be terminated as follows:
 - a. By mutual agreement of the parties, in writing.
 - b. By either **UDOT** or the **LOCAL AUTHORITY** for failure of any of the parties to fulfill its obligations as set forth in the provisions of this agreement. Reasonable allowances will be made for circumstances beyond the control of the parties. Written notice of intent to terminate is required and shall specify the reasons for termination.
 - c. By **UDOT** for the convenience of the State upon written notice to the **LOCAL AUTHORITY**.
 - d. Upon satisfactory completion of the provisions of this agreement.

Application Number: TBD
Local Authority Federal ID #876000284
Project Number: S-R399(379)
PIN: 19397
CID: 73877

- e. By **UDOT**, in the event that construction of the project for which this design engineering is undertaken is not started by the close of the second fiscal year following the fiscal year in which this agreement is executed.

14. **Other Provisions:**

- a. Each party agrees to undertake and perform all further acts that are reasonably necessary to carry out the intent and purposes of the agreement at the request of the other party.
- b. The failure of either party to insist upon strict compliance of any of the terms and conditions, or failure or delay by either party to exercise any rights or remedies provided in this agreement, or by law, will not release either party from any obligations arising under this agreement.
- c. Neither Party to this Agreement shall make impacts to the systems describe herein, exceed the capacities described herein, or act outside of the terms of this agreement without an amendment to this agreement.
- d. This agreement contains the entire agreement between the parties with respect to the subject matter, and no statements, promises or inducements made by either party that are contained in this written agreement shall be binding or valid.
- e. This agreement does not create any type of agency relationship, joint venture, or partnership between the parties.
- f. Each party represents that it has the authority to enter into this agreement. The parties may execute this agreement in counterparts.

Application Number: TBD
Local Authority Federal ID #876000284
Project Number: S-R399(379)
PIN: 19397
CID: 73877

IN WITNESS THEREOF, the parties hereto have caused these presents to be executed by their duly authorized officers as of the day, month, and year first above written.

ATTEST:

EAGLE MOUNTAIN CITY, a municipal corporation in the State of Utah

By: _____

By: _____

Title: _____

Title: _____

Date: _____

Date: _____

(IMPRESS SEAL)

RECOMMENDED FOR APPROVAL: UTAH DEPARTMENT OF TRANSPORTATION

By: _____
Region Three Traffic Operations Engineer

By: _____
Region Three Director

Date: _____

Date: _____

APPROVED AS TO FORM:

COMPTROLLER OFFICE

This Form Agreement has been previously approved as to form by the office of Legal Counsel for the Utah Department of Transportation.

By: _____
Contract Administrator

Date: _____

Application Number: TBD
Local Authority Federal ID #876000284
Project Number: S-R399(379)
PIN: 19397
CID: 73877

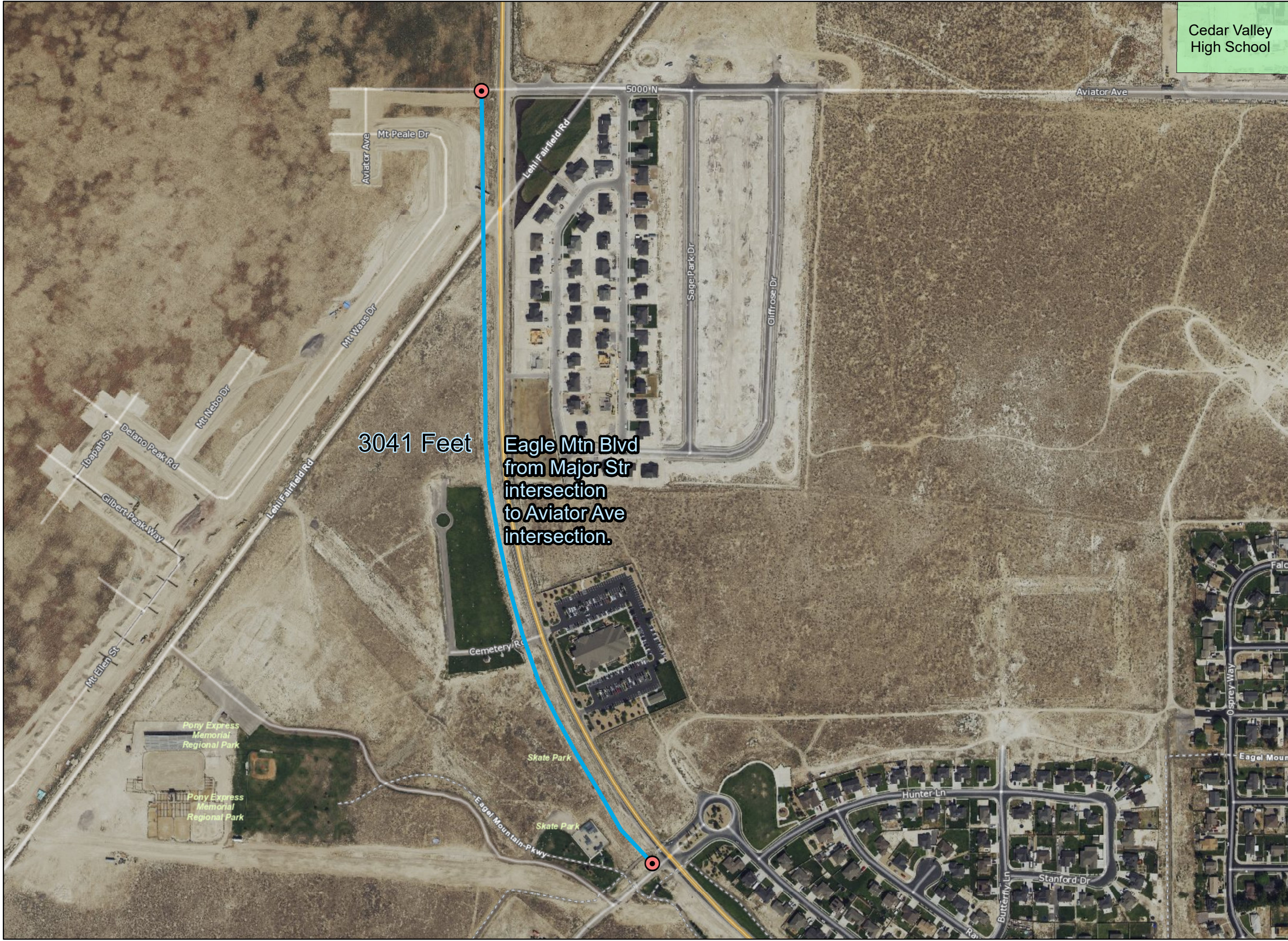
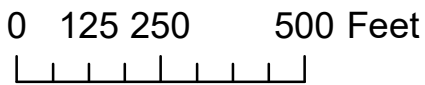
Exhibit A
Local Authority Safe Routes Application

Safe Routes
to Schools
Proposal:
Eagle Mtn
Blvd from Major
to Aviator Ave



Legend

- Start and End Markers
- Safe Routes to Schools
- Cedar Valley High





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

Wednesday, April 14, 2021

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

SUBJECT: Skyline Ridge phase 2 plat 3 into warranty Bond Release

City Recorder:

The above referenced subdivision has completed all the required improvements as of this date. With the approval of the installed infrastructure, we are recommending this subdivision begin the required one-year warranty period. A reduced bond letter has been generated, reducing all bond items which have been completed. A warranty bond for the remaining warranty amount must be issued and maintained until released from the warranty period by the city.

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

Sincerely,

Chris Trusty

Chris Trusty (Apr 14, 2021 15:43 MDT)

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

Cc: Fionnuala Kofoed, City Recorder



BOND RELEASE REQUEST LETTER
Skyline Ridge phase 2 plat 3 bond

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

3rd Bond Release	
Original Bond Amount:	\$ 652,592.93
Previous Release Amount:	\$ 508,942.12
Amount to Release this Period:	\$ 84,324.18
Amount Remaining in Bond:	\$ 59,326.63

Bond Releases Summary	
#1	\$ 375,132.10
#2	\$ 133,810.02
#3	\$ 84,324.18
#4	\$ -
TOTAL	\$ 593,266.30

4/14/2021

ITEM	DESCRIPTION	QUANTITY	UNIT	UNIT COST	TOTAL	QUANTITIES COMPLETED			MONIES RELEASED	
						Previous Period	This Period	% to date	This Period	To Date
1	SITE PREP.									
a	Mobilization	1	LS	\$4,250.00	\$4,250.00	1	0.2	100%	\$850.00	\$4,250.00
b	Clear & Grub	6668	CY	\$3.50	\$23,338.00	5,334	1333.6	100%	\$4,667.60	\$23,338.00
c	SWPPP	1	LS	\$3,687.50	\$3,687.50	1	0.2	100%	\$737.50	\$3,687.50
2	ROADWAY IMPROVEMENTS									
a	3" Asphalt	54072	SF	\$3.50	\$189,252.00	48,665	5407.2	100%	\$18,925.20	\$189,252.00
b	30" curb & gutter w/base	3641	LF	\$18.00	\$65,538.00	3,277	364.1	100%	\$6,553.80	\$65,538.00
c	6" road base	54072	SF	\$0.80	\$32,443.20	48,665	5407.2	100%	\$3,244.32	\$32,443.20
d	9" subbase	54072	SF	\$0.30	\$16,221.60	48,665	5407.2	100%	\$1,622.16	\$16,221.60
e	5' sidewalk w/4" of compacted base	17855	SF	\$3.00	\$53,565.00	16,070	1785.5	100%	\$5,356.50	\$53,565.00
f	ADA ramps & placards	8	EA	\$600.00	\$4,800.00	7	0.8	100%	\$480.00	\$4,800.00
3	CULINARY WATER									
a	8" C-900 water line & fittings	1106	LF	\$30.00	\$33,180.00	995	110.6	100%	\$3,318.00	\$33,180.00
b	8" gate valve w/collar	9	EA	\$1,107.00	\$9,963.00	8	0.9	100%	\$996.30	\$9,963.00
c	3/4" service lateral w/meter	19	EA	\$1,800.00	\$34,200.00	17	1.9	100%	\$3,420.00	\$34,200.00
d	Connect to existing water line	2	EA	\$1,600.00	\$3,200.00	2	0.2	100%	\$320.00	\$3,200.00
e	Fire Hydrant	3	EA	\$3,200.00	\$9,600.00	3	0.3	100%	\$960.00	\$9,600.00
f	2" temp blow off	1	EA	\$1,250.00	\$1,250.00	1	0.1	100%	\$125.00	\$1,250.00
4	SEWER									
a	Connect to existing sewer	1	EA	\$500.00	\$500.00	1	0.1	100%	\$50.00	\$500.00
b	8" Sewer Pipe main	621	LF	\$30.00	\$18,630.00	559	62.1	100%	\$1,863.00	\$18,630.00
c	48" manhole w/collar	3	EA	\$2,500.00	\$7,500.00	3	0.3	100%	\$750.00	\$7,500.00
d	4" service lateral	19	EA	\$500.00	\$9,500.00	17	1.9	100%	\$950.00	\$9,500.00
e	Testing	1	LS	\$4,000.00	\$4,000.00	1	0.1	100%	\$400.00	\$4,000.00
5	STORM DRAIN									
b	15" HDPE-HP	22	LF	\$32.00	\$704.00	20	2.2	100%	\$70.40	\$704.00
c	18" HDPE-HP	62	LF	\$32.00	\$1,984.00	56	6.2	100%	\$198.40	\$1,984.00
d	24" HDPE-HP	312	LF	\$32.00	\$9,984.00	281	31.2	100%	\$998.40	\$9,984.00
e	30" HDPE-HP	401	LF	\$32.00	\$12,832.00	361	40.1	100%	\$1,283.20	\$12,832.00
f	48" manhole w/collar	3	EA	\$3,075.00	\$9,225.00	3	0.3	100%	\$922.50	\$9,225.00
g	Combo box	2	EA	\$3,640.00	\$7,280.00	2	0.2	100%	\$728.00	\$7,280.00
h	Catch basin	1	EA	\$1,839.00	\$1,839.00	1	0.1	100%	\$183.90	\$1,839.00
i	Connect to 30" HDPE-HP	1	EA	\$500.00	\$500.00	1	0.1	100%	\$50.00	\$500.00
6	MISC.									
a	Street lights	6	EA	\$3,300.00	\$19,800.00	0	6	100%	\$19,800.00	\$19,800.00
b	Street signs	4	EA	\$250.00	\$1,000.00	0	4	100%	\$1,000.00	\$1,000.00
c	Street Survey monuments	7	EA	\$500.00	\$3,500.00	0	7	100%	\$3,500.00	\$3,500.00
TOTAL CONSTRUCTION COST					\$593,266.30					
10% Bond Coverage					\$59,326.63					
TOTAL BOND AMOUNT:					\$652,592.93					
						Released This Period			\$84,324.18	

Chris Trusty
Chris Trusty (Apr 14, 2021 15:44 MDT)
Christopher T. Trusty P.E.
Engineering Director

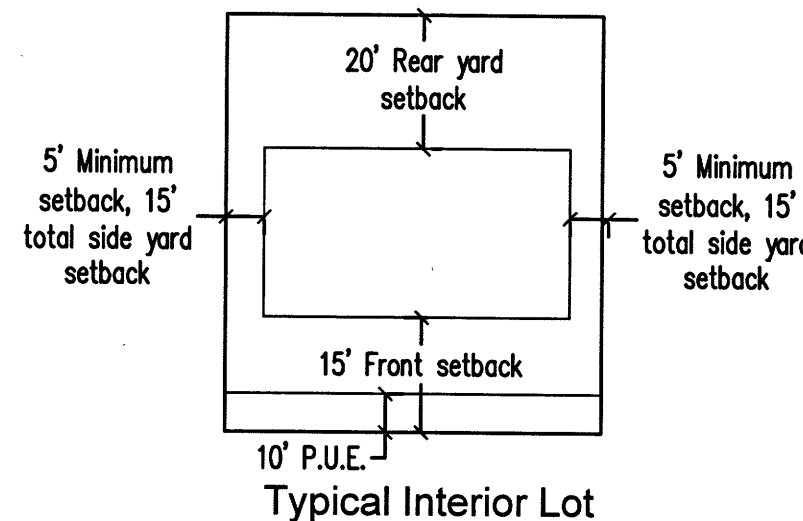
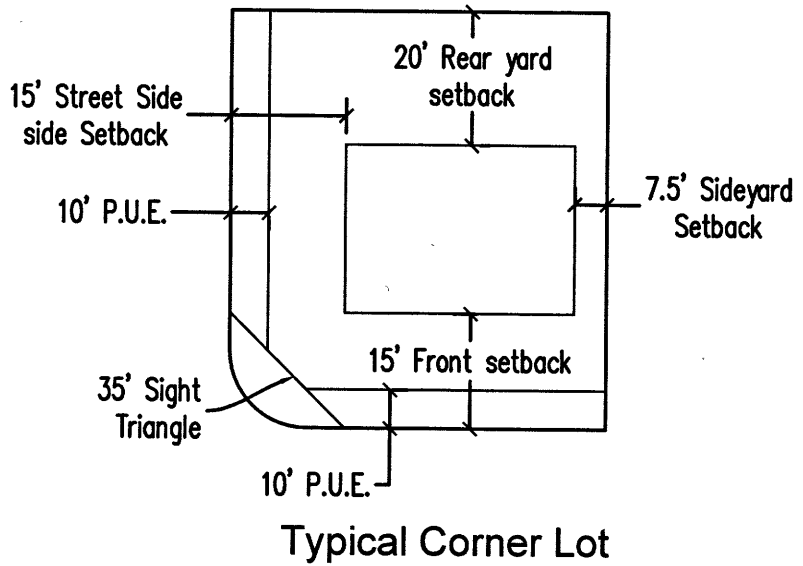
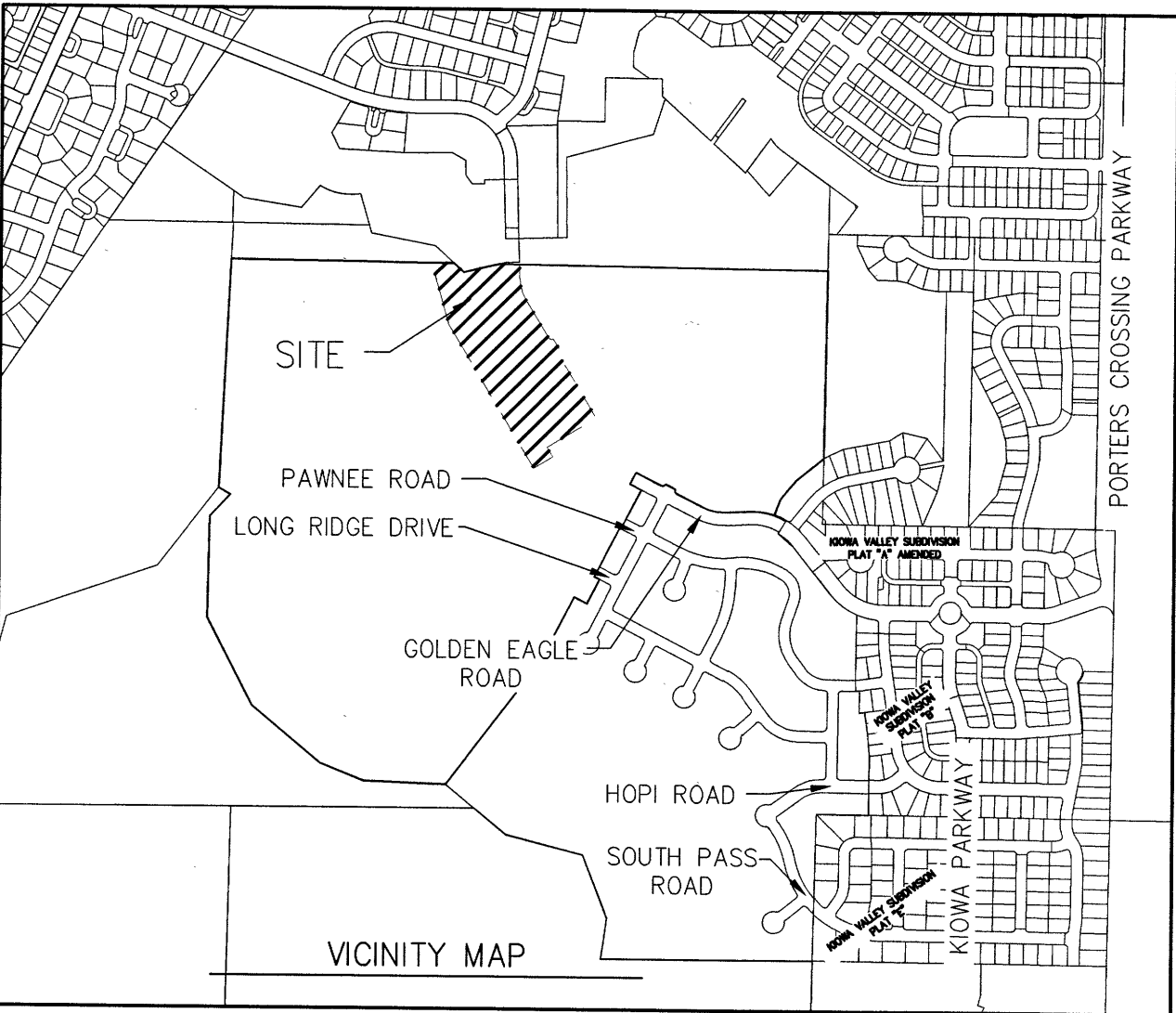
Apr 14, 2021
Date

Robert Ballif
Robert Ballif (Apr 15, 2021 05:25 MDT)
Robert Ballif
Engineering Tech. 1

Apr 15, 2021
Date

SKYLINE RIDGE - PH 2 Plat 3
RESIDENTIAL SUBDIVISION

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

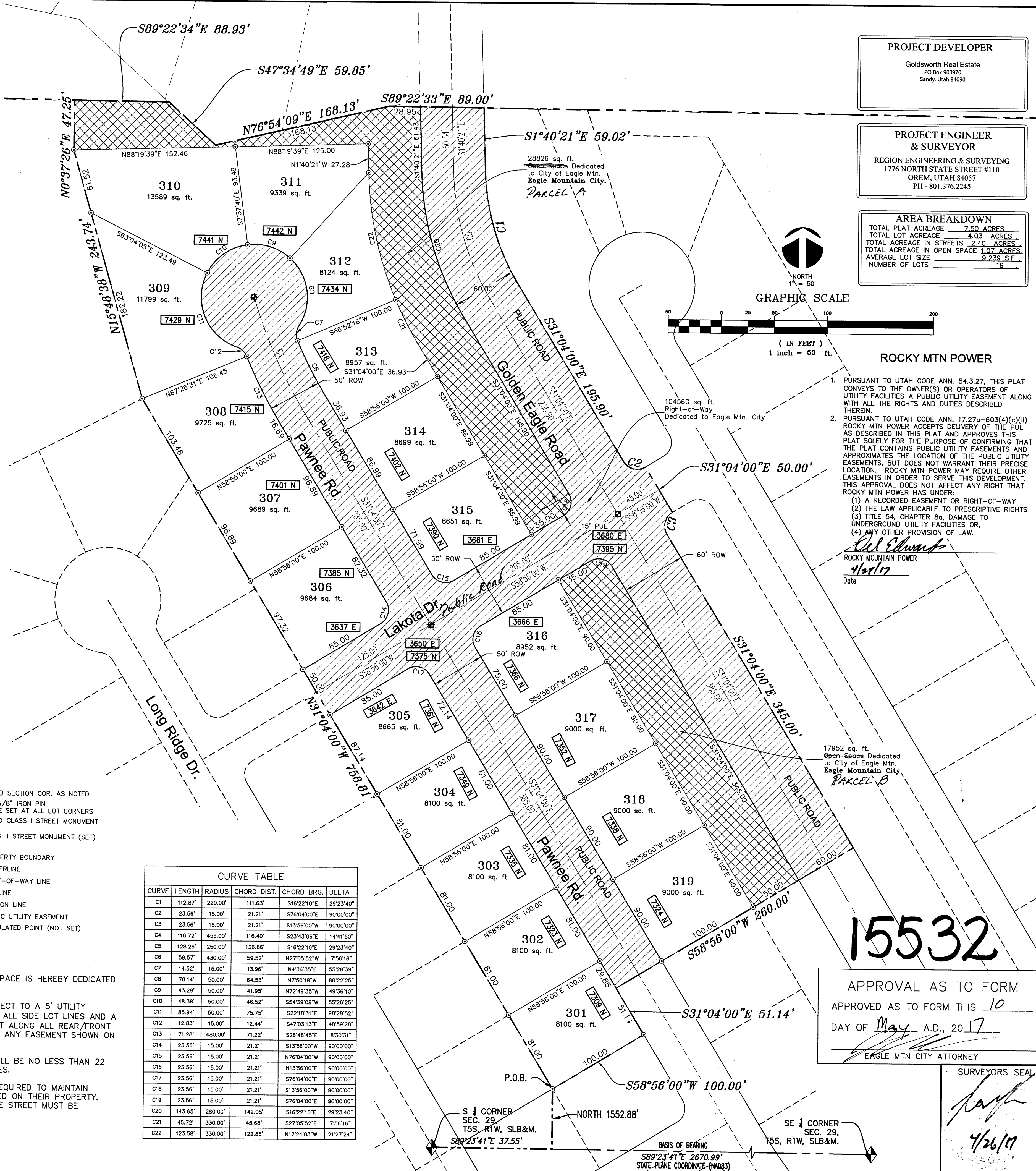


LEGEND

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

- NOTES:
- ALL PUBLIC OPEN SPACE IS HEREBY DEDICATED TO EAGLE MOUNTAIN CITY.
 - ALL LOTS ARE SUBJECT TO A 5' UTILITY EASEMENT (P.U.E.) ALONG ALL SIDE LOT LINES AND A 10 FOOT UTILITY EASEMENT ALONG ALL REAR/FRONT LOT LINES IN ADDITION TO ANY EASEMENT SHOWN ON THE PLAT.
 - ALL DRIVEWAYS SHALL BE NO LESS THAN 22 FEET FROM PROPERTY LINES.
 - LOT OWNERS ARE REQUIRED TO MAINTAIN DRAINAGE DITCHES LOCATED ON THEIR PROPERTY. POSITIVE DRAINAGE TO THE STREET MUST BE MAINTAINED.

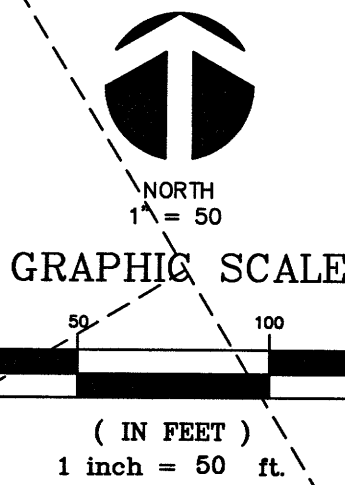
Direct Communications
Questar Gas



PROJECT DEVELOPER
Goldsworth Real Estate
PO Box 900970
Sandy, Utah 84090

PROJECT ENGINEER & SURVEYOR
REGION ENGINEERING & SURVEYING
1776 NORTH STATE STREET #110
ORIM, UTAH 84057
PH - 801.376.2245

AREA BREAKDOWN
TOTAL PLAT ACREAGE 7.22 ACRES
TOTAL LOT ACREAGE 4.03 ACRES
TOTAL ACREAGE IN STREETS 2.40 ACRES
TOTAL ACREAGE IN OPEN SPACE 1.07 ACRES
AVERAGE LOT SIZE 9,239 S.F.
NUMBER OF LOTS 19



ROCKY MTN POWER

- PURSUANT TO UTAH CODE ANN. 54.3.27, THIS PLAT CONVEYS TO THE OWNER(S) OR OPERATORS OF UTILITY FACILITIES A PUBLIC UTILITY EASEMENT ALONG WITH ALL THE RIGHTS AND DUTIES DESCRIBED THEREIN.
 - PURSUANT TO UTAH CODE ANN. 17.27a-603(4)(c)(ii) ROCKY MTN 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 MTN POWER MAY REQUIRE OTHER EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT AFFECT ANY RIGHT THAT ROCKY MTN POWER HAS UNDER:
(1) A RECORDED EASEMENT OR RIGHT-OF-WAY
(2) THE LAW APPLICABLE TO PRESCRIPTIVE RIGHTS
(3) TITLE 54, CHAPTER 8a, DAMAGE TO UNDERGROUND UTILITY FACILITIES OR
(4) ANY OTHER PROVISION OF LAW.
- Ed Edwards*
ROCKY MOUNTAIN POWER
Date 4/26/17

CURVE TABLE

CURVE	LENGTH	RADIUS	CHORD DIST.	CHORD BRG.	DELTA
C1	112.87'	220.00'	111.63'	S16°22'10"E	29°23'40"
C2	23.56'	15.00'	21.21'	S76°04'00"E	90°00'00"
C3	23.56'	15.00'	21.21'	S13°56'00"W	90°00'00"
C4	116.72'	455.00'	116.40'	S23°43'06"E	14°41'50"
C5	128.26'	250.00'	126.86'	S16°22'10"E	29°23'40"
C6	59.57'	430.00'	59.52'	N27°05'52"W	7°56'16"
C7	14.52'	15.00'	13.96'	N4°36'35"E	55°28'39"
C8	70.14'	50.00'	64.53'	N7°50'18"W	80°22'25"
C9	43.29'	50.00'	41.95'	N72°49'35"W	49°36'10"
C10	48.38'	50.00'	46.52'	S54°39'08"W	55°26'25"
C11	85.94'	50.00'	75.75'	S22°18'31"E	98°28'50"
C12	12.83'	15.00'	12.44'	S47°03'13"E	48°59'28"
C13	71.28'	480.00'	71.22'	S26°48'45"E	8°30'31"
C14	23.56'	15.00'	21.21'	S13°56'00"W	90°00'00"
C15	23.56'	15.00'	21.21'	N76°04'00"W	90°00'00"
C16	23.56'	15.00'	21.21'	N13°56'00"E	90°00'00"
C17	23.56'	15.00'	21.21'	S76°04'00"E	90°00'00"
C18	23.56'	15.00'	21.21'	S13°56'00"W	90°00'00"
C19	23.56'	15.00'	21.21'	S76°04'00"E	90°00'00"
C20	143.65'	280.00'	142.08'	S16°22'10"E	29°23'40"
C21	45.72'	330.00'	45.68'	S27°05'52"E	7°56'16"
C22	123.58'	330.00'	122.86'	N12°24'03"W	21°27'24"

APPROVAL AS TO FORM
APPROVED AS TO FORM THIS 10
DAY OF May A.D., 2017
EAGLE MTN CITY ATTORNEY

SURVEYORS SEAL
4/26/17

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

Boundary Description
BEGINNING AT A POINT BEING S.89°23'41"E. 37.55' ALONG THE SECTION LINE AND NORTH 1552.88' FROM THE SOUTH 1/4 CORNER OF SECTION 29, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN;
FROM THE POINT OF BEGINNING, THENCE, N 31° 04' 00" W FOR A DISTANCE OF 758.81 FEET TO A POINT ON A LINE. THENCE, N 15° 48' 38" W FOR A DISTANCE OF 243.74 FEET TO A POINT ON A LINE. THENCE, N 00° 37' 26" E FOR A DISTANCE OF 47.25 FEET TO A POINT ON A LINE. THENCE, S 89° 22' 34" E FOR A DISTANCE OF 88.93 FEET TO A POINT ON A LINE. THENCE, S 47° 34' 49" E FOR A DISTANCE OF 59.85 FEET TO A POINT ON A LINE. THENCE, N 76° 54' 09" E FOR A DISTANCE OF 168.13 FEET TO A POINT ON A LINE. THENCE, S 89° 22' 33" E FOR A DISTANCE OF 89.00 FEET TO A POINT ON A LINE. THENCE, S 01° 40' 21" E FOR A DISTANCE OF 59.02 FEET TO THE BEGINNING OF A CURVE, SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 29° 23' 40", HAVING A RADIUS OF 220.00 FEET, AND WHOSE LONG CHORD BEARS S 16° 22' 10" E FOR A DISTANCE OF 111.63 FEET. THENCE, S 31° 04' 00" E FOR A DISTANCE OF 195.90 FEET TO THE BEGINNING OF A CURVE, SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 90° 00' 00", HAVING A RADIUS OF 15.00 FEET, AND WHOSE LONG CHORD BEARS S 76° 04' 00" E FOR A DISTANCE OF 21.21 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENTIAL LINE. THENCE, S 31° 04' 00" E FOR A DISTANCE OF 50.00 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE, SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 90° 00' 00", HAVING A RADIUS OF 15.00 FEET, AND WHOSE LONG CHORD BEARS S 13° 56' 00" W FOR A DISTANCE OF 21.21 FEET. THENCE, S 31° 04' 00" E FOR A DISTANCE OF 345.00 FEET TO A POINT ON A LINE. THENCE, S 58° 56' 00" W FOR A DISTANCE OF 260.00 FEET TO A POINT ON A LINE. THENCE, S 31° 04' 00" E FOR A DISTANCE OF 51.14 FEET TO A POINT ON A LINE. THENCE S 58° 56' 00" W A DISTANCE OF 100.00 FEET TO THE POINT OF BEGINNING
CONTAINING 7.50 ACRES OF LAND MORE OR LESS.

PROJECT BASED ON STATE PLANE COORDINATES, NAD83

45393/2017 Reg # 15532
JEFFERY SMITH
UTAH COUNTY RECORDER
2017 Reg 10 2153 on fee \$1.00 BY MR
RECORDED FOR EAGLE MOUNTAIN CITY

15532

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

I, _____, do hereby set our hands this 3 day of May A.D. 2017.
Goldsworth Real Estate, Inc.
by H. Tromb

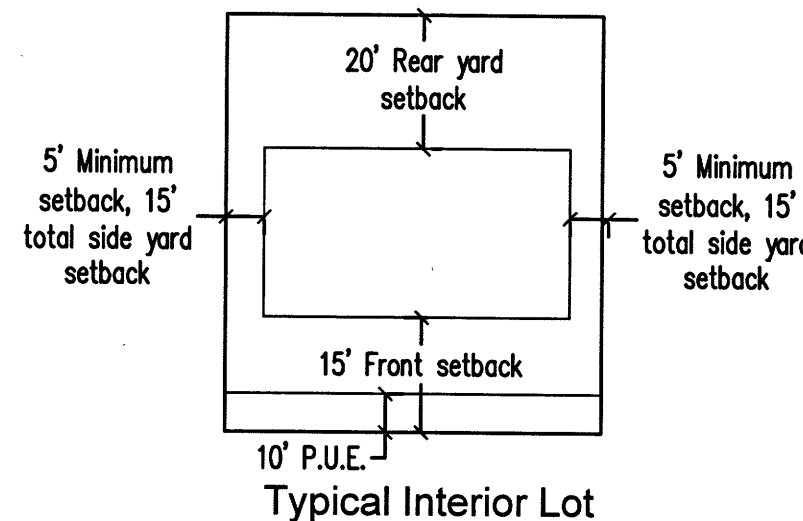
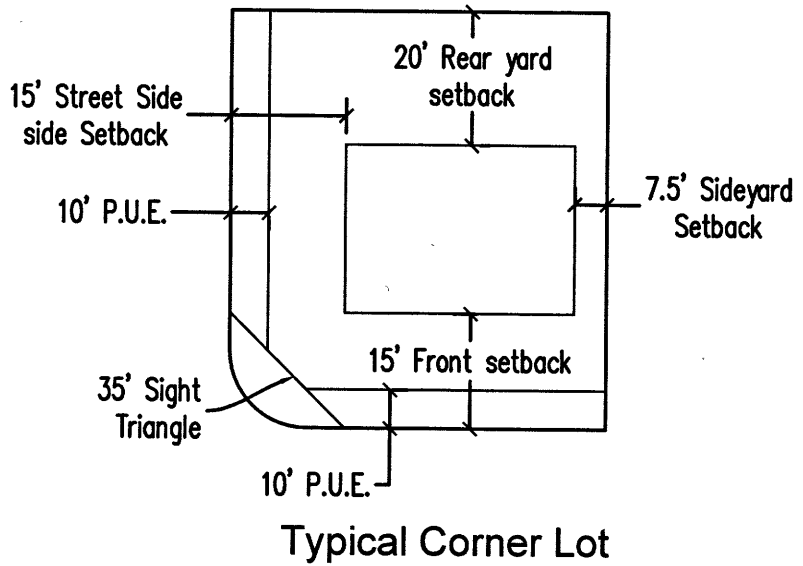
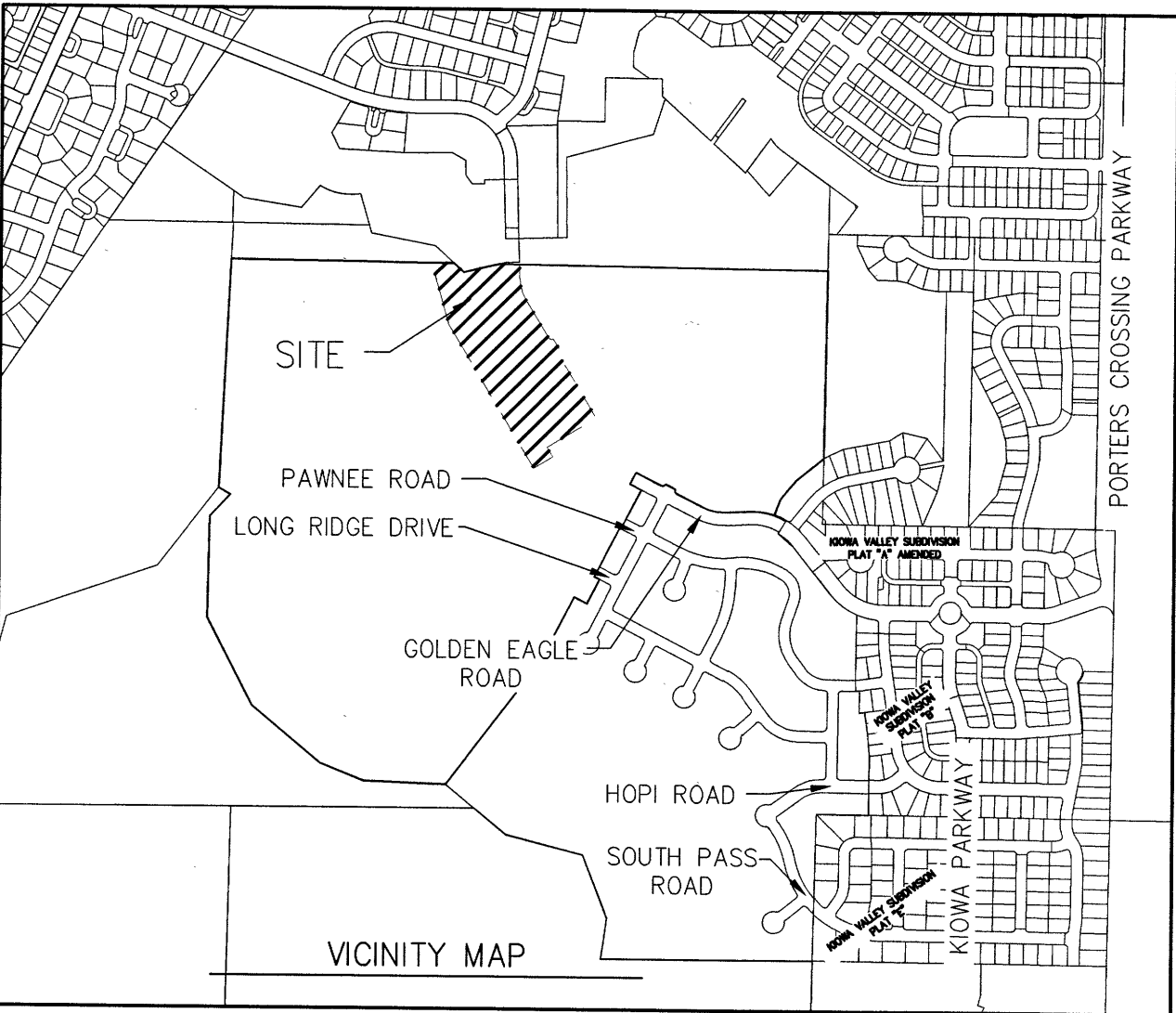
Acknowledgement
STATE OF UTAH } S.S.
COUNTY OF UTAH }
On the 3rd day of May, 2017, personally appeared before me the persons signing the foregoing Owner's Dedication known to me to be authorized to execute the foregoing Owner's Dedication for and on behalf of the owners who duly acknowledge to me that the Owner's Dedication was executed by them on behalf of the Owners.
My Commission Expires 03-07-21
Commission # 005716
A Notary Public Commissioned in Utah
Acceptance by the City of Eagle Mountain
The City of Eagle Mountain, County of Utah, approves this subdivision and hereby accepts the dedication of all Streets, Easements, and other parcels of land intended for public purposes for the perpetual use of the public. Signed this 10th day of May, A.D. 2017.
Approved: *Clayton J. Tuckey* City Engineer
Mayor of Eagle Mountain
Approved this 10 day of May A.D. 2017
Approved: *Clayton J. Tuckey* Attest: *Jeffery Smith* City Recorder

**SKYLINE RIDGE - PH 2 Plat 3
RESIDENTIAL SUBDIVISION**
LOCATED IN THE SOUTH HALF OF SECTION 29
TOWNSHIP 5 SOUTH, RANGE 1 WEST,
SALT LAKE BASE & MERIDIAN
CITY OF EAGLE MOUNTAIN, UTAH COUNTY, UTAH

SEAL OF CIVIL ENGINEERS
SEAL OF CLERK-RECORDER

SKYLINE RIDGE - PH 2 Plat 3
RESIDENTIAL SUBDIVISION

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

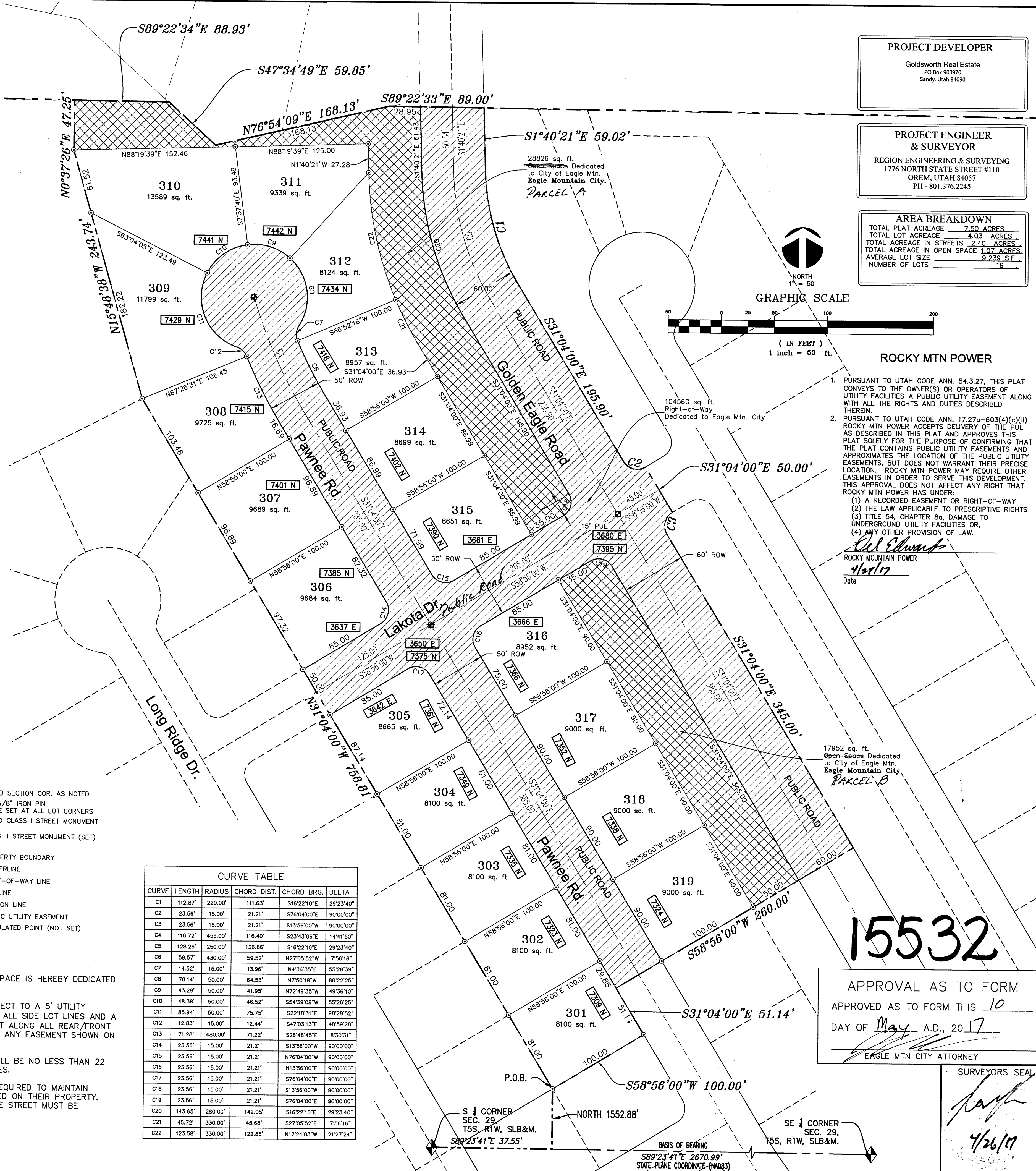


LEGEND

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

- NOTES:
- ALL PUBLIC OPEN SPACE IS HEREBY DEDICATED TO EAGLE MOUNTAIN CITY.
 - ALL LOTS ARE SUBJECT TO A 5' UTILITY EASEMENT (P.U.E.) ALONG ALL SIDE LOT LINES AND A 10 FOOT UTILITY EASEMENT ALONG ALL REAR/FRONT LOT LINES IN ADDITION TO ANY EASEMENT SHOWN ON THE PLAT.
 - ALL DRIVEWAYS SHALL BE NO LESS THAN 22 FEET FROM PROPERTY LINES.
 - LOT OWNERS ARE REQUIRED TO MAINTAIN DRAINAGE DITCHES LOCATED ON THEIR PROPERTY. POSITIVE DRAINAGE TO THE STREET MUST BE MAINTAINED.

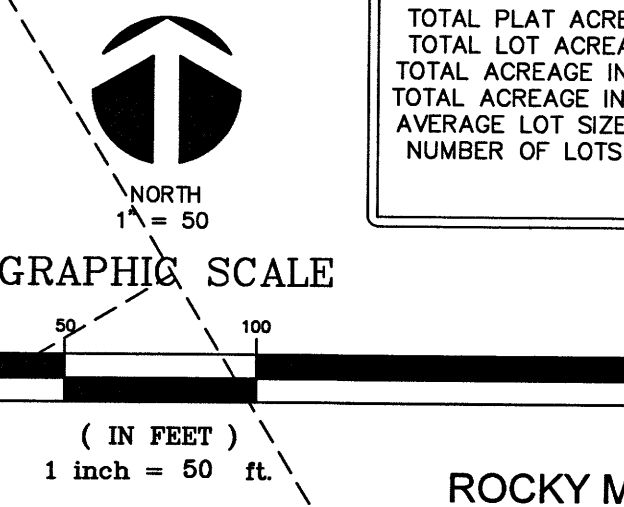
Direct Communications
Questar Gas



PROJECT DEVELOPER
Goldsworth Real Estate
PO Box 900970
Sandy, Utah 84090

PROJECT ENGINEER & SURVEYOR
REGION ENGINEERING & SURVEYING
1776 NORTH STATE STREET #110
ORIM, UTAH 84057
PH - 801.376.2245

AREA BREAKDOWN
TOTAL PLAT ACREAGE 7.22 ACRES
TOTAL LOT ACREAGE 4.03 ACRES
TOTAL ACREAGE IN STREETS 2.40 ACRES
TOTAL ACREAGE IN OPEN SPACE 1.07 ACRES
AVERAGE LOT SIZE 9,239 S.F.
NUMBER OF LOTS 19



ROCKY MTN POWER

1. PURSUANT TO UTAH CODE ANN. 54.3.27, THIS PLAT CONVEYS TO THE OWNER(S) OR OPERATORS OF UTILITY FACILITIES A PUBLIC UTILITY EASEMENT ALONG WITH ALL THE RIGHTS AND DUTIES DESCRIBED THEREIN.

2. PURSUANT TO UTAH CODE ANN. 17.27a-603(4)(c)(ii) ROCKY MTN 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 MTN POWER MAY REQUIRE OTHER EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT AFFECT ANY RIGHT THAT ROCKY MTN POWER HAS UNDER:

- A RECORDED EASEMENT OR RIGHT-OF-WAY
- THE LAW APPLICABLE TO PRESCRIPTIVE RIGHTS
- TITLE 54, CHAPTER 8a, DAMAGE TO UNDERGROUND UTILITY FACILITIES OR
- ANY OTHER PROVISION OF LAW.

Ed Edwards
ROCKY MOUNTAIN POWER
Date 4/26/17

Surveyor's Certificate

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

Boundary Description

BEGINNING AT A POINT BEING S.89°23'41"E. 37.55' ALONG THE SECTION LINE AND NORTH 1552.88' FROM THE SOUTH 1/4 CORNER OF SECTION 29, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN;

FROM THE POINT OF BEGINNING, THENCE, N 31° 04' 00" W FOR A DISTANCE OF 758.81 FEET TO A POINT ON A LINE. THENCE, N 15° 48' 38" W FOR A DISTANCE OF 243.74 FEET TO A POINT ON A LINE. THENCE, N 00° 37' 26" E FOR A DISTANCE OF 47.25 FEET TO A POINT ON A LINE. THENCE, S 89° 22' 34" E FOR A DISTANCE OF 88.93 FEET TO A POINT ON A LINE. THENCE, S 47° 34' 49" E FOR A DISTANCE OF 59.85 FEET TO A POINT ON A LINE. THENCE, N 76° 54' 09" E FOR A DISTANCE OF 168.13 FEET TO A POINT ON A LINE. THENCE, S 89° 22' 33" E FOR A DISTANCE OF 89.00 FEET TO A POINT ON A LINE. THENCE, S 01° 40' 21" E FOR A DISTANCE OF 59.02 FEET TO THE BEGINNING OF A CURVE, SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 29° 23' 40", HAVING A RADIUS OF 220.00 FEET, AND WHOSE LONG CHORD BEARS S 16° 22' 10" E FOR A DISTANCE OF 111.63 FEET. THENCE, S 31° 04' 00" E FOR A DISTANCE OF 195.90 FEET TO THE BEGINNING OF A CURVE, SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 90° 00' 00", HAVING A RADIUS OF 15.00 FEET, AND WHOSE LONG CHORD BEARS S 76° 04' 00" E FOR A DISTANCE OF 21.21 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENTIAL LINE. THENCE, S 31° 04' 00" E FOR A DISTANCE OF 50.00 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE, SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 90° 00' 00", HAVING A RADIUS OF 15.00 FEET, AND WHOSE LONG CHORD BEARS S 13° 56' 00" W FOR A DISTANCE OF 21.21 FEET. THENCE, S 31° 04' 00" E FOR A DISTANCE OF 345.00 FEET TO A POINT ON A LINE. THENCE, S 58° 56' 00" W FOR A DISTANCE OF 260.00 FEET TO A POINT ON A LINE. THENCE, S 31° 04' 00" E FOR A DISTANCE OF 51.14 FEET TO A POINT ON A LINE. THENCE S 58° 56' 00" W A DISTANCE OF 100.00 FEET TO THE POINT OF BEGINNING

CONTAINING 7.50 ACRES OF LAND MORE OR LESS.

PROJECT BASED ON STATE PLANE COORDINATES, NAD83

APPROVED AS TO FORM THIS 10 DAY OF May A.D. 2017

Ed Edwards
ROCKY MOUNTAIN POWER
Date 4/26/17

Jeffery Smith
UTAH COUNTY RECORDER
1917 Reg 10 2153 on Fee \$1.00 BY MR
RECORDED FOR EAGLE MOUNTAIN CITY

Owner's Dedication

We the undersigned owners of all the real property depicted on this plat and described in the 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.

I, May Goldsworth Real Estate, Inc. do hereby set our hands this 3 day of May, A.D. 2017

May Goldsworth Real Estate, Inc.
by *H. Tromb*

Acknowledgement

STATE OF UTAH } S.S.
COUNTY OF UTAH }
On the 3rd day of May, 2017, personally appeared before me the persons signing the foregoing Owner's Dedication known to me to be authorized to execute the foregoing Owner's Dedication for and on behalf of the owners who duly acknowledge to me that the Owner's Dedication was executed by them on behalf of the Owners.
My Commission Expires 03-07-21
Commission # 005716
A Notary Public Commissioned in Utah
NOTARY PUBLIC
(See Seal Below)

The City of Eagle Mountain, County of Utah, approves this subdivision and hereby accepts the dedication of all Streets, Easements, and other parcels of land intended for public purposes for the perpetual use of the public. Signed this Fourth day of May, A.D. 2017

Approved: *Clayton J. Turley*
City Engineer

Mayor of Eagle Mountain

Approved this 10 day of May, A.D. 2017

Approved: *Clayton J. Turley* Attest: *Jeffery Smith*
Mayor of Eagle Mountain City Recorder

**SKYLINE RIDGE - PH 2 Plat 3
RESIDENTIAL SUBDIVISION**

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

APPROVAL AS TO FORM
APPROVED AS TO FORM THIS 10 DAY OF May A.D. 2017
EAGLE MTN CITY ATTORNEY

SURVEYORS SEAL
Robbin J. Mullen
4/26/17

CIVIL ENGINEERS
No. 20592
CHRISTOPHER TOWN

CLERK-RECORDER SEAL

Sec 29, T5S, R1W, S29E4 T50S



**EAGLE MOUNTAIN CITY
CITY COUNCIL MEETING
APRIL 20, 2021**

TITLE:	Cory B. Wride Memorial Park Phase 2 Project Change Order #2 - Kenny Seng Construction		
ITEM TYPE:	Change Order		
FISCAL IMPACT:	\$373,146.92		
APPLICANT:			
GENERAL PLAN DESIGNATION	CURRENT ZONE	ACREAGE	COMMUNITY

PUBLIC HEARING:

No

PREPARED BY:

Chris Trusty, Public Works

PRESENTED BY:

Chris Trusty

RECOMMENDATION:

Staff recommends that the City Council approve the Cory B. Wride Memorial Park Phase 2 Project Change Order #2, for Kenny Seng Construction.

BACKGROUND:

Due to biofouling in the winter storage ponds last year, the City had numerous issues with clogged filters within the irrigation system at Cory Wride Memorial park. With these concerns, the City approached Facebook about resolving the issue. Facebook agreed to help the City and hired consultant engineers to provide a design to the City for a filtration system intended to be used for the reuse water.

The original re-use project, including storage ponds, pump station, distribution lines, and terminal connection, was installed by Kenny Seng Construction (KSC) and was later reimbursed by Facebook. KSC is also the current contractor working with the City on the Cory Wride improvement project. As such, City staff approached KSC and requested a Change Order to their current contract for the filtration system. Because of time constraints with the irrigation season being close at hand, it was determined that this would be the best scenario to avoid interruptions irrigating the park.

The cost for this upgrade is \$373,146.92 which brings the total contracted amount with Kenny Seng to \$4,311,191.13. Facebook has agreed to pay for the filtration system, which will be included in an

amendment to their agreement. That will be coming before the City Council in the coming months.

ITEMS FOR CONSIDERATION:

REQUIRED FINDINGS:

PLANNING COMMISSION ACTION/RECOMMENDATION:

ATTACHMENTS:



EAGLE MOUNTAIN CITY COUNCIL MEETING MINUTES

April 6, 2021, 4:00 p.m.
Eagle Mountain City Council Chambers
1650 East Stagecoach Run, Eagle Mountain, Utah 84005

4:00 P.M. WORK SESSION – VIA LIFESIZE ELECTRONIC MEETING

ELECTED OFFICIALS PRESENT ELECTRONICALLY: Mayor Tom Westmoreland, Councilmembers Donna Burnham, Melissa Clark, Jared Gray, and Carolyn Love. Councilmember Colby Curtis was excused.

CITY STAFF PRESENT ELECTRONICALLY: Paul Jerome, City Administrator; Steve Mumford, Assistant City Administrator/Community Development Director; Pete Kane, Planning Manager; Tayler Jensen, Senior Planner; Jessa Porter, Planner; Fionnuala Kofoed, City Recorder; Elizabeth Fewkes, Recording Secretary; Chris Trusty, City Engineer; Aaron Sanborn, Economic Development Director; Jeremy Cook, City Attorney; Brad Hickman, Parks and Recreation Director; Mack Straw, Public Utilities Manager; Zac Hilton, Streets and Storm Drain Manager; Jeff Weber, Fleet and Facilities Operations Director; Ross Fowlks, Fire Chief; Angela Valenzuela, Human Resource Manager; Evan Berrett, Assistant to the City Administrator; and Robert Ballif, Engineering Assistant.

Mayor Westmoreland called the meeting to order at 4:03 p.m.

1. CITY ADMINISTRATOR INFORMATION ITEMS

1.A. Updates – City Administrator Items

City Administrator Paul Jerome presented the following updates:

Engineering

- Pony Express Widening: A pre-construction meeting will be held on April 8, 2021, after which the City should have more information regarding timing of road closures. The project is expected to be complete October 2021.
- Lone Tree Traffic Light: The equipment has been ordered and is on the way. There was some concern with the location of the existing power source; staff will need to coordinate with Rocky Mountain Power. The estimated completion date is the end of June 2021.
- Airport Road Phase 1: Construction drawings should be ready to be sent out to bid by the end of the week with a May bid award. Construction expected to be completed by end of October 2021.
- Facebook West Access Road: Final lift expected to be completed by the end of April.
- Pole Canyon Lift Station: Expected completion is the end of April 2021.
- Water Re-Use Master Plan: Expected completion is the end of June 2021.
- Master Transportation Plan Update and Impact Fees Facility Plan: Expected by the end of May 2021.

Parks

- Cory B. Wride Memorial Park Phase 2: Currently finishing curb and gutter and will begin sidewalk installation soon. Irrigation work has started and will continue through the end of the project. The fence posts have been installed and the concrete has been poured for the pickleball courts on the north end of the project and sport court lighting is being installed. The restroom facility is vertical, and the roof structure is currently being placed.
- SilverLake Woodhaven Park: All the earthwork has been completed, and irrigation has been installed. Staff is working through an issue with the Welby Jacob Canal Company. Concrete and asphalt installation should begin soon, and topsoil will follow. The playground areas should be prepared and ready for installation soon.
- Smith Ranch Community Park: A kickoff design meeting for the park was held two weeks ago; it included discussion of items the City would like to see incorporated in the park. Staff will be meeting this week to discuss outreach to the community for feedback.
- Eagle Mountain Boulevard – Cemetery Trail: The right-of-way survey will be conducted this week to determine where to place the trail. The trail has a planned completion date before April 30, 2021 to meet the deadlines for the Tourism, Recreation, Culture, and Convention grant. A portion of the Safe Routes to School grant was utilized to purchase flashing beacons for the crossing on Lehi/Fairfield road and for vehicles turning off Eagle Mountain Boulevard to increase pedestrian safety. When the project is complete, the trail will be connected from the Brandon Park subdivision to Major Street in Overland Trails.

Public Utilities

- Sewer: The upgrade is still on schedule to be completed by August. The City installed the temporary aerators last week. The City should receive a letter from the State next week regarding deficiency with the City's effluent system that will be discussed and addressed.
- Water: Solar power is being installed on both advanced metering infrastructure antennas. It is expected to be completed and ready to use in July. Water consumption has increased, and the City anticipates turning on more wells by the end of the month.
- Streets: In May and June 2021, 1.5 million square feet of seal coat will be applied to newer residential roads to prolong the life of the asphalt.

Community Development

- Code Enforcement Hearing: The City will soon be bringing forward updates to City fines and Municipal Codes to make sure they are up to date and ready for the hearing process. Hearings are scheduled to begin in June.
- Rezoning of expired master development plan properties: Tentatively planning on bringing forward The Ranches properties to the Planning Commission in the next three to five weeks, with notices being sent to owners and surrounding properties. Properties within the Eagle Mountain Properties area to follow soon thereafter.
- Overland/Downtown Economic Area Plan: City staff are preparing Request for Proposal documents to send out in the near future.

Upcoming Code Amendments

- Residential Municipal Code changes including adding an average lot size to the RD2 zone and considering removal of single-family homes from the MF1 zone.

- Residential zone livestock requirements to amend the number of animals allowed on larger residential properties.
- Zoning Transition Table.
- Community District Node Overlay Zone and transit-oriented development-style zone.
- Community mailboxes.

Mr. Jerome explained that the residents that live along Golden Eagle Road have expressed concerns regarding vehicles exceeding the speed limit on the road and requested to have a stop sign installed at the intersection of Jacob's Way and Golden Eagle Road. The road is 37 feet wide and is designed as a collector road, as opposed to a 28-foot-wide residential road. The width allows for two-way traffic even with cars parked along both sides of the road. The posted speed is 25 mph with an average speed of approximately 31 mph. Golden Eagle Road has a low daily trip count due to its location. Stop signs are installed on intersections of roads with similar traffic usage. Stop signs are an inexpensive solution; however, various studies and a peer-review determined that a stop sign is not warranted on Golden Eagle Road due to the low number of daily trips and pedestrian crossings. Instead, the study suggested painting and signage to better indicate pedestrian crossings. Public safety will continue to monitor the area. Stop signs are not effective in reducing speed after stoppage and speed bumps pose safety risks for snowplows. Road improvements tend to further increase the speed of motorists. Salt Lake City has addressed speed issues in hilly areas by decreasing the speed limit to 10 to 15 mph. The majority of the homes along Golden Eagle do not have driveways fronting on the road, because it is a collector road. The road could accommodate higher speeds; however, the City has no intention of increasing the speed on the road. The City does not intend to reduce the parking on the road and street parking tends to reduce motorist speed. Stop signs increase safety of like volume road intersections with high volume pedestrian traffic. The City takes the concerns seriously; nonetheless, it has been determined that a stop sign is not the appropriate course of action to mitigate issues.

Mayor Westmoreland stated he has a meeting scheduled for next week with residents that live in the area to discuss concerns.

1.B. PRESENTATION – Recreation Tourism Study

Brigham Young University student Sarah Wright presented her Master of Public Administration capstone project: Eagle Mountain: A Future in Active Transportation.

Ms. Wright stated the main reasons that active transportation should be included in the future economic development of the City are identity, community, and opportunity. Eagle Mountain is a growing City with a young population and active transportation and amenities will be a draw for residents and employers. The City's community has a diversity of interests including hiking, mountain biking, and horseback riding. She suggested embracing the City's historical association with the Pony Express Trail to increase equestrian recreation. The location of the City, access, and climate affords the opportunity to invite tourism through hosting mountain biking competitions or recreational day trips. She suggested utilizing GIS data and investing in a trail plan to indicate potential mountain bike racecourses.

1.C. DISCUSSION – Sweetwater Industrial Park Rezone and General Plan Amendment

Planning Manager Pete Kane presented the item. The subject property is approximately 126.61 acres and is located west of Pony Express Parkway and south of Tiffany Lane. The property was zoned Industrial in the Eagle Mountain Properties Master Development Plan, which has expired. The applicant previously requested rezoning of the property in the summer of 2020. On July 21, 2020, the City Council approved the LMD zone and the Sweetwater Industrial Overlay zones on lot 1, but tabled the remainder of the request to allow the applicant to review the new LMD zoning standards and to consider it for use within the industrial park.

The rezone requests approximately 50.14 acres to Industrial with the Sweetwater Industrial Overlay, approximately 34.6 acres to CC, and approximately 41.87 acres to LMD. The current General Plan designation for the property is Business Park/Light Industry on 104.36 acres and Neighborhood Residential One on 22.25 acres. The proposed amendment requests Business Park/Light Industry on 92.51 acres and Community Commercial on 34.1 acres.

A large majority of the uses that are permitted or conditional in the Industrial zone are not permitted or are determined to be special uses in the LMD zone. The Sweetwater Industrial Overlay does allow for metal buildings which are not specifically allowed in the LMD.

The City's Transportation Master Plan includes several primary roads which will service the subject property. Tiffany Lane, running along the northern property edge, is a major arterial; Pony Express Parkway, running along the eastern property edge, is a minor arterial; and 1020 East, running north-south through the center and along the western edge of the property, is a collector. While the exhibits show the other interior roads within the project to be 77-feet wide, they would not be required to be built to the collector road standards. The applicant proposed this width to better serve large vehicles and turning into and out of the property.

Mr. Kane reviewed a comparison of the land uses allowed the LMD, Industrial, and Sweetwater Overlay zones.

The Planning Commission held a public hearing on the request on March 23, 2021. The Commission unanimously voted to recommend approval of the General Plan amendment and unanimously voted to recommend approval of the rezone as requested by the applicant with the following conditions to the land zoned Industrial with the Sweetwater Industrial Overlay:

- Automobile sales and/or service shall be a permitted use;
- Convenience stores shall be a permitted use;
- Electronic data management businesses shall be a permitted use;
- Laundry and dry-cleaning establishments shall be prohibited;
- Manufactured homes developments shall be prohibited;
- Motels and hotels shall be prohibited;
- Other manufacturing businesses shall be a permitted use; and
- Restaurants and banks (with drive-through service facilities) shall be prohibited.

Mr. Kane explained that the Planning Commission used the same list of prohibited and allowed uses for the area requesting the Sweetwater Industrial Overlay that the City had conditioned during the approval of the overlay on lot 1.

Councilmember Gary expressed his support of the request for commercial and the industrial uses in lieu of residential uses. He hopes the development attracts a variety of industrial uses for the area.

Councilmember Love stated that she feels the Sweetwater Overlay zone is appropriate for this area of the City and noted the reduced design standards in the overlay and that newer metal buildings are more aesthetically appealing than older styles of buildings. However, she is hesitant to apply the overlay on the entire area requested and suggested applying the overlay on only a portion of the northern area of the property and zoning the rest as LMD, especially in consideration of the uncertainty of future circumstances in the City.

Applicant representative Scot Hazard stated that few uses are appropriate for or desire to be located near the sewer treatment plant. He explained that their desire for the overlay is for the reduced development standards that allow for metal buildings. They have prospective users, such as a fitness equipment repair facility, that need the reduced standards due to the cost reduction. It is difficult to predict the number of businesses that will occupy the overlay area as acreage requirements vary drastically based upon individual business needs. Some businesses necessitate the reduced design standards and truck access afforded in the overlay but desire not to be located adjacent to the sewer treatment plant. The commercial uses will serve as a visual and physical buffer for the industrial area. Industrial uses are in demand and a diversity of product options increases marketability of the area. The current proposal requests approximately half of the area for the overlay that had been requested in the previous application. He explained the difficulty and associated costs for applicants to request a conditional use without knowing if conditions of approval will result in decreased interest in developing in the City, should the overlay not be approved.

Councilmember Love clarified that her concerns are regarding vesting approval of the lower design standards due to the timeframe for the project. The City might be able to attract uses with higher design standards in the future.

2. AGENDA REVIEW

9. AGREEMENTS

9.A. AGREEMENT – City Hall Lobby Display

9.B. AGREEMENT – City Council Chambers Lectern and On-screen Timer

Councilmember Gray inquired regarding the fiscal responsibility, need, price, and purpose of the display and lectern.

City Recorder Fionnuala Kofoed explained that as it is a State contract, she is confident on the price. The funds are being taken from available surplus due to other City expenses qualifying for the use of Coronavirus Aid, Relief, and Economic Security Act funds. This item would usually not come before the Council; however, because it had been mentioned during a previous meeting, she included it on the agenda. A majority of the expense is for the decoder and encoder to tie into the

existing system. The main purpose of the upgrade is to provide a seamless transition for the public to connect to the City's system for applicant presentations. It provides more features including the option to add software to allow annotation that can be saved and included with the meeting record. If the City were to have a press conference, the media would have the option to tie into the City's audio system; this feature was added at no additional cost. The digital display in the lobby allows for an overflow area for meetings, should the City Chambers exceed seating capacity. The display also accommodates the posting of State-required public notices, which will be a huge return of investment by reducing staff time to physically post announcements, especially for staff located in other buildings. The system will also eliminate previous audio issues and also increases safety by eliminating trip hazards from cords required for the previous system.

Councilmember Gray thanked Ms. Kofoed for the information and said he supports purchasing necessary equipment for the City to function efficiently.

Councilmember Clark stated her support of the purchases due to the increased transparency offered by having an overflow area to allow the public to hear and view meetings, increased visibility of presentations to remote participants, and the increase in staff efficiency in notice postings.

14. PRELIMINARY PLATS & SITE PLANS

14.A. Pole Canyon NPA-11 Preliminary Plat

Councilmember Clark inquired regarding the status of the parts required to address the sewer system and the water pressure issues.

City Engineer Chris Trusty stated the sewer project should be completed within the next 30 days. The water pressure issues have not been recreated when staff conducts pressure tests, and the problems might be caused by internal issues in the residents' homes. They have discussed adding another tank to help mitigate pressure issues; the timeline for the implementation of the new tank is approximately one year. Staff conducts modeling, per State requirements, to determine that new construction will not have detrimental effects on existing homes.

Public Utilities Manager Mack Straw stated that they have not received any calls regarding water pressure problems and that most water pressure concerns are due to the internal plumbing issues. They have tried to provide information to residents to assist with identifying and resolving pressure issues within their homes. Overall, the system has been running well.

Ms. Kofoed recommended removing the item from the consent agenda should the Council desire to further discuss and amend the terms of approval.

Councilmember Gray suggested removing items 14.A., 14.B., 14.C., and 14.D. from the consent agenda for individual discussion and approvals.

Councilmember Burnham requested for item 14.A. to be removed from the consent agenda to change the condition to withhold building permits until the completion of the sewer to withholding

certificates of occupancy, unless the change can be made during the approval of the consent agenda.

Councilmembers Love and Clark concurred with removing items 14.A., 14.B., 14.C., and 14.D. from the consent agenda.

This portion of the discussion occurred after the discussion on item 17.A.

Councilmember Burnham clarified that the only change she desired was to withhold certificates of occupancy until the completion of the sewer system.

Councilmember Love concurred with Councilmember Burnham's recommendation to change the requirement from building permits to certificates of occupancy.

Mr. Kane explained that Municipal Code requires that the access road be compacted prior to the City issuing building permits, and it must be paved prior to the City issuing certificates of occupancy.

Assistant City Administrator/Community Development Director Steve Mumford explained that State Fire Code also requires pavement prior to occupancy. As such, the requirement does not need to be included in the motion; however, the Council can add the condition to emphasize the requirement if desired. State Code prohibits the City from withholding building permits until a road is paved. The access road can only be required to be improved sufficiently to be able to support the weight of fire apparatus.

14.C. Macey's at Market Place – Site Plan

This item was discussed after item 17.A.

Councilmember Burnham stated that the Planning Commission and City Council had previously expressed concerns regarding the drive throughs and requested a presentation focusing on the drive through plans during work session.

Councilmember Love requested clarification regarding the number of cars that can be accommodated at the drive throughs, and for concerns regarding flagpole height to be included in the work session discussion, although she was unsure if the flagpole height would need to be determined during this stage of the application process.

Mr. Jensen noted that location of the flagpole is not identified on the site plan rendering. The applicant desires feedback from the Council regarding their requested flagpole height of 80 feet. The flagpole at the roundabout on Eagle Mountain Boulevard is approximately 65 to 70 feet. He confirmed that the residential height limit for flagpoles is 35 feet for model homes using flags for advertising purposes.

Councilmember Gray suggested a height of around 50 feet to remain closer to residential flagpole height standards.

Councilmember Love stated that due to issues in other cities, she desires a thorough discussion and evaluation to determine the appropriate and desired commercial flagpole height for the City. She requested staff verify the height of the flagpole in the roundabout on Eagle Mountain Boulevard. She expressed concern that approving one tall flagpole could lead to additional requests for flagpoles of similar or taller heights.

Councilmember Clark requested the length of the drive through queues be included in the work session presentation in addition to the number of cars that can be accommodated. She expressed her support for tall flagpoles and feels they are appropriate for commercial areas.

Councilmember Burnham expressed her support of permitting a tall flagpole and a large flag. She said that the reason for the cap of flagpole heights in residential areas is due to the noise associated with the flags.

Councilmember Love clarified some of her hesitancy regarding flagpole height is due to the proximity to residential areas and noise concerns.

14.D. Request to Amend Condition of Approval – SilverLake South Preliminary Plat

Councilmember Clark stated her desire to remove this item from the consent agenda is to allow a presentation and discussion to be reflected on the record to increase resident understanding of the issue.

SCHEDULED ITEMS

15. THE PINNACLES

15.A. PUBLIC HEARING/ORDINANCE – An Ordinance of Eagle Mountain City, Utah, Amending the Future Land Use Map of the General Plan and Rezoning Certain Lands Known as The Pinnacles.

15.B. PUBLIC HEARING/ORDINANCE – An Ordinance of Eagle Mountain City, Utah, Approving the Master Development Plan for The Pinnacles.

Items 15.A. and 15.B. were presented and discussed concurrently.

Mr. Kane presented the items. The subject property is approximately 161 acres of land on the north side of Aviator Avenue and west of Brylee Farms. It is currently zoned Agriculture and identified in the Future Land Use Map as Employment Center/Campus and Neighborhood Residential One. The applicant submitted a rezone and General Plan amendment request last summer, including a mix of single family, multifamily, and business park. The Planning Commission recommended using the CC zone along Aviator Avenue, noting that the zone was in conflict with the General Plan but would provide a buffer to residential uses.

The latest revised plan calls for a rezone to R2, R3, RC, MF1, MF2, CN, and OS-I. The General Plan amendment requests Neighborhood Residential One, Neighborhood Residential Two, Neighborhood Residential Three, and Community Commercial. The northern approximately 65 acres would remain Agriculture with an Employment Center/Campus designation.

The Planning Commission held a public hearing on the applications on February 23, 2021. The City Council reviewed the items and provided feedback during the work session on March 2, 2021. Feedback from that session included the desire to ensure the business campus portion is not reduced or changed in future amendments, a general reduction in residential density more in line with the current Neighborhood Residential One land use designation on the property (such as reducing the amount of MF1 and MF2), and support for the CN zone along Aviator Avenue. The plans presented tonight and included in the staff report are revisions submitted by the applicant based on the Council feedback.

The plan calls for three connections via Aviator Avenue, two connections into the northern Business Campus, a connection from the Business Campus to Brylee North at the northeast, and a potential connection under or over the future freeway to the property to the north.

The plan includes one large park within the single-family portion of the development. The park would be dedicated to the City and meets the two-acre minimum size for dedication. Each of the multifamily areas will be required to provide open space and amenities as part of their site plan and platting process.

The plan presented to the Planning Commission requested a General Plan amendment to Employment Center/Campus on 65.02 acres (40% of the total property), Neighborhood Residential One on 21.16 acres (13%), Neighborhood Residential Two on 31.7 acres (20%), Neighborhood Residential Three on 26.55 acres (17%) and Community Commercial 16.63 (10%). The current proposal requests a General Plan amendment to Employment Center/Campus on 65.02 acres (40% of the property), Neighborhood Residential One on 46.48 acres (29%), Neighborhood Residential Two on 27.03 acres (17%), Neighborhood Residential Three on 5.89 acres (4%) and Community Commercial 16.63 (10%). The proposed amendment would result in 64% of the currently designated Employment Center/Campus remaining unchanged, the remainder would change to Neighborhood Residential One, Neighborhood Residential Two, and Neighborhood Residential Three, as well as Community Commercial. The currently designated Neighborhood Residential One would remain 69% unchanged with the remaining changed to Neighborhood Residential Two and Community Commercial.

The rezone requests zoning for CN on 16.67 acres (10% of the total property), R2 on 11.79 acres (7%), R3 on 28.9 acres (18%), RC on 18.75 acres (12%), MF1 on 8.28 acres (5%), MF2 on 5.57 acres (3%), and OS-I on 4.9 acres (3%). When compared to the rezone request reviewed by the Planning Commission, the applicant has changed the same amount of land from CC to CN, reduced MF2 from 13.85 to 5.6 acres, reduced MF1 from 12.4 to 8.3 acres, reduced RC from 39 to 18.75 acres, increased R3 from 14 to 29 acres and added R2 on 11.5 acres.

The Planning Commission held a public hearing on the requests on February 23, 2021. The Commission unanimously voted to recommend approval of the rezone request with the following conditions:

1. The CC zone shall be changed to the CN zone;
2. The RC zone north of the CN zone and south of the OS-I zone shall be changed to the R3 zone; and
3. The RC zone outlined in the staff presentation shall be changed to the R3 zone with exception of properties adjacent to multifamily properties to the east and west.

The Planning Commission unanimously recommended approval of the General Plan amendments with the following conditions:

1. The areas to be zoned MF1 shall be amended to "Neighborhood Residential Two;"
2. The areas to be zoned R3 shall be amended to "Neighborhood Residential One;" and
3. Any requested changes to the proposed zoning districts shall be reflected in the appropriate request for land use designation.

The Planning Commission unanimously recommended approval of the master development plan request with the following conditions:

1. The concept plan should be updated to indicate proposed road widths;
2. That any conditions approved for rezoning and the General Plan amendment shall be revised within the plans;
3. The approximately one-acre parcel adjacent to the MF2 zone shall be identified for the future freeway be dedicated for the right-of-way; and
4. The northern approximately 65 acres of land shall either be noted as Future Development/Business Campus for a later amendment to the MDP or permitted to be applied for as a separate MDP.

Based on the Planning Commission recommendations and the revised plans, staff recommends approval of the rezone and General Plan amendment requests and approval of the master development plan with the following conditions:

1. The approximately one-acre parcel adjacent to the MF2 zone shall be identified for the future freeway be dedicated for the right-of-way;
2. The northern approximately 65 acres of land shall be noted as Future Development/Business Campus for a later amendment to the MDP; and
3. The future amendment to the MDP for the northern approximately 65 acres must be appropriate for the current Employment Center/Campus land use designation.

16. ORDINANCES/PUBLIC HEARINGS

16.A. ORDINANCE/PUBLIC HEARING – An Ordinance of Eagle Mountain City, Utah, Approving the Recorded Plat Amendment for the Eagle Mountain Business Campus.

Senior Planner Tayler Jensen presented the item. The current approval for the property occurred in 1999 and was recorded in 2002 for five lots with lot 5 designated for open space only. Of the two lots north of Campus Drive within the currently approved plat (lots 1 and 5), only lot 1 has

access onto Campus Drive. The applicant-proposed amendment creates Parcel A, which includes The Ranches waterfall sign, and two lots with access onto Campus Drive. Eagle Mountain City will retain ownership of Parcel A.

The purpose of this request is to ensure that the improved open space is owned and maintained by Eagle Mountain City while creating two commercial lots of 1.279 acres with access onto Campus Drive. This request would add approximately 0.958 acres of commercial space to the development and would not remove any improved open space.

The future land use designation for the Eagle Mountain Business Campus is Community Commercial. The Eagle Mountain General Plan Framework Map anticipates a Community Node in this location.

The Planning Commission held a public hearing on the request on March 9, 2021, and unanimously voted to recommend approval of the recorded plan amendment with the following conditions: 1. The purchase of the City property must be finalized prior to the recording of the plat; and 2. The City shall be granted an easement through one of the lots to access the City-owned property.

16.B. ORDINANCE/PUBLIC HEARING – An Ordinance of Eagle Mountain City, Utah, Amending the Eagle Mountain Municipal Code, Chapter 15.60 Street Improvements.

Streets and Storm Water Manager Zac Hilton presented the item. The proposed ordinance adopts EMMC Section 15.60.080 Seal Coat, which requires the City to collect a fee prior to plat recordation to place a seal coat on all new asphalt pavement one year after final acceptance of improvements. Staff is proposing a fee based on the total cost of seal coat application at the time of installation. The City would apply the seal coat one year after installation, at the ideal time for application. Applying the seal coat during ongoing construction activities can result in damage and adherence issues.

The developer has the option to apply the seal coat; however, Mr. Hilton thinks developers are unlikely to request to apply the seal coat themselves as the City has a reduced cost due to the volume of seal coat the City applies. Additionally, developer-applied seal coat requires a two-year warranty.

Mr. Hilton clarified that the City currently carries the burden of applying the seal coat; however, the seal coat should be a requirement for the completion of the final product by the developer. Other cities that require developers to pay for the seal coat but provide the option of developer-applied seal coat have found that most developers prefer to pay the fee. Requiring developers to apply the seal coat would decrease staff burden but could result in less durability and quality due to the seal coat being applied at an inopportune time.

17. RESOLUTION

17.A. RESOLUTION – A Resolution of Eagle Mountain City, Utah, Amending the Consolidated Fee Schedule for Street Improvements.

Mr. Hilton explained that this resolution indicates where the fee would be implemented in the consolidated fee schedule.

3. ADJOURN TO A CLOSED EXECUTIVE SESSION

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

7:00 P.M. POLICY SESSION – VIA LIFESIZE ELECTRONIC MEETING

ELECTED OFFICIALS PRESENT ELECTRONICALLY: Mayor Tom Westmoreland, Councilmembers Donna Burnham, Melissa Clark, Jared Gray, and Carolyn Love. Councilmember Colby Curtis was excused.

CITY STAFF PRESENT ELECTRONICALLY: Paul Jerome, City Administrator; Steve Mumford, Assistant City Administrator/Community Development Director; Pete Kane, Planning Manager; Tayler Jensen, Senior Planner; Jessa Porter, Planner; Fionnuala Kofoed, City Recorder; Elizabeth Fewkes, Recording Secretary; Chris Trusty, City Engineer; Aaron Sanborn, Economic Development Director; Jeremy Cook, City Attorney; Brad Hickman, Parks and Recreation Director; Mack Straw, Public Utilities Manager; Zac Hilton, Streets and Storm Drain Manager; Jeff Weber, Fleet and Facilities Operations Director; Ross Fowlks, Fire Chief; Angela Valenzuela, Human Resource Manager; Evan Berrett, Assistant to the City Administrator; and Robert Ballif, Engineering Assistant.

4. CALL TO ORDER

Mayor Westmoreland called the meeting to order at 7:02 p.m.

5. PLEDGE OF ALLEGIANCE

City Recorder Fionnuala Kofoed led the Pledge of Allegiance.

6. INFORMATION ITEMS/UPCOMING EVENTS

- Pony Express Days will be held June 2 to 5. Events will include a carnival, parade, fireworks, and movie in the park. Details to be announced soon. The Pony Express Events Demolition Derby will be held on June 5, 2021, and the Professional Rodeo Cowboys Association rodeo will be held June 10 to 12.
- You may sign up for text or email alerts from the Utah County Health Department regarding COVID-19 vaccine availability by texting UCHEALTH to 888777 to receive notification of when appointments are available and who is eligible. If you have a question or need help registering for your appointment, call the COVID-19 hotline at 1-800-456-7707. The hotline has language and translation services in more than 100 languages, including Spanish.

To receive City notifications, including emergency info, news, events, and traffic alerts, sign up at emcity.org/notifyme.

7. PUBLIC COMMENTS

Mayor Westmoreland opened public comment at 7:05 p.m.

Diana Anderson submitted the following comment:

Esteemed City Council,

This is Diana Anderson, the resident of Oak Hollow that previously expressed concerned regarding the safety and privacy of my home and neighborhood with the current grading and inadequate wall separating the O'Reilly's from the residential homes. I have spoken with many of you and am so grateful for your concern and effort on our neighborhood's behalf. Thank you for talking with me and for even visiting my home to assess the severity of the problem. I am also grateful for the developer's cooperation and willingness to find an amicable solution. I truly appreciate the effort that has been taken to ensure the safety and privacy of our residence.

I would just like to reiterate our need for the city code to be upheld in order to properly protect our families and homes as well as to provide the much needed privacy from the upcoming roads, parking lots and store. We are sincerely concerned for the safety of our families with the grading as it currently is and how it currently renders the wall ineffective. We plead with the City Council to uphold code and require the developer to provide the "effective screening" require by the code.

A prior discussion with the developer showed the difficulty involved with raising the wall. I believe that raising the wall would provide the most permanent and effective screening to protect us. That is absolutely still my first preference, but should it prove impossible, I plead with you to require thick enough and mature enough evergreen trees to screen our homes from the adjacent property. The use of immature or deciduous trees would simply not fill the "effective" requirement for city code. Please, I plead with you once more, to protect us and our families and homes from the roads and parking lots that will soon be built facing our homes.

Again, thank you so much for your time and effort on our behalf.

Peggy Hunziker submitted the following comment: "The original agreement at the time White Hills was annexed was that there would be NO building permit issued until all the infrastructure was completed. THE SEWER IS NOT COMPLETE. We have been promised for years that it would be done by the next month and then the next month and now here we are four years later and it is still not hooked up to the subdivision. For all we know it could still be another four years. We are tired of the empty promises from this developer and the city. Perhaps we as citizens should

ban together and sue the city to return the money we have paid in for a service we are not and have not been receiving. Maybe this will get your attention to stop treating us as the cities step child.”

Mayor Westmoreland closed public comment at 7:09 p.m.

8. CITY COUNCIL/MAYOR'S ITEMS

Councilmember Gray

Councilmember Gray welcomed the meeting participants. He said he is excited for all the new businesses and ribbon cuttings in the City including the Overland clubhouse, Six Sisters Grill, and Jo'Land Fun and Games. He wished everyone a Happy Easter and thanked Planning Manager Pete Kane and other staff members for the thoroughness of their presentations.

Councilmember Burnham

Councilmember Burnham thanked the meeting participants. She thanked the residents for their public comments and said the Council takes their concerns seriously and will do their best to adequately address the headlight screening and sewer concerns.

Mayor Westmoreland clarified that millions of dollars are being invested in the sewer system for the benefit of and at no additional cost to the residents of White Hills.

Councilmember Love

Councilmember Love echoed Councilmember Burnham's commitment to rectify resident concerns. She is excited that the Overland clubhouse will be open to all residents. She noted that Eagle Mountain Counseling also had a ribbon cutting.

Councilmember Clark

Councilmember Clark expressed her support of the comments of the other Councilmembers and thanked residents for identifying problems and bringing the items to the awareness of the Council. April 15, 2021 is the Great Shake Out in Utah earthquake preparedness drill. Be Ready Eagle Mountain will be holding an earthquake Community Emergency Response Team drill and scavenger hunt on Saturday, April 17 from 10 a.m. to 2 p.m. She appreciates the City's efforts to prepare volunteers to assist during the cases of an emergency. She encouraged residents to discuss plans for an earthquake with their families and neighbors.

Recognition

Mayor Westmoreland recognized Tiffany Walden for her critical contributions and passionate concern for the City of Eagle Mountain's economic development, including efforts with the Facebook datacenter. He stated her father was instrumental in establishing the roots of the City, and Ms. Walden is passionate about the City and its future. He appreciates her efforts to balance personal and City interests.

Ms. Walden thanked the Mayor and said that her efforts in the City come from the heart. Her goal and purpose are to finish what her father started. She said that many exciting projects are in the works.

The Councilmembers thanked Ms. Walden for her vision of service, heart, impact on the heritage of the City, and concern for the future of the City and future generations.

CONSENT AGENDA

9. AGREEMENTS

9.B. AGREEMENT – City Council Chambers Lectern and On-screen Timer

9.A. AGREEMENT – City Hall Lobby Display

10. BID AWARDS

10.A. Construction Management and Inspection Services for Pony Express Phase 5 Widening Project – PEPG Consulting

11. BOND RELEASES

11.A. Glenmar Ranches Phase B, Plat 4 – Into Warranty

12. CHANGE ORDERS

12.A. Facebook Water Tank Change Order #2 – Probuild

12.B. Water Model Rebuild Change Order #2 – Psomas

12.C. Software Agreement Change Order #1 – Accela

13. MINUTES

13.A. March 16, 2021 – Regular City Council Meeting

14. PRELIMINARY PLATS & SITE PLANS

14.A. Pole Canyon NPA-11 Preliminary Plat

14.B. O'Reilly Auto Parts – Site Plan

14.C. Macey's at Market Place – Site Plan

14.D. Request to Amend Condition of Approval – SilverLake South Preliminary Plat

MOTION: *Councilmember Burnham moved to approve the consent agenda, amending item 14.A. condition #4 to, “that no certificates of occupancy shall be granted until the sewer is completed,” and removing items 14.B., 14.C., and 14.D. from the consent agenda and placing them as scheduled items.*

Councilmember Love seconded the motion. Those voting aye: Donna Burnham, Melissa Clark, Jared Gray, and Carolyn Love. The motion passed with a unanimous vote.

SCHEDULED ITEMS

14.B. O'Reilly Auto Parts – Site Plan

Planning Manager Tayler Jensen presented the item. The site plan proposes an O'Reilly Auto Parts to be located at 4266 E Pony Express Parkway, southeast of Porters Crossing Parkway and Pony Express Parkway, located adjacent to the recently approved Dollar Tree. The property backs onto homes in the Oak Hollow subdivision.

Per EMMC 17.100.050(B), any commercial lot which abuts a residential use shall be effectively screened by a combination of a wall, fencing, and landscaping of acceptable design. EMMC 17.35.050(F) requires buffering or transitioning when building adjacent to residential uses, and EMMC 17.60.110(D) requires applicants to provide a headlight screen. While an existing wall exists, due to following the natural grade, additional buffering is required roughly adjacent to where the O'Reilly access aisle enters the project.

Per EMMC 17.72.030(A)(1), the primary entrance to the building should orient toward the street, and if not, the street-facing façade should include entrances, display windows, awnings, increased architectural elements, increased landscaping, and other pedestrian-oriented features. While the front entry does not face Pony Express Parkway, a pedestrian path is included that ties into the existing trail, and the Pony Express Parkway-facing façade includes additional features.

Per 17.72.040(A), buildings shall be similar in style to adjacent buildings. The proposed building is similar in appearance to the Dollar Tree, but the color palette is much lighter than both the Dollar Tree and Eagle Vision. Mr. Jensen clarified that the colors are a lighter sand color compared to the charcoal used on other buildings; the color palette does not include white. Per 17.72.040(C), the primary roof form of a structure should help reduce the perceived scale of a building. All commercial buildings shall contain either sloping roofs with overhanging eaves or a decorative parapet and multiple roof planes and heights. Per 17.72.040(E), buildings shall incorporate a majority of the following details: reveals, canopies, awnings, pop-outs, columns, decorative trim and moldings, architectural lighting, ornamental cornices, decorative masonry pattern, decorative doors and windows, exposed timbers and trellis. All sides of a building shall include the chosen details. Per 17.72.040(G), a building's color palette should be similar to that of significant neighboring structures.

Municipal Code requires 25 to 37 parking stalls, and 28 stalls are provided. EMMC 17.35.050(K) requires bicycle parking with all commercial locations; bicycle parking is not provided in the applicant's plan. Signage must follow standards found in EMMC 17.80.

The Planning Commission held a public hearing on the request on March 9, 2021 and voted 3 to 2 to recommend approval of the site plan with the following conditions:

1. The applicant shall increase the height of the wall anywhere necessary to provide effective screening;
2. All parking lot lighting shall be no more than 17 feet above the pavement;
3. The dumpster enclosure shall be similar in material and colors to the building;
4. Bicycle parking shall be provided in compliance with EMMC 17.35.050 K; and
5. At least three additional design elements designated in EMMC 17.72.040(E)(1) shall be added to all four elevations.

Commissioner Wells' dissenting vote was because she felt additional staff recommendation should have been included in the conditions of approval.

Commissioner Wright's dissenting vote was due to his opinion that other Municipal Code elements identified by staff should be encouraged of the developer, such as adjusting the roof line.

The staff recommendations excluded from the Planning Commission's recommendation of approval included the following conditions:

1. Elevations shall be updated to include stacked stone and materials similar in color to Dollar Tree and Eagle Vision;
2. Elevations shall be amended to include a tower or to increase the height of the parapet above the main entry and columns to give the appearance of different roof planes and heights.; and
3. The primary color of the building shall be similar to that used on Eagle Vision and Dollar Tree.

Mr. Jensen clarified that Municipal Code requires a 3.5-foot headlight screen and a six-foot wall between residential and commercial uses. The wall is six feet high; however, it does not provide six feet of buffering and whether the wall complies with Municipal Code standards is open to interpretation.

Councilmember Love said that headlights are 24 to 54 inches from the ground to the center of the headlight and a foot difference between the drive aisle and the wall between the homes and the commercial property would not provide headlight screening for the residential properties. She said she feels the applicant should determine an adequate a solution.

Applicant representative Ryan Forsythe stated that his height calculations result with the wall providing 3.5 feet of screening at the lowest point on the fence, which is farther west than the drive aisle. He said the grading plan from the residential developer indicated a grade three feet higher than the final homes. He expressed sympathy to the impacted homes, but stated he feels they have met the headlight screening requirement and the six-foot wall requirement for the property. He said that he has discussed a greenery wall as a potential solution with the impacted homeowners. He does not desire to shirk his responsibility but expressed frustration with the situation caused by the residential developer not building the development in accordance with the approved plans.

Discussion ensued debating the measurement method and accuracy of the grade calculation differences between the staff report and the applicant's calculations.

City Attorney Jeremy Cook confirmed that applicant's grievances with the residential developer would be a civil issue. He noted that the property had been originally owned by one individual that sold the land to two different developers. Municipal Code places the responsibility on the commercial developer. It is the responsibility of the commercial developer to address his concerns with the adjacent developer.

Councilmember Gray stated that the screening concerns also include the privacy of the residential property as the lack of a six-foot privacy screen is invasive and intrusive to the residents.

Councilmember Clark agreed that the screening requirement is the obligation of the commercial development and that pursuing a civil complaint with the residential developer is the prerogative of the applicant. She feels the application is not ready for an approval without an adequate resolution to the screening requirement.

Councilmember Burnham concurred with the previous Councilmember's comments, especially considering the privacy concerns. The earthwork to reinstall the fence would negatively impact some properties and she agrees it is not the Council's responsibility to provide a solution.

City Engineer Chris Trusty recommended a topographical survey to better assess the grade difference of the final project. He is unsure if the residential grades on the approved Oak Hollow plans conflict with the final grade as alleged. He agrees it is the applicant's responsibility to demonstrate a solution.

Mr. Forsythe stated that he is also a real-estate attorney and desires to discuss options to determine an agreeable solution prior to preparing plans. He expressed concern with the screening solution retroactively impacting the June 1, 2021 deadline for the approved Dollar Tree project. He explained that retaining requirements to raise the height of the existing masonry wall would reduce the resident's yards and impact the drainage system for the Dollar Tree project. He proposed mounting decorative, ivy walls to the top of the residents' side of the existing fence. It would beautify their yards and increase the privacy more than installing landscaping or fencing on the commercial property. He said the homeowner seemed open to an ivy wall or landscaping on their side of the wall. Another solution would be a vinyl addition to the top of the existing wall. He beseeched the Council to consider his time constraints in their decision and the Municipal Code allowance for landscaping to be implemented as a screening material.

Mayor Westmoreland expressed sympathy and noted the City is aware that the applicant is burdened with providing a solution to a problem he was not responsible for creating.

Councilmember Burnham expressed concern with the recommendation to add something to the top of the wall due to wind durability concerns.

Mr. Forsythe said he would consult with an engineer to provide a durable solution such greenery or a chain link wall with privacy slats. He said he desires to work with the homeowners to determine an aesthetically appealing solution.

Councilmember Clark concurred with concerns regarding the strong winds in the City and the durability of the screening solution especially due to damage liability caused by wind forces breaking windows with fencing in other areas in the City.

Mr. Forsythe inquired if the Council decision would impact the Dollar Tree project and requested Council feedback regarding the proposed elevations in order to remedy concerns prior to the application's return with a solution to the screening issues.

Mr. Cook verified that the Dollar Tree development is required to meet the Municipal Code screening standards independent of the site plan approval.

Councilmember Gray said that the Council could move the project forward but withhold the certificate of occupancy until the screening concerns are rectified in order to not delay the project while ensuring the concerns are properly addressed.

Councilmember Love agreed with allowing the project to move forward but withholding the certificate of occupancy; however, she desires to review the screening solution to verify it adequately addresses the concerns.

Councilmember Clark said she is uncomfortable in moving the application forward. She expressed her preference to provide the applicant the requested feedback regarding the elevations to be sensitive to the time constraints and increase the likelihood of an approval when the application returns with a screening solution.

Mr. Forsythe clarified his concern was with being required to raise the existing masonry fence. He expressed his willingness to provide an appropriate, durable, aesthetically-beneficial screening solution. He said he raised the parapet walls and colors and added additional lighting elements at the request of the Planning Commission and will add a bike rack. He noted the architectural similarities between the approved Dollar Tree and O'Reilly's buildings. He explained that O'Reilly has requested the use of their prototypical colors for branding purposes.

Councilmember Burnham stated that as having an attractive building is in the applicant's best interest, she has no concerns with the proposed palette as long as the colors do not clash with the neighboring properties. She expressed her willingness to approve the project once the applicant provides an adequate screening solution.

Councilmember Gray concurred with Councilmember Burnham regarding the elevations, color palette, and the applicant's rights. Due to varying opinions on preferred aesthetics, he believes the purview of the Council is to ensure the appearance of buildings do not have a negative impact on surrounding properties while respecting the property owner's rights. He disagrees with requiring new construction to exactly match existing buildings in the area.

Councilmember Love concurred with the approval of the presented color palette and thanked the applicant for making the requested roof line adjustments. She asked the applicant to also include the other design elements in the Planning Commission's recommended conditions of approval.

Councilmember Clark commended the applicant for working with the homeowners to determine an amenable solution and requested he continue to involve the homeowners in the decision.

MOTION: *Councilmember Burnham moved to table the site plan for O'Reilly Auto Parts until the next meeting. Councilmember Gray seconded the motion. Those voting aye: Donna Burnham, Melissa Clark, Jared Gray, and Carolyn Love. The motion passed with a unanimous vote.*

14.C. Macey's at Market Place – Site Plan

Mr. Jensen presented the item. The proposal is for a site plan for a Macey's grocery store located on 6.7 acres at the intersection of Pony Express Parkway and Eagle Mountain Boulevard within the Marketplace at Eagle Mountain Town Center Master Development Plan.

The Marketplace at Eagle Mountain Town Center master site plan and preliminary plat were approved on August 18, 2020. The Development Agreement was approved on December 1, 2020. The property is zoned CC, which allows grocery stores over 30,000 square feet. The proposed store is 58,854 square feet.

EMMC 17.56.060(A) requires parking lot lights to be no taller than 17 feet. The applicant will confirm compliance with the requirement. EMMC 17.100.040 requires all site plans of five acres or larger to complete a master site plan. A master site plan has been completed for this site. EMMC 17.100.050 requires building or landscaping on the entire lot and the application is in compliance with the standard.

The applicant has provided 10-foot pedestrian walkways as required per EMMC 17.55.090. The application proposes parking islands every 12 stalls as required per EMMC 17.55.080(C). EMMC 17.55.120(C) requires one parking stall per 200 square feet of building area. The proposed 58,854 square-foot building requires 295 stalls, and the application provides 301 stalls. EMMC 17.55.120(B) requires 8 ADA stalls; the applicant has provided 9 ADA stalls.

Paragraph 10 of the Marketplace at Eagle Mountain Development Agreement states, "building layout, and architecture (materials, colors, detailing, style) of commercial buildings shall be consistent throughout the project. Developer agrees, as much as possible to locate buildings near the front setback line with pedestrian access leading to the primary entrance and landscaping between the building and the street. Building elevations shall comply with EMMC Chapter 17.72 by adding Hardie board accents, architectural detailing, building material mixtures and additional vertical articulation/modulation."

EMMC 17.72.040(A) states, "Commercial buildings should be similar in style as significant adjacent buildings. All facades of commercial structures shall be designed with consistent detail, style and trim as main elevation." The proposed elevations differ significantly in color, appearance, and materials from the businesses located across Eagle Mountain Boulevard. The differences in elevations were discussed during the site plan and elevations were approved for the pad site buildings.

One of the key features of Macey's stores is tall flagpoles. Municipal Code excludes the maximum permitted flagpole heights in commercial zones. The applicant has indicated they would like an 80-foot-tall flagpole or as tall as permitted by the City.

Drive-throughs are required to have a 120-foot stacking lane. The site provides sixty feet of stacking by the window and 100-feet across the drive aisle for a total of 160 feet of stacking. The average car length is approximately 14.7 feet. Trucks can be up to 18 feet. Therefore, the stacking lane would accommodate 10 average vehicles or 8 large trucks.

The Planning Commission held a public hearing on the site plan request on March 23, 2021, and recommended approval with a 4 to 1 vote with the following conditions:

1. All parking lot lights shall be no more than 17-feet in height from grade;
2. Elevations shall be updated to use similar materials, and design elements as the approved pad site elevations and the Shops at City Center;
3. The north and west elevations should be amended to contain varied roof planes;
4. Additional articulation and material variation shall be provided for the north, west, and east elevations;
5. An additional three architectural detail features shall be used on all four sides of the structure; and
6. The drive-through on the east shall be mitigated and conform to EMMC 17.75.069(D).

Commissioner Pengra's dissenting vote was due to feeling too many conditions were required and would have removed conditions 2, 3, 4, and 5.

In response to the Planning Commission conditions, the applicant has ensured all parking lot lights are at 17 feet; added architectural elements to the front, back, and sides to add greater variation; added decorative light fixtures; added variation in masonry from split and honed block, additional roof planes, and extended the decorative lower block all the way around the building; amended the north elevation to have six different roof planes, with columns on the west taller than the rest of the wall; extended the loading dock on the north nearly 30-feet from the main building; added an awning/trellis over the door on the west elevation and over the window feature on the east elevation; and used architectural lighting, decorative windows, awnings/trellis structures, columns, pop-outs, decorative cornices, and reveals. Some features were not included on the north elevation because additional reveals or architectural elements could damage delivery trucks accessing the loading dock. The drive-through on the east has been mitigated as previously presented.

Councilmember Clark expressed concern regarding the split stacking lane impeding traffic, especially due to drive-through queues of 13 to 18 cars in other locations in the City.

Applicant representative Jared Mitchell stated that placing a pharmacy drive-through on the front of the building, although not ideal, has worked well at other store locations. They protect the drive aisle for the safety of the patrons and the ease of accessibility to the store. Other pharmacy locations have not experienced long queues at the pharmacy.

Councilmember Clark noted the long queues at the Saratoga Springs Smith's pharmacies at both the old and new location. The split drive-through at the new Smith's pharmacy has caused traffic

impediments. She expressed concerns regarding safety issues and high usage of the drive-through due to the other grocery store pharmacy in the City not having a drive-through.

Applicant representative and engineer for the project Shaun Young said that the pharmacy drive-through can accommodate three cars, including the car at the window, depending upon the size of the vehicle. He noted that the 120-foot stacking requirement only applies to restaurants. Due to the location of the Ace Hardware and the restaurant, relocating the pharmacy drive-through to a side of the building is not a possibility; the only other option would be to remove the pharmacy drive-through.

Councilmember Love inquired if the window could be relocated to provide more stacking distance.

Councilmember Clark suggested providing a curbside delivery option to reduce queue length.

Mr. Mitchell stated they desire to provide safety and convenience for the patrons and employees, and they will consider the Council's suggestions.

Councilmember Burnham expressed her desire to find amenable solutions without delaying the application and felt the proposal could work well as it is functioning well in other locations. She noted that many people pick up their medications from grocery pharmacies while grocery shopping rather than using the drive-through.

Mr. Mitchell said they are working with Dairy Queen as the potential fast-food franchise restaurant for this location.

Councilmember Love stated that Saratoga Springs and Eagle Mountain experience drive-through issues that do not occur in other cities. She said that if used properly and well signed, the queue could be adequately managed.

Mr. Mitchell said that he had spoken with Mr. Jensen about the flagpole as the flagpole is a staple to the Macey's brand. Their standard flagpole has been reduced from 120-feet to 80-feet high. Even though the flagpole height does not need to be resolved during this phase of the application, they desired Council feedback.

Mr. Jensen requested for the City Council to provide direction regarding flagpole height standards as the flagpole could be a staff-level approval later in the process.

Mr. Mitchell identified the proposed location for the flagpole as the center of the parking lot and said the intention is to fly a 20-by-30-foot flag.

Councilmember Clark reiterated she is open to a tall flagpole in a commercial location to fly the American flag as opposed to residential model homes flying advertisement flags.

Councilmember Gray said although he is patriotic and supports flying the American flag, he is concerned that allowing a tall flagpole will cause issues with other requests. He is adamantly against the drive-through plans due to concerns of the unlikelihood of people utilizing them

appropriately resulting in traffic impediments and safety hazards. He suggested accommodating additional stacking length along the side of the building.

MOTION: *Councilmember Burnham moved to approve the site plan for Macey's at Market Place with the updated plans and elevations presented to the City Council and excluding the approval of the flagpole pending a review of Municipal Code flagpole height standards. Councilmember Love seconded the motion.*

Councilmembers Gray and Love requested that flagpole height standards be included as a discussion item at a future meeting.

The Council authorized staff to approve the future flagpole application in accordance with the flagpole height Municipal Code standards to be determined by the City Council.

Those voting aye: Donna Burnham, Melissa Clark, and Carolyn Love. Those voting nay: Jared Gray. The motion carried with a vote of 3:1.

14.D. Request to Amend Condition of Approval – SilverLake South Preliminary Plat

Mr. Kane presented the item. On October 1, 2019, the City Council conditionally approved the SilverLake South Preliminary Plat containing 791 units/lots. One of the conditions of approval included that the neighborhood park shall be installed prior to the recording of a plat containing the 300th lot in this project, in addition to the 278 already recorded in SilverLake Plats 16 through 20.

The applicant has recorded plats with 316 units at this time. The applicant has made efforts to construct the neighborhood park, but the park plan reviews by the City have been delayed by a combination of City staffing transitions, COVID-related changes and delays, and seasonal weather. The applicant anticipates the neighborhood park will be completed this summer, and has finished the final plat review and is ready to record three more plats within the project area: Plats 28 (74 units), 29 (77 units), and 30 (65 units).

The applicant is requesting an amendment to the conditions of approval by either removing or amending the condition so they may move forward with recording the next three plats while they also complete work on the neighborhood park.

Staff recommends that the City Council approve an amendment to the conditions of approval for the SilverLake South preliminary plat by replacing condition #8, "The neighborhood park shall be installed prior to the recording of a plat containing the 300th lot in this project, in addition to the 278 already recorded in Silverlake Plats 16 through 20," with, "The neighborhood park shall be installed by August 1, 2021. No building permits or recordings of plats may be granted or take place after this date unless the park has been completed."

Discussion ensued clarifying the number of recorded and remaining lots in the project.

Mr. Mumford stated that they had recommended a date requirement but would also be willing to consider a requirement based upon the number of approved lots, especially due to material delays caused by the pandemic.

Ms. Kofoed said that recording plats is a lengthy process that has been impacted and significantly delayed by the pandemic. Plat 28 is ready to record.

Councilmember Love expressed her support of date rather than a lot number requirement in order to allow the applicant the majority of the summer to work on the project due to weather impacts on construction.

Mr. Kane verified that a bond is in place for the park.

Ms. Kofoed said that the City is holding approximately 1.7 million dollars as cash bond for the park. Some of the money will be returned to the applicant due to the fulfillment of improvement obligations on the project.

Councilmember Clark stated that she desires to have an assurance that the park will be built. The bond alleviates her concerns regarding an extension of the deadline due to the mitigating circumstances. She supports the date deadline option.

Parks and Recreation Director Brad Hickman confirmed that the applicant has been working on the park and is almost finished with the clubhouse and the landscaping which will release some of the escrow funds, but the City will still have enough of a reserve to cover the park should the developer not fulfill the obligation.

Mr. Kane stated that the recording of the three plats will place an additional approximately \$600,000 into the park escrow account.

MOTION: *Councilmember Love moved to approve a request to amend the condition of approval for the preliminary plat for SilverLake South to, "The neighborhood park shall be installed by August 1, 2021. No building permits or recordings of plats may be granted or take place after this date unless the park has been completed." Councilmember Burnham seconded the motion.*

Mr. Kane explained that the application process requires several approvals over the course of several months and makes it unlikely that the applicant could record a large group of plats immediately prior to the deadline.

Those voting aye: Donna Burnham, Melissa Clark, Jared Gray, and Carolyn Love. The motion passed with a unanimous vote.

15. THE PINNACLES

15.A. PUBLIC HEARING/ORDINANCE – An Ordinance of Eagle Mountain City, Utah, Amending the Future Land Use Map of the General Plan and Rezoning Certain Lands Known as The Pinnacles.

Items 15.A. and 15.B. were presented and discussed concurrently.

Mr. Kane reviewed the item as presented during work session.

Mayor Westmoreland opened the public hearing at 9:40 p.m. No comments were submitted to the City Recorder's Office and no public was in attendance to make comment. As there were no comments, Mayor Westmoreland closed the hearing.

Councilmember Gray stated his appreciation for the changes and progress on this project. He asked if the plan could accommodate additional R2 units south of the park which would be permitted by Municipal Code transitioning requirements.

Applicant representative Andy Flamm stated they desire to offer a variety of product and could consider additional R3 product; however, the variance in lots sizes of R2 units across from R3 units creates alignment challenges.

Mr. Kane noted that the rezone sets the zone, but the lot sizes will be approved with the preliminary plat. As the rezone sets the minimum lot size, he advised amending the zoning designation accordingly to ensure the larger lots are included on the preliminary plat if desired by the Council.

Mr. Flamm expressed hesitancy to make the change due to the delay of the project and the cost to redesign the zoning layout.

Councilmember Gray clarified his request is to rezone the three rows of homes south of the park.

Councilmember Clark expressed her appreciation to the applicant for his flexibility in the changes made due to newly implemented City requirements. She stated her support for Councilmember Gray's recommendation and suggested rezoning the proposed area with a condition of approval to allow the project to be approved and move forward without additional delays.

Discussion ensued regarding the feasibility of rezoning a section of the property to R2.

Mr. Flamm stated that due to aesthetical considerations and implementation challenges, altering two rows of homes, rather than three rows, would be the most viable due to the alignment of the lots. They desire to work with the Council especially in consideration of their other projects in the City. He explained that the one-acre parcel of land in the northwest corner of the project requested to be dedicated to the City will become an inaccessible island until the adjacent land is developed or the future freeway is installed. He said they would prefer to retain the land until the northern commercial portion of the project is developed. The one-acre parcel would remain contiguous to and be farmed with the 65 acres of farmland designated for future commercial development.

Discussion ensued regarding the appropriate terms for the motion.

Mr. Kane clarified that the dedication of the one-acre parcel would not occur until the platting process with Phase 8, the final phase of the residential portion of the development.

Mr. Cook stated the requirement of the land dedication and potential compensation could be determined during the plat recordation of the project. The motion could stipulate the one-acre parcel is included with the recording of Phase 8.

Councilmembers Gray and Love recommended including the one-acre parcel with the development of the northern portion of the property with the City leasing the land back to the applicant.

Mr. Flamm and Mr. Cook expressed their support of excluding the one-acre parcel of land from this approval and having the dedication of the parcel determined with the future commercial development of the property to the north of the residential portion of the development.

Councilmembers Burnham and Love confirmed their support of changing two rows of R3 to R2 zoning.

MOTION: *Councilmember Gray moved to approve an ordinance of Eagle Mountain City, Utah amending the Future Land Use Map of the General Plan and rezoning certain land known as The Pinnacles, changing the two rows of homes fronting the street directly south of the park from the R3 to the R2 zone and all other changes as reflected in the corrected files in the staff report. Councilmember Clark seconded the motion. Those voting aye: Donna Burnham, Melissa Clark, Jared Gray, and Carolyn Love. The motion passed with a unanimous vote.*

15.B. PUBLIC HEARING/ORDINANCE – An Ordinance of Eagle Mountain City, Utah, Approving the Master Development Plan for The Pinnacles.

Mayor Westmoreland opened the public hearing at 10:07 p.m. No comments were submitted to the City Recorder's Office and no public was in attendance to make comment. As there were no comments, Mayor Westmoreland closed the hearing.

MOTION: *Councilmember Gray moved to approve an ordinance of Eagle Mountain City, Utah approving the master development plan for The Pinnacles with the following conditions:*

- 1. The approximately one-acre parcel adjacent to the MF2 zone identified for dedication for the future freeway right-of-way shall be removed from this approval and included with the future application for the development of the northern portion of the property;*
- 2. The northern approximately 65 acres of land shall be notes as "Future Development/Business Campus" for a later amendment to the master development plan; and*
- 3. A future amendment to the master development plan for the northern approximately 65 acres must be appropriate for the current "Employment Center/Campus" land use designation.*

Councilmember Burnham seconded the motion. Those voting aye: Donna Burnham, Melissa Clark, Jared Gray, and Carolyn Love. The motion passed with a unanimous vote.

16. ORDINANCES/PUBLIC HEARINGS

16.A. ORDINANCE/PUBLIC HEARING – An Ordinance of Eagle Mountain City, Utah, Approving the Recorded Plat Amendment for the Eagle Mountain Business Campus.

Mr. Jensen reviewed the item as presented during work session.

Ms. Kofoed explained that the intent is for lot 5 to retain the current entrance sign. This area is not a proposed location for the installation of future wayfinding signs.

Mr. Hickman said that the wayfinding signs will fit in the right-of-way and should not infringe upon these lots.

Mr. Cook said the sale of this property was approved several years ago and the agreement has had several extensions. The contract price has been adjusted and amended throughout the process.

Applicant representative Dan Ford stated an appraisal of the property was conducted a year ago and the current agreement is through June or July of 2021.

Councilmember Gray requested a condition in the agreement to ensure the price of the property reflects current market value.

Mr. Cook explained that the price has been slightly adjusted during the process. The agreement is a large benefit to the City to be able to attract development of the land and create a tax base for the City.

Councilmember Gray stated although he approves of the project as a benefit to the City, he expressed concern with selling the land below market value as a negotiating tactic.

Mr. Cook stated that due to the terms and extension of the current contract the City is bound to the agreed-upon price.

Mayor Westmoreland opened the public hearing at 10:17 p.m. No comments were submitted to the City Recorder's Office and no public was in attendance to make comment. As there were no comments, Mayor Westmoreland closed the hearing.

MOTION: ***Councilmember Burnham moved to approve an ordinance of Eagle Mountain City, Utah approving the recorded plan amendment for the Eagle Mountain Business Campus with the following conditions:***

- 1. The purchase of the City property must be finalized prior to recording the plat; and***

2. The City shall be granted an easement through one of the lots to access the City-owned property.

Councilmember Clark seconded the motion. Those voting aye: Donna Burnham, Melissa Clark, Jared Gray, and Carolyn Love. The motion passed with a unanimous vote.

Mr. Cook explained that should the applicant desire another extension, the price could be renegotiated at that time. A staff evaluation of the project determined a new appraisal was not warranted due to an insufficient change in the value of the property.

Mr. Ford stated he believes the initial appraisal of the land was overvalued and the agreed-upon price is fair.

Mr. Cook said he feels the deal is beneficial to all involved parties.

Ms. Kofoed verified that an addendum had been approved by the Council in January 2021 to extend the agreement for six months.

16.B. ORDINANCE/PUBLIC HEARING – An Ordinance of Eagle Mountain City, Utah, Amending the Eagle Mountain Municipal Code, Chapter 15.60 Street Improvements.

Streets and Storm Drain Manager Zac Hilton reviewed the item as presented during work session. If approved, fee collection will be implemented on July 6, 2021.

Mayor Westmoreland opened the public hearing at 10:24 p.m. No comments were submitted to the City Recorder's Office and no public was in attendance to make comment. As there were no comments, Mayor Westmoreland closed the hearing.

MOTION: **Councilmember Clark moved to approve an ordinance of Eagle Mountain City, Utah, amending the Eagle Mountain Municipal Code, Chapter 15.60 Street Improvements. Councilmember Gray seconded the motion. Those voting aye: Donna Burnham, Melissa Clark, Jared Gray, and Carolyn Love. The motion passed with a unanimous vote.**

17. RESOLUTION

17.A. RESOLUTION – A Resolution of Eagle Mountain City, Utah, Amending the Consolidated Fee Schedule for Street Improvements.

Mr. Hilton reviewed the item as presented during work session.

MOTION: **Councilmember Clark moved to approve a resolution of Eagle Mountain City, Utah, amending the consolidated fee schedule for street improvements. Councilmember Gray seconded the motion. Those voting aye: Donna**

Burnham, Melissa Clark, Jared Gray, and Carolyn Love. The motion passed with a unanimous vote.

18. CITY COUNCIL/MAYOR'S BUSINESS

Councilmember Burnham

Councilmember Burnham requested the Council provide their input to her regarding the transit study results prior to her follow-up meeting on Thursday morning. She said she has mixed feelings about the study because the group that performed the study was unfamiliar with Eagle Mountain City. Their projections for 2030 will likely be reached by next year. She felt the recommendations were not justified as the data was based upon population numbers, which she felt were inaccurate for Eagle Mountain and Saratoga Springs and did not include Cedar Valley residents. The study will likely result in bus services from the City to the Lehi Trax Station. She recommended Councilmembers focus their review on the recommendations section of the report.

Councilmember Gray

Councilmember Gray stated that the previous consolidated fee schedule included renting City Hall although the City no longer rents the Council Chambers. He expressed concern the inclusion places staff in an uncomfortable position in turning down requests. He inquired why the language had not been removed.

Ms. Kofoed said allowing residents to rent the Council Chambers was codified and included in the consolidated fee schedule. Several years ago, concerns arose regarding renting the space for political events. It was determined not to rent the building but to retain the language in Municipal Code. Groups that are sponsored by the City are allowed to use the facilities. She recommended removing the language to prevent confusion by staff and residents regarding the rental policies. Councilmember Burnham stated that it would be clearer to disallow the renting of the space for all groups.

Ms. Kofoed said that under normal circumstances, rooms and the Council Chambers are not available due to frequent City and board usage.

Councilmember Gray noted that the partnering groups are allowed to use the facilities without a fee and the removal of the rental language would not prevent use by City-sponsored groups.

Ms. Kofoed confirmed that a Municipal Code amendment to remove the language regarding the rental of the Council Chambers will be placed on an agenda due to the request of multiple Councilmembers. The fee schedule could also be amended as time permits.

Councilmember Love made a formal request for an amendment to determine a commercial flagpole height standard for the City.

Mayor Westmoreland directed staff to prepare an amendment for commercial flagpole height standards. He noted that of the 170 new residential building permits in March 2021, 148 were single-family homes and 22 were multifamily. He said that the City continues on a good trend balancing single-family and multifamily development. Mountainland Association of Governments expects the Utah Department of Transportation to move forward with the Mountain View Corridor

funding this year. Once the Mountain View Corridor is approved, the City will be able to lobby for Wride Memorial Highway funding.

Councilmember Clark

Councilmember Clark requested the City invite a State representative and senator to a City Council work session to report on items that impact the City. She reiterated her request to meet with neighboring cities.

Mayor Westmoreland said that neighboring city officials are amenable to a joint meeting. He will discuss and schedule meeting dates with city and state officials.

Mr. Mumford stated that the requested statistics of vested residential units within the City will hopefully be available within the next month or so; however, the data will not be as specific as desired due to flexibility in lot sizes and unit types permitted in master development plan approvals.

Ms. Kofoed said staff sent a link to a document with the Council approvals from 2019 on to enable to Council to research approvals from previous meetings. She verified the City Council meeting with the Alpine School District is scheduled at 7:30 a.m. on April 29, 2021.

19. CITY COUNCIL BOARD LIAISON REPORTS

Councilmember Burnham

Councilmember Burnham met with the Senior Citizen Advisory Council. They desire to meet in person as soon it is possible to meet safely. They have an activity scheduled for April and they provide meals to seniors with a single-meal pick-up on Wednesdays from 11:30 a.m. to 12:30 p.m. Two meals per person are available at the Thursday pick-up between 11:30 a.m. and 12:30 p.m. The Senior Citizen Advisory Council has a board member position open for a resident over 55 years of age.

Councilmember Love

Councilmember Love met with the Cemetery Advisory Board and said more details will be forthcoming regarding the Memorial Day commemoration.

Councilmember Clark

Councilmember Clark said a repeater station will be installed to increase the transmission capability of the Ham radios within the City. The City has over 200 licensed Ham radio operators. She is inspired by the passion and zeal of the Parks and Recreation Advisory Board and is excited about their plans and efforts.

Councilmember Gray

Councilmember Gray stated the Youth Council is doing well and participated in the City Easter Egg Drive-Up. He encouraged youth participation in Youth Council and their activities.

20. COMMUNICATION ITEMS

20.A. Upcoming Agenda Items

21. ADJOURNMENT

MOTION: *Councilmember Gray moved to adjourn at 10:49 p.m. Councilmember Love seconded the motion. Those voting aye: Donna Burnham, Melissa Clark, Jared Gray, and Carolyn Love. The motion passed with a unanimous vote.*

The meeting was adjourned at 10:49 p.m.

Approved by the City Council on April 20, 2021.

Fionnuala B. Kofoed, MMC
City Recorder

DRAFT



**EAGLE MOUNTAIN CITY
CITY COUNCIL MEETING
APRIL 20, 2021**

TITLE:	O'Reilly Auto Parts - Site Plan		
ITEM TYPE:	Site Plan		
FISCAL IMPACT:			
APPLICANT:	Creed Richardson (Leading Tech Development)		
GENERAL PLAN DESIGNATION Community Commercial	CURRENT ZONE Commercial	ACREAGE 0.86	COMMUNITY Porter's Crossing

PUBLIC HEARING:

No

PREPARED BY:

Tayler Jensen, Planning

PRESENTED BY:

Tayler Jensen

RECOMMENDATION:

BACKGROUND:

Creed Richardson (Leading Tech Development) has proposed a site plan for an O'Reilly Auto Parts to be located at 4266 East Pony Express Parkway, which is southeast of Porter's Crossing Parkway and Pony Express Parkway (parcel 65.645.0003). The proposed O'Reilly Auto Parts is located adjacent to the recently-approved Dollar Tree and backs onto homes in the Oak Hollow subdivision. The parcel is zoned commercial and has already been platted.

On March 9, 2021, the Planning Commission recommended approval of the site plan to the City Council, and on March 23, the City Council reviewed the project during work session. The City Council further reviewed the plans during the policy session on April 6, with the primary concerns dealing with the site grading and wall/screening options.

ITEMS FOR CONSIDERATION:

Buffering

Screening Proposal:

The applicant has proposed additional screening between the O'Reilly Auto Parts and Oak Hollow residential units, proposing to add a vinyl extension to the top of the block wall to provide additional height and privacy screening. The applicant has provided a number of different visual examples which are included as an attachment to this staff report for the Council's consideration.

Per **EMMC 17.100.050 B**, any commercial lot which abuts a residential use shall be effectively screened by a combination of a wall, fencing, and landscaping of acceptable design. The proposed O'Reilly Auto Parts does back onto the Oak Hollow subdivision, which is buffered by an existing six-foot (6') masonry wall, however, as the wall follows the natural grade of the land, there are a few lots that are not "Effectively Screened." this is due in part to the grading on the site where the elevation at the bottom of the 6' wall is 4,790 feet while the elevation in the middle of the drive aisle is 4,795 which is five feet higher. The elevation of the parking lot does drop to 4,793.53 feet at the top back of curb but that is still nearly four feet above the grade of the wall. *(Page for of Site Plan attachment).*

EMMC 17.35.050 F requires buffering or transitioning when built adjacent to residential uses, and **EMMC 17.60.110 D** requires applicants to provide a headlight screen. The applicant is required to provide effective screening and has been exploring ways to provide effective buffering. Potential solutions include the planting of evergreen trees, increasing landscaping, and/or increasing the height of the wall (or building a new wall) between the site and the residential units, or a combination of these mitigation strategies. The City Council shall review the applicant's proposed mitigation and determine if it is appropriate or not. *(Attachment #1 – Buffering).*

Per **table 17.60.160 B** there shall be a minimum buffer of 10' which includes trees, wall, fence, and headlight screen with the residential uses to the south. While this buffer is largely provided, additional screening is required in a few locations due to the existing wall following the natural topography and not providing sufficient

headlight screening.

Commercial Design Standards - Compliance with **EMMC 17.72**
Commercial and Multifamily Design standards are addressed below.
As a commercial development, O'Reilly Auto Parts must comply with these standards.

Per **EMMC 17.72.030 A.1**, the primary entrance to the building should orient toward the street, and if not, the street-facing façade should include entrances, display windows, awnings, increased architectural elements, increased landscaping, and other pedestrian-oriented features. The street-facing façade (North Elevation) does not include the primary entrance to the building, while it does feature windows. An awning and a sidewalk path are provided from the trail along Pony Express Parkway to the main entry (West Elevation incorrectly labeled "East Elevation"). The Planning Commission felt that the street-facing elevation was appropriate. (Attachment #2 – Elevations)

EMMC 17.72.040 A requires the building to be similar in style to adjacent buildings. The proposed building is similar in appearance to Dollar Tree, but the color palette is much lighter than both Dollar Tree and Eagle Vision. Staff recommended the elevations be updated to include stacked stone and materials similar in color to Dollar Tree and Eagle Vision, however, the Planning Commission did not include this in their recommendation. (Attachment #2 – Elevations)

EMMC 17.72.030 B requires the main entrance of a structure to orient to major sidewalks pedestrian ways, plazas, courtyards, or other public spaces. Main entrances shall also be clearly identifiable and consist of a sheltering element such as a porch, stoop awning, arcade, or portico. All parking in the proposed site plan is to the rear or side of the building. While the main entry is not oriented toward Pony Express Parkway, a pedestrian path is provided connecting the trail along Pony Express Parkway to the front door. The main entrance is clearly identifiable and does include a sheltering element.

It is the opinion of staff that the main entrance complies with standards of EMMC 17.72.040 B.

EMMC 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 sloping roofs with overhanging eaves or a decorative parapet and multiple roof planes and heights. Decorative cornices and roof projections such as cupolas or towers are also encouraged.” The proposed elevations do not include sloping roofs, nor do they include decorative parapet, and only very minor changes in rooflines. It was the opinion of staff that elevations should be amended to include a tower or to increase the height of the parapet above the main entry and columns to give the appearance of different roof planes and heights, however, this was not included in the Planning Commission recommendation.
(Attachment #2 – Elevations)

EMMC 17.72.040 D states “...Buildings shall include façade modulation (stepping portions of the façade), horizontal and vertical divisions (textures or materials), window patterns, offsets, recesses, projections, varied front setbacks or staggered and jogged unit planes within the same structure...to avoid large, featureless and/or panelized surfaces on commercial buildings.” The proposed development includes the use of different materials, proposes different colors and textures, and uses different planes. It is the opinion of staff that the elevations comply with the standards of EMMC 17.72.040 D.

EMMC 17.72.040 E states “Pedestrian-scaled architectural features/details shall be incorporated into commercial buildings to orient the building to pedestrian activity and to increase the overall visual appeal of the structure...Commercial buildings shall incorporate a majority of the following architectural details: reveals, canopies, awnings, popouts, columns, decorative trim and moldings, architectural lighting, ornamental cornices, decorative masonry pattern, decorative doors and windows, exposed timbers, and trellis structures. All sides of a building shall include the chosen details.” The proposed elevations include awnings, columns, decorative trim,

and architectural lighting. Utilizing four (4) of the twelve (12) architectural features. It is the opinion of staff , and the recommendation of the Planning Commission, that at least three (3) additional architectural features should be added to the elevations to comply with EMMC 17.72.040 E 1. (Attachment #2 – Elevations)

EMMC 17.72.040 F states “Buildings should incorporate materials used throughout the city and be similar in character and architectural theme as significant neighboring structures...All commercial buildings shall avoid large panelized products or featureless surfaces. Commercial buildings shall utilize an appropriate mixture of building materials on all sides." As the proposed building uses a mixture of materials that are used on all sides of the structure, avoids large panelized products, and is similar in style to surrounding buildings (namely Dollar Tree) it is the opinion of staff that the proposal largely complies with EMMC 17.72.040 F.

EMMC 17.72.040 G states “A building’s color palette should be similar to that of significant neighboring structures. Franchise colors and elements may be incorporated but shall not overpower the architectural form/theme of the building and/or development.” The proposed elevations are lighter in color than neighboring buildings. Staff recommends that the building color palette be amended to be similar to that used on the Eagle Vision and Dollar Tree developments, however, this was not included in the Planning Commission recommendation . (Attachment #2 – Elevations).

EMMC 17.72.040 I states “All lighting shall be designed and directed downward to prevent light glare from adversely affecting neighboring uses/properties. The light bulb or a light source of a building shall not be visible from beyond the property...” All lighting has been designed to comply with the Dark Sky Ordinance. The applicant has provided a photometric plan showing no light trespass onto neighboring properties, and confirming no more than 100,000 lumens per acre. Light poles are shown as 17’ on top of a 2’ base. Per EMMC 17.56.060 A “Parking lot lighting poles shall be sized in a manner that the top of any fixture does not exceed 17 feet above grade." Based on this, the Planning Commission recommended

that all parking lot lighting be no more than 17' above the pavement.

EMMC 17.72.040 K states “All mechanical equipment shall be screened so as not to be visible from any public or private streets...” All mechanical equipment is screened and placed on the roof, and therefore this proposal complies with EMMC 17.72.040 K.

EMMC 17.72.040 L states “Storage, and loading areas and trash enclosures shall be located out of view from public streets and shall be screened and designed with the architectural style of the building, including materials, colors, details, etc.” Loading areas are located behind the building and are not visible from Pony Express Parkway. A masonry dumpster has been provided, however, the Planning Commission recommended that the dumpster enclosure be similar in materials and color to the building.

Other Items for Consideration

4266 East Pony Express Parkway is zoned Commercial, and the future land use designation is “Community Commercial.” As a general retail sales use, O’Reilly Auto Parts is a permitted use in this location.

This project has shared access onto Pony Express Parkway with Dollar Tree. The access road is less than forty feet (40’) in width, and stubs access to future development to the east, and sufficient off-street truck packing and loading space is provided putting it in compliance with **EMMC 17.100.050 C 1-4** and **17.100.050 D**.

Per **EMMC 17.55.120 table C**, retail establishments shall have a minimum parking requirement of 1 stall per 300 SF of gross floor area, and a maximum of 1 stall per 200 SF of gross floor area. With a building size of 7,400 SF, the parking requirement for this project is

between 25 – 37 parking stalls. The applicant is proposing 28 parking stalls complying with this standard.

Per **EMMC 17.55.120 table B**, a minimum of two ADA parking stalls are required. The applicant is providing two ADA stalls, therefore this proposal complies with parking requirements.

Per **EMMC 17.35.050 K** “Convenient bicycle parking shall be provided in locations that do not interfere with pedestrian circulation.” No bicycle parking is provided. The Planning Commission has recommended that bicycle parking be provided. A potential location is the hashed asphalt at the north end of the parking area at the front of the building or within the landscaped area to the east of the pedestrian access between Pony Express Parkway and the building.

A monument sign has been proposed in this site plan; the sign proposal shall comply with **EMMC 17.80**.

REQUIRED FINDINGS:

Site Plan approvals are based upon compliance with City Code requirements and requirements of any applicable development agreements. The approval criteria for a Site Plan can be found in EMMC 17.100.030.

PLANNING COMMISSION ACTION/RECOMMENDATION:

The Planning Commission held a public hearing on the site plan request on March 9, 2021. The Planning Commission voted 3-2 to recommend approval of the site plan with the following conditions:

1. The applicant to increase the height of the wall anywhere

- necessary to provide effective screening;
2. All parking lot lighting shall be no more than 17' above the pavement;
 3. That the dumpster enclosure shall be similar in material and colors to the building;
 4. Bicycle parking shall be provided in compliance with EMMC 17.35.050 K; and
 5. At least three (3) additional design elements designated in EMMC 17.72.040 E.1 are added to all four elevations

The dissenting votes were by Commissioners Wells (who felt other staff recommendations should be included) and Wright (who felt other code elements identified by staff should be encouraged of the developer to adjust such as the roof line changes).

ATTACHMENTS:

[Site Plan](#)

[Elevations](#)

[Truck Loading](#)

[Buffering With Oak Hollow](#)

[Buffering Proposal](#)

O'Reilly Auto Parts
Eagle Mountain, UT

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

DEVELOPER:
RYAN FORSYTH
LEADING TECH DEVELOPMENT
477 SOUTH MAIN STREET
BRIGHAM CITY, UT 84302
(801) 489-6188
RFORSTH@LEADINGTECHONLINE.COM

- EAGLE MOUNTAIN CITY GENERAL NOTES FOR CONSTRUCTION DRAWINGS:
- SEWER—
- PIPE BEDDING: ¾" 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 TOP OF PIPE AT TIME OF INSTALLATION.
 - SEPARATION: SEWER MAINS & LATERALS TO MAINTAIN 10' SEPARATION (MINIMUM) FROM CULINARY WATER MAINS & 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 FORM (MAX) AND NO FLAT RINGS ALLOWED. 12" OF ¾" 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 ¾" SETTERS TO HAVE DOUBLE BRACES. SETTERS TO BE SET AT: 18" TO 22" FROM THE TOP OF SETTER TO TOP OF LID. 21" INSIDE DIAMETER CAN HDPE.
 - 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 ¾" & 1" SERVICES WILL NEED TO BE A 21" TALL MINIMUM AND INSIDE DIAMETER. WATER CAN FOR 1-1/2" TO 2" SERVICE WILL NEED TO BE A 36" INSIDE DIAMETER CAN HDPE OR FOLLOW APWA 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.
 - TRACER WIRE: RUN TRACER WIRE 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 12" 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 THE WATER LINES AND BEND FITTINGS WILL BE REQUIRED. ALL FITTINGS TO BE MEGA-LUG FITTINGS.
- STORM DRAIN—
- BEDDING: ¾" 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 WHIRLY GIG FORM (MAX) AND NO FLAT RINGS ALLOWED. 12" OF ¾" GRAVEL REQUIRED UNDER 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 STAKES REQUIRED 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 STREET COLLARS. MANHOLE COVERS AND WATER VALVE TOWERS TO BE ½" DOWN FROM ASPHALT EDGE AND CONCRETE TO BE ¼" TO 3/8" DOWN FROM ASPHALT EDGE.

INDEX

- C-0 Cover Sheet
- C-1 Site Plan
- C-1.1 Context Plan
- C-2 Grading and Drainage Plan
- C-3 Utility Plan
- C-4 Standard Details
- L-1 Landscape Plan
- Photometric Plan
- A.2 Elevations
- Signage Plans

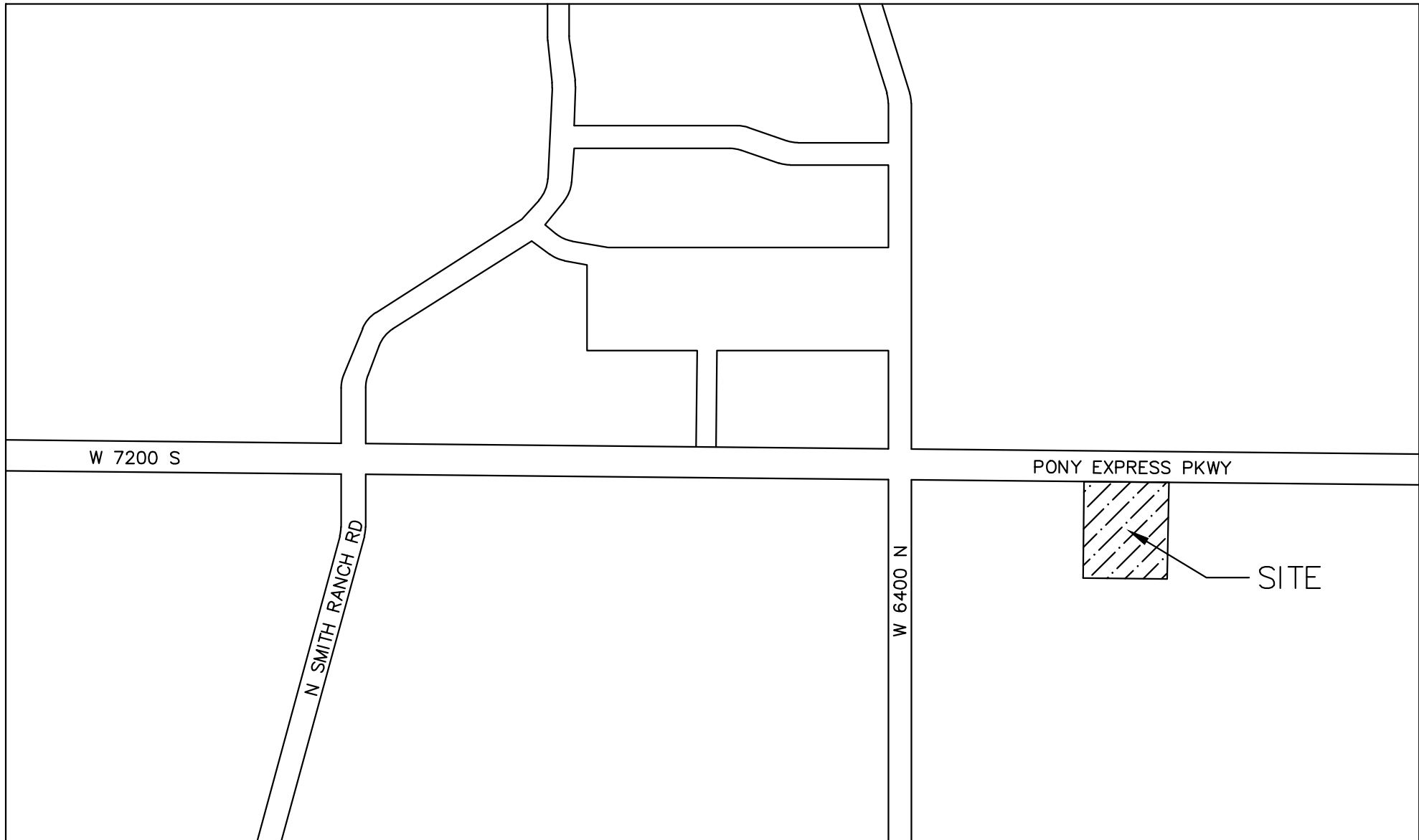
SITE DATA

LOT AREA:	37,528	SF (0.86± ACRES)
BUILDING AREA:	7,400	SF± 19.7%
PAVEMENT AREA:	22,972	SF± 61.2%
LANDSCAPE AREA:	7,156	SF± 19.1%
ZONING: COMMUNITY COMMERCIAL PERMITTED USE		

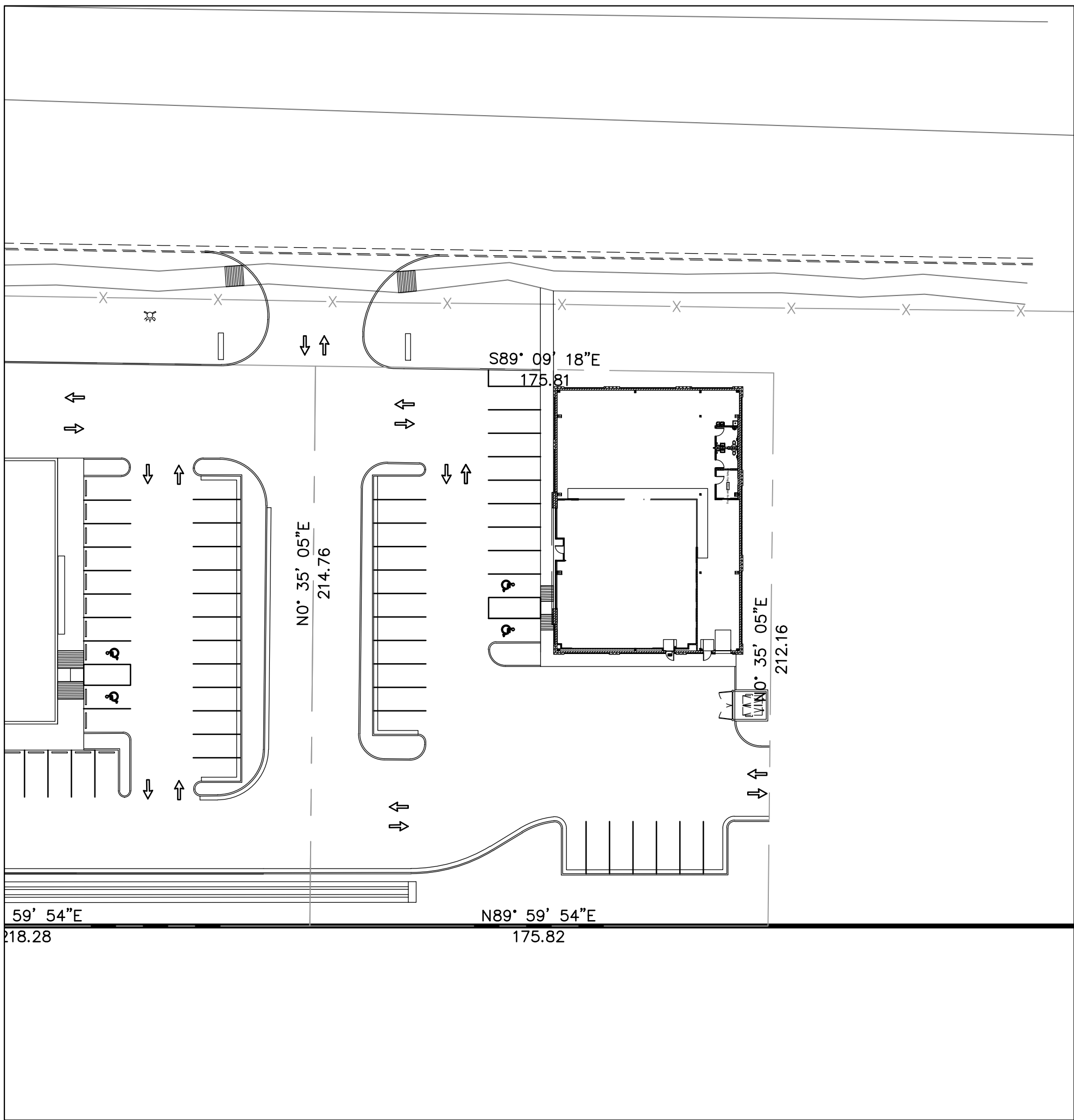
LEGEND & ABBREVIATION TABLE

R.O.W./PROPERTY LINE		EXISTING CURB AND GUTTER	
EASEMENT LINE		PROPOSED CURB AND GUTTER	
CENTER LINE		INVERT ELEVATION	
PROPOSED TRAIL		TOP BACK CURB	
PROPOSED WATER LINE		TOP ASPHALT	
PROPOSED PRESSURIZED IRRIGATION		TOP OF GRATE	
PROPOSED GROUND WATER DRAIN		FINISHED GRADE	
PROPOSED SEWER LINE		TOP OF CONCRETE	
PROPOSED STORM DRAIN LINE		HIGH WATER ELEVATION	
EXISTING SEWER LINE		CATCH BASIN	
EXISTING WATER LINE		SURFACE FLOW DIRECTION	
EXISTING STORM DRAIN LINE		PROPOSED STREET LIGHT	
EXISTING CONTOUR		STORM DRAIN MANHOLE	
FINISHED CONTOUR		SANITARY SEWER MANHOLE	
		PROPOSED WATER VALVE	

VICINITY MAP



NOT TO SCALE



SITE MAP
1"=40'

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

O'REILLY AUTO PARTS
COVER SHEET
6400 N & PONY EXPRESS PKWY EAGLE MOUNTAIN, UT 84005

PROFESSIONAL ENGINEER
2/22/21
10664737
LARVIN POLLOCK
STATE OF UTAH

NO.	REVISIONS	BY	DATE

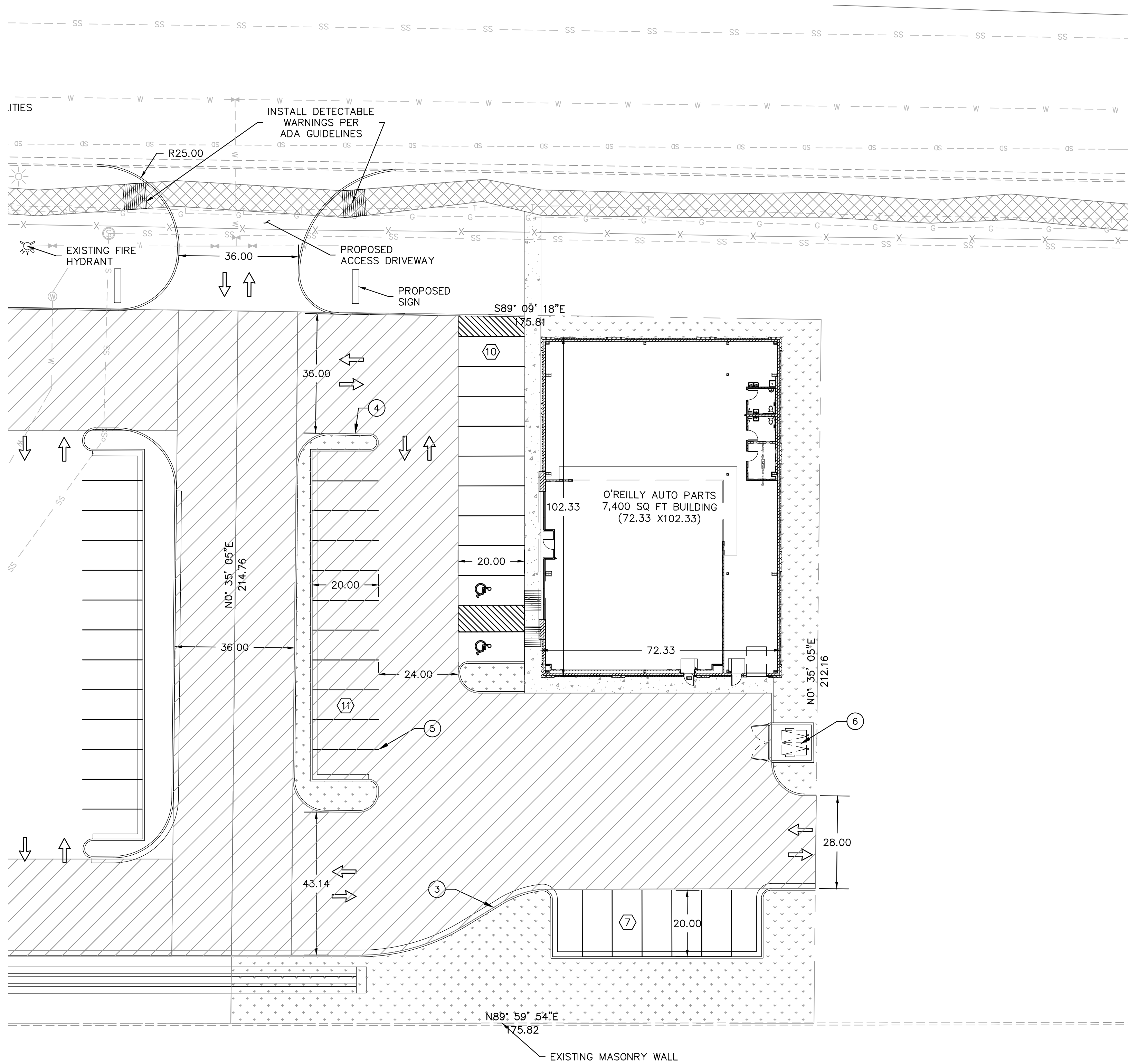
DESIGNER: DL
PROJECT ENGINEER: LP

SHEET:
C-0

DATE:
Feb 22, 2021

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

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

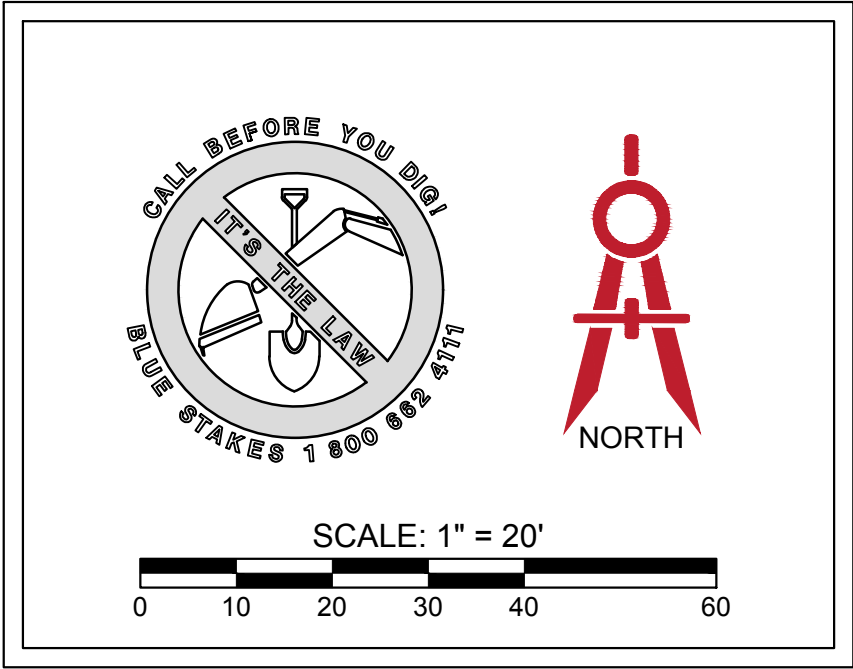


LEGEND

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

SITE DATA		
LOT AREA:	37,528	SF (0.86± ACRES)
BUILDING AREA:	7,400	SF± 19.7%
PAVEMENT AREA:	22,972	SF± 61.2%
LANDSCAPE AREA:	7,156	SF± 19.1%
ZONING: COMMUNITY COMMERCIAL PERMITTED USE		
BUILDING DATA		
CONSTRUCTION TYPE: V-B		
SPRINKLERS: NO		
SETBACKS:		
FRONT=20 FEET		
REAR=20 FEET		
SIDE=0		
PARKING TABULATION		
REQUIRED: 1 STALL PER 300 SQ. FT. (24 STALLS)		
PROVIDED: 28 STALLS 2 ADA STALLS		

- NOTES:
- PROPOSED 5' SIDEWALK PER DETAIL 1, SHEET C-4.
 - ALL HANDICAP STALLS AND RAMPS TO BE INSTALLED PER ADA AND APWA STANDARDS. SEE SHEET C-4 FOR DETAILS.
 - PROPOSED CURB & GUTTER TYPE E PER APWA STANDARD PLAN 205. SEE SHEET C-4 FOR DETAILS.
 - PROPOSED CURB TYPE P PER APWA STANDARD PLAN 209. SEE SHEET C-4 FOR DETAILS.
 - PAINT 4" SOLID YELLOW PAINT STRIPE AS SHOWN (TYPICAL).
 - PROPOSED DUMPSTER LOCATION. SEE SHEET C-4.



PROJECT ENGINEER: LP

DESIGNER: DL

NO.

REVISIONS

BY

DATE

ELEVATE ENGINEERING

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

O'REILLY AUTO PARTS

SITE PLAN

6400 N & PONY EXPRESS PKWY EAGLE MOUNTAIN, UT 84005

PROFESSIONAL ENGINEER

2/22/21

10864737

LARVIN POLLOCK

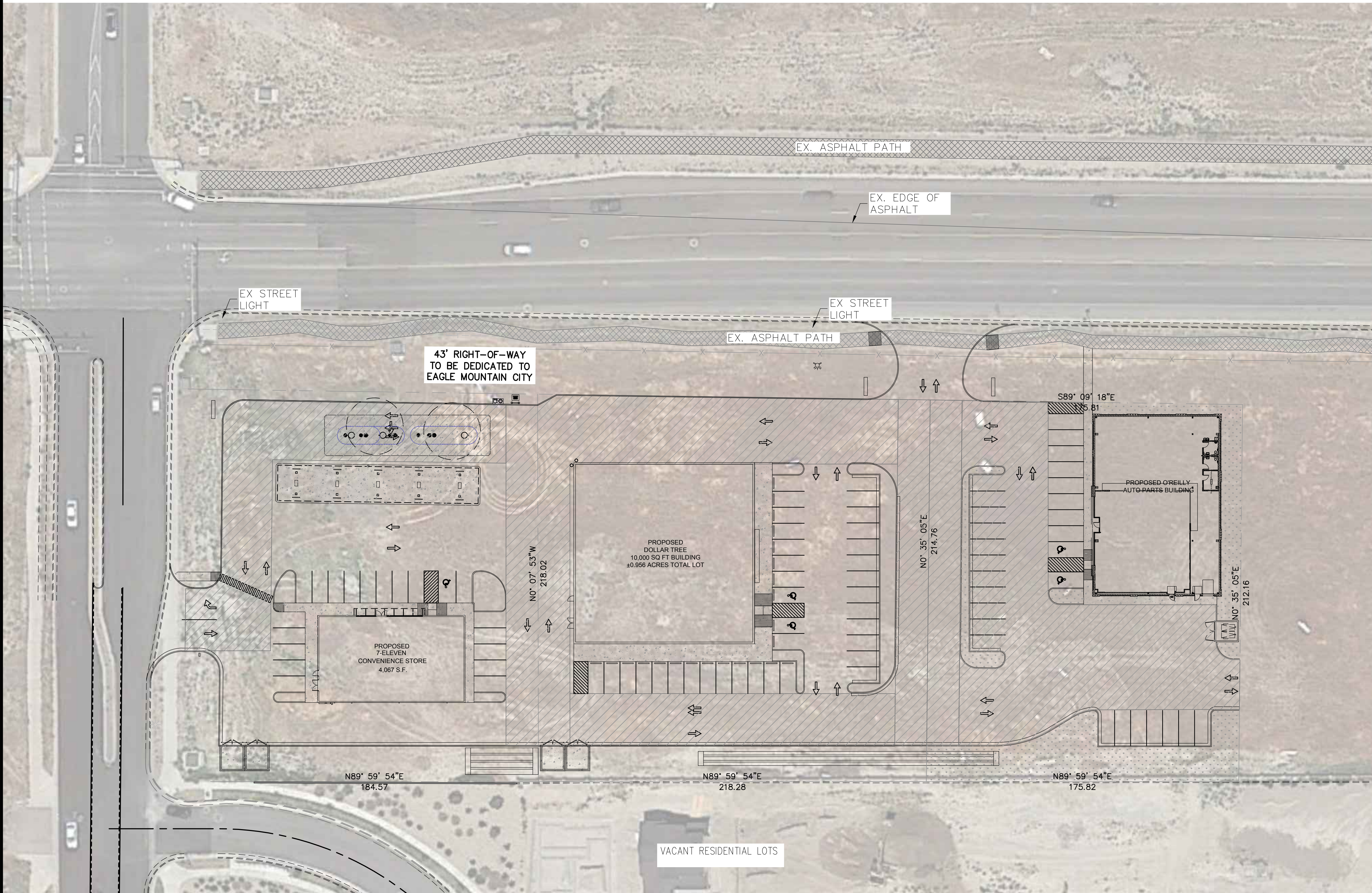
STATE OF UTAH

SHEET:

C-1

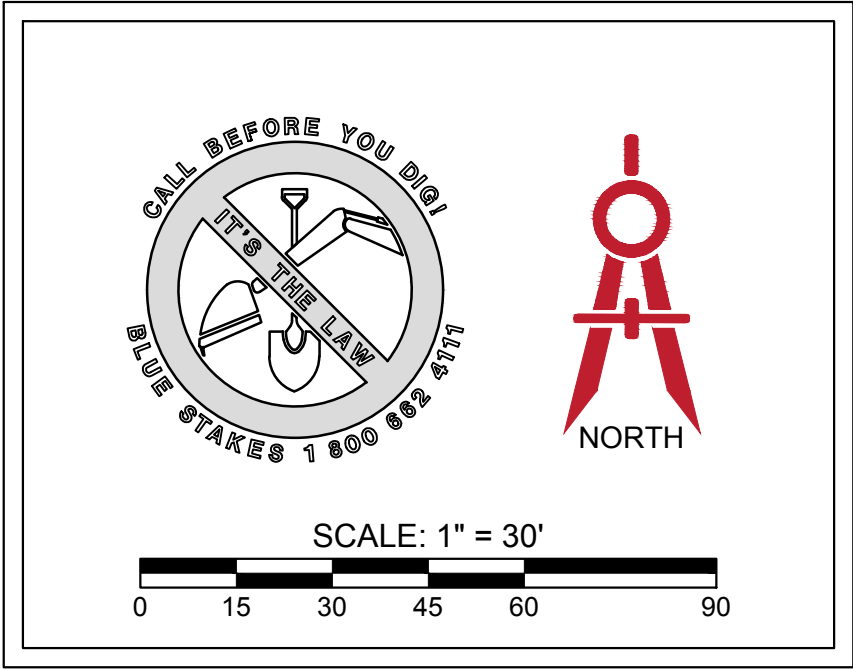
DATE:

Feb 22, 2021



LEGEND

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



PROJECT ENGINEER: LP

DESIGNER: DL

NO.

REVISIONS

BY

DATE

ELEVATE ENGINEERING

492 WEST 1200 NORTH

SPRINGVILLE, UT 84663

PHONE: (801) 718-5993

larvin@elevateeng.com

ELEVATE

ENGINEERING

O'REILLY AUTO PARTS

CONTEXT PLAN

6400 N & PONY EXPRESS PKWY EAGLE MOUNTAIN, UT 84005

PROFESSIONAL ENGINEER

2/22/21

10864737

LARVIN POLLOCK

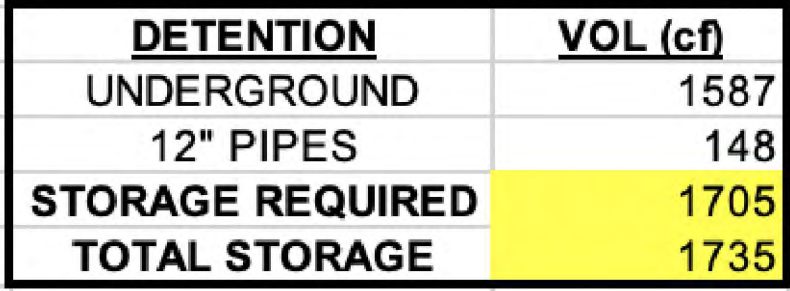
STATE OF UTAH

SHEET:

C-1.1

DATE:

Feb 22, 2021

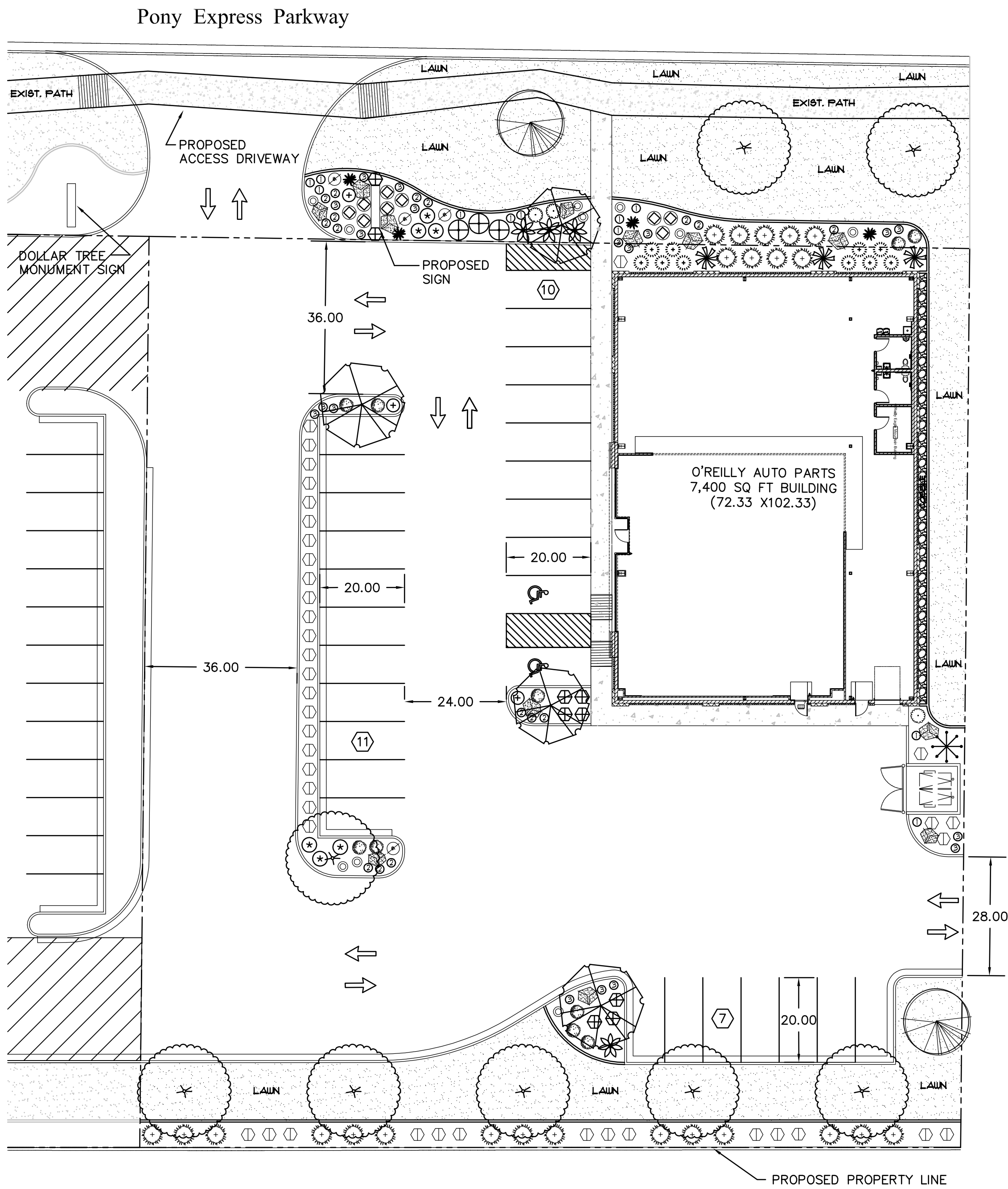


DATE: Feb 22, 2021



SHEET:
C-4

DATE:
Feb 22, 2021



Plant List (TREES)

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

Plant List (SHRUBS)

Quan.	Symbol	Botanical Name	Common Name	Size	Remarks
4		Berberis thund. 'Crimson Pygmy'	Crimson Pygmy Barberry	5 Gallon	15"-18" Height
6		Caryopteris clandestina	Blue Mist Spiraea	5 Gallon	18"-24" Height
4		Physocarpus o. 'Summer Wine'	Summer Wine Ninebark	5 Gallon	24"-30" Height
24		Rhus aromatica 'Grow-Low'	Grow Low Sumac	5 Gallon	18"-24" Spread
10		Rosa 'Knock Out Red'	Knock Out Red Rose	5 Gallon	18"-24" Height
5		Rosa 'Meidiland Red'	Red Groundcover Rose	5 Gallon	18"-24" Spread
3		Spiraea bumalda 'Goldmound'	Goldmound Spiraea	5 Gallon	15"-18" Height
3		Spiraea japonica 'Neon Flash'	Neon Flash Spiraea	5 Gallon	15"-18" Height
3		Thuja occidentalis 'Smaragd'	Emerald Green Arborvitae	10 Gallon	48"-54" Height
10		Viburnum davidii	David Viburnum	5 Gallon	15"-18" Height
4		Yucca filam. 'Golden Sword'	Golden Sword Yucca	5 Gallon	15"-18" Height

Plant List (ORNAMENTAL GRASSES)

Quan.	Symbol	Botanical Name	Common Name	Size	Remarks
5		Calamagrostis a. 'Avalanche'	Avalanche Feather Grass	5 Gallon	24"-30" Height
41		Calamagrostis a. 'Foerster'	Foerster Feather Grass	5 Gallon	24"-30" Height
3		Miscanthus sinensis 'Gracillimus'	Maiden Grass	5 Gallon	24"-30" Height
10		Pennisetum alopec. 'Hameln'	Hameln Fountain Grass	5 Gallon	15"-18" Height

Plant List (PERENNIALS)

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

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

Legend

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

Planting Notes

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

General Notes

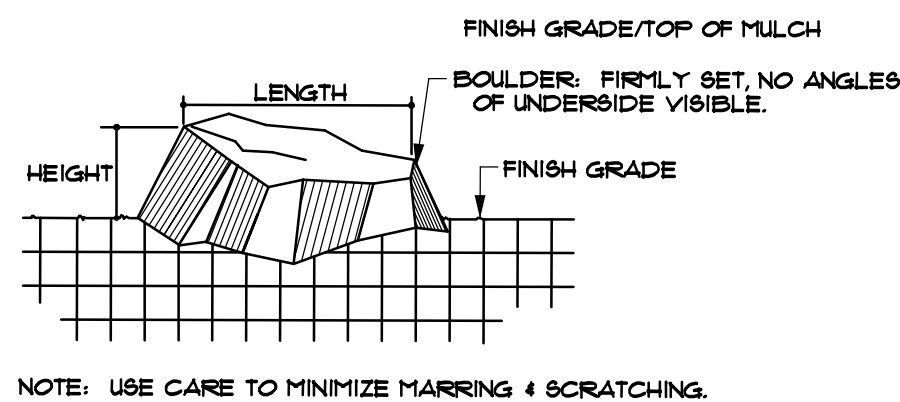
- All bidding landscape contractors shall have a minimum of 5 years experience in the installation of commercial landscape and irrigation projects, and be able to supply the necessary staff to perform all tasks associated with these drawings, and in a professional and timely manner.
- The landscape contractor,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

Sub-Grade Requirements

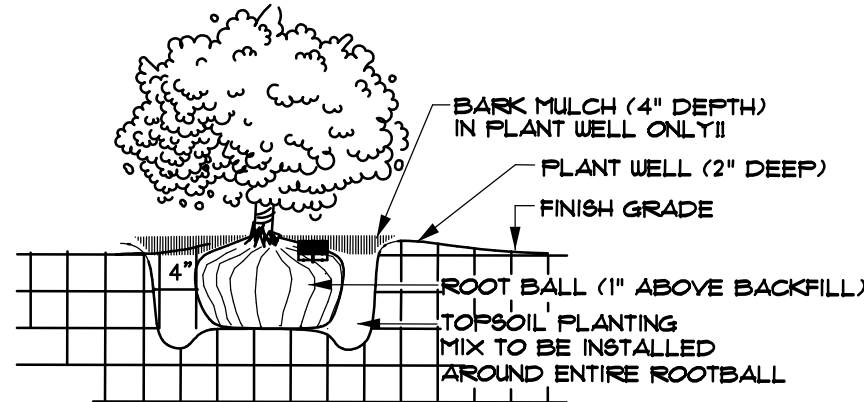
- LAWN & SHRUB AREAS : Eight (8) inches below finish grade. This will allow for the installation of a six inch depth (lawn) and 4 inch depth (shrub) of topsoil along with a four inch depth of bark mulch or decorative stone, leaving it slightly below finish grade and concrete areas.
- SUB-GRADE COORDINATION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

Submittal Requirements

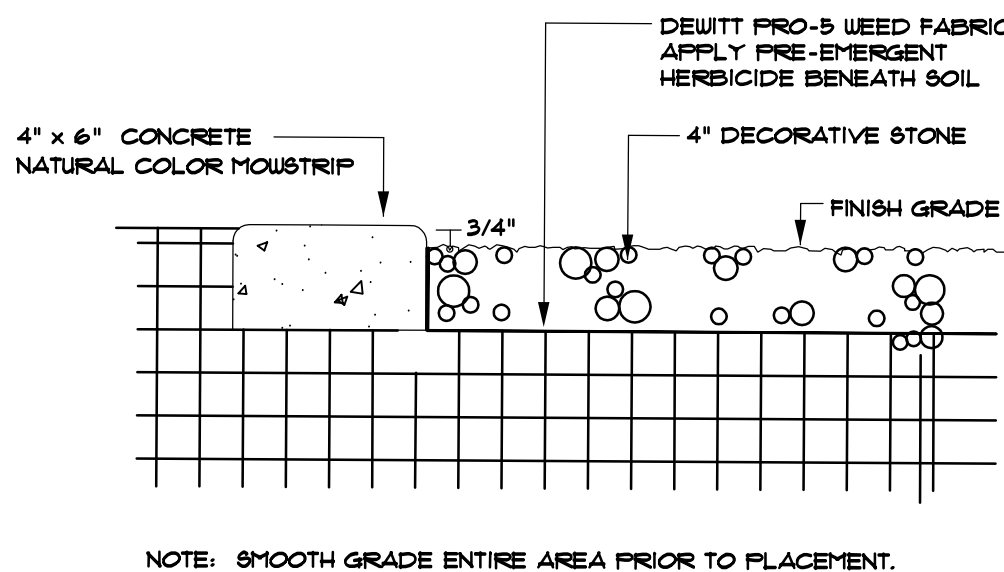
- The contractor shall provide to the Owner/Engineer product samples of all landscape materials such as boulders, decorative stone, bark mulches, weed barrier fabric, soil amendments & import topsoil in order to obtain approval to be used on the project, and prior to shipment to the site. Failure to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



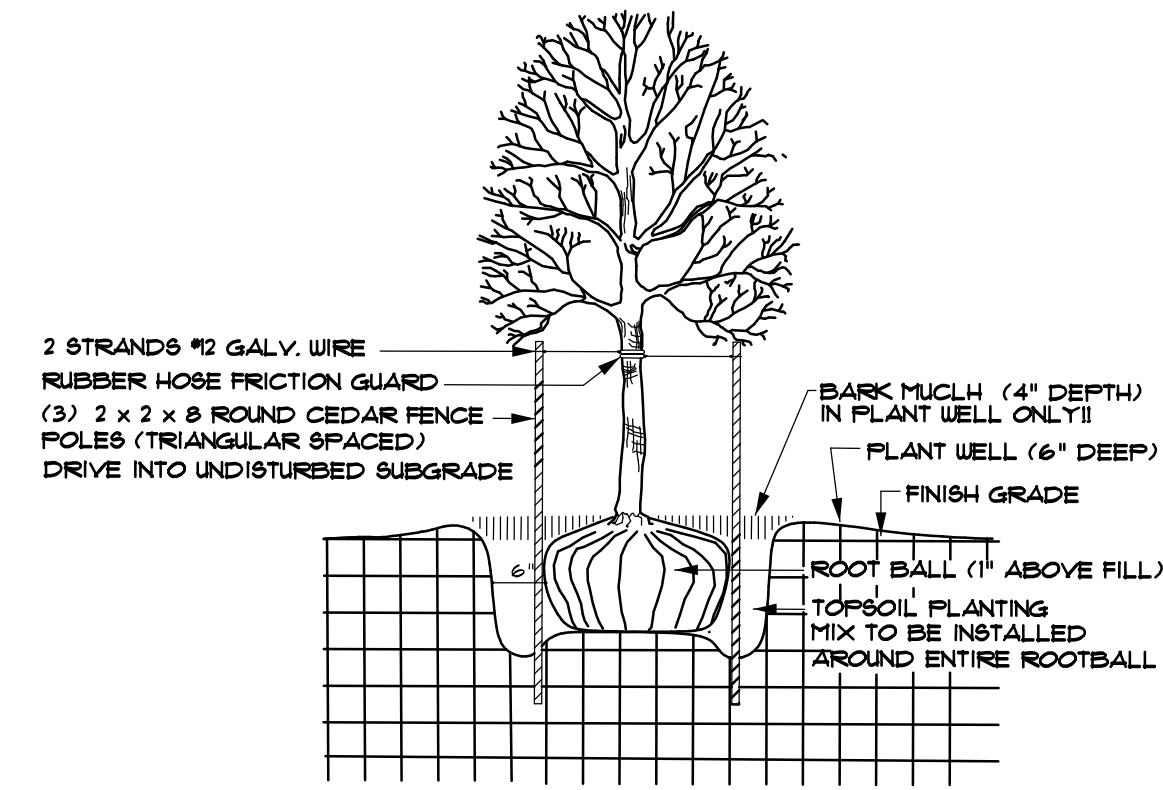
1 Landscape Boulder
N. T. S.



2 Shrub Planting
N. T. S.



3 Mowstrip / Stone Mulch
N. T. S.



4 Tree Planting
N. T. S.

Landscape Architect

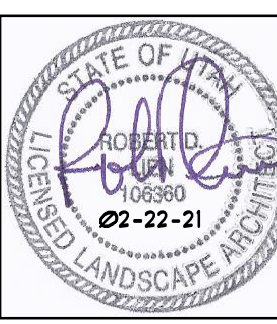
RDL Design Company, Inc.
1020 East Yale Avenue
Salt Lake City, Utah 84105
Phone : 801-647-3114
Email : raldesign@comcast.net



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

O'REILLYS AUTO PARTS
LANDSCAPE PLAN

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



SHEET:
L-1
DATE: 02-22-2021

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

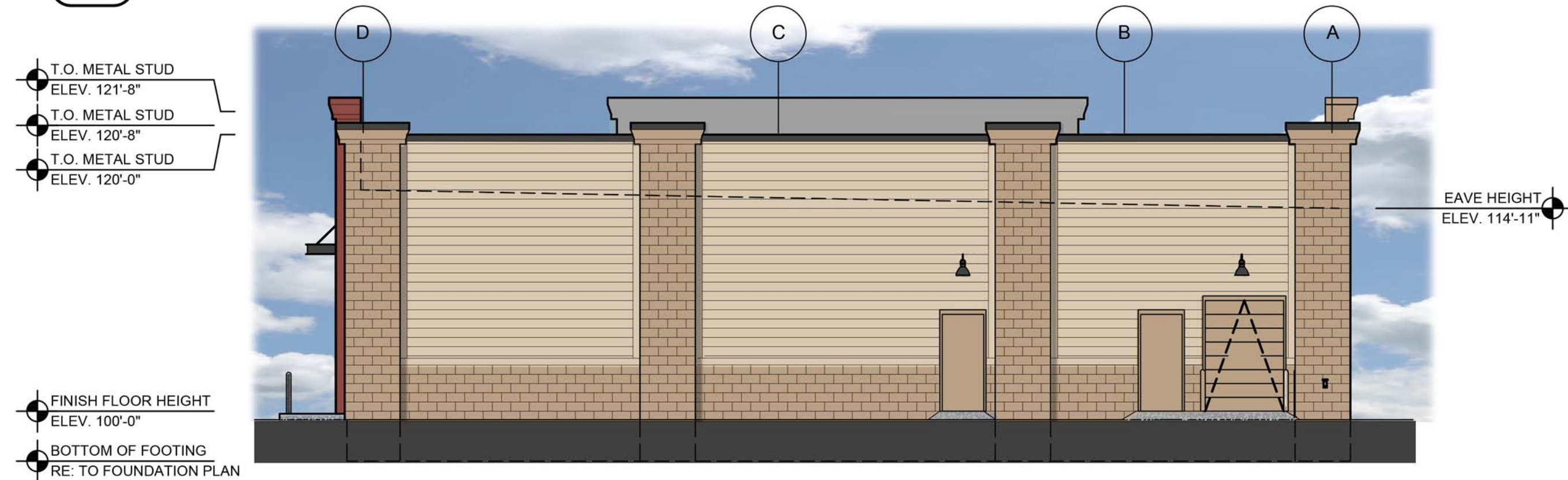
ELEVATE

PROJECT ENGINEER: LP
DESIGNER: DL



1 EAST EXTERIOR ELEVATION

A2.1 SCALE: 1/8" = 1'-0"



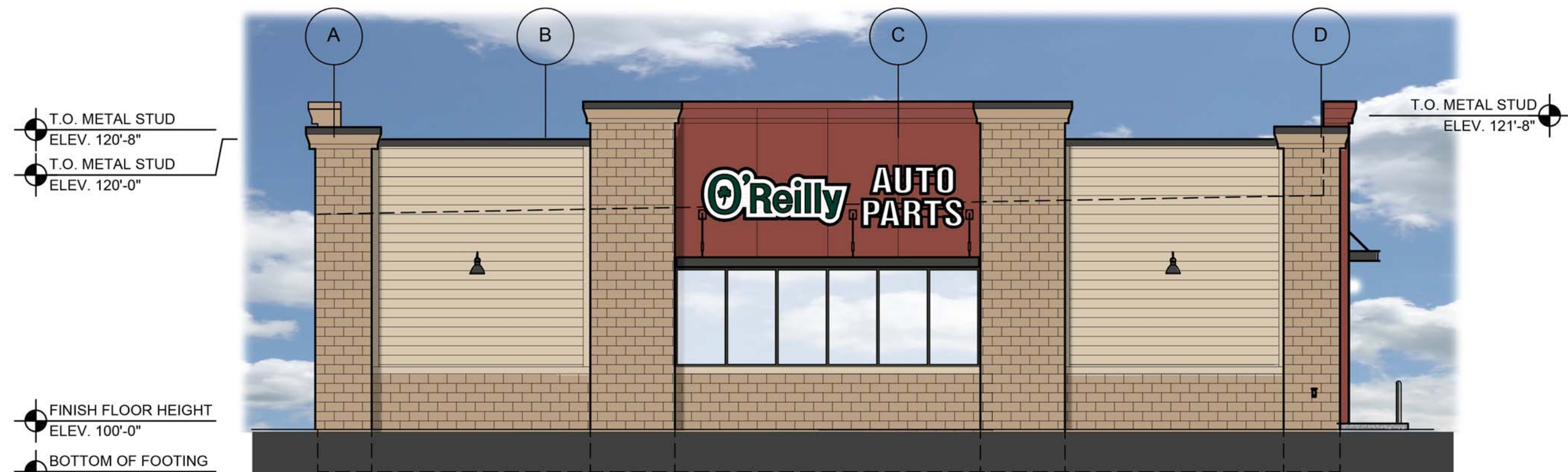
2 SOUTH EXTERIOR ELEVATION

A2.1 SCALE: 1/8" = 1'-0"



3 WEST EXTERIOR ELEVATION

A2.1 SCALE: 1/8" = 1'-0"



4 NORTH EXTERIOR ELEVATION

A2.1 SCALE: 1/8" = 1'-0"

EXTERIOR FINISH SCHEDULE

STUCCO SYSTEM

KEY NOTE NO. 1A:

MFG: STO SPECIFIED, OR MASTER BUILDERS (NO SUBSTITUTES)
SERIES: STO POWERWALL CI-OUTBOUND
TEXTURE: MEDIUM
COLOR STANDARD: STO COLOR "33141"

KEY NOTE NO. 1B:

MFG: STO SPECIFIED, OR MASTER BUILDERS (NO SUBSTITUTES)
SERIES: STO POWERWALL CI-BOUND
TEXTURE: MEDIUM
COLOR: SHERWIN WILLIAMS "SOFTER TAN" SW6141

KEY NOTE NO. 1C:

MFG: STO SPECIFIED, OR MASTER BUILDERS (NO SUBSTITUTES)
SERIES: STO POWERWALL CI-BOUND
TEXTURE: MEDIUM
COLOR: SHERWIN WILLIAMS "LATTE" SW6108

UNIT MASONRY

KEY NOTE NO. 2:

TYPE: CONCRETE MASONRY UNIT (CMU)
MFG: (REFER TO PROJECT MANUAL)
SIZE: 4"x8"x16" (NOM.)
TEXTURE: SPLIT FACE
COURSING: RUNNING BOND
FINISH: FIELD PAINT (FIELD COLOR)
COLOR: SHERWIN WILLIAMS "LATTE" SW6108 (SEMI-GLOSS)
MORTAR COLOR: NATURAL GRAY
NOTE: REFER TO "CONCRETE MASONRY UNIT SPECIAL SCHEDULE OF TREATMENTS" FOR ADDITIONAL REQUIREMENTS.

FLASHING AND SHEET METAL

KEY NOTE NO. 3:

TYPE: STANDING SEAM ROOFING SYSTEM
MFG: (REFER TO PRE-ENGINEERED METAL BUILDING SHOP DRAWINGS)
COLOR: GALVALUME

KEY NOTE NO. 4:

TYPE: CAP FLASHING AT MASONRY
MFG: (REFER TO PRE-ENGINEERED METAL BUILDING SHOP DRAWINGS)
FINISH: PREFINISHED
COLOR: EQUAL TO BUTLER BUILDING "COOL BIRCH WHITE"

KEY NOTE NO. 5:

TYPE: CAP FLASHING AT EXTERIOR INSULATION FINISH SYSTEM (EIFS)
MFG: (REFER TO PRE-ENGINEERED METAL BUILDING SHOP DRAWINGS)
FINISH: FACTORY PRIMED AND FIELD PAINT
COLOR: MATCH DRY-VIT COLOR PATCHWOOD

KEY NOTE NO. 6:

TYPE: SHEET METAL CONDUCTOR HEADS AND DOWNSPOUT SYSTEM
MFG: (REFER TO PROJECT MANUAL)
FINISHED: PREFINISHED
COLOR: EQUAL TO SHERWIN WILLIAMS "LATTE" SW6108

PRE-FINISHED SHEET METAL CONDUCTOR HEADS:

KEY NOTE NO. 2B:

TYPE: SHEET METAL OVERFLOW SCUPPER SYSTEM
MFG: REFER TO PROJECT MANUAL
FINISHED: PRE-FINISHED
COLOR: SHERWIN WILLIAMS "LATTE" SW6108

FIBER CEMENT SIDING AND TRIM:

KEY NOTE NO. 7A:

TYPE: HARDIEPLANK- SMOOTH
MFG: JAMES HARDIE
SIZE: 7 1/4" X 5/16"
COLOR: SHERWIN WILLIAMS "SOFTER TAN" SW6104

KEY NOTE NO. 7B:

TYPE: HARDIEPLANK- SMOOTH
MFG: JAMES HARDIE
SIZE: 6" X 3/4"
COLOR: SHERWIN WILLIAMS "SOFTER TAN" SW 6104

DOORS AND WINDOWS

KEY NOTE NO. 12:

TYPE: STEEL DOORS AND FRAMES (DOORS NO. 2 AND 7)
MFG: (OWNER FURNISHED / CONTRACTOR INSTALLED)
FINISH: FACTORY PRIMED AND FIELD PAINTED
COLOR: SHERWIN WILLIAMS (MATCH ADJACENT MASONRY COLOR) (SEMI-GLOSS)

KEY NOTE NO. 12:

TYPE: STEEL DOORS AND FRAMES (DOORS NO. 3)
MFG: (REFER PROJECT MANUAL)
FINISH: FACTORY PRIMED AND FIELD PAINTED
COLOR: SHERWIN WILLIAMS (MATCH ADJACENT MASONRY COLOR) (SEMI-GLOSS)

KEY NOTE NO. 13:

TYPE: (REFER TO WINDOW SCHEDULE)
MFG: EFCO, KAWNEER, OR OLD CASTLE (VISTA WALL), (NO SUBSTITUTES)
COLOR: EFCO "IVY", KAWNEER "DARK IVY", VISTA WALL "INTERSTATE GREEN"

PAINTING

KEY NOTE NO. 15:

TYPE: STEEL BOLLARDS (REFER TO CIVIL DRAWINGS)
FINISH: FIELD PRIMED AND PAINTED
COLOR: SHERWIN WILLIAMS "HUNT CLUB" SW6468 (SEMI-GLOSS)

PRE-FABRICATED METAL CANOPY:

KEY NOTE NO. 18:

TYPE: PRE-FABRICATED METAL CANOPY SYSTEM
MFG: PER LOCAL SUPPLIER
FINISH: KYNAR FINISH
COLOR: MATCH WINDOW SYSTEM

ROOF ACCESS LADDER:

KEY NOTE NO. 25:

TYPE: PRE-FINISHED ROOF ACCESS LADDER
MFG: LOCAL SUPPLIER
FINISH: FACTORY PRIMED AND FIELD PAINTED
COLOR: SHERWIN WILLIAMS "LATTE" SW6108

GENERAL NOTES

REFER TO PROJECT MANUAL FOR ADDITIONAL REQUIREMENTS.

REFER TO CIVIL DRAWINGS FOR ADDITIONAL REQUIREMENTS.

REFER TO PLUMBING, MECHANICAL, AND ELECTRICAL DRAWINGS FOR SYSTEM TYPES AND ADDITIONAL REQUIREMENTS.

REFER TO EXTERIOR FINISH SCHEDULE FOR MATERIAL TYPES.

REFER TO PRE-ENGINEERED METAL BUILDING SHOP DRAWINGS FOR ADDITIONAL REQUIREMENTS.

REFER TO SCOPE OF WORK SCHEDULE FOR ADDITIONAL REQUIREMENTS.

KEY NOTES

EXTERIOR STUCCO SYSTEM. (PORTAL)

EXTERIOR STUCCO SYSTEM. (ACCENT)

EXTERIOR STUCCO SYSTEM.

CONCRETE MASONRY UNIT (CMU) EXTERIOR WALL CONSTRUCTION. REFER TO PLANS, SECTIONS, AND DETAILS FOR ADDITIONAL REQUIREMENTS.

PRE-ENGINEERED METAL BUILDING SHEET METAL ROOFING SYSTEM.

PRE-ENGINEERED METAL BUILDING SHEET METAL FLASHING (AT MASONRY)

PRE-ENGINEERED METAL BUILDING SHEET METAL FLASHING (AT EIFS)

PRE-ENGINEERED METAL BUILDING SHEET METAL CONDUCTOR HEAD AND DOWNSPOUT SYSTEM.

FIBER CEMENT SIDING SYSTEM (FIELD). REFER TO EXTERIOR FINISH SCHEDULE.

FIBER CEMENT SIDING SCHEDULE (ACCENT). REFER TO EXTERIOR FINISH SCHEDULE

LINE OF ROOF BEYOND WITH 1/4":12" SLOPE MINIMUM.

SURFACE MOUNTED SIGN OWNER FURNISHED AND INSTALLED. PROVIDE BACKING FOR MOUNTING AND ROUGH-IN ELECTRICAL. COORDINATE REQUIREMENTS WITH OWNER. REFER TO SHEET SG2.1.

BUILDING ADDRESS NUMBERS IN 6" HIGH HELVETICA WHITE VINYL ADHERED TO EXTERIOR FACE OF GLAZING.

PRE-ENGINEERED METAL BUILDING THRU WALL SCUPPER SYSTEM.

EXTERIOR DOOR AND FRAME SYSTEM. REFER TO FLOOR PLAN AND DOOR SCHEDULE FOR TYPES.

EXTERIOR WINDOW SYSTEM. REFER TO FLOOR PLAN AND WINDOW SCHEDULE FOR TYPES.

APPROXIMATE LINE OF FOUNDATION, REFER TO STRUCTURAL DRAWINGS.

STEEL BOLLARDS, REFER TO CIVIL AND STRUCTURAL DRAWINGS.

HOSE BIB, REFER TO PLUMBING DRAWINGS.

LIGHT FIXTURE, REFER TO ELECTRICAL DRAWINGS.

PRE-FABRICATED METAL CANOPY SYSTEM. REFER TO WALL SECTIONS FOR DETAILS.

MECHANICAL ROOF TOP UNIT, REFER TO MECHANICAL DRAWINGS.

MECHANICAL WALL PENETRATIONS. REFER TO MECHANICAL DRAWINGS. PROVIDE FRAMING, FLASHING, AND SEALANT AS REQUIRED. INSTALL RESTROOM EXHAUST FANS 12" MINIMUM ABOVE INTERIOR CEILING FRAMING.

PLUMBING ROOF VENT, REFER TO PLUMBING DRAWINGS AND DETAIL 11/A4.2.

CONCRETE SPLASH BLOCK INSTALL AT EACH DOWNSPOUT.

MASONRY CONTROL JOINT. PROVIDE SEALANT OVER 1/2" DIAMETER FOAM BACKER ROD. COLOR TO MATCH ADJACENT MASONRY.

RUSTICATION JOINT, REFER TO DETAIL 6/A3.2.

ROOF ACCESS LADDER. REFER TO EXTERIOR FINISH SCHEDULE.

INDIVIDUAL ARCHITECTURAL
REGISTRATION NO.:
XXXX
FIRM ARCHITECTURAL REGISTRATION
NO.:
XXXX

PRELIMINARY
NOT FOR
CONSTRUCTION
OR PERMIT

SHEETS BEARING THIS SEAL ARE
AUTHENTICATED. RESPONSIBILITY FOR
ALL OTHER PLANS, SPECIFICATIONS
OR INSTRUMENTS ARE DISCLAIMED.

O'Reilly AUTO PARTS
CORPORATE OFFICES
233 SOUTH PATTERSON
SPRINGFIELD, MISSOURI 65802
(417) 862-2074 TELEPHONE

PROJECT:
NEW O'REILLY AUTO PARTS STORE
6400 N & PONY EXPRESS PKWY
EAGLE MOUNTAIN, UT

EXTERIOR ELEVATIONS

Buddy Webb & Company, Inc.
Architect - Consultant
3057 EAST CAIRO
SPRINGFIELD, MISSOURI 65802
(417) 877-1385 TELEPHONE
(417) 877-9736 FAX

DRAWN BY: RJD CHECKED BY: SB

DATE: 11/12/20

REVISION:

PROJECT NUMBER:

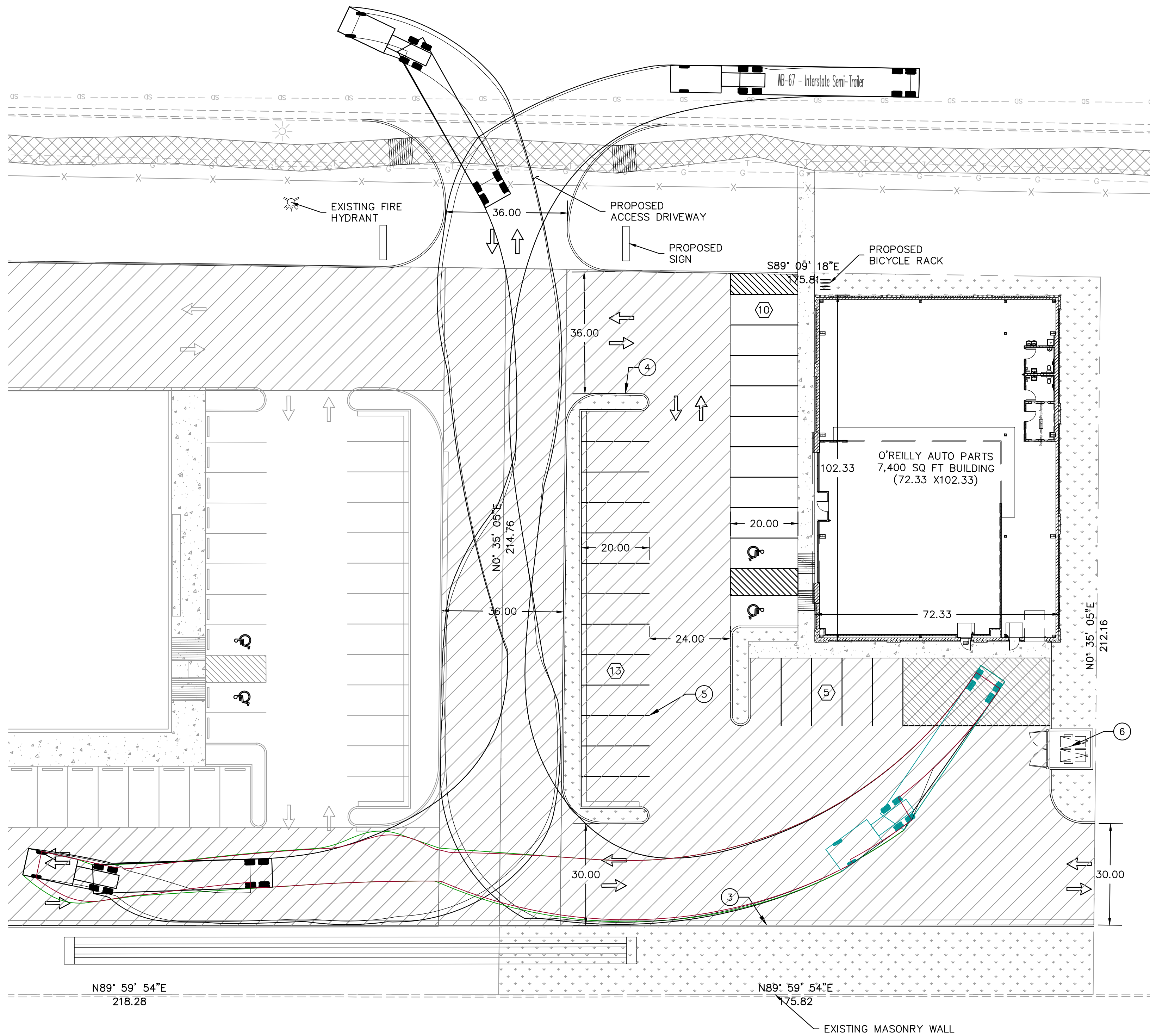
EAGLE MOUNTAIN

SHEET NUMBER

A2.1

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

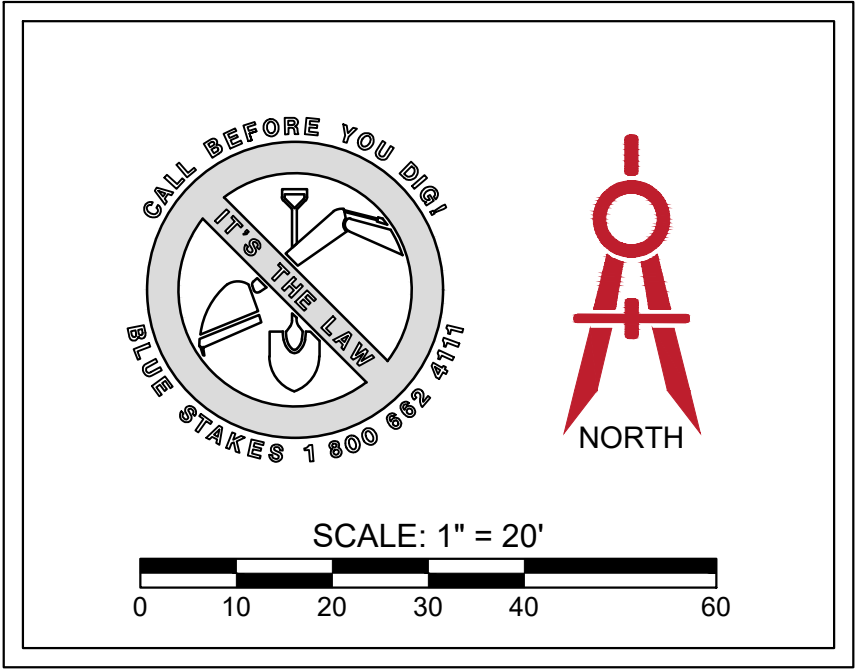
PROJECT ENGINEER:
LARVIN POLLOCK
ELEVATE ENGINEERING
492 WEST 1200 NORTH
SPRINGVILLE, UT 84663
(801) 718-5993
LARVIN@ELEVATENG.COM



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

SITE DATA	
LOT AREA:	37,528 SF (0.86± ACRES)
BUILDING AREA:	7,400 SF± 19.7%
PAVEMENT AREA:	27,043 SF± 72.1%
LANDSCAPE AREA:	3,085 SF± 8.2%
ZONING: COMMUNITY COMMERCIAL PERMITTED USE	
BUILDING DATA	
CONSTRUCTION TYPE: V-B	
SPRINKLERS: NO	
SETBACKS:	
FRONT=20 FEET	
REAR=20 FEET	
SIDE=0	
PARKING TABULATION	
REQUIRED: 1 STALL PER 300 SQ. FT. (24 STALLS)	
PROVIDED: 28 STALLS	
2 ADA STALLS	

- NOTES:
- PROPOSED 5' SIDEWALK PER DETAIL 1, SHEET C-4.
 - ALL HANDICAP STALLS AND RAMPS TO BE INSTALLED PER ADA AND APWA STANDARDS. SEE SHEET C-4 FOR DETAILS.
 - PROPOSED CURB & GUTTER TYPE E PER APWA STANDARD PLAN 205. SEE SHEET C-4 FOR DETAILS.
 - PROPOSED CURB TYPE P PER APWA STANDARD PLAN 209. SEE SHEET C-4 FOR DETAILS.
 - PAINT 4" SOLID YELLOW PAINT STRIPE AS SHOWN (TYPICAL).
 - PROPOSED DUMPSTER LOCATION. SEE SHEET C-4.



PROJECT ENGINEER: LP

DESIGNER: DL

NO.

REVISIONS

BY

DATE

ELEVATE ENGINEERING

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

O'REILLY AUTO PARTS

SITE PLAN

6400 N & PONY EXPRESS PKWY EAGLE MOUNTAIN, UT 84005

PROFESSIONAL ENGINEER

3/18/21

10864737

LARVIN POLLOCK

STATE OF UTAH

SHEET:

C-1

DATE:

Mar 18, 2021







Vinyl Block Wall Extensions



Wall Extension Southland Vinyl Fences



Fence Extender Fence Extenders For Privacy





**EAGLE MOUNTAIN CITY
CITY COUNCIL MEETING
APRIL 20, 2021**

TITLE:	ORDINANCE/PUBLIC HEARING - An Ordinance of Eagle Mountain City, Utah, Amending the Eagle Mountain Municipal Code, Chapter 17.25 Residential Zones.		
ITEM TYPE:	Development Code Amendment		
FISCAL IMPACT:			
APPLICANT:			
GENERAL PLAN DESIGNATION	CURRENT ZONE	ACREAGE	COMMUNITY

PUBLIC HEARING:

Yes

PREPARED BY:

Pete Kane, Planning

PRESENTED BY:

Pete Kane

RECOMMENDATION:

BACKGROUND:

Recent development project proposals have brought to light some potential revisions to EMMC 17.25 Residential Zones.

EMMC 17.25 establishes a number of residential districts - primarily either single-family or multi-family. There are only two multi-family zones: MF1 and MF2. The MF1 zone allows for "twin homes, duplexes, triplexes, and townhomes with no more than six units per building," as well as "'footprint' single-family homes" (not on fee simple lots). Based on recent development reviews, the Planning Commission and City Council have raised concerns that applying the MF1 zone with an understanding a developer may build single-family homes still allows the land to be developed as any of the other permitted multi-family formats allowed in that MF1 zone. In order to clear up this grey area, this code amendment removes single-family dwellings as a permitted use in the MF1 zone. The RC zone would be the most dense of the single-family zoning districts, allowing a minimum lot size of 4,500 square feet and average lot size of 6,000 square feet.

EMMC 17.25 also establishes development standards for all of the residential zoning districts including items such as minimum lot size,

minimum lot frontage, maximum building height, and setbacks. Just over half of the single-family zoning districts have an established average lot size (FR, R1, R2, R3, and RC). The City Council has recently raised the question of establishing an average lot size for the next largest single-family zone: RD2. This particular zone requires a minimum lot size of one-half acre, but does not include an average lot size. This code amendment establishes an average lot size of three-quarter acre for the RD2 zone.

ITEMS FOR CONSIDERATION:

REQUIRED FINDINGS:

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

PLANNING COMMISSION ACTION/RECOMMENDATION:

The Planning Commission held a public hearing on the code amendment on April 13, 2021.

The Planning Commission voted unanimously (4-0, 1 absent) to recommend approval of the code amendment.

ATTACHMENTS:

[ORD--EMMC 17.25 Residential Zones](#)

[EMMC 17.25 Residential Zones - PROPOSED](#)

ORDINANCE NO. O- -2021

**AN ORDINANCE OF EAGLE MOUNTAIN CITY, UTAH,
AMENDING THE EAGLE MOUNTAIN MUNICIPAL CODE,
ENACTING CHAPTER 17.25 RESIDENTIAL ZONES**

PREAMBLE

WHEREAS, the City Council of Eagle Mountain City finds that it is in the public interest to amend the Eagle Mountain Municipal Code to enact Chapter 17.25 Residential Zones as described in Exhibit A.

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

1. The City Council finds that all required notices, public hearings, and other requirements have been completed for the City Council to consider an amendment to the Eagle Mountain Municipal Code, enacting Chapter 17.25 Residential Zones.
2. The amendment described in Exhibit A is hereby approved.
3. This Ordinance shall take effect upon its first posting or publication.

ADOPTED by the City Council of Eagle Mountain City this 20th day of April, 2021.

EAGLE MOUNTAIN CITY, UTAH

ATTEST:

Tom Westmoreland, Mayor

Fionnuala B. Kofoed, MMC
City Recorder

CERTIFICATION

The above Ordinance was adopted by the City Council of Eagle Mountain City, Utah on this 20th day of April, 2021.

Those voting aye:

- ☐ Donna Burnham
- ☐ Melissa Clark
- ☐ Colby Curtis
- ☐ Jared Gray
- ☐ Carolyn Love

Those voting nay:

- ☐ Donna Burnham
- ☐ Melissa Clark
- ☐ Colby Curtis
- ☐ Jared Gray
- ☐ Carolyn Love

Those excused:

- ☐ Donna Burnham
- ☐ Melissa Clark
- ☐ Colby Curtis
- ☐ Jared Gray
- ☐ Carolyn Love

Fionnuala B. Kofoed, MMC
City Recorder

Posted to City Bulletin Boards on _____by_____ .

Exhibit A

Removal of Single-Family Dwellings from MF1 Zone & Average Lot Size for RD2 Zone

Proposed Code Amendment

Chapter 17.25 RESIDENTIAL ZONES

17.25.020 Future land uses and residential zones.

B. Future Land Use: Agricultural/Rural Density Two.

1. Zone: RD1. The RD1 zone is for large lot residential developments that preserve open space, animal rights, a semi-rural character, and provide a proper transition from large lots, hillsides, or other natural areas to more suburban neighborhoods. The minimum lot size is one acre (43,560 square feet).
2. Zone: RD2. The RD2 zone is for single-family large lots in traditional suburban neighborhoods with parks, trails, and other open space. The minimum lot size is one-half acre (21,780 square feet), and an average lot size of three-quarter acre (32,670 square feet) is required.

E. Future Land Use: Neighborhood Residential Two.

3. Zone: RC. The RC zone is for single-family homes on small lots in walkable neighborhoods with improved parks and trails that connect the neighborhoods with surrounding land uses. These neighborhoods can provide a transition between multifamily developments and neighborhoods with medium-sized lots. The minimum lot size is 4,500 square feet and an average lot size of at least 6,000 square feet is required.
4. Zone: MF1. The MF1 zone is for ~~“footprint” single family homes (not on fee simple lots; sometimes defined as patio homes)~~, twin homes, duplexes, triplexes, and townhomes with no more than six units per building, with common/shared open space between buildings, and a homeowners’ association that maintains the open space. The maximum density is 10 dwelling units per acre.

17.25.030 Land use table.

Land Use Table
Residential Land Uses

LAND USE	RA1	RA2	RD1	RD2	FR	R1	R2	R3	RC	MF1	MF2
Dwelling (Single-Family)	P	P	P	P	P	P	P	P	P	P	

17.25.040 Residential development standards.

Residential Development Standards

General Plan Residential Category	Ag/Rural Density 1		Ag/Rural Density 2		Foothill Residential	Neighborhood Residential 1			Neighborhood Residential 2		Neighborhood Residential 3
Zone Designation	RA1	RA2	RD1	RD2	FR	R1	R2	R3	RC	MF1	MF2
Type of Housing	SF detached	SF detached	SF detached	SF detached	SF detached	SF detached	SF detached	SF detached	SF detached (small lot)	SF detached ⁵ , MF 2-6 units/building	MF ≤ 12 units/building
Minimum Average Lot Sizes ⁸ Sizes ⁷				3/4 Acre (32,670 sq ft)	1/2 Acre (21,780 sq ft)	1/3 Acre (14,520 sq ft)	1/4 Acre (10,890 sq ft)	8,500 sq ft	6,000 sq ft		
Ancillary Structure Maximum Height ⁷ Height ⁶	10' above primary structure										
Minimum Setbacks for Primary Structures ³											
Front Garage	45'	45'	40'	30'	25'	25'	25'	22'	22'	22' ⁶ 22' ⁵	22' ⁶ 22' ⁵

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

² Lot frontage is measured at the street property line. Lot frontage shall vary by at least five feet every three or four lots in the R3 and RC zones.

³ Setbacks shall only apply to structures that require a city building permit or approval. No structure which cannot be removed shall be constructed across an easement. Up to a 10 percent variation in setbacks may be approved by the planning director and building official if the variation is deemed appropriate due to an issue with slope, unique lot configuration, or other unique circumstance. Guidance regarding allowed projections into setbacks is outlined in EMMC 17.25.060.

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

~~⁵ Only “footprint” single family detached units — no homes on fee simple lots. These are sometimes referred to as patio homes.~~

~~^{6.5} Driveway length exceptions for multifamily developments may be requested and considered at the discretion of the approval authority with a preliminary plat or site plan.~~

~~^{7.6} Ancillary structures include chimneys, television antennas, or other structures that are generally located on the roof of a residential building.~~

~~^{8.7} The minimum average lot size is calculated across an entire preliminary plat or large neighborhood, and is verified by the approval authority of a preliminary plat. If a preliminary plat exceeds 80 acres, the average lot size may be required in smaller neighborhoods/plats. Each final plat does not have to comply with the average lot size, but shall include some variation of lot sizes in the plat. Outlier lots that are substantially larger than the others will not be counted in the average lot size calculation.~~



**EAGLE MOUNTAIN CITY
CITY COUNCIL MEETING
APRIL 20, 2021**

TITLE:	ORDINANCE/PUBLIC HEARING - An Ordinance of Eagle Mountain City, Utah, Amending the Future Land Use Map of the General Plan and Rezoning Certain Lands Known as Sweetwater Industrial Park.		
ITEM TYPE:	General Plan Amendment and Rezone		
FISCAL IMPACT:			
APPLICANT:	Tiffany Walden / Scot Hazard		
GENERAL PLAN DESIGNATION "Business Park / Light Industry" and "Neighborhood Residential One"	CURRENT ZONE	ACREAGE 126.61	COMMUNITY

PUBLIC HEARING:

Yes

PREPARED BY:

Pete Kane, Planning

PRESENTED BY:

Pete Kane

RECOMMENDATION:

BACKGROUND:

This request for rezoning and a General Plan amendment to the Future Land Use Map is in regards to the Sweetwater Industrial Park area in the southern part of the city. The property is located west of Pony Express Parkway and south of Tiffany Lane. The request applies to 126.61 acres of land within the Sweetwater Industrial Park area. The subject property was land that was included in the Eagle Mountain Properties Master Development Agreement, however, that agreement has since expired. The subject property was designated as "Industrial" in that master development plan in its entirety.

The applicant previously sought to rezone the subject property by applying the Sweetwater Industrial Overlay Zone over a majority of it back in the summer of 2020. Just prior to that rezone application, the City adopted EMMC 17.37 Business Park Zones which established the LMD (Light Manufacturing / Distribution), MEC (Medical / Educational Campus), and OP (Office Professional) zones. On July 21, the City Council approved the LMD (Light Manufacturing / Distribution) and the Sweetwater Industrial Overlay

zones on Lot 1, but tabled the remainder of the request to allow the applicant to review the new LMD zoning code and consider it for use within the industrial park.

The rezone request seeks the following zoning on the 126.61 acres of land:

- About 50.14 acres to Industrial with the Sweetwater Industrial Overlay
- About 34.6 acres to CC, and
- About 41.87 acres to LMD.

The General Plan Amendment seeks to amend the Future Land Use:

- Current - about 104.36 acres of "Business Park / Light Industry" and about 22.25 acres of "Neighborhood Residential One"
- Proposed - about 92.41 acres of "Business Park / Light Industry" and about 34.1 acres of "Community Commercial."

ITEMS FOR CONSIDERATION:

GENERAL PLAN COMPLIANCE

A majority of the subject property is designated as "Business Park / Light Industry" (104.36 acres) with the western most 22.25 acres designated for "Neighborhood Residential One." The applicant is seeking to amend a portion of the "Business Park / Light Industry" area to "Community Commercial" and change the "Neighborhood Residential One" to a mix of "Community Commercial" and "Business Park / Light Industry."

The General Plan states that Business Park / Light Industry is "[m]odern light industrial uses that provide attractive environments for jobs and are compatible with nearby neighborhoods. Light industrial business and technology parks, food processing and wholesaling, advanced manufacturing, and research and development facilities in attractive low impact environment. Employment and economic development opportunities. Range of scales for offices and production and supporting retail for office and surrounding neighborhoods. Job centers to accommodate a wide range of production and distribution activities. Higher intensity industrial will be buffered from other uses with blue/green infrastructure."

The General Plan states that Community Commercial is "[s]mall to

medium sized commercial clusters with a variety of office, retail, and professional services. Residential units may be an accessory use to any of these types of commercial development, but may not be a stand-alone development in these areas. Located near or along major transportation hubs and/or corridors. Serves up to 2.5 mile radius/network."

The Future Land Use Map calls for "Business Park / Light Industry" to the west and east, "Civic Uses / Schools" to the south, "Neighborhood Residential One" to the west and north, as well as "Community Commercial" to the north. The request to add "Community Commercial" along the Tiffany Lane and Pony Express Parkway frontages will provide a buffer between the business park/industrial proposed area and surrounding residential future uses.

The requested land use changes are in line with the requested zoning districts on the property.

REZONE

The Industrial Zone (per EMMC 17.40) is intended to "provide for industrial opportunities which are reasonably separated from residential development and other incompatible land uses." Based on the rezone exhibit, this zone would be separated from the proposed CC (commercial) zone by the LMD (Light Manufacturing / Distribution) zone. The Industrial Zone allows for a number of traditional industrial uses such as industrial parks/warehouses, office buildings, and research and development uses. It also provides for a list of conditional uses that require approval of a conditional use permit by the Planning Commission such as gas stations, automobile repair shops, commercial/industrial laundries, recycling facilities, and moving/storage facilities. The proposal requests applying the Sweetwater Industrial Overlay Zone (SIOZ) on the Industrial Zone area. The SIOZ (per EMMC 17.53) is intended to "to provide for and allow industrial and business opportunities that will provide a buffer zone between the wastewater treatment facility and higher end businesses and industrial uses." The city's wastewater treatment facility is located adjacent to this proposed zone. The SIOZ modifies the permitted and conditional uses of the underlying zoning (in this case the Industrial Zone), requires the setbacks of the underlying zoning, and amends the underlying zoning development standards (such as requiring compliance with the City's commercial design standards except that metal may be used as a primary exterior

building material, the front parking lots and driveways must be asphalt but rear parking areas may be gravel).

The property was zoned Industrial in the Eagle Mountain Properties Master Development Plan. The master development agreement for that project has expired, which means any vesting of specific uses for the property is also expired, since the uses were defined as part of the master development agreement. Staff recommends rezoning the property in order to bring it into compliance with the General Plan and establish clear direction for development on the property.

The applicant has requested three types of zoning on the property:

- About 50.14 acres to Industrial with the Sweetwater Industrial Overlay
- About 34.6 acres to CC, and
- About 41.87 acres to LMD.

The Industrial Zone (per EMMC 17.40) is intended to "provide for industrial opportunities which are reasonably separated from residential development and other incompatible land uses." Based on the rezone exhibit, this zone would be separated from the proposed CC (commercial) zone by the LMD (Light Manufacturing / Distribution) zone. The Industrial Zone allows for a number of traditional industrial uses such as industrial parks/warehouses, office buildings, and research and development uses. It also provides for a list of conditional uses that require approval of a conditional use permit by the Planning Commission such as gas stations, automobile repair shops, commercial/industrial laundries, recycling facilities, and moving/storage facilities. A large majority of the uses that are permitted or conditional in the Industrial Zone are now permitted or special uses in the LMD Zone.

The proposal requests applying the Sweetwater Industrial Overlay Zone (SIOZ) on the Industrial Zone area. The SIOZ (per EMMC 17.53) is intended to "to provide for and allow industrial and business opportunities that will provide a buffer zone between the wastewater treatment facility and higher end businesses and industrial uses." The city's wastewater treatment facility is located adjacent to this proposed zone. The SIOZ modifies the permitted and conditional

uses of the underlying zoning (in this case the Industrial Zone), requires the setbacks of the underlying zoning, and amends the underlying zoning development standards (such as requiring compliance with the City's commercial design standards except that metal may be used as a primary exterior building material, the front parking lots and driveways must be asphalt but rear parking areas may be gravel). The approval of the SIOZ for Lot 1 included quite a few changes to the permitted and conditional uses.

The CC zone is a commercial zone (per EMMC 17.35) "provides areas of commercial retail, office, and services, located near transportation hubs and major intersections and designed to buffer neighboring residential areas." The proposed location of this zone would create a buffer between the proposed LMD zone and the residential uses to the north, west, and northeast. It would also expand the intended "Community Commercial" area directly to the north.

The LMD zone (per EMMC 17.37) "is for limited retail, research, office, light manufacturing, and warehouse uses. This zone would allow medium distribution centers, light manufacturing, research labs not producing hazardous waste, warehouses with small office areas in the front of the building and outside machinery and product storage attached to a business. These buildings will be required to have professional looking exteriors with landscaping, parking out front with docks and screened storage yards in the back. These types of businesses will be located near major collectors, arterial roads and highways. This zone is generally most appropriate in areas designated as Business Park/Light Industry on the city's future land use map, but it may also be considered for approval in other areas at the discretion of the approval authority, depending on the surrounding land uses and other circumstances."

ROAD NETWORK

The City's Transportation Master Plan includes a number of primary roads which will service the subject property:

- Tiffany Lane (running along the northern property edge) is a major arterial
- Pony Express Parkway (running along the eastern property edge) is a minor arterial
- 1020 E (running north-south through the center and along the western edge of the property) is a collector

While the exhibits show the other interior roads within the project to be 77-feet wide, they would not need to be built to the collector road standards and instead are proposed at this width to better serve large vehicles and turning into/out of the properties.

REZONE APPROVAL CRITERIA (EMMC 17.90.060)

The following are the approval criteria in the City Code in relation to rezone applications:

(A) Compliance with General Plan.

The requested zones are consistent with the land uses shown on the general plan's future land use and transportation corridor map, and comply with the policies and provisions of the city general plan.

(B) Compatibility Determination.

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

(C) City Services.

The proposed use can be accommodated with public services and will not overburden the city's service capacity.

(D) Traffic Generation.

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

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

EMMC 17.90.070 states that "In order to ensure that future development is compatible with surrounding neighborhoods, and to provide notice to property owners of limitations and requirements for development of property, conditions may be attached to any rezone application approval which restrict or specifically designate the land uses, dwelling unit density, building square footage, lot sizes, or height of structures."

REQUIRED FINDINGS:

Rezone applications are based upon compliance with City Code requirements and requirements of any applicable development agreements. The approval criteria for a rezone application can be found in EMMC 17.90.060.

Amendments to the General Plan are legislative actions and do not require approval based upon findings of facts. The Council should consider the health, safety, and welfare of the community.

PLANNING COMMISSION ACTION/RECOMMENDATION:

The Planning Commission held a public hearing on the requests on March 23, 2021.

The Planning Commission voted unanimously (5-0) to recommend approval of the General Plan amendment for the Sweetwater Industrial Park.

The Planning Commission voted unanimously (5-) to recommend approval of the rezone for the Sweetwater Industrial Park as requested by the applicant with the following conditions applied to the land zoned Industrial with the Sweetwater Industrial Overlay:

- Automobile sales and/or service shall be a permitted use;
- Convenience stores shall be a permitted use;
- Electronic data management businesses shall be a permitted use;
- Laundry and dry-cleaning establishments shall be prohibited;
- Manufactured homes developments shall be prohibited;
- Motels and hotels shall be prohibited;
- Other manufacturing businesses shall be a permitted use; and
- Restaurants and banks (with drive-through service facilities) shall be prohibited.

ATTACHMENTS:

[ORD--Amending Future Land Use Map and Rezoning Sweetwater Industrial Park](#)

[General Plan Amendment Exhibit](#)

[Rezone Exhibit](#)

[City Council Meeting Minutes - July 21, 2020](#)

[General Plan Future Land Use and Transportation Map](#)

ORDINANCE NO. O- -2021

**AN ORDINANCE OF EAGLE MOUNTAIN CITY, UTAH,
AMENDING THE FUTURE LAND USE MAP OF THE GENERAL PLAN AND
REZONING CERTAIN LANDS KNOWN AS SWEETWATER INDUSTRIAL PARK.**

PREAMBLE

WHEREAS, the City Council of Eagle Mountain City finds that it is in the public interest to amend the Future Land Use map of the General Plan and rezone certain lands known as Sweetwater Industrial Park, as described in Exhibit A.

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

1. The City Council finds that all required notices, public hearings, and other requirements have been completed for the City Council to consider amending the Future Land Use map of the General Plan and rezoning certain lands known as Sweetwater Industrial Park.
2. The amendment described in Exhibit A is hereby approved.
3. This Ordinance shall take effect upon its first posting or publication.

ADOPTED by the City Council of Eagle Mountain City this 20th day of April, 2021.

EAGLE MOUNTAIN CITY, UTAH

ATTEST:

Tom Westmoreland, Mayor

Fionnuala B. Kofoed, MMC
City Recorder

CERTIFICATION

The above Ordinance was adopted by the City Council of Eagle Mountain City, Utah on this 20th day of April, 2021.

Those voting aye:

- ☐ Donna Burnham
- ☐ Melissa Clark
- ☐ Colby Curtis
- ☐ Jared Gray
- ☐ Carolyn Love

Those voting nay:

- ☐ Donna Burnham
- ☐ Melissa Clark
- ☐ Colby Curtis
- ☐ Jared Gray
- ☐ Carolyn Love

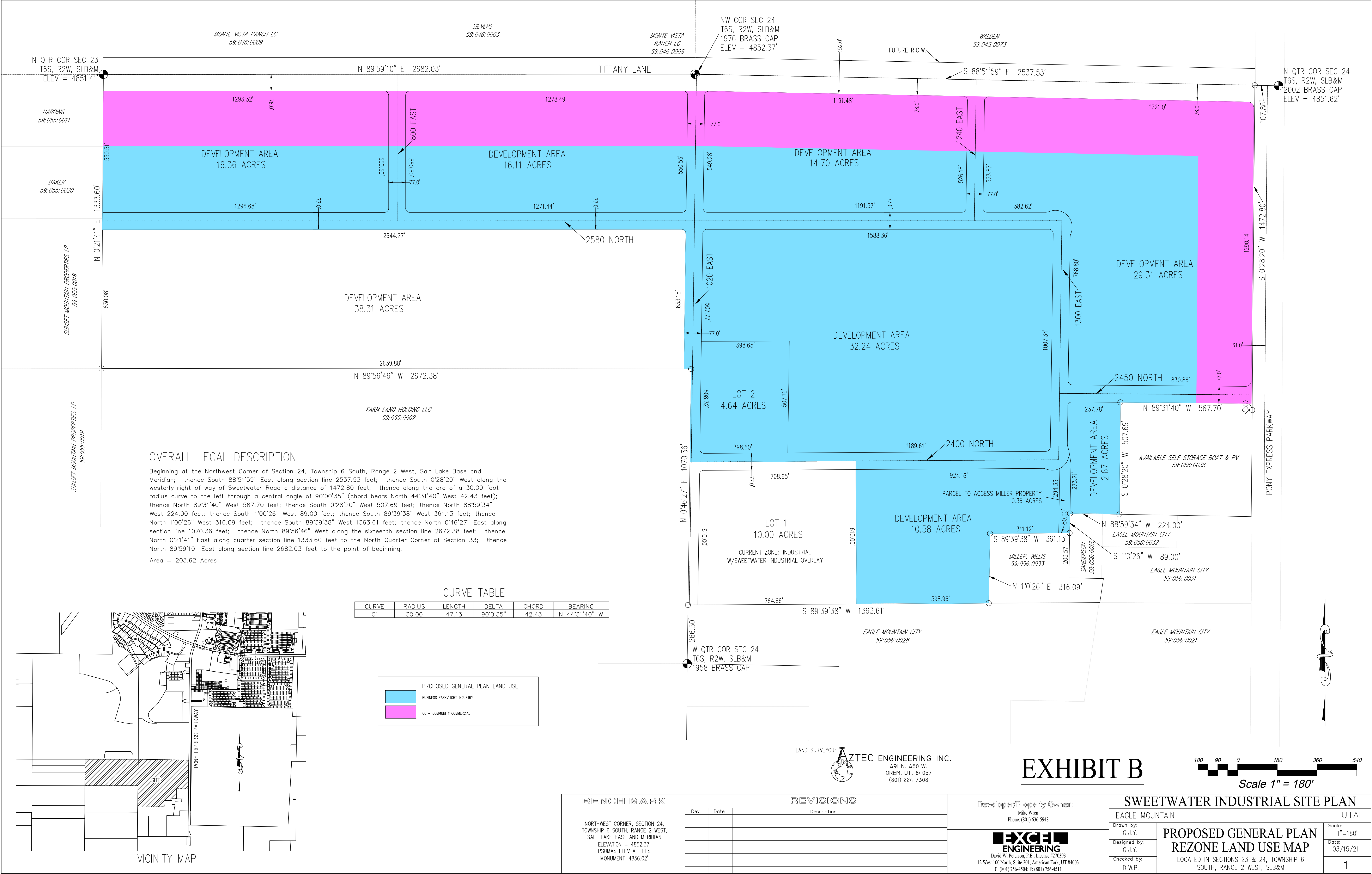
Those excused:

- ☐ Donna Burnham
- ☐ Melissa Clark
- ☐ Colby Curtis
- ☐ Jared Gray
- ☐ Carolyn Love

Fionnuala B. Kofoed, MMC
City Recorder

Posted to City Bulletin Boards on _____by_____ .

Exhibit A





EAGLE MOUNTAIN CITY COUNCIL MEETING MINUTES

July 21, 2020, 4:00 p.m.
Eagle Mountain City Council Chambers
1650 East Stagecoach Run, Eagle Mountain, Utah 84005

4:00 P.M. WORK SESSION – ELECTRONIC MEETING VIA LIFESIZE

ELECTED OFFICIALS PRESENT ELECTRONICALLY: Mayor Tom Westmoreland, Councilmembers Donna Burnham, Melissa Clark, Colby Curtis, Jared Gray, and Carolyn Love.

CITY STAFF PRESENT ELECTRONICALLY: Ifo Pili, City Administrator; Paul Jerome, Assistant City Administrator/Finance Director; Steve Mumford, Assistant City Administrator/Community Development Director; Pete Kane, Long-Range Planning Manager; Jessa Porter, Planner; Fionnuala Kofoed, City Recorder; Elizabeth Fewkes, Recording Secretary; Chris Trusty, City Engineer; Aaron Sanborn, Economic Development Director; Jeremy Cook, City Attorney; Brad Hickman, Parks and Recreation Director; Zac Hilton, Streets and Storm Drain Manager; Jeff Weber, Fleet and Facilities Operations Director; Linda Peterson, Communications Director; and Angela Valenzuela, Human Resource Manager.

1. CITY ADMINISTRATOR INFORMATION ITEMS

Mayor Westmoreland called the work session to order at 4:05 p.m.

2. AGENDA REVIEW

9. BOND RELEASES

9.A. Evans Ranch Plat F-1 - Out of Warranty

Councilmember Curtis stated the landscaping along Golden Eagle Road has not been completed and verified the landscaping is included in a separate bond.

City Engineer Chris Trusty stated staff was aware of the uncompleted landscaping.

Councilmember Clark verified the sidewalk damage repairs in this area have been completed.

12. ORDINANCES/PUBLIC HEARINGS

12.A. ORDINANCE/PUBLIC HEARING – An Ordinance of Eagle Mountain City, Utah, Approving the First Amendment to the Fiscal Year 2020-2021 Budget.

Assistant Administrator/Finance Director Paul Jerome presented the item. The General Fund increases include \$35,000 for human resources management software, which will lead to an overall reduction in spending due to automating human resources processes and payroll restructuring. The

original budget included \$30,000 for a partial year of the Accela Land Management software; the increase of \$20,000 covers the full annual expense and user licenses and represents a timing reallocation of funds rather than an increase in the overall budget resulting in implementation savings.

The Enterprise Fund increases represent transfers from the Impact Fee Funds to the Enterprise Funds in the amount of \$3,000,000 for a sewer plant expansion, \$4,000,000 for the water/sewer building, and \$13,000,000 Central Water Project (CWP) advance water share purchase. The sewer project will be funded through already budgeted impact fees and the budgeted amount includes infrastructure expansion and employee salaries. The City receives a 2.5 percent discount for purchasing two future years' worth of water shares in advance resulting in a \$500,000 savings, which is a greater value than the interest the money would earn if retained in the water fund until needed. The CWP water shares are funded through developer advanced water rights purchases.

12.B. ORDINANCE/PUBLIC HEARING – An Ordinance of Eagle Mountain City, Utah, Rezoning the Marketplace at Eagle Mountain Town Center Property to a Mix of Commercial Community, MF1, and MF2.

Assistant Administrator/Community Development Director Steve Mumford presented the item. The proposed project is located on approximately 39 acres at the northwest corner of Pony Express Parkway and Eagle Mountain Boulevard, and the property was zoned Commercial C-2 in the Eagle Mountain Properties Master Development Plan. The original master development agreement and the vesting of specific uses have expired.

The applicant has submitted a rezone request for the Commercial Community, Multifamily 1 (MF1), and Multifamily 2 (MF2) zones. The request considered by the Planning Commission on June 9, 2020 was to rezone the property to Commercial Community and MF2. The applicant has modified the proposal to change approximately 4.4 acres of the multifamily area to MF1. The concept master site plan includes a road connection on Raven Way and reduces the size of the multi-family areas from 11 acres to 9 acres.

Mr. Mumford stated that staff is drafting an open space zone, which may be appropriate for some of the City-owned areas in this project. The City-owned, stormwater retention area has been designed and intended for water runoff retention from the surrounding areas.

City Engineer Chris Trusty stated he understood the land had been dedicated to the City for that purpose prior to his tenure with the City. Mr. Mumford explained the area has always been intended for water retention, rather than park space.

Councilmember Gray expressed concerns regarding the detention area counting as open space, City compensation for providing water retention for the properties, and the ownership and maintenance of the stormwater parcel.

Mr. Mumford expressed favor for allowing the property to be used for water retention and said it will be beneficial to the City, as the area had been designed to retain the water for multiple developments and the City did not expect compensation from the developer. He explained the

developer will not receive open space credit for improvement of the land or compensation from the City for the property.

Councilmember Gray expressed concern that the City was providing a service to the developer without compensation, due to developers usually being responsible to provide water retention for their properties.

City Recorder Fionnuala Kofoed explained the area had been deeded to the City when the Eagle Park subdivision was recorded. Mr. Mumford clarified all of the properties benefitting from the stormwater parcel were originally owned by the same landowner/developer, and the land had been deeded to the City to serve as water retention for all of the original landowner's surrounding properties; thus, no additional compensation was necessary.

Ms. Kofoed explained the developer planned for a commercial development with a grocery store anchor to begin construction in 1998; although the development has been significantly delayed, the intent and purpose for the land, including the drainage, has not changed.

Mr. Mumford resumed his presentation of the item. The General Plan land use designation is Community Commercial, and the requested zones are consistent with this designation. The proposed use is reasonably compatible with adjacent land uses, can be accommodated with public services, will not overburden the City's service capacity, and is not expected to have a significant negative impact on surrounding property values. The traffic generated by the proposed use is within the capabilities of the streets serving the property.

For informational and comparative purposes, Mr. Mumford presented examples of other multifamily communities within the City. Willow Springs contains 300 units on 17.2 acres with a density of 17 units per acre, The Cove at Rock Creek contains 84 units on 6 acres with a density of 14 units per acre, Village at Porter's Crossing contains 94 units on 6 acres with a density of 15 units per acre, Trailhead Townhomes contains 65 units on 5.15 acres with a density of 12.5 units per acre, and Evans Ranch Townhomes contains 110 units on 9.2 acres with a density of 12 units per acre.

During the public hearing at the Planning Commission meeting on June 9, 2020, residents expressed concerns regarding the development of multifamily housing in the area increasing traffic but were in favor of the commercial development. The Planning Commission expressed concerns related to the proposed density of the multifamily area and a desire to connect a road to the neighborhood to the northwest and discussed whether a multifamily area would be feasible for commercial use in the future. The Planning Commission voted 4 to 0 (one Commissioner was absent from the meeting) to recommend approval to the City Council to rezone the entire project to Community Commercial.

Mr. Mumford stated the City Council could make the rezone approval contingent upon the approval of a development agreement including specific density limitations and timing requirements of the development of the anchor grocery store prior to the residential development.

Applicant representative Bill Gaskill stated his willingness to delay the residential development until after the opening of the anchor grocery store. He expressed concern that the approval process will prevent the grocery store from beginning construction as soon as desired and stated he would like to begin the commercial development as soon as possible. He said the originally proposed residential density for the project was 12.2 townhome units per acre with approximately 115 total units. Discussions during the previous meeting caused him to reevaluate the design. He moved the retention pond to improve road connectivity and maximize the developable commercial acreage; however, the area behind the grocery store is not viable for commercial development. He included the maximum density count available in accordance with the density standards allowed per the new residential MF1 and MF2 zones; however, he plans to develop townhomes and not utilize the maximum allowable density.

Councilmember Curtis requested clarification regarding the total desired density and purpose for requesting the MF2 zone, as townhomes are permitted in MF1.

Mr. Gaskill explained the MF1 zone permits up to 10 units per acre and the MF2 zone permits up to 20 units per acre. He estimates a density of 14 to 15 units per acre for the project.

Councilmember Curtis expressed concern regarding allowing high-density housing without knowing specifics regarding unit counts and stated his disfavor for high-density townhome projects.

Mr. Gaskill explained he had not included a site plan due to the residential project being delayed until the construction of the grocery store and the potential need for a redesign due to changes in project needs or design trends. He expressed a willingness to delay the approval of the number of units until site plan approval.

Councilmember Curtis stated his preference to rezone the entire area to Community Commercial with the possibility of rezoning a portion of the property to a residential zone in the future, once the density and site plan are available. This preference is due to the fact that the project has already undergone a 22-year delay, as well as previous issues with other unfinished commercial properties in the City.

Councilmember Burnham requested information regarding the applicant's plan for lot size buffering.

Mr. Gaskill said a masonry fence would be installed between the commercial and residential developments and stated willingness to adhere to City buffering and setback requirements.

Councilmember Burnham discussed the possibility of allowing multifamily residential units in the area as an appropriate use; however, she expressed hesitancy that permitting too much density in the area may increase traffic; mechanisms should be included in the approval to limit density.

Mr. Gaskill expressed willingness to design the site plan following the unit density desired by the Council.

Councilmember Love stated favor for the commercial development, roads, and trails, but expressed reluctance to approve the MF2 zone as she does not feel it is appropriate for the area.

Mr. Gaskill stated he believes the MF2 zone would be appropriate for the area per Municipal Code standards and the Future Land Use Map designations.

Councilmember Clark requested staff assistance to create a legal protection of City interest in allowing mixed residential and commercial areas. She expressed favor to rezone the entire area to Community Commercial to allow the commercial development to move forward and rezone a portion of the property to residential once a site plan is available. She concurred with concerns regarding permitting the residential development to be completed before the commercial, due to previous issues with past developments within the City.

City Attorney Jeremy Cook explained timing requirements that could be included in the development agreement to condition the approval of the residential development upon the completion of the commercial development.

Discussion ensued clarifying traffic patterns and the trail system within the development.

Councilmember Gray expressed concern that the road between the proposed MF1 and MF2 residential developments, connecting Eagle Mountain Boulevard and Pony Express Parkway, will be insufficient to support the commercial development, existing residents, and the maximum allowed density of 130 units on 9 acres.

Mr. Mumford stated that the maximum allowable density is 134 units, and explained the applicant added the road connecting Eagle Mountain Boulevard and Pony Express Parkway due to traffic flow concerns expressed by the Planning Commission. He said he believes the road is planned to be a 53-foot public right-of-way. He explained the traffic redesign addressed concerns regarding increasing through-traffic to existing neighborhoods. His preference is to install the road along the stormwater parcel connecting Raven Way to the road between the MF1 and MF2 residential developments, as long as the multifamily units do not front on or have direct access to the potential roadway.

Discussion ensued regarding traffic safety and parking concerns within the City near multifamily housing, potential solutions to mitigate traffic safety concerns for this project, and the appropriate number of units desired for the project.

Councilmember Clark expressed concern regarding buffering and hesitancy to rezone commercial property to residential based upon current City demographics. She does not want to forfeit future commercial development due to the limited amount of commercial space available in this area of the City.

Councilmember Love verified that traffic concerns are typically addressed during a master site plan approval and did not need to be resolved during the approval of a rezone application.

Councilmember Gray clarified his purpose for noting road connectivity concerns was due to the potential traffic impact of the requested density and stated his preference for condominium/apartment units with augmented open space over townhomes with minimal, unimproved open space used as a buffer. Mr. Mumford stated the Council may request additional open space or specify open space improvement requirements within townhome developments.

Councilmember Burnham stated the adjacent subdivision included a trail and park system that was not completed due to the developer's bankruptcy and suggested the completion of the trail system could be counted towards open space credit for this project.

Councilmember Curtis stated due to residential tier system standards, the City has an abundance 8- and 12-unit townhomes, and a lack of twin home and fourplex units.

Mr. Gaskill stated he is limited by the depth of the property; due to recent market trends, the grocery store will be smaller than expected and will not fully utilize the property depth. He stated he is unaware of an effective manner to commercially develop the rear of the property, due to the shape of the property and limited roadway frontage. He does not have sufficient funds to fully develop the property as commercial and desires to reach a compromise that allows him to develop the entire property. He will be unable to move forward with the commercial development, should the residential rezone be denied.

Councilmember Clark inquired if the property could include both single-family and multifamily zoning with a timing requirement to ensure the completion of the commercial development.

Mr. Gaskill stated his willingness to adhere to a timing requirement for the commercial development or opening of the grocery store, if the agreement was not subject to changes by a future Council. Single-family units would be difficult to develop, due to financial and frontage concerns. He requested the approval of density on the interior of the property and stated the shape and size of the land parcels will not allow for the maximum MF2 density and expressed his willingness to adopt creative solutions to address Council and community concerns.

Councilmember Curtis expressed concern that should the City Council approve the residential rezone, future amendments could negate the existing Council's conditions of approval. He recommended approving a rezone to Community Commercial only, or approving a rezone to commercial and residential uses with a condition that the residential area will be rezoned once the commercial development is completed.

Mr. Cook recommended tabling the item to draft a development agreement that includes the specific criteria and conditions desired by the City Council, such as density limits, road width requirements, and trail connectivity; this is preferable to a timing requirement, which would not address all of the Council's concerns. He stated future amendment requests can be denied, regardless of what is approved at this juncture.

Discussion ensued regarding potential language to include in the development agreement and possible housing types such as mixed-use or cottages.

Councilmember Burnham stated residents in the area want a grocery store and advocated for a compromise to mitigate resident and Council concerns with high-density housing, to permit the project to move forward.

Mr. Mumford presented acreage statistical information regarding other commercial and high-density housing areas for comparison and context to the proposed 29 acres of commercial development for this project; the commercial development in Saratoga Springs south of Crossroads Boulevard and west Redwood Road is 22 acres, the commercial development in Saratoga Springs north of Crossroads Boulevard and west of Redwood Road is 23 acres, and the commercial development in Eagle Mountain north of Pony Express Parkway and east of Porter's Crossing Parkway is 16 acres. He explained this project, due to its location, will not draw as much traffic and patronage as the areas in Saratoga Springs.

12.C. ORDINANCE/PUBLIC HEARING – An Ordinance of Eagle Mountain City, Utah, Designating Certain Areas of the Sweetwater Industrial Park Under the Sweetwater Industrial Overlay Zone.

Mr. Mumford presented the item. The application requests the Sweetwater Industrial Overlay Zone for the majority of the 201-acre property, excluding the portions along Pony Express Parkway and Tiffany Lane. The Sweetwater Industrial Overlay Zone was created in 2015 as an alternative to an applicant-proposed development agreement. The property had been previously zoned Industrial in the Eagle Mountain Properties Master Development Plan; that agreement and the accompanying vesting for specific uses have expired. Most of the property is currently designated as Business Park/Light Industry on the General Plan's Future Land Use Map, except for the northwestern area that is designated Neighborhood Residential. The Sweetwater Industrial Overlay Zone contains a separate land use table. The approval criteria for the overlay include compliance with the General Plan, compatibility, City services, traffic generation, and property value considerations.

During the June 9, 2020, Planning Commission meeting, the Commissioners expressed concerns regarding the area of the proposed overlay, permitted and conditional uses within the overlay, the desire to rezone the area to the Light Manufacturing/Distribution (LMD) Zone, the applicant's plan for commercial use on the north end of the project, the sunset clause on the rezone of the overlay, the need to amend the overlay zone, and the desire to encourage businesses to develop in this area of the City. Mr. Mumford explained the LMD Zone was approved in June. The Planning Commission recommended approval with a vote of 4 to 0 (a Commissioner was absent from the meeting) of the Sweetwater Industrial Overlay Zone on lot 1, lot 2, the 32.32-acre development area, the 10.28-acre development area, and the 2.67-acre development area.

Mr. Mumford expressed concern regarding the possibility to rezone the property to the LMD Zone because the desired use for the property is currently a prohibited use in the LMD Zone until standards are created; as a result, an LMD rezone for the property will delay development. He suggested options to rezone the application that will permit the project to move forward without additional delays and verified staff recommendations for the City Council to approve the Sweetwater Industrial Zone overlay for Lot 1 of the project.

Councilmember Curtis inquired if the City Council could rezone the property to the LMD Zone and approve satellite communications as a permitted use.

Mr. Cook recommended granting the overlay zone for Lot 1 and approving the LMD rezone for the remainder of the property at a future meeting, after Municipal Code standards have been updated to include the zone, if amenable to the applicant. Mr. Cook expressed concern regarding approving a zone not requested in an application due to public notification requirements and potential resident concerns.

Councilmember Love expressed concerns regarding aesthetics of metal buildings and advocated for higher industrial design standards than those allowed in the Sweetwater Industrial Overlay Zone.

Councilmember Curtis concurred with Councilmember Love regarding the reduced standards permitted in the Sweetwater Industrial Overlay Zone. He asked what the zone designation of the remainder of the property would be, should the Council only approve the overlay for Lot 1. Mr. Cook stated the City could determine to rezone the property to the LMD Zone at a future meeting; the master development plan with zoning has expired.

Mr. Mumford noted the options presented by the Councilmembers have not been discussed with the applicant, who has not had the opportunity to review the newly created LMD Zone.

Applicant representative Scot Hazard stated as the LMD Zone is not currently available on the City website, he has been unable to review the permitted uses to determine if the zone would meet his needs or be desirable. He said the property is located next to a sewer treatment plant that is unlikely to be relocated or attract higher standard uses due to the accompanying odors. He explained the request for the Sweetwater Industrial Overlay Zone is due to the desire for the reduced standards and increasing those standards to prohibit metal buildings would be cost preventative for the project. He stated LBiSat has a sensitive timeline due to contractual deadlines and a delay in approval could cancel the project. From a developer's viewpoint, unclear uses and standards place impediments to City development, and the area is not likely to attract high-end users. He stated his willingness to condition the rezone to the site plan approval.

Discussion ensued regarding desired design standards and aesthetics of metal buildings.

Mr. Hazard noted that City standards permit metal outbuildings in residential areas and expressed confusion that similar structures may be prohibited in industrial areas.

Councilmember Love clarified she does not have concerns regarding the elevations for LBiSat, but is concerned the area may be attracting only metal building developments.

Councilmember Curtis clarified he approves of the Sweetwater Industrial Overlay Zone for this project; however, he has concerns regarding approving the overlay for the entire area.

Mr. Hazard stated he desires zoning with reduced standards for all of the property, except the areas fronting along major roadways; these areas will provide buffering and screening for the interior industrial uses.

12.D. ORDINANCE/PUBLIC HEARING – An Ordinance of Eagle Mountain City, Utah, Amending the Eagle Mountain Municipal Code Chapter 16.50 Lot Line Adjustments and Chapter 16.55 Plat Amendments.

Mr. Mumford presented the item and explained the minor amendments to Municipal Code include a requirement to provide a Mylar and permit staff to approve minor lot line adjustments to simplify the process and save time. He stated the requirement will only slightly increase the cost to applicants while being of great benefit to staff and the City.

13. MOTION

13.A. MASTER SITE PLAN AND PRELIMINARY PLAT – Sweetwater Industrial Park

Mr. Mumford stated this item is the master site plan and preliminary plat for the Sweetwater Industrial Park project presented with the overlay rezone request. He explained that Municipal Code allows for an industrial preliminary plat to serve as master site plans and allows staff to approve final plats. The Planning Commission and City Council will still approve the site plans for each lot. The Planning Commission recommended approval 4 to 1 and the nay vote was due to concerns regarding the removal of landscaping medians along the major roadways.

Councilmember Curtis inquired regarding potential ramifications should the City Council approve the master site plan and deny the Sweetwater Industrial Overlay rezone. Mr. Cook clarified the master site plan is not contingent upon the rezone.

Councilmember Gray stated less-desirable uses, discussed during the rezone application, vary from one person to another. Discussion ensued regarding less-desirable uses.

Councilmember Curtis reiterated his concerns regarding the Sweetwater Industrial Overlay Zone.

14. MOTION

14.A. SITE PLAN – LBISat

Mr. Mumford presented the item for a proposed satellite communication facility located on 10 acres in the Sweetwater Industrial Park with the intention of being under the Sweetwater Industrial Overlay Zone, which includes communication facilities and towers as a permitted use. The final approval of this site plan is contingent upon the approval of the rezone. The applicant provided revised renderings with the addition of colored banding and windows to address concerns expressed by the Planning Commission and no outdoor storage requiring screening was planned for the site. He explained that the industrial zone includes commercial design standards that are highly encouraged but not required.

The Planning Commission recommended approval to the City Council with the following conditions: the applicant shall submit a lighting plan that complies with the dark sky outdoor lighting standards; the west side and the front of the building shall include more articulation and an increased mixture of materials, the final site plan approval is contingent on the approval of the Sweetwater Industrial Overlay Zone rezone, all signage will require a sign application and permit, and the trash enclosure shall be screened from the public street and designed with the same architectural materials as the building.

Councilmember Gray verified that the chain link fence met standards for industrial areas and inquired if the roads adjacent to the property are considered major roadways that require increased standards.

Mr. Mumford stated the City Council may require other fencing for screening purposes, otherwise chain link without vinyl slats is permitted. The City is installing a collector road along the western frontage; however, industrial areas have reduced fencing standards and the standards cited only apply to residential areas.

Mayor Westmoreland verified the style of fencing requested was due to security concerns.

Discussion ensued regarding fencing standards, proposed fencing standard updates, and fencing requirement variance along major roadways in residential, commercial, and industrial areas.

Mr. Hazard explained the requested chain link fencing with barbed wire is due to security standard requirements and other possible fencing materials to satisfy the security requirements is cost-prohibitive.

3. ADJOURN TO A CLOSED EXECUTIVE SESSION

No closed session was held. The meeting was adjourned at 6:36 p.m.

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

ELECTED OFFICIALS PRESENT ELECTRONICALLY: Mayor Tom Westmoreland, Councilmembers Donna Burnham, Melissa Clark, Colby Curtis, Jared Gray, and Carolyn Love.

CITY STAFF PRESENT ELECTRONICALLY: Ifo Pili, City Administrator; Paul Jerome, Assistant City Administrator/Finance Director; Steve Mumford, Assistant City Administrator/Community Development Director; Pete Kane, Long-Range Planning Manager; Jessa Porter, Planner; Fionnuala Kofoed, City Recorder; Elizabeth Fewkes, Recording Secretary; Chris Trusty, City Engineer; Aaron Sanborn, Economic Development Director; Jeremy Cook, City Attorney; Brad Hickman, Parks and Recreation Director; Zac Hilton, Streets and Storm Drain Manager; Jeff Weber, Fleet and Facilities Operations Director; Linda Peterson, Communications Director; and Angela Valenzuela, Human Resource Manager.

4. CALL TO ORDER

Mayor Westmoreland called the meeting to order at 7:08 p.m.

5. PLEDGE OF ALLEGIANCE

City Recorder Fionnuala Kofoed led the Pledge of Allegiance.

6. INFORMATION ITEMS/UPCOMING EVENTS

- Eagle Mountain City will host a free firework display for the public on Friday, July 24, 2020. Fireworks will be launched near Wride Memorial Park. Parking is available at Frontier Middle School, Cedar Valley High School, and Wride Park. Please do not park in brush areas due to wildfire danger or on Pony Express Parkway. Please do not gather outside of vehicles at the park. The display will start at 10:00 p.m. and last for 20 minutes. Fireworks restrictions are in place in many areas of Eagle Mountain City. To access details and the restrictions map, please visit the city website, news section.
- The City offices and library will be closed Friday, July 24, 2020, in observance of the Pioneer Day holiday.
- The annual Eagle Mountain Resident Satisfaction Survey is available until July 31, 2020. Take the survey via the link on the City website, home page banner.
- Congratulations to Sydney Glass, Miss Eagle Mountain 2020; Olivia Huish, Eagle Mountain's Outstanding Teen 2020; and Brenda Van Wagoner, Eagle Mountain Woman of the Year.
- To receive City notifications, including emergency info, news, events, and traffic alerts, sign up at emcity.org/notifyme.

7. PUBLIC COMMENTS

Mayor Westmoreland opened public comment at 7:12 p.m.

Resident Zac Huish requested an alternative exit route and increased connectivity for the Sage Valley neighborhood due to safety concerns during emergencies and road closures. The previous alternate route, Airport Road, is now a private road. He also asked for benches or other seating to be installed at Sage Valley Park.

Councilmember Clark requested that staff research Airport Road being taken as a private road, as she believed it had previously been maintained by the county and has been used for public use.

Councilmember Gray stated staff and the City Council are aware of the issues concerning Airport Road and remedying concerns is a priority. He suggested a prescriptive easement may apply to Airport Road to permit public access. He expressed appreciation for the use of parks by residents

and requested that Parks and Recreation Director Brad Hickman explore options to fund the installation of benches at Sage Valley Park.

Administrative Assistant/Community Director Steve Mumford stated Airport Road was ranked last during the project idea stage with Mountainland Association of Governments (MAG) and due to the unlikelihood of the project being selected, it had not been included in the next funding selection stage in order to give priority to and increase the likelihood of obtaining funding for the expansion of Pony Express Parkway. The next round of MAG funding will be in a year and a half. The City can explore other funding options to expedite the project if desired.

Discussion ensued regarding funding options and opportunities for Airport Road improvement.

Assistant Administrator/Finance Director Paul Jerome stated the “regionally significant” factor may reduce the likelihood of receiving MAG funding for Airport Road and impact fees may need to be used to partially or fully fund projects like Airport Road and Eagle Mountain Boulevard installations or expansions.

Mayor Westmoreland closed the public comment at 7:23 p.m.

8. CITY COUNCIL/MAYOR'S ITEMS

Councilmember Burnham

Councilmember Burnham thanked Mr. Huish for his comments and expressed appreciation for resident participation.

Councilmember Clark

Councilmember Clark expressed appreciation for Mr. Huish and thanked staff for their efforts during challenging circumstances.

Councilmember Love

Councilmember Love encouraged Eagle Mountain residents to follow firework safety guidelines to prevent fires and injury and to follow COVID-19 prevention and safety guidelines.

Councilmember Gray

Councilmember Gray thanked Mr. Huish for his email comments and public statement and expressed his willingness to respond to resident concerns. He congratulated the rodeo pageant participants, past and present, and other award winners and thanked first responders for their efforts to keep residents safe.

Councilmember Curtis

Councilmember Curtis advocated for residents to employ kindness and courtesy in their interactions, even when their opinion or beliefs differ regarding pandemic response and prevention. He stated his appreciation of and desire for unity within the community.

Mayor Westmoreland

Mayor Westmoreland expressed appreciation for the Councilmembers' comments and echoed the desire for residents to treat each other with kindness. He recognized the United Fire Authority (UFA) and the Utah County Sheriff's Office for their involvement and leadership when responding to fires in Eagle Mountain and surrounding areas. He appreciated UFA's ability to authorize air support and to quickly acquire and deploy other resources.

CONSENT AGENDA

9. BOND RELEASES

10. CHANGE ORDERS

10.A. Digital Sign Change Order #1 – Yesco

11. MINUTES

11.A. July 7, 2020 – Appeals Board Meeting

11.B. July 7, 2020 – Regular City Council Meeting

MOTION: *Councilmember Curtis moved to approve the consent agenda. Councilmember Clark seconded the motion. Those voting aye: Donna Burnham, Melissa Clark, Colby Curtis, Jared Gray, and Carolyn Love. The motion passed with a unanimous vote.*

SCHEDULED ITEMS

12. ORDINANCES/PUBLIC HEARINGS

12.A. **ORDINANCE/PUBLIC HEARING – An Ordinance of Eagle Mountain City, Utah, Approving the First Amendment to the Fiscal Year 2020-2021 Budget.**

Mr. Jerome reviewed the details presented during work session.

Councilmember Curtis requested clarification regarding the approval of the human resource software budget amendment.

Mr. Jerome explained when the budget amendment was added to the agenda, he believed the software contract was scheduled for this meeting. He was later informed the contract is still undergoing legal review, which delayed the inclusion of the item on the agenda for this meeting. Where the budget amount and basic terms of the contract are known by the City Council and staff desires to move forward with the project due to the myriad benefits of the software to employees, Mr. Jerome determined to retain the item in the budget amendment. He cited examples of the inclusion of items in the overall budgeting process before the finalization of contracts.

Ms. Kofoed explained the contract would usually not require Council approval since it was under \$40,000; however, the item was brought forward because it had not been budgeted. She stated the contract does not need to return to the City Council for approval, but the Council may request to see it, if desired.

Councilmember Curtis inquired regarding the term of the contract. City Attorney Jeremy Cook verified the term of the contract is one year.

Mayor Westmoreland opened the public hearing at 7:42 p.m. No comments were submitted to the City Recorder's Office and no public was in attendance to make comment. As there were no comments, Mayor Westmoreland closed the hearing.

MOTION: *Councilmember Curtis moved to approve an Ordinance of Eagle Mountain City, Utah, approving the First Amendment to the Fiscal Year 2020-2021 Budget. Councilmember Burnham seconded the motion. Those voting aye: Donna Burnham, Melissa Clark, Colby Curtis, Jared Gray, and Carolyn Love. The motion passed with a unanimous vote.*

12.B. ORDINANCE/PUBLIC HEARING – An Ordinance of Eagle Mountain City, Utah, Rezoning the Marketplace at Eagle Mountain Town Center Property to a Mix of Commercial Community, MF1, and MF2.

Councilmember Gray suggested reviewing the rezone once a site plan returns to the City Council.

Councilmember Clark stated that the council had discussed the possibility of a rezone with a commercial trigger and polled her fellow council members to see if they were willing to consider changing the requested residential to RC and MF1 to reduce density from what was requested by the applicant. Discussion ensued. She expressed concern regarding the difficulty in visualizing the density without a site plan.

Councilmember Burnham stated her preference to require a maximum unit number rather than a density limitation to allow some product type flexibility for the developer; however, she was unsure of the desired unit number to require.

Councilmember Love expressed her willingness to support either method to reduce the maximum allowable density and discussed number unit projections per the various zone density standards.

Councilmember Curtis expressed concern regarding requiring a number of units due to the potential for the geographical limitations of the property requiring setback and lot sizing adjustments to achieve the maximum number of permitted units. He advocated for stipulating a unit number and the desired zone designation.

Discussion ensued regarding the preferred zone designation, unit number limitations and product design standards permitted in the multifamily zones, commercial development completion triggers prior to permitting residential development, concerns reducing the density with zoning through limiting the number of units may result in a reduction in open space, concern regarding the high

density allowed in the Multifamily 2 (MF2) Zone, and concern the applicant will maximize the allowable density permitted in the zone designation.

Mr. Cook stated a master development agreement (MDA) is necessary to include a developmental trigger requirement and requested direction to ensure the elements that are desired by the Council are included in the agreement.

The City Council directed staff to include a development trigger requirement, zone designation, maximum number of units, and an expiration date in the MDA. Mr. Cook recommended the inclusion of additional details in the development agreement such as conditioning housing types by location, if desired by the Council.

Councilmember Clark and Burnham recommended making the rezone approval contingent upon an approved MDA. Councilmember Burnham advocated for balancing the responsibility of the Council to ensure amenable terms in the contract with consideration of time constraints in order to move the project forward within the preferred construction window of the anchor grocery store.

Discussion ensued regarding average and maximum zone density allowances in relation to lot size requirements.

Councilmember Gray expressed concerns that the applicant may not be amenable to the terms desired by the Council. Discussion ensued regarding options to balance City and developer needs.

Councilmember Curtis expressed his preference to approve rezone and site plan applications independently.

Councilmember Clark asked if the rezone approval could be contingent upon the approval of the MDA and the site plan. Mr. Cook stated the MDA could include examples of housing substantially similar to the product desired by the Council.

Discussion ensued regarding product types permitted in the zone, desired and undesirable product types, and maximum density allowance.

Councilmember Gray expressed concern regarding the undeveloped land along the northern edge of the property. Councilmember Burnham stated the forty-foot wide buffer had been intended for trail and open space by the original developer. Mr. Mumford clarified the property is City-owned and the City could require the development of the land as part of the open space improvements.

The Councilmembers debated concerns regarding zone designation preferences in relation to maximum density and desired product types, and the potential for density transfer should a portion of the property be sold or donated. Councilmember Burnham recommended including a provision to prohibit density transfers in the MDA.

Applicant representative Bill Gaskill stated his preference to return to Council with a site plan and stated he cannot move forward with the commercial projects until an agreement is reached regarding the residential properties. He expressed his desire to produce a plan amenable to all

parties and concurred a master site plan would be beneficial. He reiterated that the Planning Commission had tabled the master site plan until the City Council approved the rezone application and requested direction on how to best move forward, due to the City Council requesting to see the master site plan before approving the rezone application.

Mayor Westmoreland opened the public hearing at 8:24 p.m. The following public comments were submitted via email and were read during the meeting.

Verle Patterson: "Looking at the Master Site Plan I see a retail/commercial plot east of the Autumn Ridge Subdivision north of PAD "L" Tire store. Between plots 23 and 24 there is a City easement for drainage that runs directly into the proposed parking lots for the said Retail/commercial plot. It was my understanding that this easement was also to be used as an access to the trail system and access to future developments to the east. The Master site plan does not address this access. I am especially concerned because I own the plot directly north of this easement #24."

Mr. Gaskill stated he had been unaware the area was a trail easement until informed by staff. He stated he intended to preserve a storm drain line under the area and expressed his willingness to install a trail on the easement and connect the trail to the trail system. Mayor Westmoreland directed staff to include the trail installation with the master site plan and preliminary plat to be reviewed by the Planning Commission.

Kathy Bitter "The City currently has the parcel listed as Commercial. To hold to an expired MDA is not only wrong, it will cause problems in the future. With many other properties as well. Please respect the City and recognize that the rezone is required, not simply requested. I live in the Eagle Park subdivision, just north of the parcel. While having commercial close to home may be nice, I think having Multi-Family housing, especially of the listed densities, is a bad move. Our homes on Osprey have a field behind them. To develop is expected, but putting in 40 units is too much. Please keep the MF1 portion as single family homes, not high density. The MF2 portion is also too dense for our area. Adding approximately 80 more units in 4 acres, who will be using our streets for travel access, school access, park access, etc. will put a burden on the homes that live on the thoroughfares, like me. I think a gradual shift is warranted, but our homes are .2-.3 acre lots. If the MF1 area is made single family homes, with smaller lots, then the MF2 area, with the divider road is made MF1, with a limit to townhomes, not 3 story condos, it would be a nice shift, provide some residential, and create a buffer to the commercial areas."

Mayor Westmoreland closed the public hearing at 8:30 p.m.

Mr. Gaskill stated his preference to return to the City Council with a site plan rather than agreeing to rezone to a zone that will limit the product type for the development.

Mr. Mumford expressed concern regarding the recommendation for the applicant to return with a site plan prior to the City Council approving the rezone application due to the Planning Commission tabling the master site plan until the City Council approved the rezone application. He asked if the site plan could instead only return to the City Council as a concept plan as a part of the MDA for the rezone approval.

Mr. Cook stated the master development agreement could include an exhibit of the proposed multifamily development; however, a site plan needs to also go to the Planning Commission.

Discussion ensued regarding the approval process timeline, motion approval options, and granted rights with plan approvals.

Mr. Cook recommended tabling the item to allow time to work with the applicant and bring an updated plan back to the City Council. An updated site plan will return to the Planning Commission for review.

Mr. Gaskill reiterated he is unable to move forward on the commercial portion of the project until the residential development issues are resolved and concurred with tabling the item.

Discussion ensued regarding concerns with developers converting commercial development to residential in the past, but only completing the residential portion.

MOTION: *Councilmember Love moved to table an Ordinance of Eagle Mountain City, Utah, rezoning the Marketplace at Eagle Mountain Town Center property to a mix of Commercial Community, Multifamily 1, and Multifamily 2 until a master development agreement, including an exhibit of a sample site plan of the residential portion of the development, is submitted to the City Council. Councilmember Gray seconded the motion. Those voting aye: Donna Burnham, Melissa Clark, Colby Curtis, Jared Gray, and Carolyn Love. The motion passed with a unanimous vote.*

12.C. ORDINANCE/PUBLIC HEARING – An Ordinance of Eagle Mountain City, Utah, Designating Certain Areas of the Sweetwater Industrial Park Under the Sweetwater Industrial Overlay Zone.

Mr. Mumford reviewed the details presented during work session.

Councilmember Love verified that approving the Sweetwater Industrial Overlay Zone for Lot 1 only would permit the applicant to move forward with the LBiSat project.

Mr. Mumford explained the desired use for satellite communication towers is an allowed use in the Sweetwater Industrial Overlay Zone and is a special use in the LMD Zone; all special uses are designated as prohibited until use standards are developed and approved. The difficulty in rezoning the entire property to the LMD Zone is that the applicant has not requested the LMD Zone, nor has he been able to review the LMD Zone standards to determine if the zone was appropriate for his needs.

Mr. Cook advocated against rezoning the entire property to the LMD Zone, as the applicant has not had time to review the zone, and said if the Council does not wish to delay the application, the best course forward is to approve the LMD Zone and the Sweetwater Industrial Overlay for Lot 1 and to table the rest of the application. He explained the City Council may approve the master site

plan and preliminary plat prior to the rezone application, as it is still subject to zoning and does not approve any uses.

Mayor Westmoreland opened the public hearing at 8:56 p.m. No comments were submitted to the City Recorder's Office and no public was in attendance to make comment. As there were no comments, Mayor Westmoreland closed the hearing.

Applicant representative Scot Hazard stated the approval of the Sweetwater Industrial Overlay on Lot 1 is beneficial and will allow the project to move forward. He said the LMD Zone appears to address his needs and requested to discuss it further with staff to ensure the zone allows his desired uses, once the standards are defined, before approving the LMD Zone for the remainder of the property.

Councilmember Curtis expressed his willingness to work with the applicant and to amend the new zone as needed to address the needs of desired uses and to meet City goals.

MOTION: *Councilmember Curtis moved to approve an Ordinance of Eagle Mountain City, Utah, rezoning Lot 1 of the Sweetwater Industrial Park to Light Manufacturing/Distribution with the Sweetwater Industrial Overlay Zone for the LBiSat project, and to table the rezone for the remainder of the property until the applicant determines if the Light Manufacturing/Distribution Zone is amenable for the remaining property. The motion includes the following conditions:*

- 1. Automobile sales and/or services shall be a permitted use;*
- 2. Convenience stores shall be a permitted use;*
- 3. Electronic data management businesses shall be a permitted use;*
- 4. Laundry and dry-cleaning establishments shall be prohibited;*
- 5. Manufactured homes developments shall be prohibited;*
- 6. Motels and hotels shall be prohibited;*
- 7. Other manufacturing businesses shall be a permitted use; and*
- 8. Restaurants and banks (with drive-through service facilities) shall be prohibited.*

Councilmember Burnham seconded the motion. Those voting aye: Donna Burnham, Melissa Clark, Colby Curtis, Jared Gray, and Carolyn Love. The motion passed with a unanimous vote.

12.D. ORDINANCE/PUBLIC HEARING – An Ordinance of Eagle Mountain City, Utah, Amending the Eagle Mountain Municipal Code Chapter 16.50 Lot Line Adjustments and Chapter 16.55 Plat Amendments.

Mayor Westmoreland opened the public hearing at 9:07 p.m. No comments were submitted to the City Recorder's Office and no public was in attendance to make comment. As there were no comments, Mayor Westmoreland closed the hearing.

MOTION: *Councilmember Gray moved to approve an Ordinance of Eagle Mountain City, Utah, amending the Eagle Mountain Municipal Code Chapter 16.50 Lot*

Line Adjustments and Chapter 16.55 Plat Amendments. Councilmember Love seconded the motion. Those voting aye: Donna Burnham, Melissa Clark, Colby Curtis, Jared Gray, and Carolyn Love. The motion passed with a unanimous vote.

13. MOTION

13.A. MASTER SITE PLAN AND PRELIMINARY PLAT – Sweetwater Industrial Park

Mr. Mumford reviewed the information presented during work session and explained the Future Land Use Map includes the following major roadways that impact this project: Pony Express Parkway, a 122-foot wide minor arterial road, on the east side; the road referred to as Tiffany Lane, a 152-foot wide major arterial road, on the north side; and a 77-foot or 94-foot north-south collector road through the project shown as 1020 East on the site plan. The master site plan indicates a dedication of 76 feet on the north, 61 feet on the east, and 77 feet along the collector road through the project.

The master site plan includes Lot 1 and Lot 2, as well as other development areas separated by roads. A preliminary utility plan has been included with the proposal that includes public utilities, streetlights, and fire hydrant locations. Storm drainpipes are included on the utility plan, and a grading and drainage plan has also been provided. All development areas are accessible from the planned roads, and a parcel is being provided for access to the Miller and Sanderson properties in the southeast corner of the project. A traffic impact study would be difficult to perform at this stage. The City Engineer will require a traffic impact study with each site plan application, where necessary. He explained a traffic study was not required at this time due to the variance in traffic impact depending upon the desired use and a traffic study could be required in the future.

MOTION: ***Councilmember Curtis moved to approve the Sweetwater Industrial Park master site plan and preliminary plat with the following conditions:***

- 1. An appropriate landscaping plan for the park strips throughout the development, including street trees and consistent landscaping, shall be submitted; medians are not required adjacent to the north on Tiffany Lane and the east on Pony Express Parkway; and***
 - 2. A master development plan shall not be required (EMMC 16.10.030).***
- Councilmember Burnham seconded the motion. Those voting aye: Donna Burnham, Melissa Clark, Colby Curtis, Jared Gray, and Carolyn Love. The motion passed with a unanimous vote.***

14. MOTION

14.A. SITE PLAN – LBISat

Mr. Mumford reviewed the item presented during work session.

Applicant Rodger M. Lyman described the appearance and planned layout for the satellite antennas and explained that larger antennas use less power and generate more revenue. The largest antennas

will be approximately nine meters in diameter, are not high off the ground, and will face south to southwest.

Councilmember Love verified the satellite antennas are under the 50-foot maximum structure Sweetwater Industrial Overlay height standard.

Councilmember Clark asked if the satellites will interfere with Ham radios. Mr. Lyman stated the antennas are required to receive Federal Communications Commission (FCC) approval for all communication channel use.

MOTION: *Councilmember Burnham moved to approve the LBiSat site plan with the following conditions:*

- 1. The applicant shall submit a lighting plan that complies with the dark sky lighting standards (EMMC 17.56);*
- 2. All signage shall require a sign application and permit;*
- 3. The trash enclosure shall be screened for the public street and designed with the same architectural materials as the building; and*
- 4. The building articulation design shall be in accordance with the updated renderings provided to the City Council.*

Councilmember Love seconded the motion. Those voting aye: Donna Burnham, Melissa Clark, Colby Curtis, Jared Gray, and Carolyn Love. The motion passed with a unanimous vote.

15. CITY COUNCIL/MAYOR'S BUSINESS

None.

16. CITY COUNCIL BOARD LIAISON REPORTS

Councilmember Clark

Councilmember Clark stated that approximately 12 people attended the Be Ready Eagle Mountain meeting and discussed fire safety and prevention. She is looking forward to additional upcoming safety and prevention events.

Councilmember Gray

Councilmember Gray said he is working with staff on the Parks Master Plan and park needs. He said the seniors are actively holding lunches and are maintaining communications via email.

Councilmember Curtis

Councilmember Curtis stated the Eagle Mountain Arts Alliance is holding story walks on Wednesdays at Nolen Park from 9:00 a.m. to 8:00 p.m. starting on July 22, 2020 and ending August 12, 2020.

Councilmember Love

Councilmember Love expressed appreciation to the Planning Commission. She said the Youth Council is on a summer break and she looks forward to working with them in the fall.

Councilmember Burnham

Councilmember Burnham said that she and Senior Management Analyst Evan Berrett are working with the Utah Transit Authority and Mountainland Association of Governments on a traffic study consultant selection committee. She said the library expansion is underway.

17. COMMUNICATION ITEMS

17.A. Financial Report

17.B. Upcoming Agenda Items

18. ADJOURNMENT

MOTION: *Councilmember Gray moved to adjourn the meeting at 9:33 p.m. Councilmember Curtis seconded the motion. Those voting aye: Donna Burnham, Melissa Clark, Colby Curtis, Jared Gray, and Carolyn Love. The motion passed with a unanimous vote.*

The meeting was adjourned at 9:33 p.m.

Approved by the City Council on August 4, 2020.

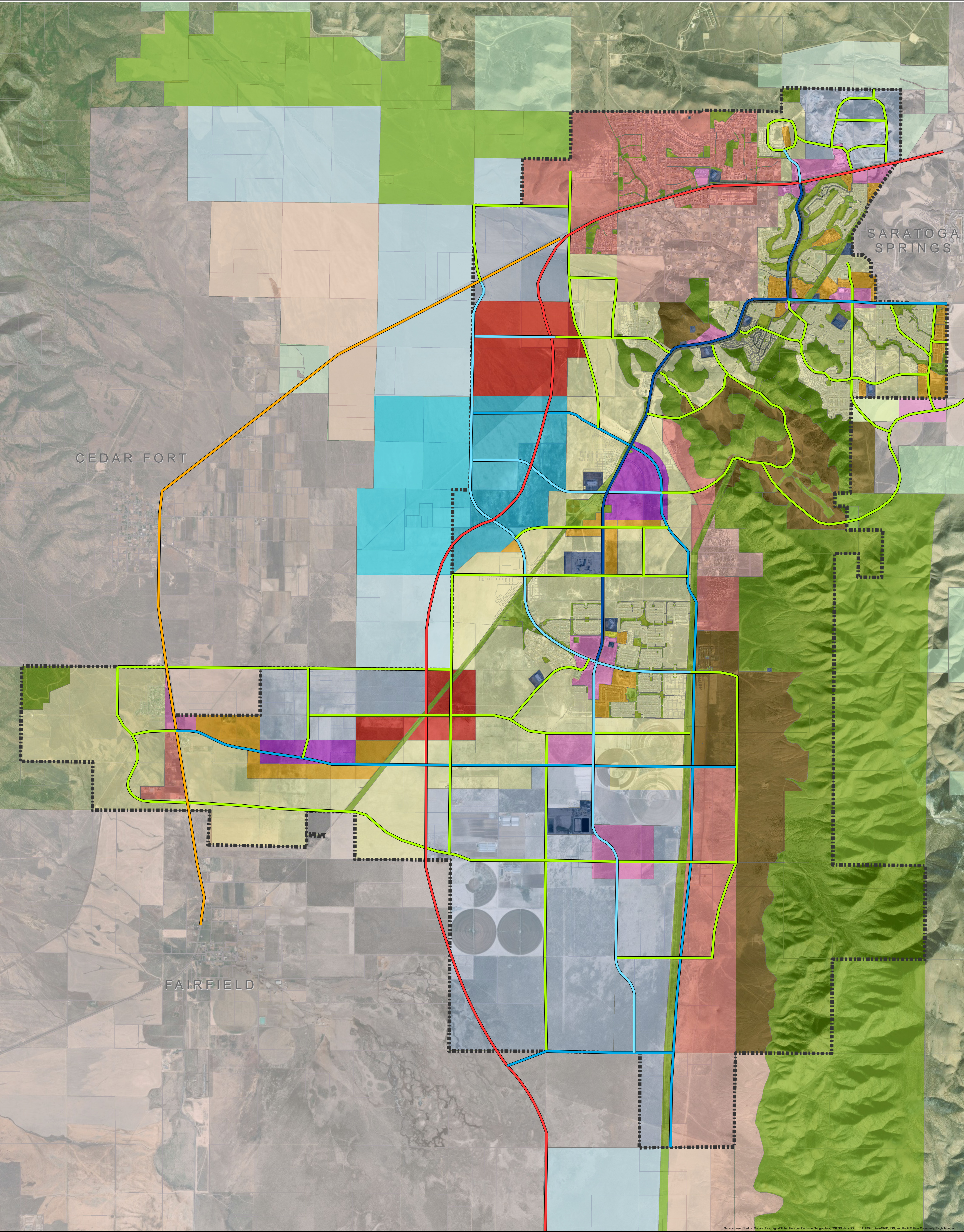

Fionnuala B. Kofoed, MMC
City Recorder



Future Land Use & Transportation

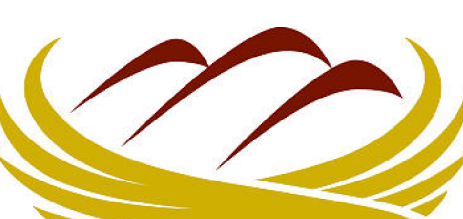
General Plan Map

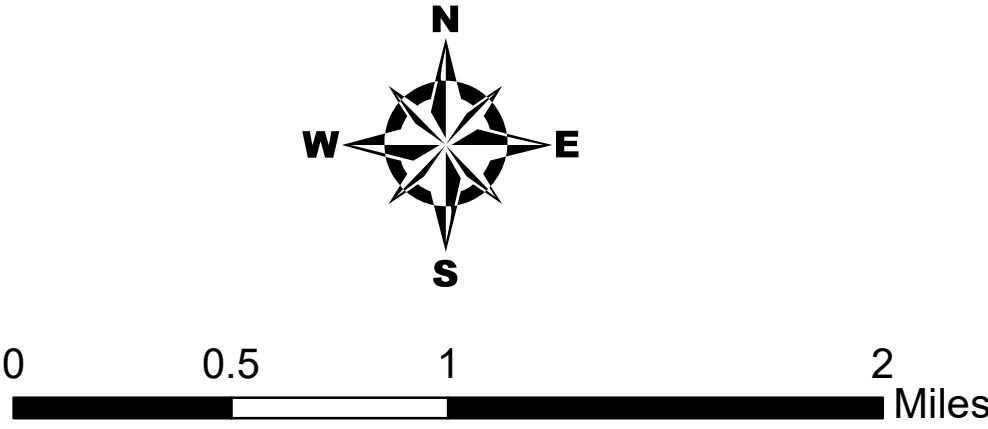
January 2020



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

Future Transportation

	Freeway	 EAGLE MOUNTAIN
	Highway	
	Parkway	
	Major Arterial	
	Minor Arterial	
	Collector	



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

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



**EAGLE MOUNTAIN CITY
CITY COUNCIL MEETING
APRIL 20, 2021**

TITLE:	ORDINANCE - An Ordinance of Eagle Mountain City, Utah, Amending the Eagle Mountain Municipal Code by Repealing Section 3.10.080 Reimbursement for Certain Users.		
ITEM TYPE:	Ordinance		
FISCAL IMPACT:			
APPLICANT:	Eagle Mountain City		
GENERAL PLAN DESIGNATION	CURRENT ZONE	ACREAGE	COMMUNITY

PUBLIC HEARING:

No

PREPARED BY:

Fionnuala Kofoed, Admin

PRESENTED BY:

Jeremy Cook

RECOMMENDATION:

Staff recommends that the City Council approve and Ordinance of Eagle Mountain City, Utah, Amending the Eagle Mountain Municipal Code by Repealing Section 3.10.080 Reimbursement for Certain Users.

BACKGROUND:

The reimbursement of certain municipal energy sales and use tax, that is paid or remitted to Eagle Mountain City on behalf of a person or entity, was adopted for the Facebook project. Staff has determined that this reimbursement is not suitable for all businesses and is recommending that this section of the Municipal Code be repealed.

ITEMS FOR CONSIDERATION:

REQUIRED FINDINGS:

PLANNING COMMISSION ACTION/RECOMMENDATION:

ATTACHMENTS:

[ORD--EMMC Repealing 3.10.080 Reimbursement for Certain Users](#)

ORDINANCE NO. O- -2021

**AN ORDINANCE OF EAGLE MOUNTAIN CITY, UTAH,
AMENDING THE EAGLE MOUNTAIN MUNICIPAL CODE BY REPEALING
SECTION 3.10.080 REIMBURSEMENT FOR CERTAIN USERS.**

PREAMBLE

WHEREAS, the City Council of Eagle Mountain City finds that it is in the public interest to amend the Eagle Mountain Municipal Code by repealing Section 3.10.080 Reimbursement for certain users, as described in Exhibit A.

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

1. The City Council finds that all required notices, and other requirements have been completed for the City Council to consider amending the Eagle Mountain Municipal Code by repealing Section 3.10.080 Reimbursement for certain users.
2. The amendment described in Exhibit A is hereby approved.
3. This Ordinance shall take effect upon its first posting or publication.

ADOPTED by the City Council of Eagle Mountain City this 20th day of April, 2021.

EAGLE MOUNTAIN CITY, UTAH

ATTEST:

Tom Westmoreland, Mayor

Fionnuala B. Kofoed, MMC
City Recorder

CERTIFICATION

The above Ordinance was adopted by the City Council of Eagle Mountain City, Utah on this 20th day of April, 2021.

Those voting aye:

- ☐ Donna Burnham
- ☐ Melissa Clark
- ☐ Colby Curtis
- ☐ Jared Gray
- ☐ Carolyn Love

Those voting nay:

- ☐ Donna Burnham
- ☐ Melissa Clark
- ☐ Colby Curtis
- ☐ Jared Gray
- ☐ Carolyn Love

Those excused:

- ☐ Donna Burnham
- ☐ Melissa Clark
- ☐ Colby Curtis
- ☐ Jared Gray
- ☐ Carolyn Love

Fionnuala B. Kofoed, MMC
City Recorder

Posted to City Bulletin Boards on _____ by _____ .

Exhibit A

CHAPTER 3.10

MUNICIPAL ENERGY SALES AND USE TAX

~~3.10.080 Reimbursement for certain users.~~

- ~~A. Effective as of May 1, 2018, any person or entity whose total aggregated electric load is at least 15,000 kW, based on annual peak load, or whose total aggregated electric load is expected to be at least 15,000 kW within the next 24 months, shall be entitled to a reimbursement of 50 percent of the municipal energy sales and use tax for the sale, storage, use, or other consumption of taxable energy that is paid or remitted to Eagle Mountain City on behalf of the person or entity.~~
- ~~B. Effective as of May 1, 2018, any person or entity whose total aggregated electric load is at least 15,000 kW, based on annual peak load, or whose total aggregated electric load is expected to be at least 15,000 kW within the next 24 months, shall be entitled to a reimbursement of 100 percent of the municipal energy sales and use tax for the sale, storage, use, or other consumption of taxable energy by or to a consumer that is paid or remitted to Eagle Mountain City on behalf of the person or entity, if not less than 50 percent of the electricity sold to, used by, stored or consumed by such consumer is produced from a renewable energy source. [Ord. O-10-2018 § 1].~~

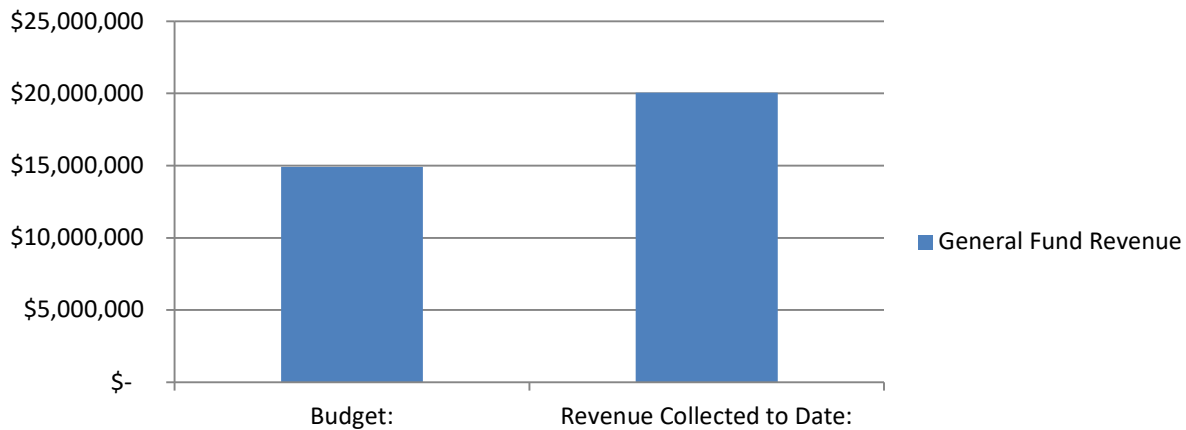
EXECUTIVE SUMMARY OF REVENUES AND EXPENSES*

Through March 2021

GENERAL FUND

General Fund Revenues

Budget:	\$ 14,909,749
Revenue Collected to Date:	\$ 20,042,526
Percent of Total Budget Collected:	134%
Percent of Year Completed:	75%



Revenue Analysis

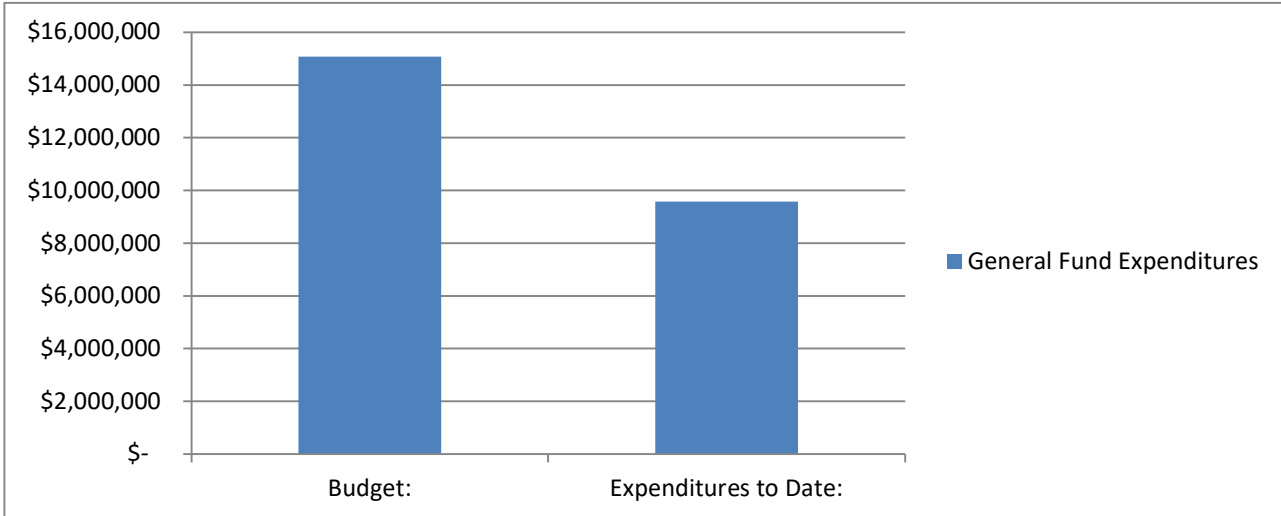
Major Revenue Sources	Budget	To Date	% Collected
Property Taxes:	\$ 1,880,000	\$ 2,009,335	106.88%
Sales and Use Tax:	\$ 4,500,000	\$ 5,338,907	118.64%
Energy Tax:	\$ 1,200,000	\$ 1,495,774	124.65%
Class B&C Road Fund Allotment	\$ 1,300,000	\$ 1,273,606	97.97%
Development:	\$ 3,722,900.00	\$ 5,461,787.00	146.71%

Note:

One-time revenue for CARES ACT	\$2,764,143
--------------------------------	-------------

General Fund Expenditures

Budget: \$ 15,073,770
Expenditures to Date: \$ 9,572,903
Percent of Total Budget Expended: 64%
Percent of Year Completed: 75%



Expense Analysis

				% Yr.	
	Budget	To Date	% Expended	Completed	
Sub 11 - General Administration	\$ 2,359,381	\$ 1,573,220	67%	75%	
Sub 18 - Community Services	\$ 1,208,873	\$ 634,874	53%	75%	
Sub 19 - Non-Departmental	\$ 1,525,851	\$ 1,234,981	81%	75%	
Sub 21 - Public Safety	\$ 3,508,700	\$ 2,183,947	62%	75%	
Sub 32 - Planning/Zoning	\$ 638,952	\$ 354,928	56%	75%	
Sub 33 - Building	\$ 1,093,917	\$ 857,170	78%	75%	
Sub 41 - Public Works	\$ 4,738,096	\$ 2,733,782	58%	75%	

Sub 11 - General Administration:

Sub 18 - Community Services:

Sub 19 - Non-Departmental:

Sub 21/25 - Public Safety:

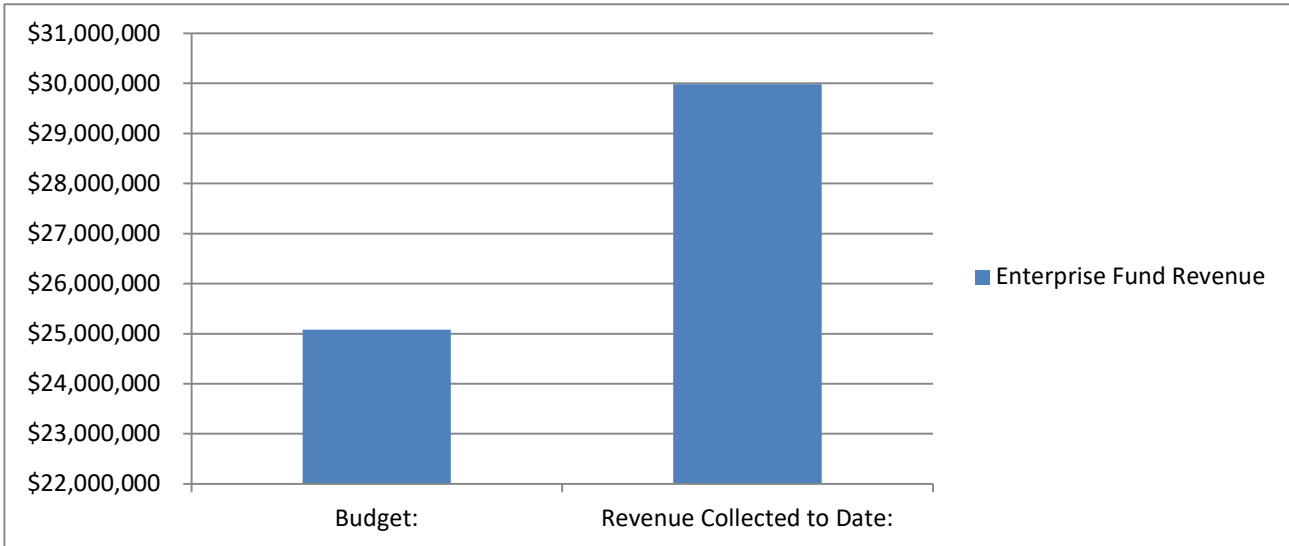
Sub 32/33 - Planning/Zoning/Building:

Sub 41 - Public Works:

ENTERPRISE FUNDS

Enterprise Fund Revenues

Budget: \$ 25,080,300
Revenue Collected to Date: \$ 29,981,654
Percent of Total Budget Collected: 120%
Percent of Year Completed: 75%



Revenue Analysis

	Budget	To Date	% Received	% Yr. Completed
Fund 51 - Water Fund	\$ 17,522,300	\$ 17,335,929	99%	75%
Fund 52 - Wastewater Fund	\$ 5,200,000	\$ 10,710,508	206%	75%
Fund 57 - Solid Waste Fund	\$ 1,700,000	\$ 1,416,053	83%	75%
Fund 59 - Storm Water Fund	\$ 658,000	\$ 519,165	79%	75%

Fund 51 - Water Fund:

Includes revenue reimbursement from water impact fee related to debt service payments FY 2014-2020.

Fund 52 - Wastewater Fund:

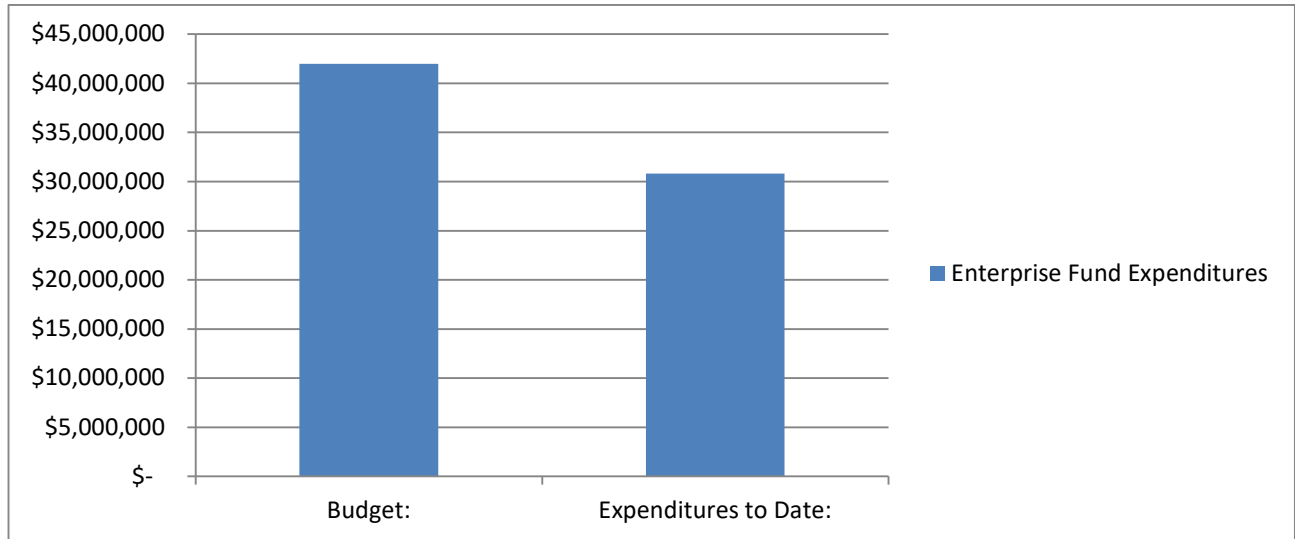
Includes revenue reimbursement from sewer impact fee related to debt service payments FY 2014-2020.

Fund 57 - Solid Waste Fund:

Fund 59 - Storm Water Fund:

Enterprise Fund Expenditures

Budget: \$ 41,989,818
Expenditures to Date: \$ 30,806,545
Percent of Total Budget Expended: 73%
Percent of Year Completed: 75%



Expense Analysis

	Budget	To Date	% Expended	% Yr. Completed
Fund 51 - Water Fund	\$ 29,611,753	\$ 22,738,500	77%	75%
Fund 52 - Wastewater Fund	\$ 9,443,221	\$ 6,786,661	72%	75%
Fund 57 - Solid Waste Fund	\$ 2,349,052	\$ 875,139	37%	75%
Fund 59 - Storm Water Fund	\$ 585,792	\$ 406,245	69%	75%

Fund 51 - Water Fund: Reflects CWP shares purchased in advance.

Fund 52 - Wastewater Fund: Budgeted large capital purchases and debt service payments not reflected.

Fund 57 - Solid Waste Fund: Green waste program not started and only 7 months worth of billings for ACE so far.

Fund 59 - Storm Water Fund:

IMPACT FEE FUNDS

Fund Balance - current total balance in the fund.

Committed Balance - restricted to pay reimbursement agreements, and budgeted expenses

Available Balance - amount in the fund that is available for projects in the Capital Facilities plan.

Projected Available Balance - amount projected through building trends to be available for projects in the Capital Facilities Plan by the end of the current fiscal year.

FUND NAME	Fund Balance as of 03/31/2021	Committed Balance	Available Balance	Projected Available Balance by 6/30/21**
11 - Water Impact Fee Fund	\$13,837,514	\$5,586,616	\$8,250,899	\$9,539,552
12 - Wastewater Impact Fee Fund	\$2,437,287	\$2,647,060	(\$209,774)	\$123,183
15 - Parks/Trails Impact Fee Fund	\$5,515,727	\$5,418,000	\$97,727	\$228,671
17 -Stormwater Impact Fee Fund	\$1,964,648	\$44,485	\$1,920,163	\$2,031,607
18 -Transportation Impact Fee Fund	\$4,126,728	\$4,925,399	(\$798,671)	(\$355,765)

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

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

UPCOMING AGENDA ITEMS

May 4

Pole Canyon NPA-17 – Discussion Item
Community Mailboxes – Discussion Item
A to Z Building Blocks Site Plan – Discussion Item
Overland Village 2 Phase A – Preliminary Plat & Site Plan

Other Projects

Stonebridge Montessori Concept Plan
7-Eleven The Ranches Concept Plan
Coyote Run Concept Plan
2B Investments Concept Plan
White Hills Country Estates Lot Split
Sunset Flats Amended Preliminary Plat
Ault Farms
Spring Run MDP and Preliminary Plat Amendment
Eagle Commons & MF 3 Code
Stratton Estates
La Petite Pet Grooming – Conditional Use Permit

Code Amendments in Progress

Removal of Single Family from MF1
Parking Requirements and Standards
Community District Node Overlay (TOD)
Commercial Zoning in The Ranches
Shooting Range Ordinance
Accessory Apartments/Landlord Licensing
Industrial Zone
Zoning Map
Title 6 Animals
Multifamily Design Standards
Multifamily Amenities Distance Requirements
Residential Zone Livestock Requirements