EAGLE MOUNTAIN
CITY COUNCIL MEETING

JULY 2, 2024, 4:00 PM
CITY COUNCIL CHAMBERS
1650 EAST STAGECOACH RUN, EAGLE MOUNTAIN, UT 84005

4:00 PM WORK SESSION - CITY COUNCIL CHAMBERS

1. DISCUSSION AND INFORMATION ITEMS

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

1.A. DISCUSSION - Bonnell Lot Split Concept Plan

1.B. DISCUSSION - Towns at Brylee Farms Phase B

1.C. DISCUSSION - Lower Tickville Wash--City Boundary to Porters Crossing

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 discussion reasonably imminent litigation; the character, professional competence, or physical or mental health of an individual; and/or the purchase, lease, or exchange of real property, pursuant to Section 52-4-205(1) of the Utah Code, Annotated.

7:00 PM POLICY SESSION - CITY COUNCIL CHAMBERS

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 ITEMS

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

9. INTRODUCTIONS

9.A. Miss Eagle Mountain 2024

CONSENT AGENDA

10. BOND RELEASES

10.A. Brylee Farms Phase A, Plat 5 - Out of Warranty

10.B. Rush Creek Phase A, Plat 1 - Into Warranty

11. MINUTES

11.A. June 13, 2024 Minutes - Special City Council Meeting

11.B. June 18, 2024 Minutes - Regular City Council Meeting

12. PRELIMINARY PLATS & SITE PLANS

12.A. PRELIMINARY PLAT - Eagle Square Commercial

13. RESOLUTIONS

13.A. RESOLUTION - A Resolution of Eagle Mountain City, Utah, Approving an Agreement with Identity Signs for Six Wayfinding Signs.

13.B. RESOLUTION - A Resolution of Eagle Mountain City, Utah, Approving a Professional Services Agreement with Psomas Engineering, for Consulting Work Related to the General Plan Update.

13.C. RESOLUTION - A Resolution of Eagle Mountain City, Utah, Amending the Public Comment Period Regarding the Creation of a New School District, Pursuant to Utah Code 53G-3-301.4.

13.D. RESOLUTION - A Resolution of Eagle Mountain City, Utah, Approving a Professional Services Agreement with REDKOR Brand Campaigns to Create a Marketing Plan.

SCHEDULED ITEMS

14. ORDINANCES/PUBLIC HEARINGS

14.A. ORDINANCE/PUBLIC HEARING - An Ordinance of Eagle Mountain City, Utah, Amending the Eagle Mountain Municipal Code Chapters 2.10 Mayor and 2.15 City Council Regarding Elected Official Compensation.

BACKGROUND: *(Presented by City Staff)* The proposed ordinance updates Eagle Mountain Municipal Code to align with the approved Fiscal Year 2025 Annual Budget.

14.B. ORDINANCE/PUBLIC HEARING - An Ordinance of Eagle Mountain City, Utah, Amending Eagle Mountain Municipal Code Section 16.35.090 Privacy Fencing, Chapter 17.10 Definitions, and Chapter 17.60 Landscaping Buffering Fencing and Transitioning, and Enacting Chapter 17.64 Retaining Walls.

BACKGROUND: *(Presented by Senior Planner Robert Hobbs)* The proposed ordinance clarifies the defined term "durable materials," provides clarification regarding how much "painted hog wire" fencing is allowed in a residential fence section, specifies the kind and color of new or replacement fencing along the Ranches Parkway; and assigns more complete standards for retaining walls and addresses where they are prohibited. This item was tabled at the June 18, 2024 City Council meeting.

15. ORDINANCES

15.A. ORDINANCE - An Ordinance of Eagle Mountain City, Utah, Enacting Eagle Mountain Municipal Code Chapter 17.32, Historic Zones.

BACKGROUND: *(Presented by Senior Planner Robert Hobbs)* The proposed ordinance enacts Eagle Mountain Municipal Code Chapter 17.32, Historic Zones to assist the City in sharing and enforcing its development rules in a consistent and legally supportable manner, while awaiting rezoning of some properties in the community, to bring them into compliance with 2024 codes. This item was tabled at the June 18, 2024 City Council meeting.

16. LEGISLATIVE ITEMS

16.A. UPDATE - Legislative Priorities List

17. CITY COUNCIL/MAYOR'S BUSINESS AND LIAISON REPORTS

This time is set aside for the City Council's and Mayor's comments on City business, and for Councilmembers to report on the boards they are assigned to as liaisons to the City Council.

18. COMMUNICATION ITEMS

18.A. Department Updates

18.B. Financial Report

18.C. Upcoming Agenda Items

19. ADJOURNMENT

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

By the Americans with Disabilities Act, Eagle Mountain City will make reasonable accommodations 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 27th day of July, 2024, 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** **JULY 2, 2024**
TITLE:	DISCUSSION - Bonnell Lot Split Concept Plan
ITEM TYPE:	Concept Plan
FISCAL IMPACT:	N/A
APPLICANT:	Josiah Bonnell

CURRENT GENERAL PLAN DESIGNATION & ZONE	ACREAGE
Agriculture/Rural Density Two / Base Density	2.28 Acres

PUBLIC HEARING
No

PREPARED BY
Steven Lehmitz, Planner

PRESENTED BY
Steven Lehmitz

RECOMMENDATION:

BACKGROUND:
The property located at 9286 N. 3277 E., in the Meadow Ranch neighborhood, is being proposed for a lot split. The property is 2.28 acres and the applicant is proposing to divide the current lot is such a way as to have one of the new lots be at least 1 acre in size. The current zoning is Base Density, which has a minimum lot size of 0.5 acres. The Future Land Use map designates the Meadow Ranch neighborhood as Agriculture/Rural Density Two. The applicant has stated to Staff that this proposal has been brought to the City a few times in the past and has been received positively. A formal application has never been submitted or approved though. This request to subdivide the current lot would have to be handled by a plat amendment.

ITEMS FOR CONSIDERATION:
The Base Density zone requires that lots on cul-de-sacs have a minimum street frontage of 60 feet.

PLANNING COMMISSION ACTION/RECOMMENDATION:
The Planning Commission provided positive feedback about the proposal.

ATTACHMENTS:
1. Proposed Lot Split
2. Aerial Photos

need a Natural Gas easement to existing lot
water

ft 66.00 ft ft 266.35 ft ft 64.89 ft ft

watermain to house
existing
easement for water line to existing house how wide?

149.47 ft
149.47 ft
149.47 ft
65.00 ft
200.00 ft
200.00 ft
240.98 ft
240.98 ft
92.16 ft
93.14 ft
1585 ft
354.92 ft

46:489:0144
BONNELL, HARRY LOUIS...
9286 N 3277 EAST - EAGLE MOUNTAIN
Value: $499,900 -- 2.28 acres
Entry# 63027-1998

sewer within 1/4 mile
separate lateral?

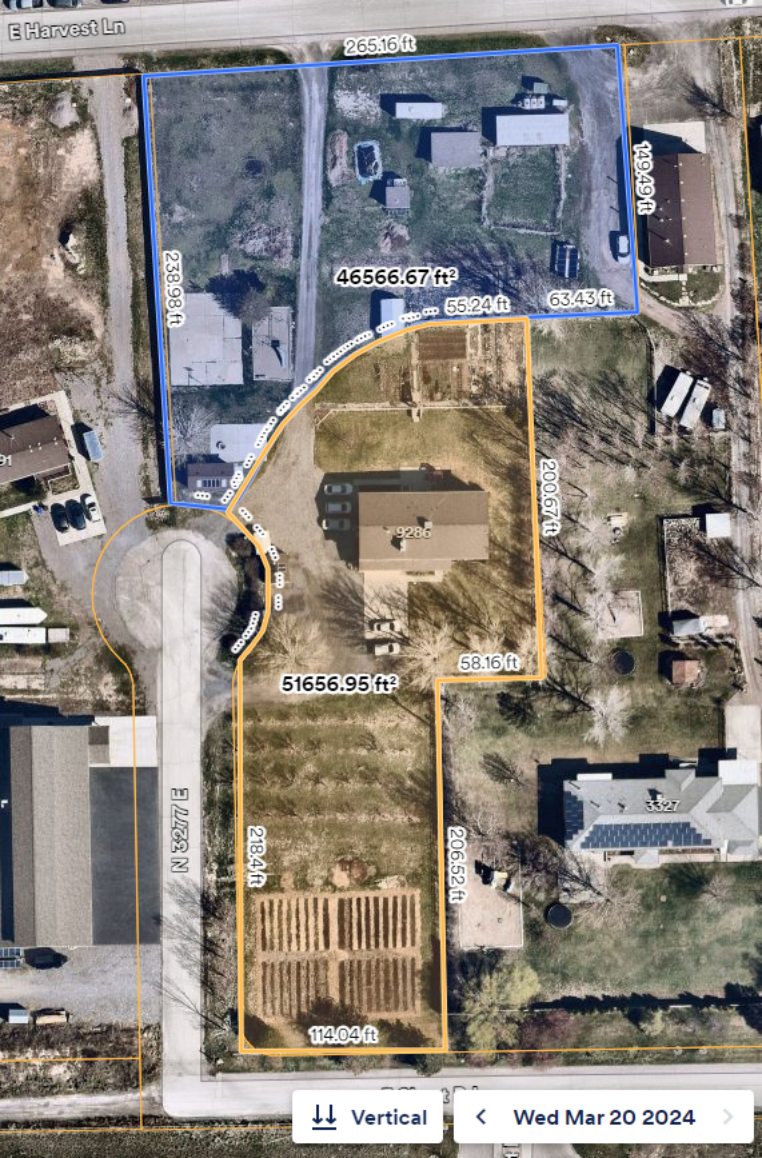
Engineering Dept
801-789-6672
Robert Ballif - Assis.
Chris Trusty
City Engineer
ctrusty@emcity.org

GLE MOUNTAIN
cres

60.00 ft
208.55 ft
208.55 ft
187.60 ft
207.80 ft
10' easement
Rocky Mtn Power
112.29 ft
95.62 ft
250.00 ft
101.95 ft

46:489:0143
ALLRED, JANETTE (ET AL)...
3330 E HARVEST LN - EAGLE MOUNT
Value: $558,000 -- 2.02 acres
Entry# 63029-1998

E Harvest Ln
9286
E 3277 N
3327
E Short Rd
Vertical
Wed Mar 20 2024


E Harvest Ln
265.16 ft
149.49 ft
238.98 ft
46566.67 ft²
55.24 ft
63.43 ft
200.67 ft
9286
58.16 ft
51656.95 ft²
218.4 ft
206.52 ft
114.04 ft
3327
E 2277 N
Vertical
Wed Mar 20 2024

	EAGLE MOUNTAIN CITY **CITY COUNCIL MEETING** **JULY 2, 2024**
TITLE:	DISCUSSION - Towns at Brylee Farms Phase B
ITEM TYPE:	Discussion Item
FISCAL IMPACT:	N/A
APPLICANT:	Brylee Farms

CURRENT GENERAL PLAN DESIGNATION & ZONE	ACREAGE
Neighborhood Residential I / Tier III Residential	9.6 Acres

PUBLIC HEARING
No

PREPARED BY
Steven Lehmitz, Planner

PRESENTED BY
Steven Lehmitz

RECOMMENDATION:
Staff recommends that the City Council provide their feedback regarding the applicant's request to enter into a development agreement with the City.

BACKGROUND:
Brylee Estates/Farms is located at the northwest corner of the Eagle Mountain Boulevard and Aviator Avenue intersection. The Brylee Estates Phase B preliminary plat (all townhomes) was originally approved on July 16, 2019, and then amended on January 5, 2021. The purpose of the amendment was to move and increase open space/park amenities between both Phase A (single family) and Phase B. There were two final plats approved and recorded within Phase B, with Plat 1 being approved on September 29, 2020, and Plat 2 on July 21, 2021. The approved amenities have been constructed in both Phase A and B. The preliminary plat has since expired and an extension was never requested by the applicant. The City has recently been approached with a request to enter into a development agreement to allow the project to be completed as originally approved.

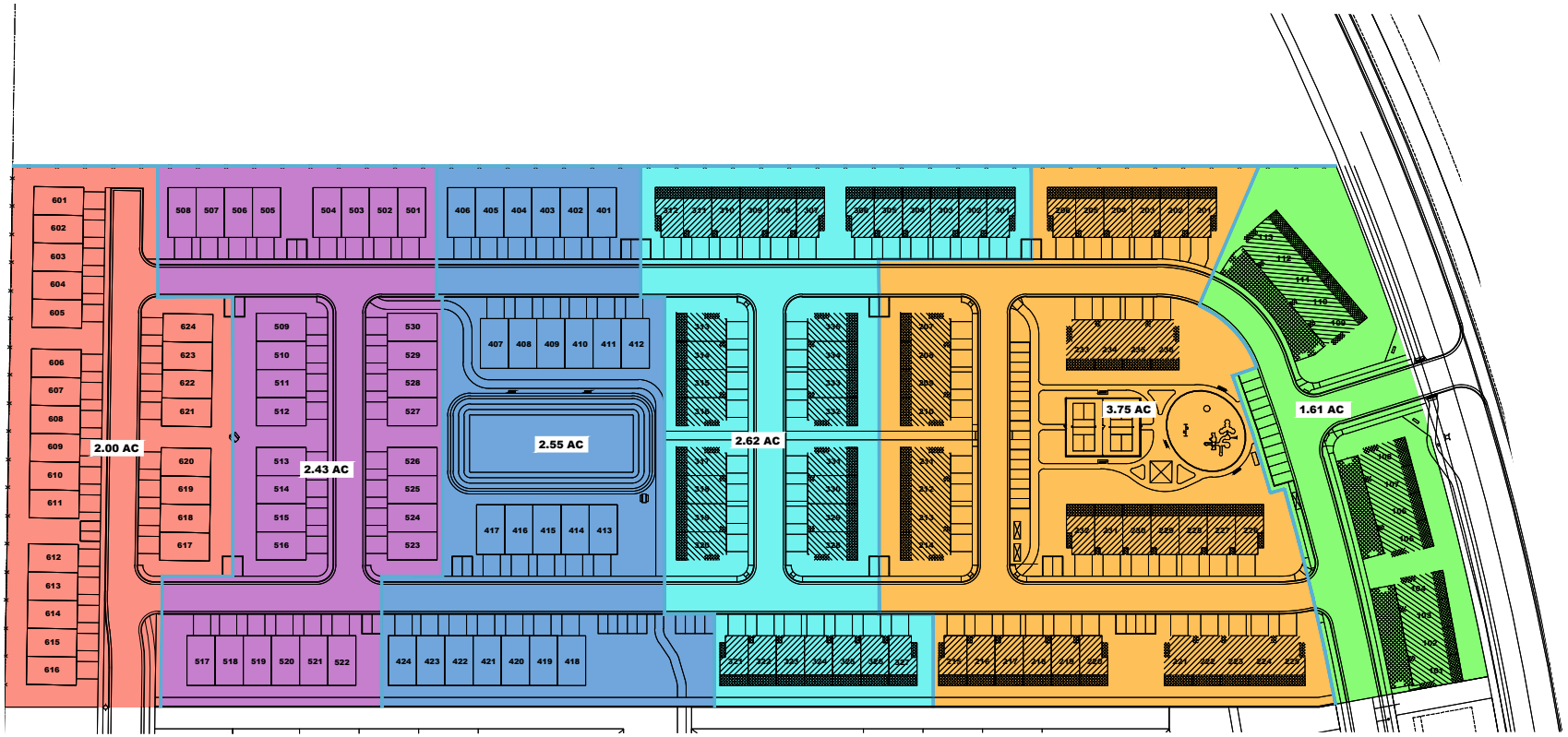
ITEMS FOR CONSIDERATION:
Per EMMC 16.20.060(D) an expired project may be resubmitted but would have to comply with current development standards. If a development agreement were to be used, it could allow the project to be constructed under different standards.

PLANNING COMMISSION ACTION/RECOMMENDATION:
The Planning Commission was in favor of seeing this project move forward with a development agreement.

ATTACHMENTS:
1. Brylee Estates Phase B Phasing Plan
2. Applicant's Narrative and Request
3. Brylee Estates Phase B Prelim Plat - Approved 07.16.2019
4. Brylee Estates Phase B Amended Prelim Plat - Approved 01.05.2021

BRYLEE TOWNHOMES PHASING EXHIBIT

EAGLE MOUNTAIN, UTAH



NORTH

SCALE: 1"=50'

50 25 0 50

LEI

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ENGINEERS
SURVEYORS
PLANNERS

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

NOT FOR CONSTRUCTION

BRYLEE TOWNHOMES
EAGLE MOUNTAIN, UTAH

PHASING PLAN

REVISIONS
1 -
2 -
3 -
4 -
5 -

TABULATIONS

TOTAL ACREAGE 14.96 AC

LEGEND

- PHASE B PLAT 1 = 13 UNITS
- PHASE B PLAT 2 = 36 UNITS
- PHASE B PLAT 3 = 35 UNITS
- PHASE B PLAT 4 = 24 UNITS
- PHASE B PLAT 5 = 30 UNITS
- PHASE B PLAT 6 = 24 UNITS
- TOTAL PHASE B = 162 UNITS
- PHASE LINE

LEI PROJECT #: 2019-0029
DRAWN BY: DSE/BJA
DESIGNED BY: BTG
SCALE: 1"=50'
DATE: 4/29/2022

SHEET 1

Brylee Farms Townhomes Formally Requests the Following:

1. Reinstate Lapsed Preliminary Plat Approval for all 162 townhome units subject to all previously approved conditions and maintain prior zoning approvals (I believe was Residential Tier 3). Allow for all future to be recorded Plats (3,4,5,6) to be governed and subject to this reinstated approval.
    a. Phase B Plats 1 & 2 are completely developed including all amenities pertaining to the original approval of 162 townhomes.
    b. Building Permits have already been issued for 49 townhomes (13 in Plat 1 and 36 in Plat 2).
    c. Phase B Plat 3 Infrastructure for developed lots is now partially complete.
    d. Infrastructure for Drainage basin located in Plat B Phase 4 is partially complete.
    e. Work is either complete or partially complete on 4 of 6 Plats in previous preliminary plat approval.
2. Reinstate and/or extend any permits (land disturbance, etc.) or bonding necessary to complete the project.
3. Attached: Color Coded Phasing Exhibit & Aerial Photo of Project

By doing this as a “reinstatement”, it would in effect “grandfather us” in and allow us to not be subject to the minimum 22 ft wide garage width requirement for townhomes that was passed after our original approval in 2019.

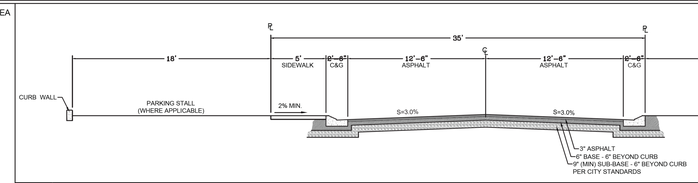
35
2
NORTH 1/4 CORNER
SECTION 2, T6S, R2W, SLB&M
(FOUND 1958 UTAH COUNTY MONUMENT)

QUARTER SECTION LINE: N0°51'28"E 4718.50 (MEASURED)

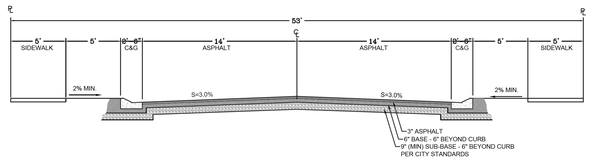
6' VINYL FENCE
LIMITED COMMON AREA
10.00
26.00
46.00
101
1196 S.F.
46.00
26.00
NORTH

SCALE: 1" = 50'
50 25 0 50

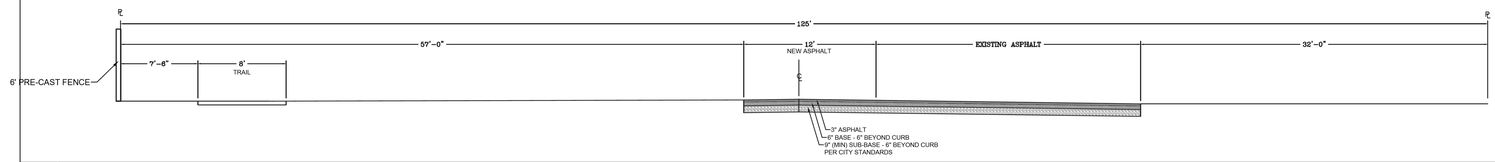
TYP. UNIT SIZE



1 35' ROAD CROSS SECTION



2 53' ROAD CROSS SECTION



3 125' ROAD CROSS SECTION

FUTURE BRYLEE DEVELOPMENT
SHADED AREA REPRESENTS TABULATED OPEN SPACE AREA
6' VINYL FENCE
EAST 1221.97
20.00
10.00 MIN (TYP.)
20.00 MIN (TYP.)
SAGE PARK SUBDIVISION
6' PRE-CAST FENCE
MONUMENT SIGN
EAGLE MOUNTAIN BLVD. (PUBLIC - 125' R.O.W.)
EMERALD WAY (PUBLIC - 53' R.O.W.)
FOLKSTONE DR. (PUBLIC - 53' R.O.W.)
R=2437.50
Δ=11°35'16"
L=492.97
CH=S16°34'22"E 492.13
S79°41'28"W 158.22

RYEGRASS DRIVE
(PRIVATE - 35' R.O.W.)

138 139 140 141 142 143 144 145 146 147 148 149 150 151 152 153
137 136 135 134 133 132 131 130 129 128 127 126 125 124 123 122 121 120 119 118 117 116 115 114 113 112 111 110 109 108 107 106
105 104 103 102 101
167 166 165 164 163 162 161 160 168 169 170 171 172 173 174 175
195 194 193 192 191 190 189 188 196 197 198 199 200 201 187 186 185 184 183
202 203 204 205 206 207 208 209
224 223 222 221 220 219 218 217 225 226 227 228 229 230 231 232
251 252 253 254 250 249 248 247 246 245 244
255 256 257 258 259 260 261 262

SPORT COURT
(RETENTION/UNDERGROUND RETENTION)
CLUBHOUSE
POOL
BASKETBALL/ TOT LOT/ OTHER
15' MIN (TYP)

WILLOW TREE ROAD
(PRIVATE - 35' R.O.W.)
INLAND WAY
(PRIVATE - 35' R.O.W.)
GREENFIELD WAY
(PRIVATE - 35' R.O.W.)
EVERGREEN WAY
(PRIVATE - 35' R.O.W.)
WILLOW TREE ROAD
(PUBLIC - 53' R.O.W.)
GARDEN GROVE DRIVE
(PRIVATE - 35' R.O.W.)

154 155 156 157 158 159 176 177 178 179 180 181 182 210 211 212 213 214 215 216 233 234 235 236 237 238 239 240 241 242 243
TOT LOT
NCBU

6' VINYL FENCE
B & H LAND HOLDING LLC
N0°51'28"E 500.06
22.07
20.00
WEST 1214.16
POINT OF BEGINNING
N0°51'28"E 944.23
FUTURE BRYLEE ESTATES PHASE A
BRYLEE ESTATES PHASE A

SECTION LINE-BASIS OF BEARING
N89°55'09"W 2688.69 (MEASURED)

SOUTH 1/4 CORNER
SECTION 2, T6S, R2W, SLB&M
(FOUND 1958 UTAH COUNTY MONUMENT)

SOUTHEAST CORNER
SECTION 2, T6S, R2W, SLB&M
(FOUND 1974 UTAH COUNTY MONUMENT)

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3302 N. Main Street
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office@lei-eng.com
www.lei-eng.com

REGISTERED PROFESSIONAL ENGINEER
No. 323808
BRIAN T. GABLER
STATE OF UTAH
NOT FOR CONSTRUCTION

BRYLEE ESTATES - PHASE B

EAGLE MOUNTAIN, UTAH

LOT LAYOUT

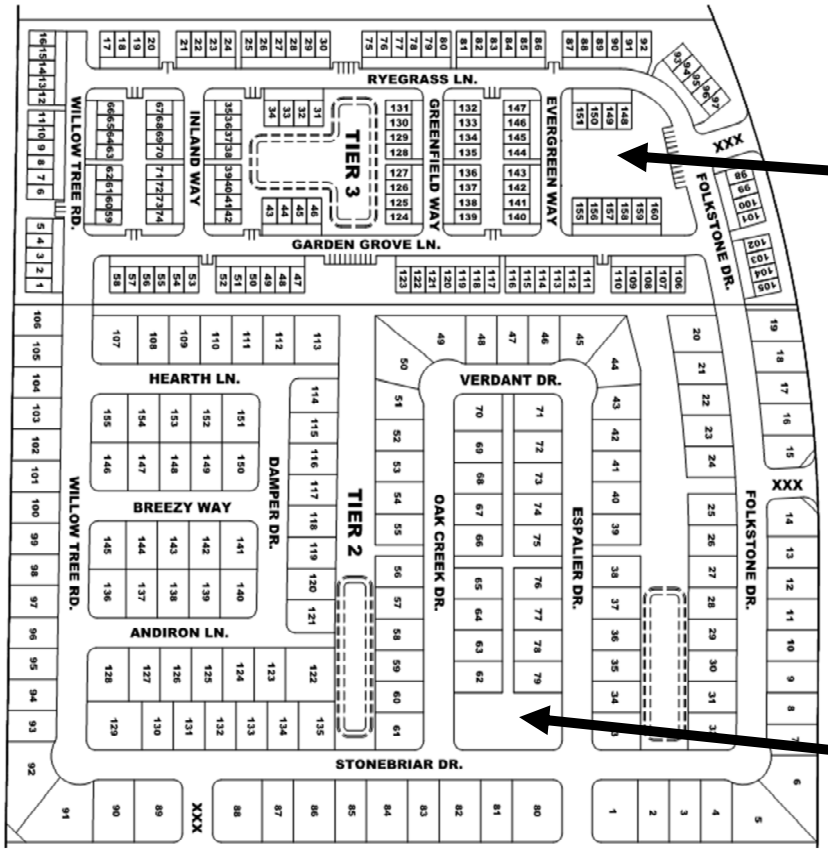
REVISIONS
1 -
2 -
3 -
4 -
5 -

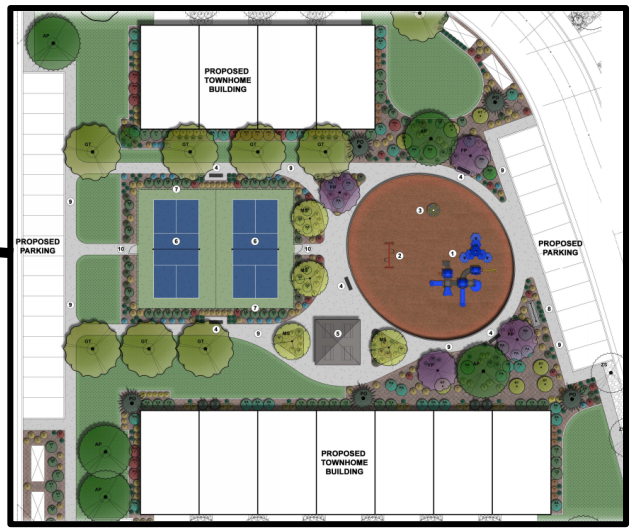
LEI PROJECT #: 2019-0029
DRAWN BY: DSE/MJV
DESIGNED BY: BTG
SCALE: 1" = 50'
DATE: 05/23/2018

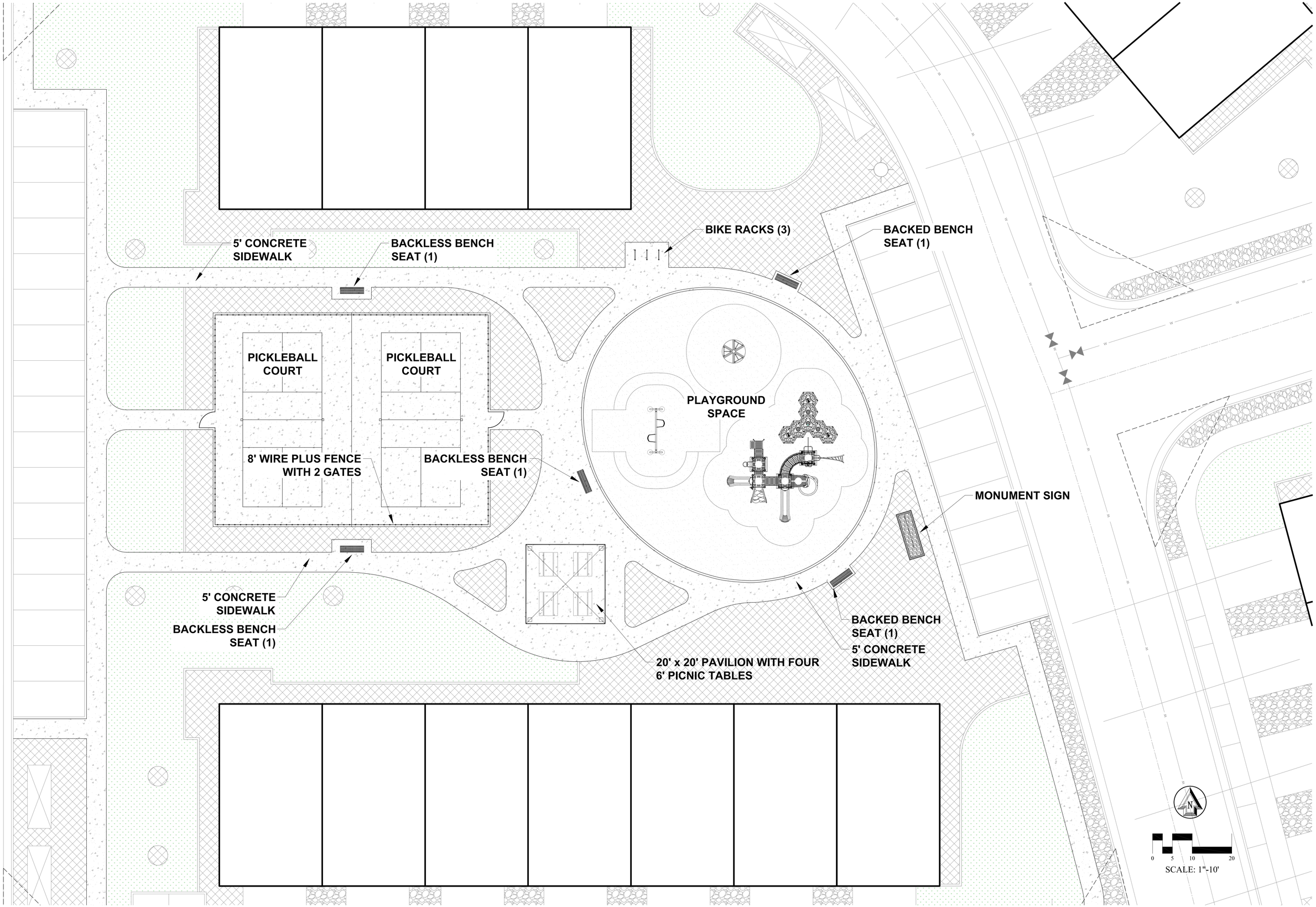
SHEET 2

Proposed Amenities

Locations






5' CONCRETE SIDEWALK
BACKLESS BENCH SEAT (1)
BIKE RACKS (3)
BACKED BENCH SEAT (1)
PICKLEBALL COURT
PICKLEBALL COURT
8' WIRE PLUS FENCE WITH 2 GATES
BACKLESS BENCH SEAT (1)
PLAYGROUND SPACE
MONUMENT SIGN
5' CONCRETE SIDEWALK
BACKLESS BENCH SEAT (1)
20' x 20' PAVILION WITH FOUR 6' PICNIC TABLES
BACKED BENCH SEAT (1)
5' CONCRETE SIDEWALK
N
0 5 10 20
SCALE: 1"-10'

	EAGLE MOUNTAIN CITY **CITY COUNCIL MEETING** **JULY 2, 2024**
TITLE:	DISCUSSION - Lower Tickville Wash--City Boundary to Porters Crossing
ITEM TYPE:	Discussion Item
FISCAL IMPACT:	To Be Determined
APPLICANT:	City Staff

CURRENT GENERAL PLAN DESIGNATION & ZONE	ACREAGE
Native Open Space	Approximately 60 Acres

PUBLIC HEARING
No

PREPARED BY
Todd Black, Wildlife Biologist/Environmental Planner

PRESENTED BY
Todd Black

RECOMMENDATION:
Staff would like the Council to give firm direction on how to proceed with addressing issues in Tickville Gulch (City Boundary to Porter's Crossing). We would like answers to the following questions:

- What can and what ought we do to resolve these issues?
- What is the timeline for addressing these issues?
- What are the financial implications for the City to address these issues?
- What responsibilities do the applicable developers have to address these issues?

BACKGROUND:
Staff has had discussions with the Council about the condition of and management actions needed for Tickville Gulch. These concerns are becoming more apparent and action is needed sooner, rather than later. At the May 6, 2024, Council Meeting, members of the public discussed some of these issues with Council. The cumulative effects of the issues plaguing the Gulch are causing it to not function as it should, and if not addressed could create even bigger issues over time, including loss of property.

The purpose of this discussion is to bring greater awareness to the issues at hand and obtain direction from the Council to address these issues.

Gulch issues include:

1. Past development, including the failed management practices of developers that include, but are not limited to:
    - Bank alteration and instability

    - Failed plantings
    - Dirt stockpiles

2. Excessive recreation in the the Gulch that has led to stability issues
3. Invasive/noxious weeds
4. Gulch sloughing and property loss

If given direction, staff will work with the Parks and Recreation Department to take feedback given from the Council, draft a plan, and return to present the plan to Council for its consideration. Likely, money and time will need to be invested to restore and maintain the Gulch. We need a firm resolve to address these issues.

ITEMS FOR CONSIDERATION:
The following are some items to consider and discuss:

- Put up signs and barricades to restrict motorized vehicles in the Gulch
- Close the Gulch down to foot traffic only
- Involve LE/CE to enforce applicable requirements, restrictions, prohibitions, etc.
- What additional code may be needed
- Actively pursuing every grant/funding opportunity, including MAG 2025 monies
- What, if any, responsibilities do developers have for addressing/resolving the subject issues
- What funding sources can we use to address these issues and implement future monitoring, conditions, and maintenance

PLANNING COMMISSION ACTION/RECOMMENDATION:
Presented to the Planning Commission on May 14, 2024.

ATTACHMENTS:
1. Tickville Gulch Concept Plan
2. Area Map
3. Ephemeral Streams

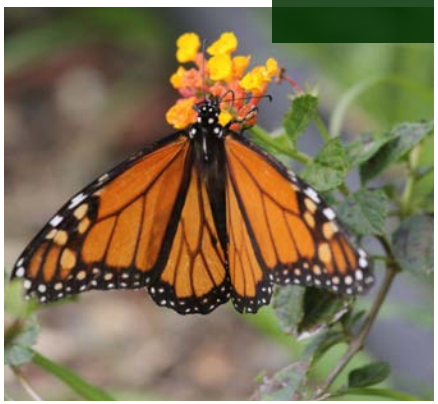
EAGLE MOUNTAIN

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

Tickville Gulch Natural Park

Concept Plan

| Preseverate
| Cultivate
| Educate



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

STEVE MUMFORD
Community Development Director

BRAD HICKMAN
Parks Department Director

TODD BLACK
Wildlife Biologist

AUG
2022

EAGLE
MOUNTAIN

Tickville Gulch Nature Park
Concept Plan

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

EAGLE MOUNTAIN

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Tickville Gulch Nature Park Concept Plan

1. Introduction

A. Geographic Location Of The Gulch (Existing Condition)

I. General Sizes, Geographic Location

Ii. Tagert Area (Map)

Iii. Areas Owned By EMC

Iv. Types Of Developments Around The Gulch

V. Crossing Points

Vi. Arial Images Of The Gulch

2. Challenges

A. Natural Challenges

B. Man-Made Hardships

C. Land Ownership

3. Public Input

A. Objective

B. Public Engagement Result

4. Vision

5. Implementation

A. Plan Of Implementation

I. Perservate

Ii. Cultivate

Iii. Educate

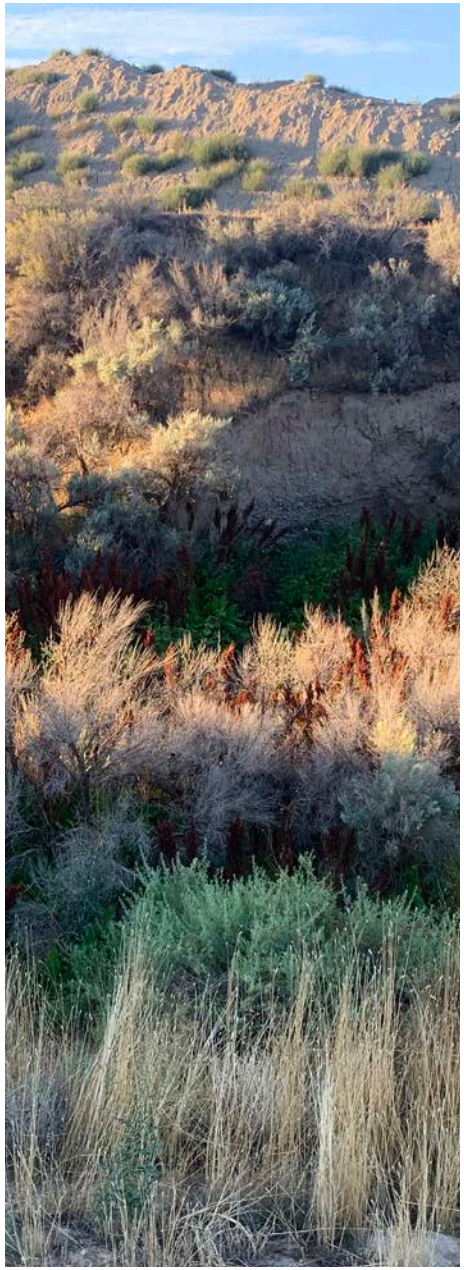
6. Design

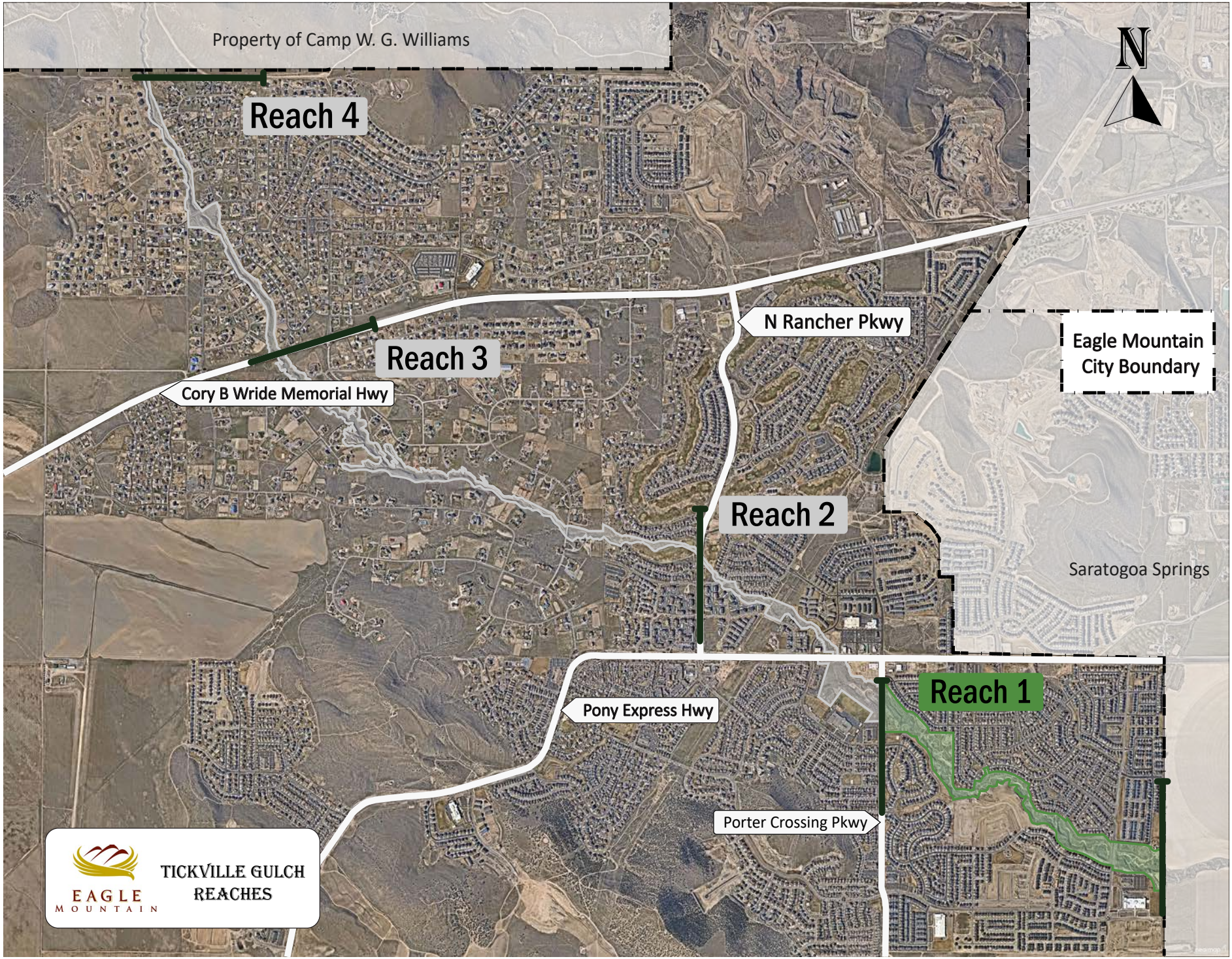
Tickville Gulch Nature Park
Concept Plan

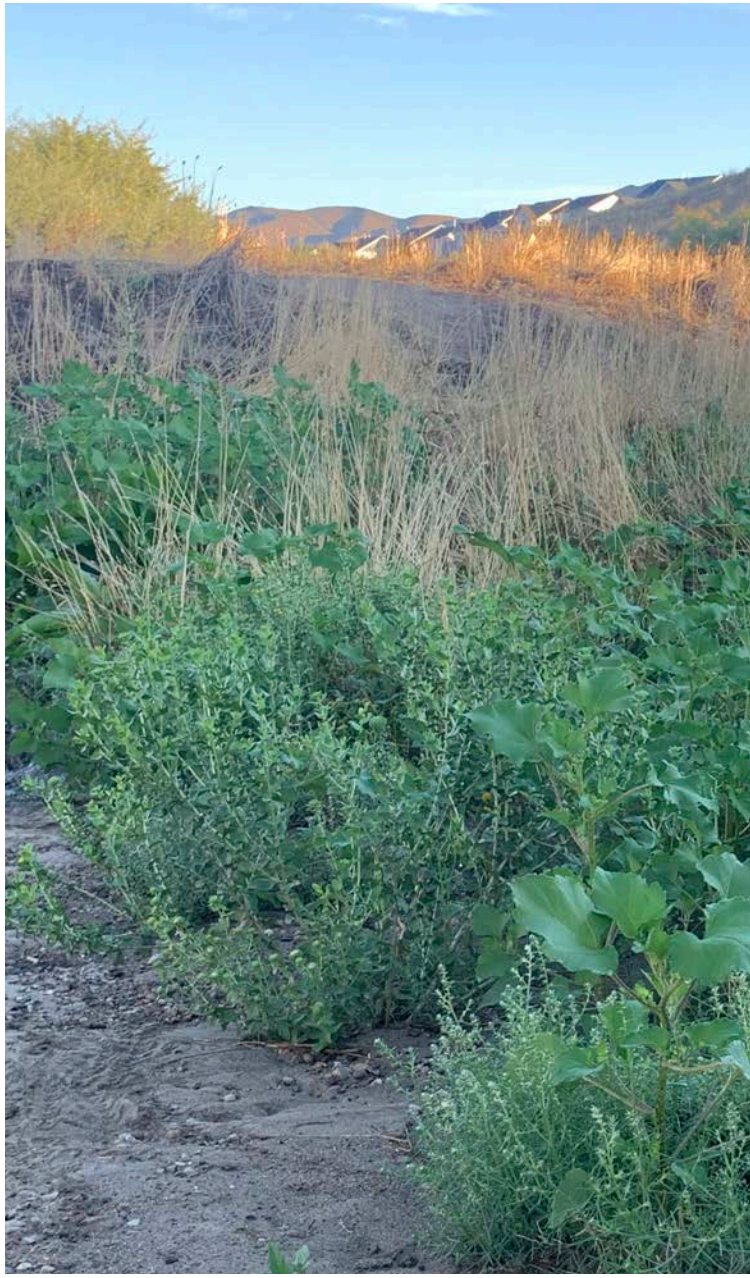
PLANNING DEPARTMENT
801-789-6647 1650 Stagecoach Run, Eagle Mountain, UT

Tickville Gulch Nature Park
Concept Plan

1 INTRODUCTION

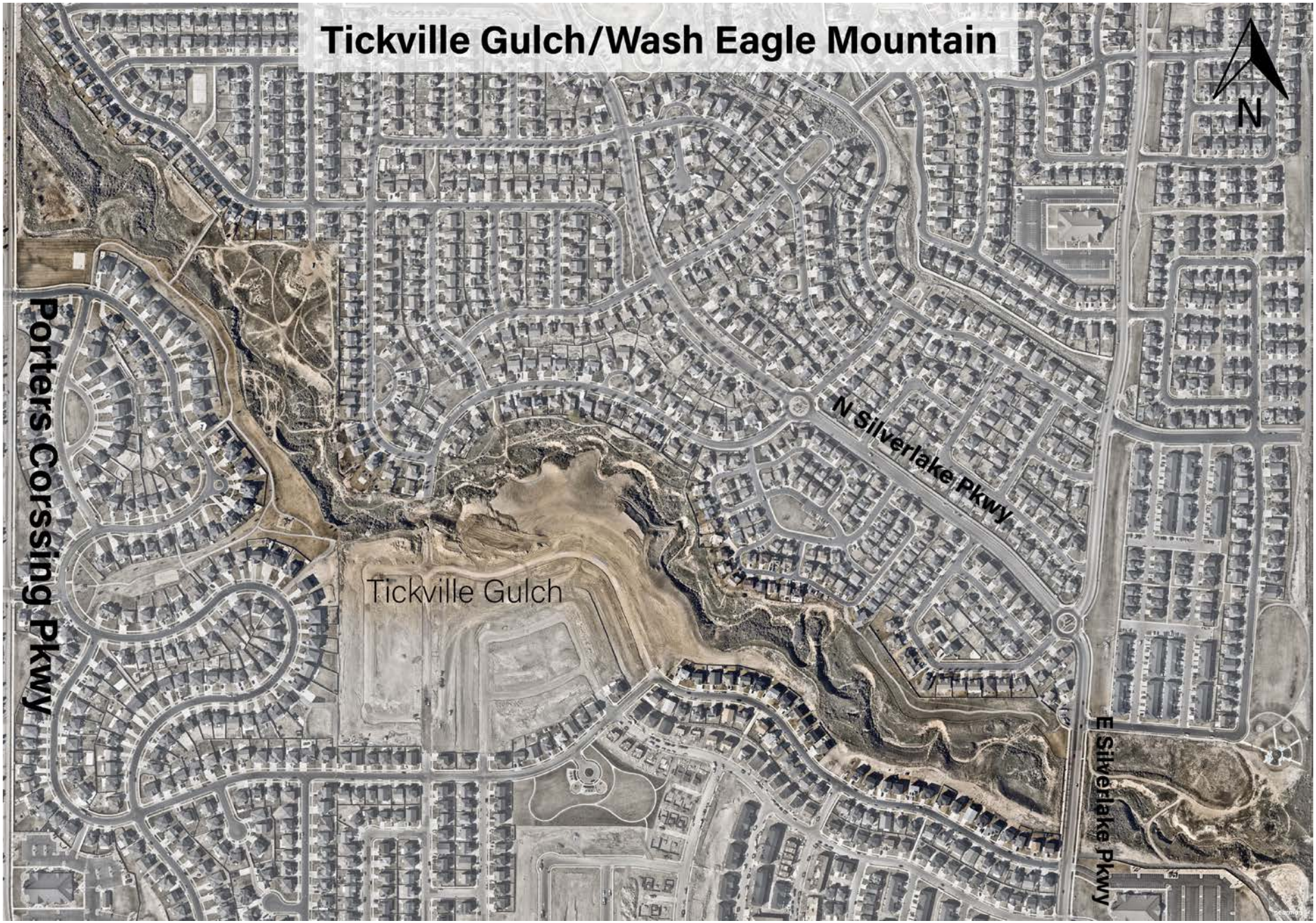


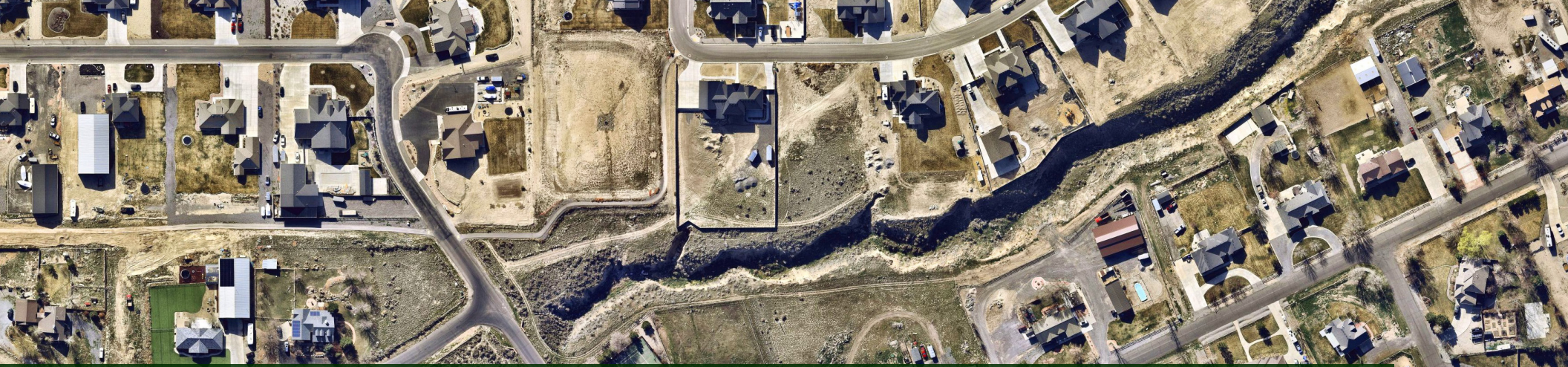

Property of Camp W. G. Williams
N
Reach 4
Reach 3
N Rancher Pkwy
Eagle Mountain
City Boundary
Cory B Wride Memorial Hwy
Reach 2
Saratogoa Springs
Reach 1
Pony Express Hwy
Porter Crossing Pkwy
EAGLE
MOUNTAIN
TICKVILLE GULCH
REACHES



Tickville Concept Plan

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


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



Geographic Overview Of The Gulch

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

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

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

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

SOIL TYPE

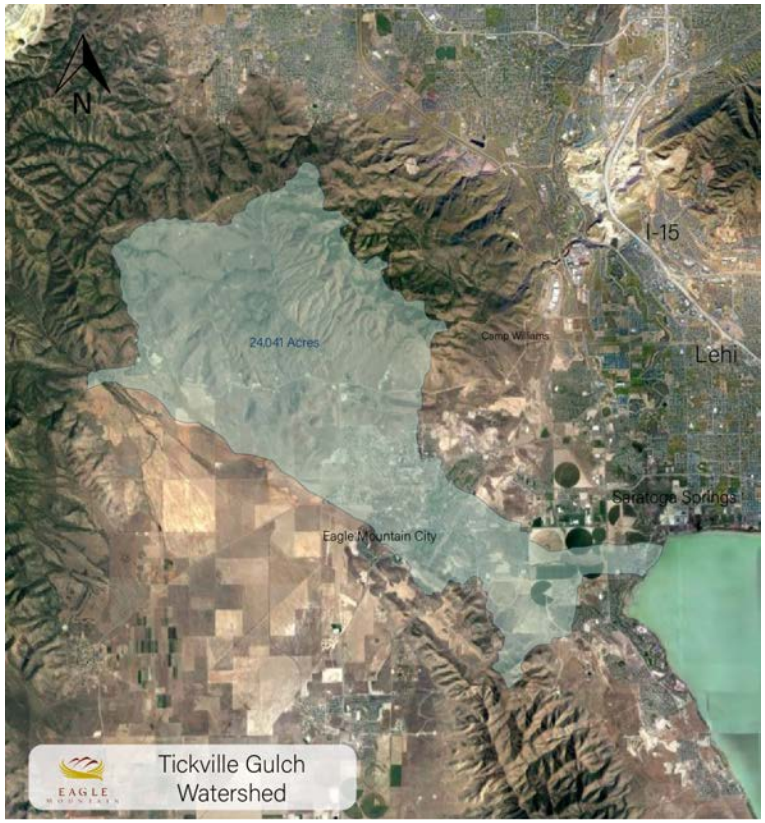
The main soil types within the gulch and on the bank of the gulch are Juab loam and Orcky gravelly fine sandy loam. Juab loam has a weak medium subangular blocky structure. The soil is slightly hard, friable, slightly sticky and slightly plastic. The soil is very fine and with fine roots and very fine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

ECOLOGICAL PURPOSES OF THE GULCH

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

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

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



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Tickville Gulch Nature Park
Concept Plan

CHALLENGES

Challenges

NATURAL CHALLENGES

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

MAN-MADE HARDSHIPS

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

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

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

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

LAND OWNERSHIP

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

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

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Tickville Gulch Nature Park

Concept Plan

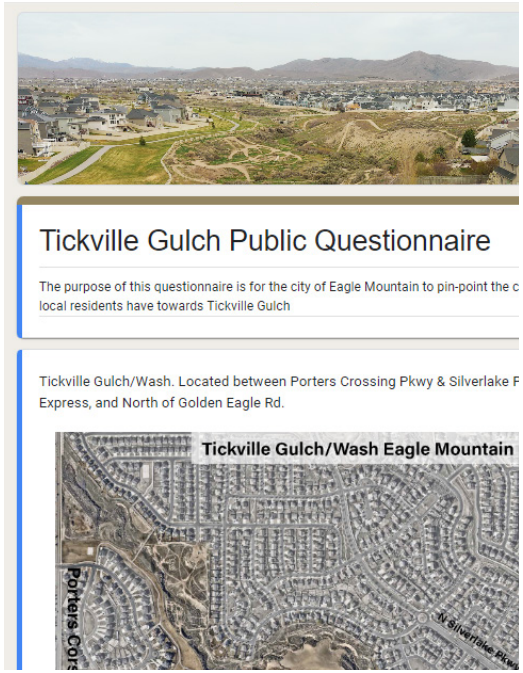
PUBLIC INPUT

Objective

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

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

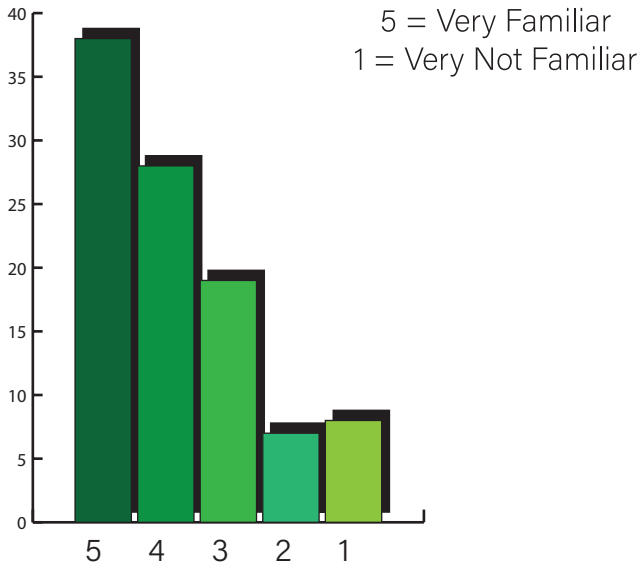
The second objective of the survey was to get an estimate



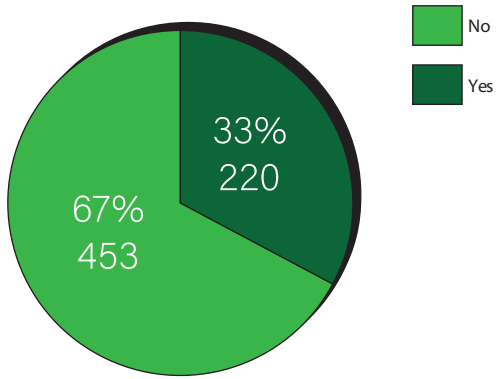
of the main uses of Tickville as the activities within the gulch can greatly influence the environmental circumstances of the gulch. Some uses are identified to pose a threat to the existing vegetation in the gulch, while uses tend to escalate the erosion situation on the gulch bank. EMC felt critical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

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

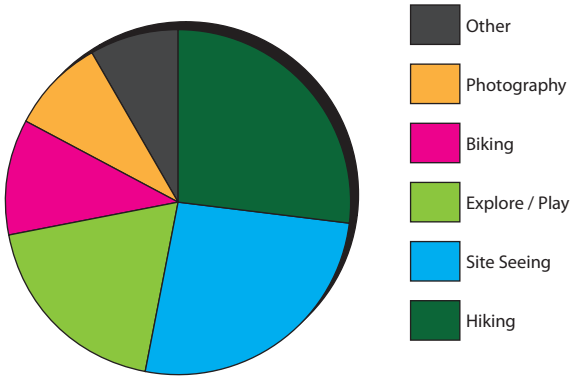
1. What is your familiarity of Tickville Gulch in Eagle Mountain



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

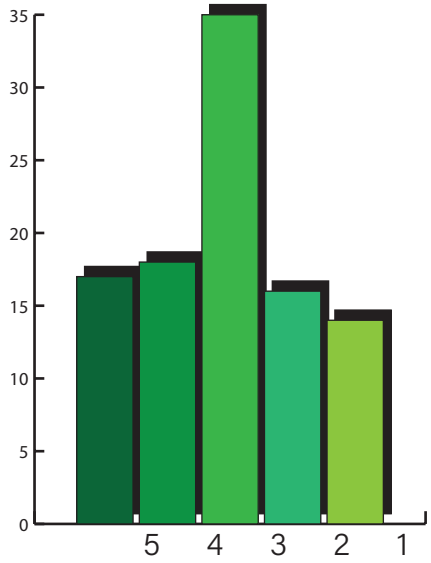


3. What activities do you or anyone within your family do within the gulch? Select up to 3.

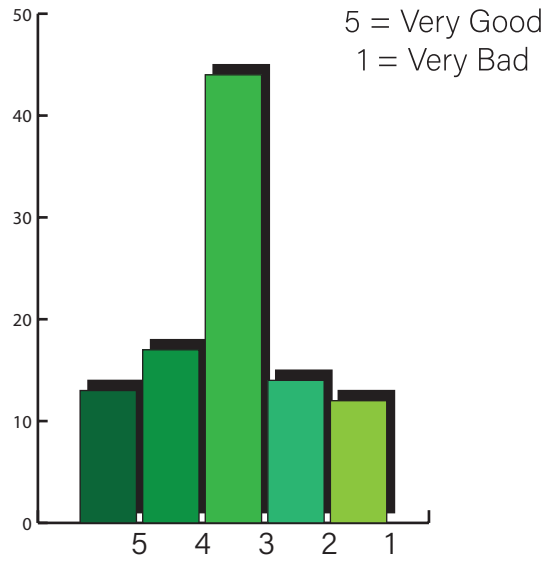


4. How do you see the current use and condition of the gulch?

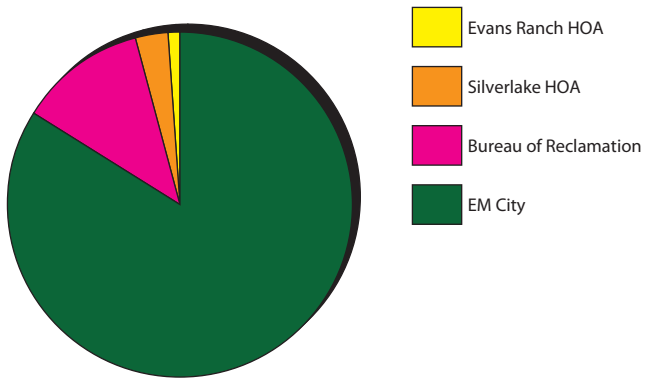
5 = Very Good
1 = Very Bad



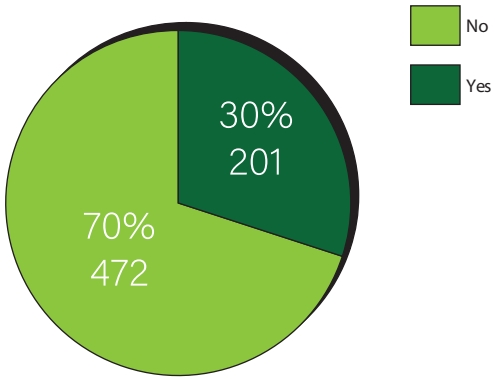
5. How would you rate your satisfication with the current conditions of the wash?



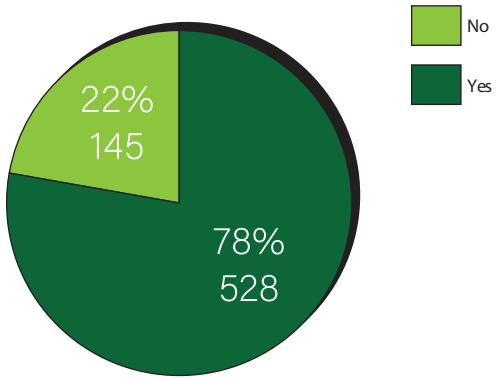
6. Who do you believe is currently responsible for the management of the wash?



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



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



Survey Result Conclusion:

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

Tickville Gulch
Nature Park
Concept Plan

4 VISION

VISION

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

5

Tickville Gulch Nature Park

Concept Plan

IMPLEMENTATION

Plan of Implementation

Perservate

Cultivate

Educate

PERSERVATE

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

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

CULTIVATE

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

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

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

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

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

EDUCATION

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

EAGLE MOUNTAIN CITY

PARKS AND OPEN SPACE
MASTER PLAN

EAGLE
MOUNTAIN

A. Signages and Kiosks

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

Warning Signs

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

Informational Signs

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

Directional Signs

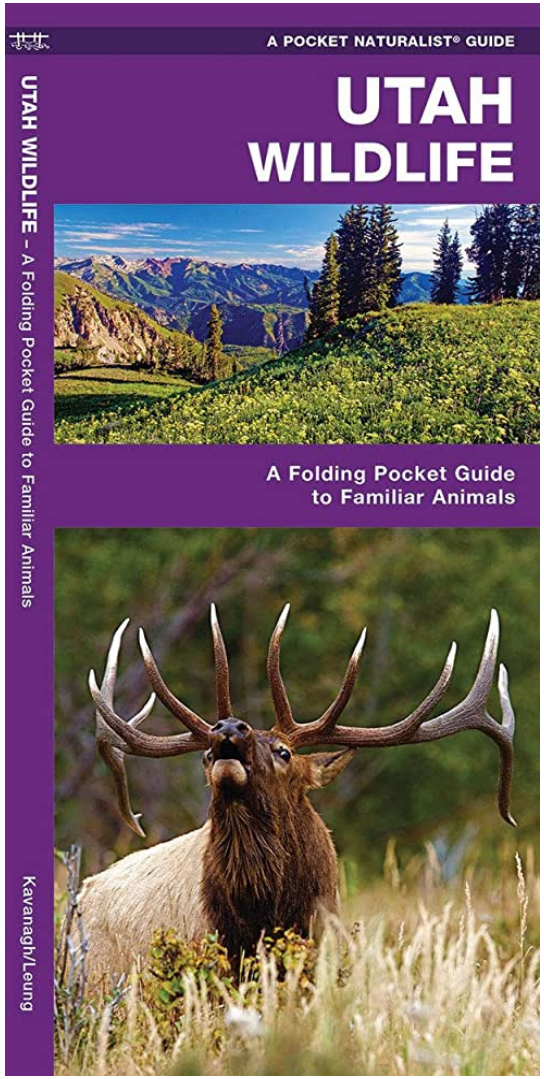
Directional signs to assist park users to orientate directions will be placed within the nature park. Directional signs will mainly inform residents of directions and neighborhoods that are along the park. This type of sign is placed to help understand the importance of the wash within the community,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

Informational Kiosks

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

B. Out Reach and Education

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



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

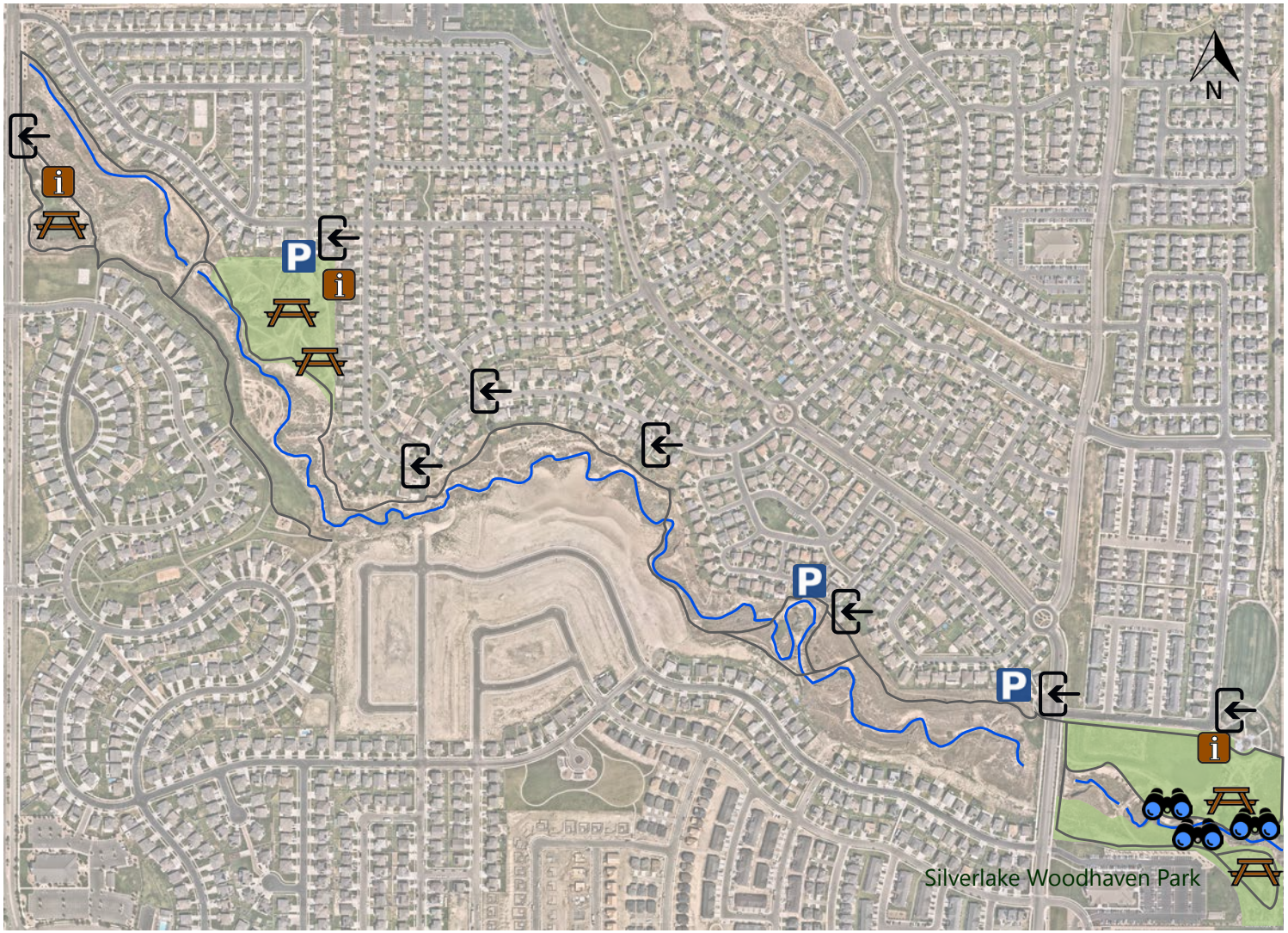
6

Tickville Gulch Nature Park

Concept Plan

DESIGN

Overall Design of Tickville Nature Park



Bottom of Wash

Trails

Parking

Outdoor Tables

Bird Watch Pavilions

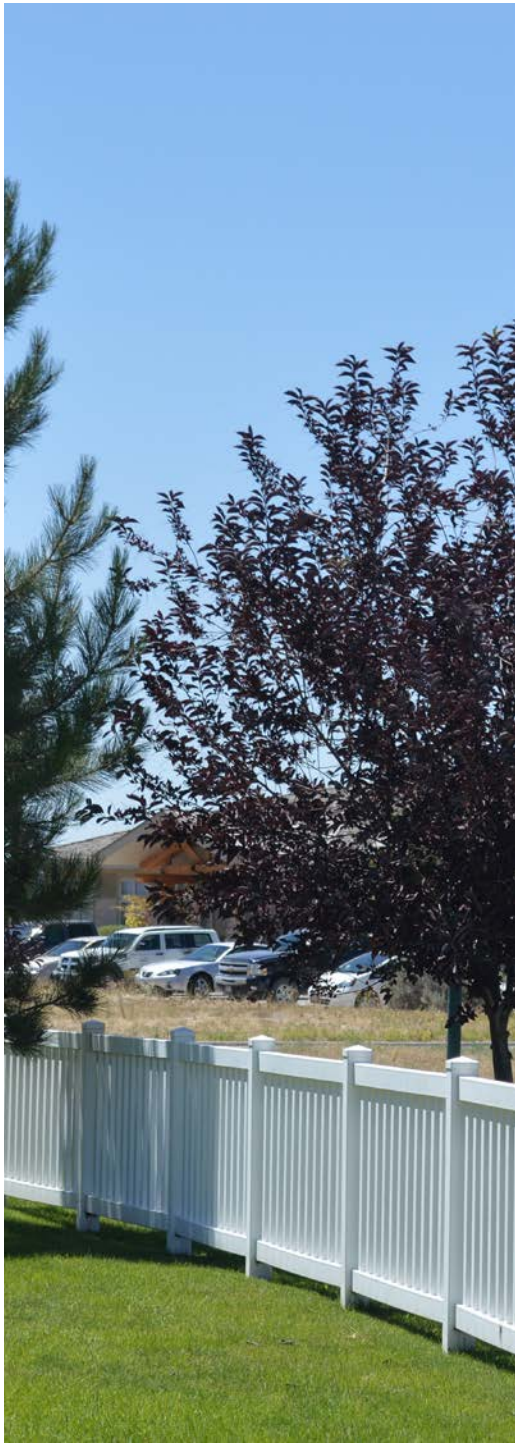
Kiosks

Entry Points

Design Objectives

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

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



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

Silver Lake Park

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

Willow-Oak Park

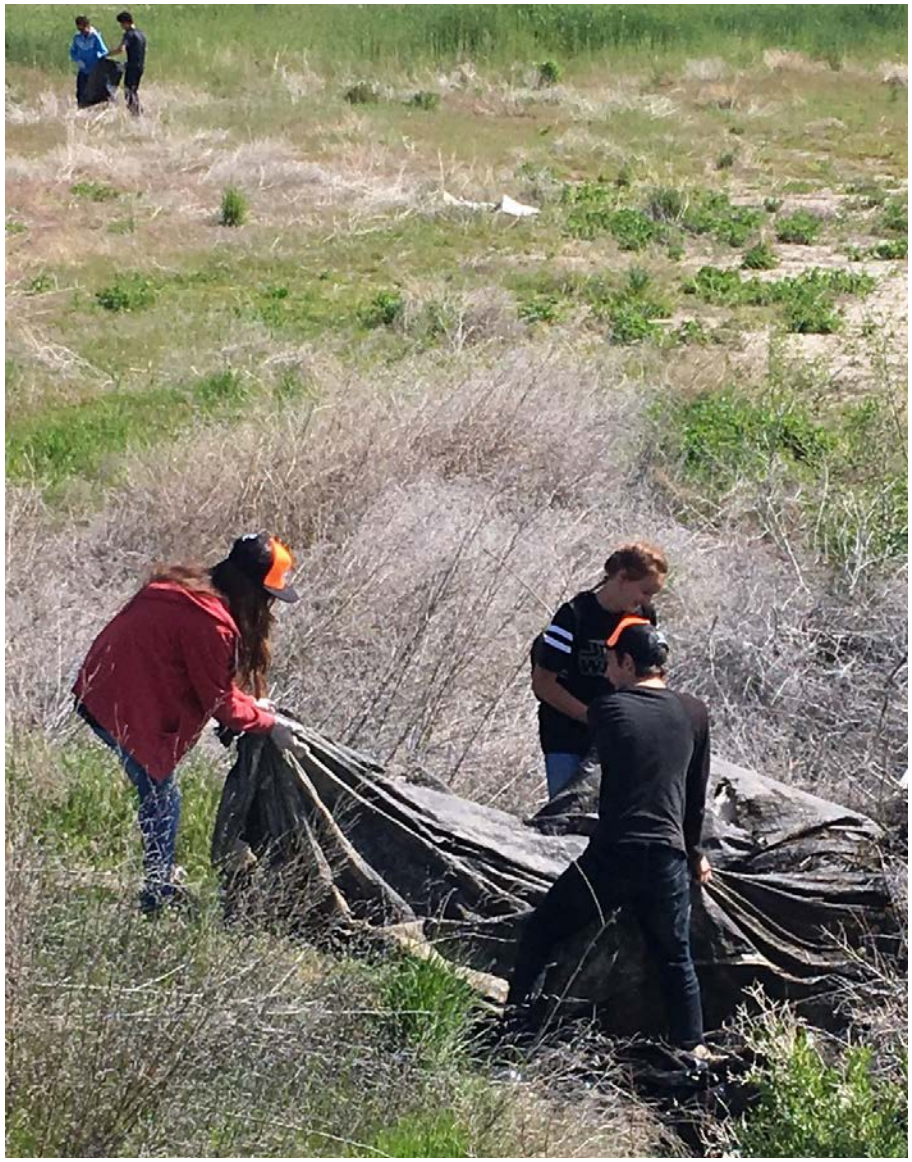
- Bird Watching Pavilions
- Paved Trail
- Unpaved Trail
- Information Kiosks
- Warning Signages
- Large Pavilion
- Picnic Table

Phases of Implementation

Phase 1: Clear Up The Wash And Fence Off Perimeter

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

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

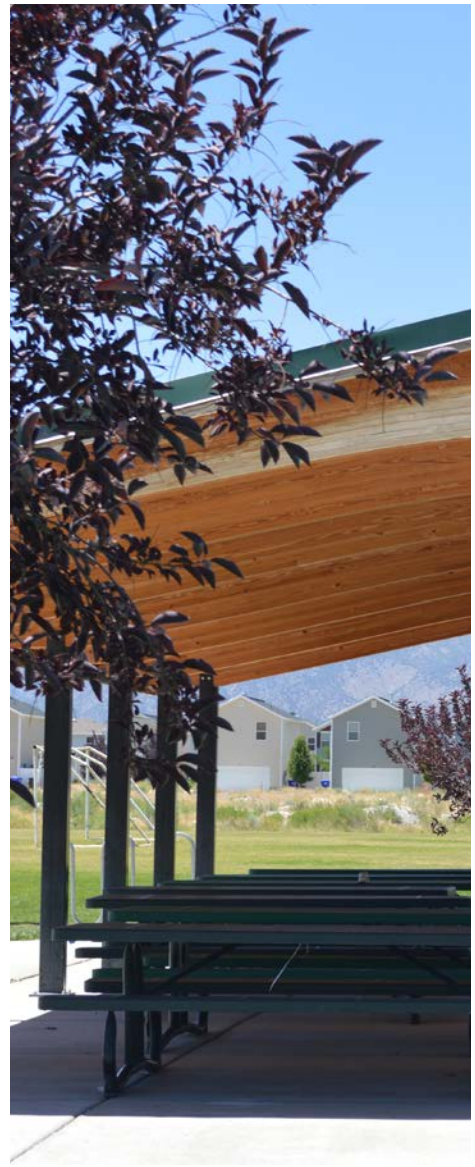


Phase 2: Installation of Signages and Trails

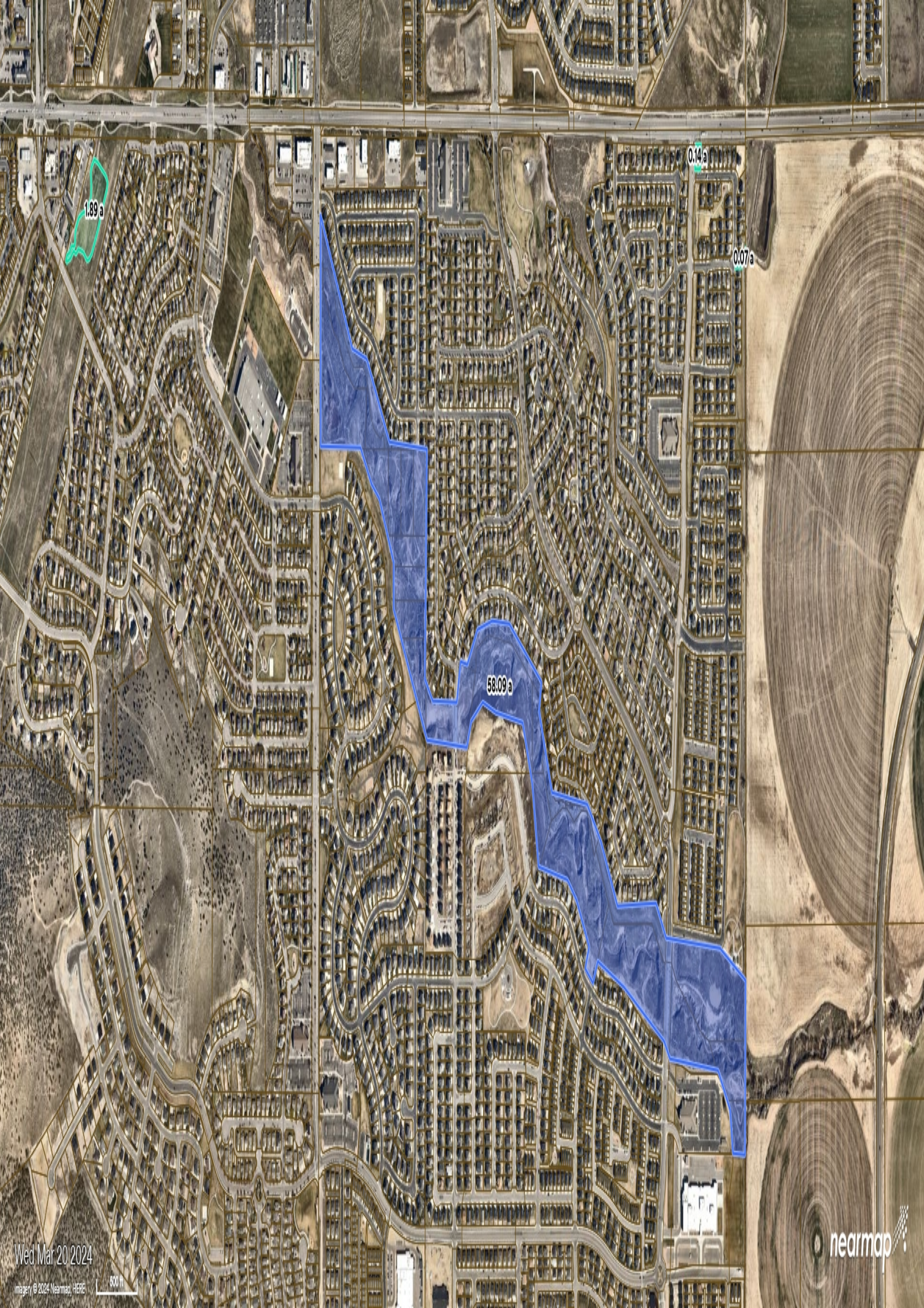
The second phase of funding will be mainly used on the installation of signs and trails. With the main body of the wash protected with the fencing, the next step is to provide guidance to the activities taking place within Tickville. Signages will serve the main role of warning for activities that pose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

Phase 3: Installation of Facilities

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



EAGLE
MOUNTAIN


1.89 a
0.14 a
0.07 a
58.09 a
Wed Mar 20 2024
imagery © 2024 Nearmap, HERE
800 ft
nearmap

Ephemeral Streams—why are they needed and important to EMC

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

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

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

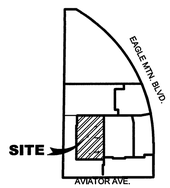
Currently EMC mostly deals with addressing problems, fixing disasters, and a band aid approach to issues/concerns in the wash, i.e., debris in the wash that restricts flow. However, EMC realizes there are bigger issues/problems/environmental concern, management issues, and things we need to be doing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

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

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

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

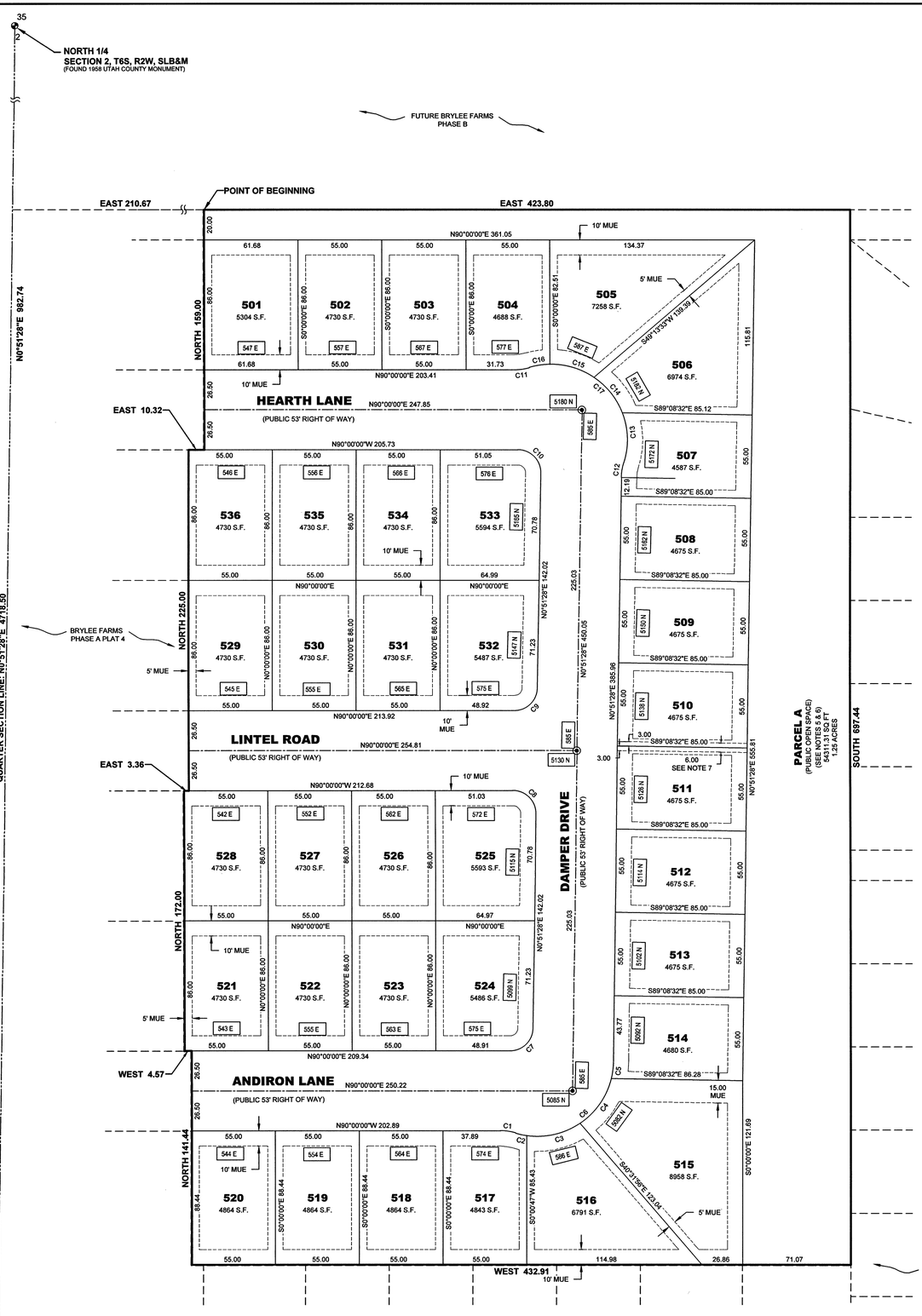
VICINITY MAP



EAGLE MOUNTAIN

NOTES:

1. ⦿ ... TYPE II MONUMENT (ALUMINUM CAP AND REBAR) TO BE SET.
2. #5 REBAR & CAP TO BE SET AT ALL LOT CORNERS. NAIL AND BRASS WASHER TO BE SET IN TOP OF CURB @ PROJECTION OF SIDE LOT LINES.
3. ALL SITE PLANS SUBMITTED WITH BUILDING PERMIT APPLICATION SHALL SHOW THE LOCATION OF UTILITY CONNECTIONS. NO WATER METERS ALLOWED IN DRIVEWAYS.
4. SIDE LOT SETBACKS TO BE IN ACCORDANCE WITH MASTER SETBACK EXHIBIT AND AGREEMENT APPROVED BY THE CITY OF EAGLE MOUNTAIN.
5. PARCEL A IS ▭ ... PUBLIC UTILITY AND ACCESS/PEDESTRIAN EASEMENTS IN THEIR ENTIRETY.
6. PARCEL A IS ▭ DEDICATED TO EAGLE MOUNTAIN CITY. LANDSCAPE & MAINTENANCE BY BRYLEE FARMS HOMEOWNERS ASSOCIATION.
7. ACCESS EASEMENT IN FAVOR OF BRYLEE FARMS HOMEOWNERS ASSOCIATION AND EAGLE MOUNTAIN CITY. FENCES TO BE PLACED ON EASEMENT LINE. BRYLEE FARMS HOMEOWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR ALL IMPROVEMENTS AND MAINTENANCE.



TABULATIONS

TOTAL ACREAGE:	6.92 ACRES
BUILDABLE ACREAGE:	6.92 ACRES
OVERALL DENSITY:	5.20 UNITS/ACRE
TOTAL # OF LOTS:	36
MINIMUM LOT SIZE:	4,587 S.F
MAXIMUM LOT SIZE:	8,958 S.F
AVERAGE LOT SIZE:	5,924 S.F
TOTAL ACREAGE IN LOTS:	4.24 AC
TOTAL OPEN SPACE:	1.25 ACRES
TOTAL IMPROVED OPEN SPACE:	1.25 ACRES
TOTAL ACREAGE IN ROW:	1.43 ACRES
PAVED AREA:	0.78 ACRES

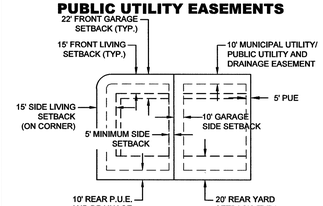
CURVE TABLE

CURVE	RADIUS	DELTA	LENGTH	CHORD
C1	35.00	16°29'50"	10.08	N81°45'05"W 10.04
C2	50.00	8°26'31"	7.37	N77°43'49"W 7.36
C3	50.00	42°06'24"	36.75	S76°59'43"W 35.92
C4	50.00	42°06'15"	36.74	S34°53'23"W 35.92
C5	50.00	12°58'48"	11.33	S7°20'52"W 11.30
C6	50.00	105°37'58"	92.18	S53°40'27"W 79.67
C7	15.00	89°08'32"	23.34	N45°25'44"E 21.05
C8	15.00	90°51'28"	23.79	N44°34'16"W 21.37
C9	15.00	89°08'32"	23.34	N45°25'44"E 21.05
C10	15.00	90°51'28"	23.79	N44°34'16"W 21.37
C11	35.00	16°29'57"	10.08	N81°45'01"E 10.04
C12	35.00	16°29'57"	10.08	S9°06'27"W 10.04
C13	50.00	38°25'45"	33.54	S1°51'27"E 32.91
C14	50.00	34°57'24"	30.51	S38°33'01"E 30.03
C15	50.00	34°58'18"	30.52	S73°30'52"E 30.05
C16	50.00	15°29'56"	13.53	N81°15'01"E 13.48
C17	50.00	123°51'23"	108.09	S44°34'16"E 88.24

LEGEND

- BOUNDARY LINE
- CENTERLINE
- EASEMENT LINE
- EXISTING LOT LINES
- PROPOSED LOT LINE
- ⦿ PROPOSED MONUMENT
- ◕ EXISTING MONUMENTS

TYPICAL BUILDING SETBACKS & PUBLIC UTILITY EASEMENTS



ROCKY MOUNTAIN POWER APPROVAL

1. PURSUANT TO UTAH CODE ANN. §54-3-27 THIS PLAT CONVEYS TO THE OWNER(S) OR OPERATORS OF UTILITY FACILITIES A PUBLIC UTILITY EASEMENT ALONG WITH ALL THE RIGHTS AND DUTIES DESCRIBED THEREIN.
2. PURSUANT TO UTAH CODE ANN. §17-27a-603(4)(c)(ii) ROCKY MOUNTAIN POWER ACCEPTS DELIVERY OF THE PUE AS DESCRIBED IN THIS PLAT AND APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS AND APPROXIMATES THE LOCATION OF THE PUBLIC UTILITY EASEMENTS, BUT DOES NOT WARRANT THEIR PRECISE LOCATION. ROCKY MOUNTAIN POWER MAY REQUIRE OTHER EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT AFFECT ANY RIGHT THAT ROCKY MOUNTAIN POWER HAS UNDER:
   (1) A RECORDED EASEMENT OR RIGHT-OF-WAY.
   (2) THE LAW APPLICABLE TO PRESCRIPTIVE RIGHTS.
   (3) TITLE 54, CHAPTER 8a, DAMAGE TO UNDERGROUND UTILITY FACILITIES
   (4) ANY OTHER PROVISION OF LAW.

ROCKY MOUNTAIN POWER — DATE

10-27-2022

LEI
- A Utah Corporation -
ENGINEERS
SURVEYORS
PLANNERS
3302 N. Main Street
Spanish Fork, UT 84660
Phone: 801.798.0555
Fax: 801.798.9393
office@lei-eng.com
www.lei-eng.com

SURVEYOR'S CERTIFICATE

I, CHAD A. POULSEN, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 501182 IN ACCORDANCE WITH TITLE 58, CHAPTER 22, OF UTAH STATE CODE. I FURTHER CERTIFY BY AUTHORITY OF THE OWNER(S), THAT I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS PLAT IN ACCORDANCE WITH SECTION 17-23-17, OF SAID CODE, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, BLOCKS, STREETS, AND EASEMENTS, AND THE SAME HAS, OR WILL BE, CORRECTLY SURVEYED, STAKED, AND MONUMENTED ON THE GROUND AS SHOWN ON THIS PLAT, AND THAT THIS PLAT IS TRUE AND CORRECT.

BOUNDARY DESCRIPTION

A PORTION OF THE SOUTHEAST QUARTER OF SECTION 2, TOWNSHIP 6 SOUTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN, LOCATED IN EAGLE MOUNTAIN, UTAH, DESCRIBED AS FOLLOWS:

BEGINNING AT POINT LOCATED N0°51'28"E ALONG THE QUARTER SECTION LINE 982.74 FEET AND EAST 210.67 FEET FROM THE SOUTH 1/4 CORNER OF SECTION 2, TOWNSHIP 6 SOUTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN; THENCE EAST 423.80 FEET; THENCE SOUTH 697.44 FEET; THENCE WEST 432.91 FEET; THENCE NORTH 141.44 FEET; THENCE WEST 4.57 FEET; THENCE NORTH 172.00 FEET; THENCE EAST 3.36 FEET; THENCE NORTH 225.00 FEET; THENCE EAST 10.32 FEET; THENCE NORTH 159.00 FEET TO THE POINT OF BEGINNING.

CONTAINS: ±6.92 ACRES

October 27, 2022
DATE

SURVEYOR
(See Seal Below)

OWNERS DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WE, ALL OF THE UNDERSIGNED OWNERS OF ALL OF THE PROPERTY DESCRIBED IN THE SURVEYOR'S CERTIFICATE HEREON AND SHOWN ON THIS MAP, HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, BLOCKS, STREETS AND EASEMENTS AND DO HEREBY DEDICATE THE STREETS, EASEMENTS AND OTHER PUBLIC AREAS AS INDICATED HEREON FOR PERPETUAL USE OF THE PUBLIC.

IN WITNESS HEREOF WE HAVE HEREUNTO SET OUR HANDS THIS 27th DAY OF October, A.D. 20 22

Nathan W. Pugsley
Manager
Brighton Development Utah LLC

ACKNOWLEDGMENT

STATE OF UTAH
S.S.
COUNTY OF UTAH

ON THE 27 DAY OF October, A.D. 20 22, PERSONALLY APPEARED BEFORE ME Nathan W. Pugsley THE SIGNER(S) OF THE FOREGOING DEDICATION WHO DULY ACKNOWLEDGE TO ME THAT THEY DID EXECUTE THE SAME.

NOTARY PUBLIC FULL NAME: JARED MCCARTY
COMMISSION NUMBER: 725633
MY COMMISSION EXPIRES: JULY 31, 2026
A NOTARY PUBLIC COMMISSIONED IN UTAH

ACCEPTANCE BY LEGISLATIVE BODY

THE Eagle Mountain CITY COUNCIL OF Eagle Mountain CITY, COUNTY OF UTAH, APPROVES THIS SUBDIVISION AND HEREBY ACCEPTS THE DEDICATION OF ALL STREETS, EASEMENTS, AND OTHER PARCELS OF LAND INTENDED FOR PUBLIC PURPOSES FOR THE PERPETUAL USE OF THE PUBLIC THIS 8 DAY OF November A.D. 20 22

APPROVED BY MAYOR — City Attorney

APPROVED — ENGINEER (See Seal Below) — ATTEST — CLERK-RECORDER (See Seal Below)

~~BOARD OF HEALTH~~

~~APPROVED AS TO THE FOLLOWING CONDITIONS:~~

~~UTAH COUNTY HEALTH DEPARTMENT~~

DOMINION ENERGY UTAH ACCEPTANCE

QUESTAR GAS COMPANY DBA DOMINION ENERGY UTAH APPROVES THIS PLAT FOR THE PURPOSE OF APPROXIMATING THE LOCATION, BOUNDARIES, COURSE AND DIMENSIONS OF THE RIGHTS-OF-WAY AND EASEMENT GRANTS AND EXISTING UNDERGROUND FACILITIES. NOTHING HEREIN SHALL BE CONSTRUED TO WARRANT OR VERIFY THE PRECISE LOCATION OF SUCH ITEMS. THE RIGHTS-OF-WAY AND EASEMENTS ARE SUBJECT TO NUMEROUS RESTRICTIONS APPEARING ON THE RECORDED RIGHT-OF-WAY AND EASEMENT GRANT(S). DOMINION ENERGY UTAH ALSO APPROVES THIS PLAT FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS; HOWEVER, DOMINION ENERGY UTAH MAY REQUIRE ADDITIONAL EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT CONSTITUTE ABROGATION OR WAIVER OF ANY OTHER EXISTING RIGHTS, OBLIGATIONS OR LIABILITIES INCLUDING PRESCRIPTIVE RIGHTS AND OTHER RIGHTS, OBLIGATIONS OR LIABILITIES PROVIDED BY LAW OR EQUITY. THIS APPROVAL DOES NOT CONSTITUTE ACCEPTANCE, APPROVAL OR ACKNOWLEDGMENT OF ANY TERMS CONTAINED IN THE PLAT, INCLUDING THOSE SET FORTH IN THE OWNERS DEDICATION OR THE NOTES, AND DOES NOT CONSTITUTE A GUARANTEE OF PARTICULAR TERMS OR CONDITIONS OF NATURAL GAS SERVICE. FOR FURTHER INFORMATION PLEASE CONTACT DOMINION ENERGY UTAH'S RIGHT-OF-WAY DEPARTMENT AT 801-366-8532.

QUESTAR GAS COMPANY DBA DOMINION ENERGY UTAH

APPROVED THIS 28 DAY OF October, 2022

BY- Mylund Hunt

TITLE- Signature Rep

ENT 3414:2023 Map # 18622
ANDREA ALLEN
UTAH COUNTY RECORDER
2023 Jan 19 3:17 PM FEE 124.00 BY TM
RECORDED FOR EAGLE MOUNTAIN CITY

DIRECT COMMUNICATIONS APPROVAL

DIRECT COMMUNICATIONS CEDAR VALLEY, LLC CERTIFIES THAT IT WILL PROVIDE TELECOMMUNICATIONS SERVICES TO THIS SUBDIVISION UTILIZING THE TRENCHES PROVIDED BY THE DEVELOPER AS PER THE DIRECT COMMUNICATIONS CEDAR VALLEY P.S.C. UTAH NO. 1 TARIFF.

Marjorie Clifford — 10/28/2022
DIRECT COMMUNICATIONS — DATE

PHASE A PLAT 5

BRYLEE FARMS

SUBDIVISION
LOCATED IN THE SOUTHEAST QUARTER OF SECTION 2, T6S, R2W, SLB&M
EAGLE MOUNTAIN CITY — UTAH COUNTY, UTAH

SCALE: 1" = 40'

SURVEYOR'S SEAL	NOTARY PUBLIC SEAL	CITY-COUNTY ENGINEER SEAL	COUNTY-RECORDER SEAL
STATE OF UTAH — CHAD A. POULSEN — No. 501182 — 10/27/2022 — SURVEYOR		LICENSED PROFESSIONAL ENGINEER — No. 396652 — CHRISTOPHER TOUR — TRUSTY — 1-1-22 — STATE OF UTAH	CORPORATE SEAL — EAGLE MOUNTAIN — EST. 1996 — STATE OF UTAH

This form approved by Utah County and the municipalities therein. LEI #18-0021

SCALE: 1" = 40'

2565 N PONY EXPRESS PKWY
EAGLE MOUNTAIN, UT 84005
EAGLEMOUNTAINCITY.ORG

ENGINEERING

Monday, June 17, 2024

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

SUBJECT: **Brylee Farms phase 'A' plat 5 out of warranty Bond Release**

City Recorder:

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

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

Sincerely,

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

Cc: Fionnuala Kofoed, City Recorder

2565 N PONY EXPRESS PKWY
EAGLE MOUNTAIN, UT 84005
EAGLEMOUNTAINCITY.ORG

ENGINEERING

DATE: Monday, June 17, 2024
TO: Chris Trusty
FROM: Robert Ballif Engineering Assistant
SUBJECT: Brylee Farms phase "A" plat 5 walk through-updated

A walk-thru was performed on the above subdivision. The following were present.

Robert Ballif – Engineering Tech. 1

After performing a walk-through, we have the following comments:

General Notes:

1. ~~Exit sewer video.~~
2. ~~Clean up all sidewalks and curbs and check for damaged sections to be replaced.~~

Hearth Ln.:

1. ~~House #546 missing sections of sidewalk.~~
2. ~~South side of the road has snow, construction debris & dirt on the sidewalk, check walk for broken areas.~~
3. ~~Lot #503 sections of sidewalk to be replaced.~~
4. ~~House #576 sections of sidewalk to be replaced.~~

Damper Dr.:

1. Lot #532 sections of sidewalk to be replaced. Sections of sidewalk to be replaced before C of O.
2. ~~The road has construction debris & dirt on the sidewalk, check walk for broken areas.~~
3. ~~Lot #524 sections of sidewalk to be replaced and sidewalk covered in dirt at concrete wash out area.~~

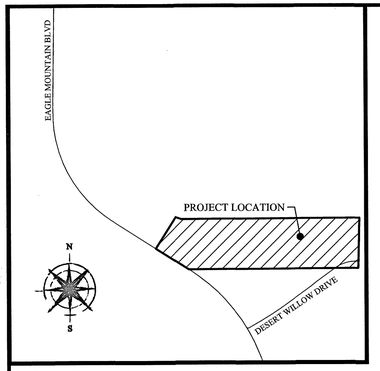
Lintel Rd.:

1. ~~The road has construction debris & dirt on the sidewalk, check walk for broken areas.~~
2. ~~The sidewalk down this road also has multiple sections of sidewalk to be replaced.~~

Andiron Ln.:

1. ~~Lot #519 sections of sidewalk to be replaced.~~
2. Lot #'s 516 ~~& 517~~ multiple sections of sidewalk to be replaced. sections of sidewalk to be replaced before C of O.
3. ~~Lot #515 the storm drain combo box is covered with dumpster, check manhole is clean and has all the steps.~~

Please provide us with your schedule to correct the above-listed items. Once the punch list items have been verified for completion, the subdivision can be presented to the city for exit warranty.



VICINITY MAP
N.T.S

NOTES:

1. #5 REBAR AND CAP (FOCUS ENG) TO BE SET AT ALL LOT CORNERS. LEAD PLUGS TO BE SET IN THE TOP BACK OF CURB ON THE PROJECTION OF SIDE LOT LINES.
2. P.U. & D.E. = PUBLIC UTILITY & DRAINAGE EASEMENT
3. PARCEL A . . . . DEDICATED TO EAGLE MOUNTAIN CITY FOR STORM WATER RETENTION

PLAT CALCULATIONS:

TOTAL ACREAGE:	36.46 ACRES
TOTAL ACREAGE IN LOTS:	30.96 ACRES
TOTAL OPEN SPACE:	0.32 ACRES
AVERAGE LOT SIZE:	2.38 ACRES, 103,672 SQ FT
LARGEST LOT SIZE:	4.87 ACRES
SMALLEST LOT SIZE:	1.13 ACRES
OVERALL DENSITY:	.42 LOTS/ACRES
TOTAL # OF LOTS:	13 LOTS
AREA OF ASPHALT:	135,488 SQ FT

LEGEND

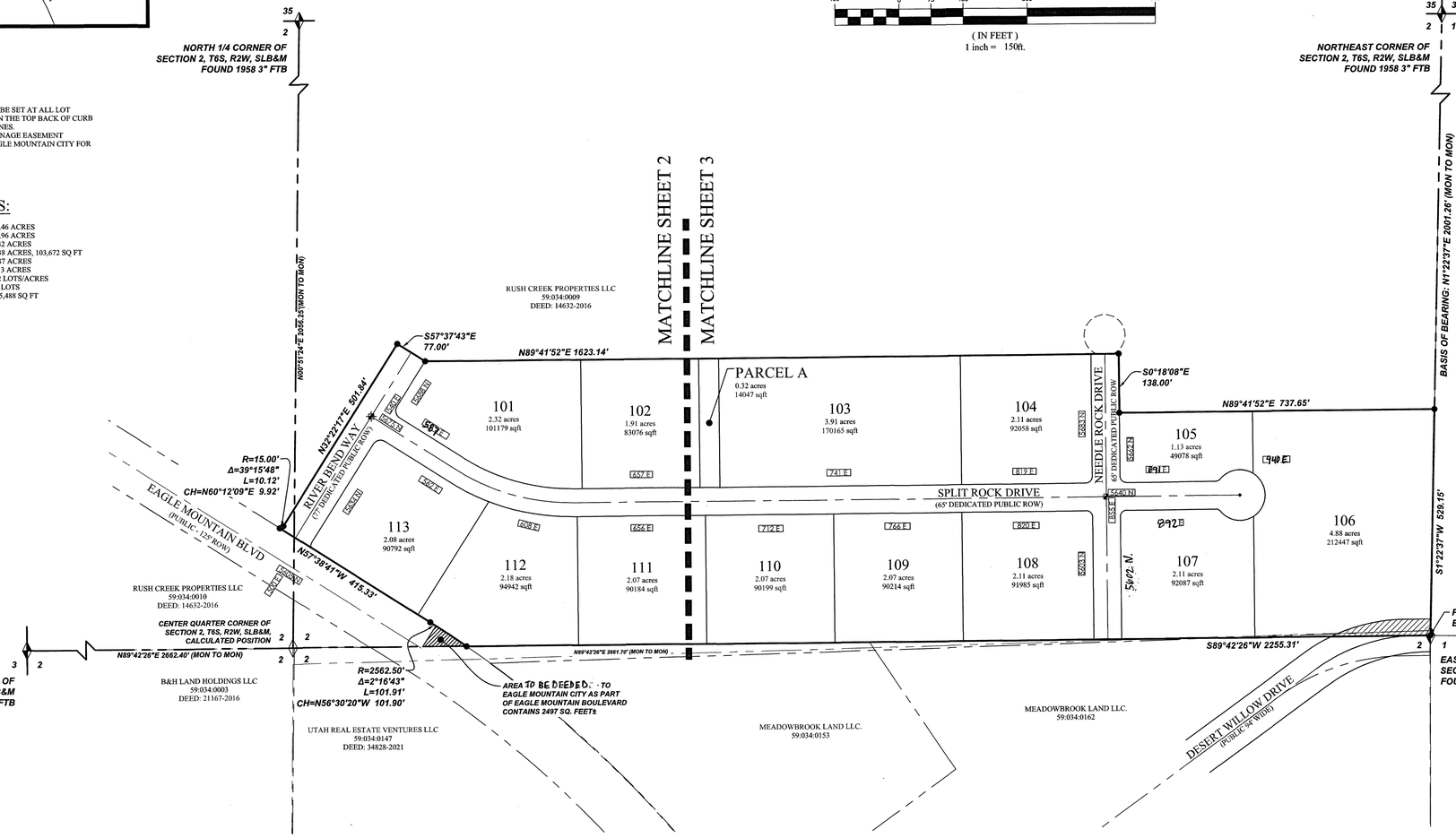
- BOUNDARY
- SECTION LINE
- EASEMENT
- RIGHT-OF-WAY LINE
- CENTERLINE
- EXISTING PROPERTY LINE
- SECTION MONUMENT (FOUND)
- STREET MONUMENT (TO BE SET)
- BOUNDARY MARKERS
- RIGHT-OF-WAY DEDICATION

RUSH CREEK INDUSTRIAL PHASE A, PLAT 1

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

N
S

GRAPHIC SCALE
150 0 75 150 300 600
(IN FEET)
1 inch = 150ft.



LIMITED LIABILITY ACKNOWLEDGMENT

STATE OF UTAH
S.S.
COUNTY OF Utah

KAMI LEE WICKHAM
NOTARY PUBLIC - STATE OF UTAH
COMMISSION# 716355
COMM. EXP. 01-25-2025

ON THE 11 DAY OF August A.D. 2023 PERSONALLY APPEARED BEFORE ME , THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR THE COUNTY OF Utah , IN SAID STATE OF UTAH, Charlie Smith , WHO AFTER BEING DULY SWORN, ACKNOWLEDGED TO ME THAT HE/SHE IS THE Owner/Mgr OF Rush Creek Prop , L.L.C., A UTAH L.L.C. AND THAT HE/SHE SIGNED THE OWNER'S DEDICATION FREELY AND VOLUNTARILY FOR AND IN BEHALF OF SAID LIMITED LIABILITY COMPANY FOR THE PURPOSES THEREIN MENTIONED.

MY COMMISSION EXPIRES: 1/25/2025
A NOTARY PUBLIC COMMISSIONED IN UTAH RESIDING IN Utah COUNTY
MY COMMISSION No. 716355
Kami L Wickham
PRINTED FULL NAME OF NOTARY

SURVEYOR'S CERTIFICATE

I, Justin Lundberg, do hereby certify that I am a Professional Land Surveyor, and that I hold License No. 12554439 in accordance with Title 58, Chapter 22 of the Professional Engineers and Land Surveyors Act; I further certify that by authority of the owners I have completed a survey of the property described on this subdivision plat in accordance with Section 17-23-17, have verified all measurements, and have subdivided said tract of land into lots, parcels, and streets, together with easements, to be hereafter known as RUSH CREEK INDUSTRIAL PHASE A, PLAT 1 and the same has, or will be correctly surveyed and monumented on the ground as shown on this Plat, and that this Plat is true and correct.

JUSTIN LUNDBERG
PROFESSIONAL LAND SURVEYOR
LICENSE NO. 12554439

08/04/23
DATE

BOUNDARY DESCRIPTION

A tract of land located in the Northeast Quarter and Northwest Quarter of Section 2, Township 6 South, Range 2 West, Salt Lake Base & Meridian, as described in that certain Warranty Deed recorded as Entry No. 14632:2016 in the office of the Utah County Recorder, more particularly described as follows:

Beginning at the East 1/4 Corner of Section 2, T6S, R2W, SLB&M; running thence along the 1/4 Section line S89°42'26"W 2,255.31 feet to the northeasterly line of a tract of land described in that certain Warranty Deed recorded as Entry No. 48455:1997 in the office of the Utah County Recorder; thence along said deed the following two (2) courses: (1) northwesterly along the arc of a non-tangent curve to the left having a radius of 2,562.50 feet (radius bears: S34°38'02"W) a distance of 101.91 feet through a central angle of 02°16'43" Chord: N56°30'20"W 101.90 feet; thence (2) N57°38'41"W 415.33 feet; thence Northeasterly along the arc of a non-tangent curve to the left having a radius of 15.00 feet (radius bears: N10°09'57"W) a distance of 10.12 feet through a central angle of 39°15'48" Chord: N60°12'09"E 9.92 feet; thence N32°22'17"E 501.84 feet; thence S57°37'43"E 77.00 feet; thence N89°41'52"E 1623.14 feet; thence S0°18'08"E 138.00 feet; thence N89°41'52"E 737.65 feet to the Section line; thence along said Section line S01°22'37"W 529.15 feet to the point of beginning.

Area Contains: 36.46 acres±

13 Lots
1 Parcel

OWNER'S DEDICATION

WE, THE UNDERSIGNED OWNERS OF ALL THE REAL PROPERTY DEPICTED ON THIS PLAT AND DESCRIBED IN THE SURVEYOR'S CERTIFICATE ON THIS PLAT, HAVE CAUSED THE LAND DESCRIBED ON THIS PLAT TO BE DIVIDED INTO LOTS, STREETS, PARKS, OPEN SPACES, EASEMENTS AND OTHER PUBLIC USES AS DESIGNATED ON THE PLAT AND NOW DO HEREBY DEDICATE UNDER THE PROVISIONS OF 10-9A-607, UTAH CODE, WITHOUT CONDITION, RESTRICTION OR RESERVATION TO EAGLE MOUNTAIN CITY, UTAH, ALL STREETS, WATER, SEWER AND OTHER UTILITY EASEMENTS AND IMPROVEMENTS, ALL OTHER PLACES OF PUBLIC USE AND ENJOYMENT TO EAGLE MOUNTAIN CITY, UTAH TOGETHER WITH ALL IMPROVEMENTS REQUIRED BY THE DEVELOPMENT AGREEMENT BETWEEN THE UNDERSIGNED AND EAGLE MOUNTAIN CITY FOR THE BENEFIT OF THE CITY AND THE INHABITANTS THEREOF.

OWNER(S):
PRINTED NAME OF OWNER — AUTHORIZED SIGNATURE(S)

Charlie Smith
RUSH CREEK PROPERTIES LLC — CHARLIE SMITH 8/11/2023

Daniel Knight
AMERICAN WAY PROPERTIES LLC — DANIEL KNIGHT, MANAGER 8/11/2023

LIMITED LIABILITY ACKNOWLEDGMENT

STATE OF UTAH
S.S.
COUNTY OF Utah

ON THE 11 DAY OF August A.D. 2023 PERSONALLY APPEARED BEFORE ME , THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR THE COUNTY OF Utah , IN SAID STATE OF UTAH, Daniel Knight , WHO AFTER BEING DULY SWORN, ACKNOWLEDGED TO ME THAT HE/SHE IS THE Manager OF American Way Properties, L.L.C., A UTAH L.L.C. AND THAT HE/SHE SIGNED THE OWNER'S DEDICATION FREELY AND VOLUNTARILY FOR AND IN BEHALF OF SAID LIMITED LIABILITY COMPANY FOR THE PURPOSES THEREIN MENTIONED.

MY COMMISSION EXPIRES: 1/25/2025
A NOTARY PUBLIC COMMISSIONED IN UTAH RESIDING IN Utah COUNTY
MY COMMISSION No. 716355
Kami L Wickham
PRINTED FULL NAME OF NOTARY

ACCEPTANCE BY LEGISLATIVE BODY

THE CITY COUNCIL OF EAGLE MOUNTAIN CITY, COUNTY OF UTAH, APPROVES THIS SUBDIVISION AND HEREBY ACCEPTS THE DEDICATION OF ALL STREETS, EASEMENTS, AND OTHER PARCELS OF LAND INTENDED FOR PUBLIC PURPOSES FOR THE PERPETUAL USE OF THE PUBLIC THIS 5th DAY OF August , 2023

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

RUSH CREEK INDUSTRIAL PHASE A, PLAT 1

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

PROPOSED ZONING
ZONE LMD (LIGHT MANUFACTURING/DISTRIBUTION)
LOT SIZE N/A
FRONT SETBACK 20'
SIDE SETBACK NONE (EQUAL TO BUILDING HEIGHT. SEE NOTES)
CORNER SIDE SETBACK 20'
REAR SETBACK 20' (EQUAL TO BUILDING HEIGHT IF ADJACENT TO RESIDENTIAL.)

NOTES
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- DOES NOT INTERFERE WITH THE USE, ENJOYMENT, AND CHARACTER OF ADJACENT PROPERTIES;
- ADJACENT RESIDENTIAL-ZONED PROPERTY HAS A FUTURE LAND USE DESIGNATION THAT IS NOT RESIDENTIAL;
- HEIGHT OR SETBACKS ARE CONSISTENT WITH SIMILAR DEVELOPMENT WITHIN THE ZONE OR AREA;
- TOPOGRAPHY OR NATURAL FEATURES MAKE IT IMPOSSIBLE OR IMPRACTICABLE TO PLACE BUILDING WITHIN THE SETBACK

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

PREPARED FOR
RUSH CREEK PROPERTIES LLC
1761 E. HIDDEN HILLS ROAD
EAGLE MOUNTAIN, UT 84005
CONTACT: CHARLIE SMITH

DIRECT COMMUNICATIONS
Direct Communications Cedar Valley, LLC certifies that it will provide telecommunications services to this subdivision utilizing the trenches provided by the developer as per the Direct Communications Cedar Valley P.S.C. Utah No. 1 Tariff.
DIRECT COMMUNICATIONS — DATE 8/9/2023

DOMINION ENERGY UTAH
QUESTAR GAS COMPANY dba DOMINION ENERGY UTAH, HEREBY APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS. DOMINION ENERGY UTAH MAY REQUIRE ADDITIONAL EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT CONSTITUTE ABROGATION OR WAIVER OF ANY OTHER EXISTING RIGHTS, OBLIGATIONS OR LIABILITIES INCLUDING PRESCRIPTIVE RIGHTS AND OTHER RIGHTS, OBLIGATIONS OR LIABILITIES PROVIDED BY LAW OR EQUITY. THIS APPROVAL DOES NOT CONSTITUTE ACCEPTANCE, APPROVAL OR ACKNOWLEDGEMENT OF ANY TERMS CONTAINED IN THE PLAT, INCLUDING THOSE SET FORTH IN THE OWNERS DEDICATION OR THE NOTES, AND DOES NOT CONSTITUTE A GUARANTEE OF PARTICULAR TERMS OR CONDITIONS OF NATURAL GAS SERVICE. FOR FURTHER INFORMATION PLEASE CONTACT DOMINION ENERGY UTAH'S RIGHT-OF-WAY DEPARTMENT AT 800-366-8532.

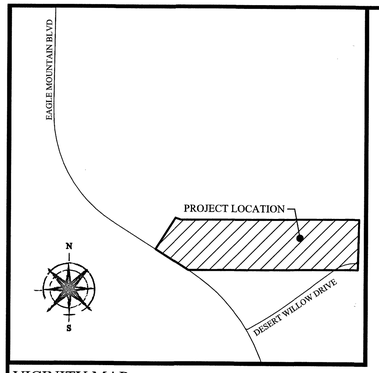
QUESTAR GAS COMPANY
dba DOMINION ENERGY UTAH
APPROVED THIS 8 DAY OF Aug A.D. 2023
BY
TITLE Pre-construction Rep II

ROCKY MOUNTAIN POWER
1. Pursuant to Utah Code Ann § 54-3-27 this plat conveys to the owner(s) or operators of utility facilities a public utility easement along with all the rights and duties described therein.
2. Pursuant to Utah Code Ann § 10-9a-603 Rocky Mountain Power accepts delivery of the PUE as described in this plat and approves this plat solely for the purpose of confirming that the plat contains public utility easements and approximates the location of the public utility easements, but does not warrant their precise location. Rocky Mountain Power may require other easements in order to serve this development. This approval does not affect any right that Rocky Mountain Power has under
(1) A recorded easement or right-of-way
(2) The law applicable to prescriptive rights
(3) Title 54, Chapter 8a, Damage to Underground Utility Facilities, or
(4) Any other provision of law
ROCKY MOUNTAIN POWER — DATE 8/10/23

SURVEYOR'S SEAL	NOTARY PUBLIC SEAL	CITY-COUNTY ENGINEER SEAL	COUNTY RECORDER SEAL
PROFESSIONAL LAND SURVEYOR No. 12554439 JUSTIN LUNDBERG STATE OF UTAH — 08/04/23	KAMI LEE WICKHAM NOTARY PUBLIC - STATE OF UTAH COMMISSION# 716355 COMM. EXP. 01-25-2025	PROFESSIONAL ENGINEER No. 285052 CHRISTOPHER TODD TRUSTY 8/29/23 STATE OF UTAH	MAP# 18913 ENT 61319:2023 MAP# 18913 ANDREA ALLEN UTAH COUNTY RECORDER 2023 Sep 15 11:02 AM FEE 178.00 BY MC RECORDED FOR EAGLE MOUNTAIN CITY

18913 1of3

Z:_2020\20-0224 Rush Creek 80 Acre\design 20-0224\dwg\sheets\15 Lot Industrial Final Design Sheets\C2.0 Final plat.dwg



VICINITY MAP
N.T.S

LEGEND

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

NOTES:

1. #5 REBAR AND CAP (FOCUS ENG) TO BE SET AT ALL LOT CORNERS. LEAD PLUGS TO BE SET IN THE TOP BACK OF CURB ON THE PROJECTION OF SIDE LOT LINES.
2. P.U. & D.E. = PUBLIC UTILITY & DRAINAGE EASEMENT
3. ALL BUILDING WALLS ARE PARALLEL WITH, PERPENDICULAR TO, OR AT 45° ANGLE TO REFERENCE BEARING SHOWN ON BUILDING
4. PARCEL A ', ' DEDICATED TO EAGLE MOUNTAIN CITY FOR STORM WATER RETENTION

PLAT CALCULATIONS:

TOTAL ACREAGE:	36.46 ACRES
TOTAL ACREAGE IN LOTS:	30.96 ACRES
TOTAL OPEN SPACE:	0.32 ACRES
AVERAGE LOT SIZE:	2.38 ACRES, 103,672 SQ FT
LARGEST LOT SIZE:	4.87 ACRES
SMALLEST LOT SIZE:	1.13 ACRES
OVERALL DENSITY:	.42 LOTS/ACRES
TOTAL # OF LOTS:	13 LOTS
AREA OF ASPHALT:	135,488 SQ FT

PROPOSED ZONING
ZONE LMD (LIGHT MANUFACTURING/DISTRIBUTION)
LOT SIZE N/A
FRONT SETBACK 20'
SIDE SETBACK NONE (EQUAL TO BUILDING HEIGHT. SEE NOTES)
CORNER SIDE SETBACK 20'
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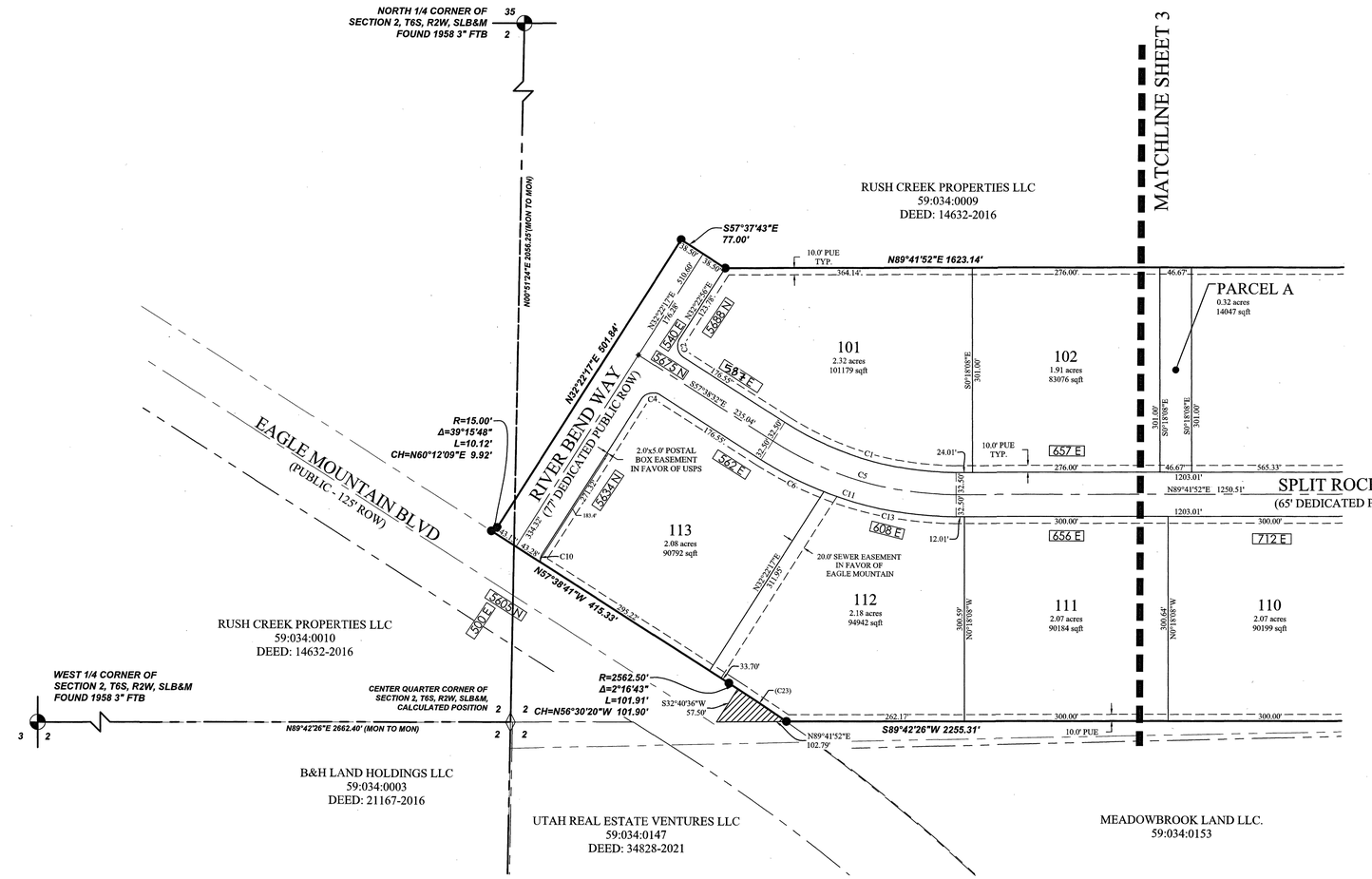

Line Table		
LINE	DIRECTION	LENGTH
L1	N00°17'32"W	38.50
L2	S89°42'28"W	33.00
L3	N00°17'32"W	38.50

Curve Table					
CURVE	RADIUS	DELTA	LENGTH	CHORD DIRECTION	CHORD LENGTH
C1	467.50	32°39'36"	266.49	N73°58'20"W	262.89
C2	20.00	89°59'11"	31.41	N12°38'57"W	28.28
C3	15.00	90°00'00"	23.56	S44°41'52"W	21.21
C4	20.00	89°59'10"	31.41	S77°21'53"W	28.28
C5	490.82	32°52'00"	281.59	S74°01'22"E	277.79
C6	532.50	11°12'08"	104.11	N63°14'36"W	103.95
C7	15.00	90°00'00"	23.56	S44°41'52"W	21.21
C8	403.78	10°28'53"	73.87	N59°14'34"E	73.76
C9	400.00	35°42'21"	249.27	S71°51'18"W	245.26
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C13	532.50	21°27'28"	199.42	S79°34'24"E	198.26
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C15	15.00	90°00'00"	23.56	S45°18'08"E	21.21
C16	15.00	49°48'20"	13.04	N65°23'58"W	12.63
C17	15.00	50°19'28"	13.17	N64°31'57"E	12.76
C18	59.00	280°07'59"	288.47	S00°33'48"E	75.74
C19	59.00	115°25'41"	118.91	S00°18'08"E	99.76
C20	59.00	82°03'33"	84.51	N81°31'41"W	77.46
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Easement Curve Table					
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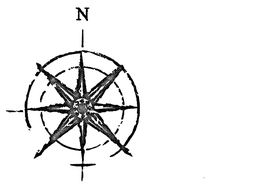

GRAPHIC SCALE

100 0 75 100 300 600

(IN FEET)
1 inch = 100ft.

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

RUSH CREEK INDUSTRIAL PHASE A, PLAT 1

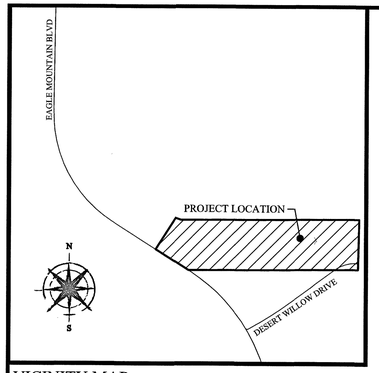
SUBDIVISION
LOCATED IN THE NE 1/4 OF SECTION 2, T6S, R2W,
SALT LAKE BASE & MERIDIAN
EAGLE MOUNTAIN CITY, UTAH COUNTY, UTAH

SURVEYOR'S SEAL	NOTARY PUBLIC SEAL	CITY-COUNTY ENGINEER SEAL	COUNTY RECORDER SEAL
PROFESSIONAL LAND SURVEYOR 08/04/23 No. 12554401 JUSTIN LUNDBERG STATE OF UTAH		LICENSED PROFESSIONAL ENGINEER No. 184012 CHRISTOPHER TODD TRUSTY 8-08-23 STATE OF UTAH	ENT 61319:2023 MAP# 18913 ANDREA ALLEN UTAH COUNTY RECORDER 2023 Sep 18 11:02 AM FEE 178.00 BY RC RECORDED FOR EAGLE MOUNTAIN CITY

PREPARED FOR
RUSH CREEK PROPERTIES LLC
1761 E. HIDDEN HILLS ROAD
EAGLE MOUNTAIN, UT 84005
CONTACT: CHARLIE SMITH

18913 2of3

Z:\2020\20-022A\Design 20-022A\dwg\sheets\15 Lot Industrial Final Design Sheets\C2 Final plat.dwg



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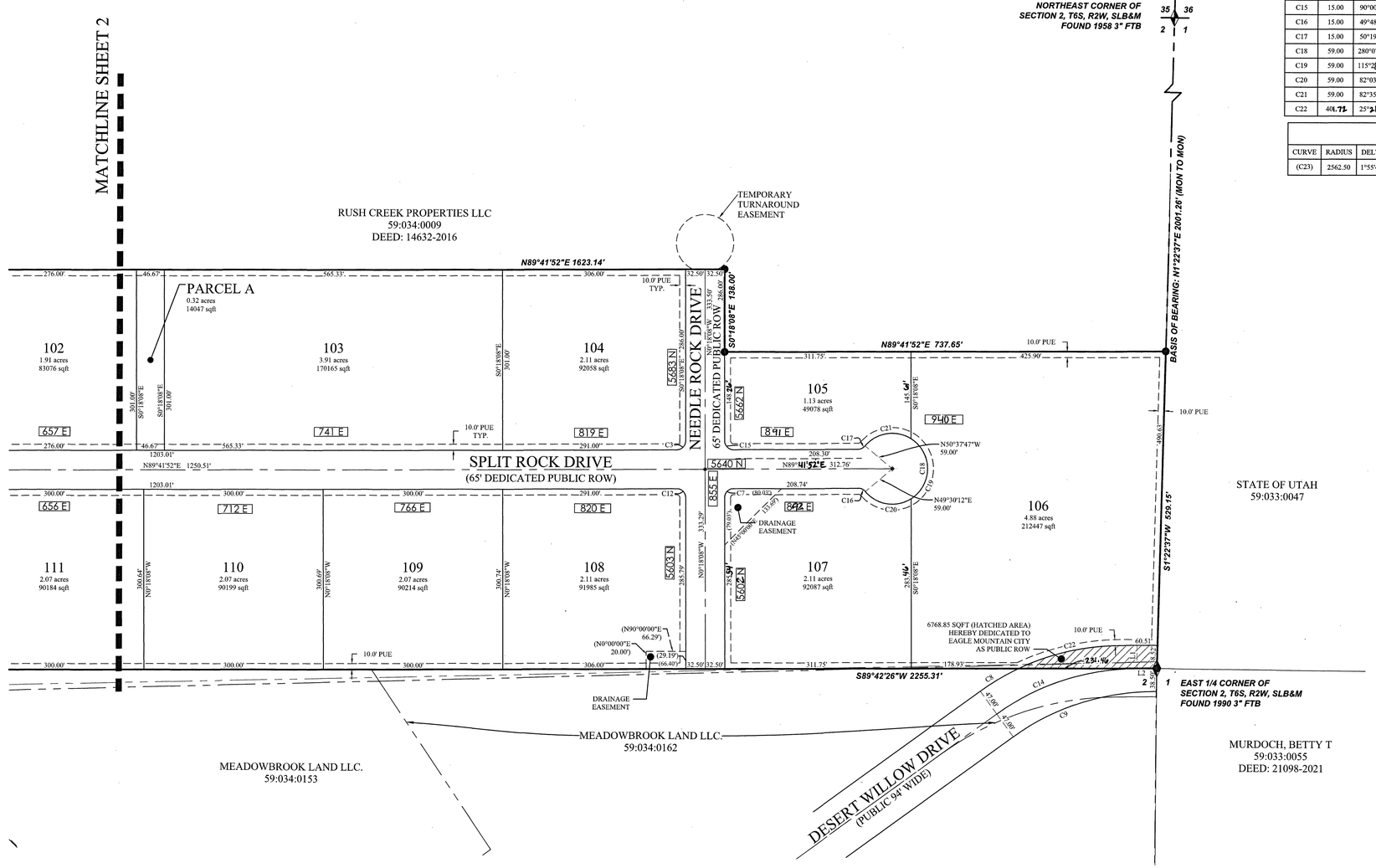

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RUSH CREEK INDUSTRIAL PHASE A, PLAT 1

SUBDIVISION

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

SURVEYOR'S SEAL	NOTARY PUBLIC SEAL	CITY-COUNTY ENGINEER SEAL	COUNTY RECORDER SEAL
PROFESSIONAL LAND SURVEYOR 08/04/23 No. 12554436 JUSTIN LUNDBERG STATE OF UTAH		REGISTERED PROFESSIONAL ENGINEER No. 208022 CHRISTOPHER TODD TRUSTY 4-28-23 STATE OF UTAH	ENT 61319:2023 MAP# 18913 ANDREA ALLEN UTAH COUNTY RECORDER 2023 Sep 18 11:02 AM FEE 178.00 BY MC RECORDED FOR EAGLE MOUNTAIN CITY

PREPARED FOR
RUSH CREEK PROPERTIES LLC
1761 E. HIDDEN HILLS ROAD
EAGLE MOUNTAIN, UT 84005
CONTACT: CHARLIE SMITH

18913 3of3

P:\2020\20-0224 Rush Creek 80 Acre\design 20-0224\dwg\sheets\15 Lot Industrial Final Design Sheets\22.2 Final plat.dwg

2565 N PONY EXPRESS PKWY
EAGLE MOUNTAIN, UT 84005
EAGLEMOUNTAINCITY.ORG

ENGINEERING

Tuesday, June 18, 2024

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

SUBJECT: **Rush Creek phase 'A' plat 1 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,

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

Cc: Fionnuala Kofoed, City Recorder

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

BOND RELEASE REQUEST LETTER
Rush Creek Bond
Reduced
Revised

3rd Bond Release	
Original Bond Amount:	$ 1,950,515.70
Previous Release Amount:	$ 1,392,467.35
Amount to Release this Period:	$ 330,667.25
Amount Remaining in Bond :	$ 227,381.10

Bond Releases Summary	
#1	$ 1,030,427.45
#2	$ 362,039.90
#3	$ 330,667.25
#4	$ -
TOTAL	$ 1,723,134.60

6/18/2024

							QUANTITIES COMPLETED			MONIES RELEASED	
ITEM	DESCRIPTION	ORIGINAL QUANTITY	REDUCED QUANTITY	UNIT	UNIT COST	TOTAL	Previous Period	This Period	% to date	This Period	To Date
1	**SITE PREP.**										
a	Mobilization	1	0	LS	$57,500.00	$0.00	0	0	100%	$0.00	$0.00
b	Strip topsoil & grub	200000	0	SF	$0.15	$0.00	0	0	100%	$0.00	$0.00
c	Silt fence	3000	0	LF	$1.73	$0.00	0	0	100%	$0.00	$0.00
d	SWPP sweeping	40	0	DAYS	$230.00	$0.00	0	0	100%	$0.00	$0.00
e	Track pad	1	0	EA	$690.00	$0.00	0	0	100%	$0.00	$0.00
2	**ROADWAY IMPROVEMENTS**										
a	3 inch Surface Course	122000	122000	SF	$1.96	$239,120.00	115,900	6100	100%	$11,956.00	$239,120.00
b	6 inch Road base(also behind curb)	122000	122000	SF	$1.04	$126,880.00	122,000	0	100%	$0.00	$126,880.00
c	12 inch sub-base(e-fill)9behind curb)	143000	143000	SF	$1.27	$181,610.00	143,000	0	100%	$0.00	$181,610.00
d	30" curb & gutter	7200	7200	LF	$23.30	$167,760.00	7,200	0	100%	$0.00	$167,760.00
e	5' Sidewalk	5000	5000	LF	$27.60	$138,000.00	0	5000	100%	$138,000.00	$138,000.00
f	8' Sidewalk	2000	2000	LF	$43.70	$87,400.00	0	2000	100%	$87,400.00	$87,400.00
g	Manhole collars	21	21	EA	$460.00	$9,660.00	0	21	100%	$9,660.00	$9,660.00
h	Valve collars	19	19	EA	$300.00	$5,700.00	0	19	100%	$5,700.00	$5,700.00
i	Street/stop signs	4	4	EA	$345.00	$1,380.00	0	4	100%	$1,380.00	$1,380.00
j	ADA access ramps	10	10	EA	$2,000.00	$20,000.00	0	10	100%	$20,000.00	$20,000.00
k	Saw cut	1800	1800	LF	$1.73	$3,114.00	1,800	0	100%	$0.00	$3,114.00
l	Asphalt patching	1000	1000	SF	$5.75	$5,750.00	1,000	0	100%	$0.00	$5,750.00
m	Remove existing asphalt	1000	1000	SF	$2.30	$2,300.00	1,000	0	100%	$0.00	$2,300.00
n	Street lights	6	6	EA	$4,600.00	$27,600.00	0	6	100%	$27,600.00	$27,600.00
o	Trench fill	16000	8000	TON	$13.80	$110,400.00	16,000	0	100%	$0.00	$110,400.00
3	**CULINARY WATER**										
a	8" culinary water c-900	4200	2100	LF	$49.45	$103,845.00	3,150	1050	75%	$25,961.25	$103,845.00
b	8" gate valve	7	3.5	EA	$2,587.00	$9,054.50	7	0	100%	$0.00	$9,054.50
c	8" fittings	14	7	EA	$1,110.00	$7,770.00	14	0	100%	$0.00	$7,770.00
d	8" hot tap	1	1	EA	$3,221.00	$3,221.00	1	0	100%	$0.00	$3,221.00
e	12" water main	140	140	LF	$86.00	$12,040.00	105	35	100%	$3,010.00	$12,040.00
f	12" butterfly valve	3	30	EA	$3,047.00	$91,410.00	3	0	100%	$0.00	$91,410.00
g	12" fitting	2	2	EA	$1,627.00	$3,254.00	2	0	100%	$0.00	$3,254.00
h	Fire Hydrant	11	3.3	EA	$7,532.00	$24,855.60	11	0	100%	$0.00	$24,855.60
i	6" fire line stub	15	10.05	EA	$2,450.00	$24,622.50	15	0	100%	$0.00	$24,622.50
j	2" water service	15	15	EA	$4,692.00	$70,380.00	15	0	100%	$0.00	$70,380.00
k	2" blow off	4	4	EA	$1,817.00	$7,268.00	4	0	100%	$0.00	$7,268.00
l	4" blow off	4	4	EA	$2,392.00	$9,568.00	4	0	100%	$0.00	$9,568.00
4	**STORM DRAIN**										
a	15" RCP	2400	1200	LF	$47.85	$57,420.00	2,400	0	100%	$0.00	$57,420.00
b	12" RCP	460	230	LF	$43.70	$10,051.00	460	0	100%	$0.00	$10,051.00
c	Detention pond	1040	520	CY	$11.50	$5,980.00	1,040	0	100%	$0.00	$5,980.00
d	Flared end section	3	1.5	EA	$750.00	$1,125.00	3	0	100%	$0.00	$1,125.00
e	Combo box	1	0.5	EA	$6,450.00	$3,225.00	1	0	100%	$0.00	$3,225.00
f	Curb inlet 2x3	9	4.5	EA	$3,617.00	$16,276.50	9	0	100%	$0.00	$16,276.50
g	60" manhole	11	5.5	EA	$4,784.00	$26,312.00	11	0	100%	$0.00	$26,312.00
5	**SEWER**										
a	10" Sewer pipe	530	265	LF	$48.25	$12,786.25	530	0	100%	$0.00	$12,786.25
b	8" sewer	2550	1275	LF	$40.25	$51,318.75	2,550	0	100%	$0.00	$51,318.75
c	6" lateral	15	7.5	EA	$1,932.00	$14,490.00	15	0	100%	$0.00	$14,490.00
d	48" sewer manholes	8	4	EA	$5,175.00	$20,700.00	8	0	100%	$0.00	$20,700.00
e	60" sewer manholes	3	1.5	EA	$6,325.00	$9,487.50	3	0	100%	$0.00	$9,487.50
	TOTAL CONSTRUCTION COST					**$1,723,134.60**					
	Original 10% Bond Coverage					$227,381.10					
								Released this Period		$330,667.25	
	TOTAL BOND AMOUNT:					**$1,950,515.70**					

Christopher T. Trusty P.E.
Engineering Director

4/18/24
Date

Robert Ballif
Engineering Tech. II

4/18/24
Date

EAGLE MOUNTAIN CITY COUNCIL – SPECIAL SESSION MEETING MINUTES

June 13, 2024 , 4:00 p.m.
Eag[illegible]ain City Council Chambers
1650 East Stagecoach Run, Eagle Mountain, Utah 84005

6:00 P.M. SPECIAL SESSION – CITY COUNCIL CHAMBERS

ELECTED OFFICIALS PRESENT: Mayor Tom Westmoreland, Councilmembers Donna Burnham, Melissa Clark, Jared Gray, Rich Wood, and Brett Wright.

CITY STAFF PRESENT: Steve Mumford, Interim City Manager; Fionnuala Kofoed, Assistant City Manager/City Recorder; Cliff Strachan, Director of Legislative Affairs; Marcus Draper, City Attorney; Natalie Winterton, Grants Coordinator/Management Analyst; Elizabeth Fewkes, Recording Secretary; and Bailey Ensign, Digital Communications Specialist.

1. WELCOME

Mayor Westmoreland called the meeting to order at 6:02 p.m. and explained the proceedings of the meeting.

2. PUBLIC HEARING – Regarding an Interlocal Agreement with the City of Saratoga Springs and the Town of Fairfield, with the written support of Cedar Fort, to begin the creation of a new school district pursuant to the provisions of Utah Code § 53G-3-301.4

Director of Legislative Affairs Cliff Strachan presented the item and explained that the purpose of the public hearing is to gather community feedback on the proposal. If residents are unable to attend a public hearing, they can submit their comments to council@emcity.org. Additional information is available at eaglemountaincity.com/education.

Timeline:
- The public comment period ends July 5, 2024.
- The City Council vote on the proposal is scheduled for July 16, 2024.
- If approved, a general election to decide the proposal will be held on November 5, 2024.
- The new school district would begin operating in July 2027.

The Alpine School District (ASD) MGT Consulting Study:
- Evaluated population and size, educational needs, community insight, financial implications, logistical challenges, educational quality, and long-term vision for education.
- Considered multiple scenarios including one option to maintain the existing district, two options to explore a two-way split, and three options to explore a three-way split.
- Findings: students are receiving a quality education, voters want a voice on reconfiguration, and the ASD Board needs to choose between a two-district and one-district option.

Enrollment and Financial Projections (2023 vs 2033):
- Enrollment Growth: Expected to increase by 22%.
- Property Tax Valuation Growth: Expected to increase by 435%.

Two-Way Split Projections:
- Western District:
  - Property Value: $9.1 billion (2022) to $48.9 billion (2032)
  - Student Enrollment: 24,623 (2023) to 30,042 (2033)
- Remaining ASD Cities:
  - Property Value: $40.1 billion (2022) to $101.9 billion (2032)
  - Student Enrollment: 59,791 (2023) to 62,417 (2033)

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Financial and Enrollment Projections:

- Projections show property tax valuation growth outpacing enrollment growth.
- The viability of the new district is supported by a conservative review by LRB Public Finance.

LRB Public Finance Report: “We are of the opinion that the new school district is a viable alternative to the existing school district. The benefit obtained in forming a new school district is more localized control and a district that may be more unified in meeting the needs of students in this high-growth area where voters' interests in supporting new facilities may be more aligned with one another.”

Interlocal Agreement Recital: “The Parties have determined that it would be in the public interest to cooperate to provide for the improvement and more efficient administration of the public education system for grades K-12 in the incorporated limits of each entity.”

ASD is considering staying as a single district or dividing into two districts. Eagle Mountain and neighboring cities are considering creating a new western district with voter decisions limited to the four western cities. If approved by voters, a new school board will be elected in 2025, and the new district will open to students in 2027.

If approved by voters:

- A new school district is created.
- ASD will continue operating all schools until 2027.
- New school board elected in 2025.
- New school board takes office and works on transition.
- New school district welcomes students on July 1, 2027.

Mayor Westmoreland opened the public hearing.

The following residents spoke in favor of placing the interlocal agreement on the ballot: Molly Barrington, Charlotte Ducos, Melanie Castillo, Greg Strong, Aaron Sauser, Jennifer Hepworth, Becky Jones, Angela Duke, and Randy Barker.

Colby Curtis submitted an email in support of placing the interlocal split option on the ballot.

Julie King, the ASD Board of Education representative for Eagle Mountain, Cedar Fort, Fairfield, and Saratoga Springs, expressed her personal opinions. She appreciated the pursuit of the interlocal agreement and shared key statistics to clarify misconceptions about resource allocation. From Fiscal Year 2016 to Fiscal Year 2023, the west side (Cedar Fort, Fairfield, Eagle Mountain, Saratoga Springs) received 32.8% of capital projects funding, which contrasts with the belief that the area is receiving most of the budget. However, the west side experienced 88% of the student growth from Fiscal Year 2013 to Fiscal Year 2024. Additionally, maintenance and operations funding is critical, yet the west side has only received 6.5 of the 12 employee full-time equivalents it should have been allocated, given its student population.

Alan Hyer spoke against the school district split.

Aaron Smith, Jeffrey Hawks, and Banyan Sillito raised questions and concerns that were addressed by staff and the elected officials as indicated below:

City Attorney Marcus Draper explained the logistical implications of splitting a school district and the statutory provisions ensuring an equitable transition. A two-year transition period is in place to resolve these logistical issues. Resources such as technology and school buses will be distributed proportionately based on student population, ensuring fairness in terms of the age and condition of items. Employees will retain their retirement benefits, seniority, and positions, unless they choose to switch to the new district, with a process in place for such transitions. There will be new school board elections in 2025. The newly elected school board members will collaborate to address logistical details during the transition period, ensuring a smooth process before the new school district operates independently.

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Mr. Strachan explained that if the Council decides to put the question of creating a new school district on the ballot, a campaign will naturally emerge with community members organizing for or against it. He emphasized the importance of ensuring accurate information is disseminated, as the Council's role is to facilitate the process but not to advocate for a specific position.

Mr. Draper further explained that the City cannot use taxpayer funds to advocate for or against the proposal but will provide neutral information through various channels. Two feasibility studies, by MGT and LRB, both concluded that the school district split is feasible. The ASD initially considered placing both school district split options on the ballot, but the County Clerk ruled that only one option could be presented. The current option being put forward would be decided by all ASD residents. Separately, through an interlocal agreement process, a new school district encompassing Eagle Mountain, Saratoga Springs, Cedar Fort, and Fairfield is being proposed. Similarly, several central cities in the ASD, including Lehi, American Fork, Highland, Cedar Hills, and a portion of Draper, are considering forming a third district, which their voters will decide upon. This makes the three-way split still technically on the ballot, but through different procedural mechanisms. The focus for Eagle Mountain and the neighboring municipalities is solely on the creation of their new school district through the interlocal agreement. Should Eagle Mountain and neighboring municipalities voters approve the ballot measure, a new district would be formed and ASD voters would have no power to veto the decision. Should the measure fail, the whole school district would continue to vote on general obligation bonds to build new schools in Eagle Mountain. The Utah County Clerk will determine the options on the ballot. He clarified that the ballot question for residents of Eagle Mountain, Saratoga Springs, Cedar Fort, and Fairfield is whether to create a new school district, regardless of other concurrent ballot questions affecting different areas of the ASD.

Councilmember Clark emphasized the importance of teacher retention and proper organization of the new district. She noted that the State Legislature has set guidelines to mitigate issues that arose in other school district splits, ensuring a smooth transition with the existing district continuing to operate during the establishment of the new one.

Councilmember Burnham stressed the need to elect a capable new school board to ensure a smooth transition if the proposal passes, urging residents to actively participate in elections.

Councilmember Gray reiterated that the City must remain neutral but offered to discuss the proposal personally with residents outside of the meeting. He and other Councilmembers will be available at the farmers market to answer questions and provide their perspectives. He emphasized the importance of understanding the feasibility studies.

Mayor Westmoreland stressed the importance of the community's voice, noting that studies have clarified Eagle Mountain's needs and contributions. He acknowledged the complexity of conveying these unique circumstances to nonresidents and underscored the goal of enabling residents to make informed decisions about their school district's future.

Councilmember Wright expressed concern about how to best meet the needs of children in Eagle Mountain. He emphasized the importance of local control and community involvement in decision-making, and supporting the interlocal agreements to allow residents to explore and decide the best course of action for their community.

Councilmember Wood voiced his frustration with the current allocation of resources within the ASD. He praised the efforts of representatives who advocate for Eagle Mountain and Saratoga Springs but noted the limitations they face without sufficient votes. He supports the interlocal agreements to give residents the power to decide their educational future. He also emphasized the need to protect teachers in the transition, highlighting the thorough research and considerations made to ensure their well-being.

3. OTHER GENERAL QUESTIONS AND DISCUSSION

Mayor Westmoreland emphasized the importance of community feedback during the public hearings. He expressed gratitude for the sincere and heartfelt thoughts shared by the community and acknowledged the weight of responsibility felt by the Council regarding the future of the school district. He highlighted the positive relationship with ASD and anticipated a professional and amicable process should a separation occur. He encouraged continued community engagement and expressed confidence in the collaborative spirit of Eagle Mountain residents in addressing the challenges ahead. He thanked the community, highlighting the importance of their voices and expressing

confidence in their ability to unite in the spirit of the City's tagline to Ascend Together and shape their destiny through the new school district vote.

Councilmember Clark thanked attendees, especially teachers, for their courage in speaking out. She shared her personal experience as a former teacher and highlighted the dedication of educators. She emphasized concerns about the allocation of Title I funds, noting that 40% is generated on the west side but none of the funds are spent locally. She stressed the need for equitable funding for their children and expressed a commitment to making responsible decisions for the community's benefit.

Councilmember Wright endorsed Councilmember Clark's comments and expressed pride in the community's engagement. He recognized teachers for their dedication and encouraged residents to educate their neighbors about the proposal. He highlighted the importance of understanding the data and thanked those who persistently shared information.

Councilmember Wood agreed with previous comments and urged the community to conduct thorough research on the proposal. He emphasized the importance of understanding the values and priorities of potential school board candidates, as they will be responsible for critical decisions to address issues like school overcrowding. He highlighted the need for effective educational programs and encouraged residents to be diligent in the decision-making process.

Councilmember Burnham thanked everyone for their participation and emphasized the value of public hearings. She highlighted the importance of understanding school funding and noted that the student population in Saratoga Springs and Eagle Mountain would support the new district. She encouraged residents to speak up, regardless of their position on the split, to ensure an informed decision.

Councilmember Gray detailed his extensive engagement with the process and examination of the study findings and associated statutes.

4. ADJOURNMENT

MOTION: ***Councilmember Gray moved to adjourn at 7:23 p.m. Councilmember Wood seconded the motion.***

Donna Burnham	**Yes**
Melissa Clark	**Yes**
Jared Gray	**Yes**
Rich Wood	**Yes**
Brett Wright	**Yes**

The motion passed with a unanimous vote.

The meeting was adjourned at 7:23 p.m.

Approved by the City Council on July 2, 2024.

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Fionnuala B. Kofoed, MMC
City Recorder

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EAGLE MOUNTAIN
CITY COUNCIL MEETING MINUTES

June 18, 2024, 4:00 p.m.
Eagle Mountain City Council Chambers
1650 East Stagecoach Run, Eagle Mountain, Utah 84005

4:00 P.M. WORK SESSION

ELECTED OFFICIALS PRESENT: Mayor Tom Westmoreland, Councilmembers Donna Burnham, Melissa Clark, Jared Gray, Rich Wood, and Brett Wright.

CITY STAFF PRESENT: Steve Mumford, Interim City Manager; Fionnuala Kofoed, Assistant City Manager/City Recorder; Cliff Strachan, Director of Legislative Affairs; Evan Berrett, Economic Development Director; Marcus Draper, City Attorney; Kimberly Ruesch, Finance Director; Tyler Maffitt, Communications Manager; Angela Valenzuela, Human Resource Manager; Terrence Dela Pena, Finance/Management Analyst; Brandon Larsen, Planning Director; Robert Hobbs, Senior Planner; Elizabeth Fewkes, Recording Secretary; Chris Trusty, City Engineer; Mack Straw, Public Utilities Manager; Zac Hilton, Streets and Storm Drain Manager/Parks and Recreation Manager; Jeff Weber, Fleet and Facilities/Operations Director; Brad Hickman, Public Works Director; Eric McDowell, Chief Deputy Sheriff; B.J. Eccles; Sergeant; Emmu Salo, Administrative Intern; and Elle Compton, Administrative Intern.

CITY STAFF PRESENT ELECTRONICALLY: Chas Glenn, Administrative Assistant; Michele Graves, Library Director; and Embret Fossum, Unified Fire Authority Battalion Chief.

Mayor Westmoreland called the meeting to order at 4:01 p.m.

1. CITY MANAGER INFORMATION ITEMS

1.A. DISCUSSION – Growth & Mobility Vision Study Draft RFP

Economic Development Director Evan Berrett introduced the Growth and Mobility Vision Study. He explained that Mountainland Association of Governments (MAG) has provided an opportunity for Eagle Mountain and Saratoga Springs to use Technical Assistance Grant (TAG) funding to evaluate current growth trends and future growth plans of both cities. This project aims to identify misalignments and coordinate a shared vision for the West Utah County area. MAG has drafted a Request for Proposals (RFP) for consultant services to aid in completing this project. The draft has been reviewed with City staff, and MAG is seeking feedback from the City Councils of Eagle Mountain and Saratoga Springs before publishing it. Mr. Berrett noted that the scope of the project was initially broad, covering various topics. However, after several meetings between Eagle Mountain, Saratoga Springs, and MAG, the scope was narrowed to focus on the most impactful areas. The primary focus is on connectivity between the cities, ensuring alignment in transportation plans, zoning, trail networks, and transit plans. This alignment will help present a unified vision to relevant entities.

Community Planning Manager Dan Wayne explained that the project initially had a broad scope, which was later narrowed to focus on integrating various local and regional plans due to a lack of alignment. He emphasized the importance of ensuring that plans from all involved parties, such as the Utah Transit Authority (UTA) and Utah Department of Transportation (UDOT), are consistent and collaborative. The three main tasks for the study are to develop a current trend scenario based on projected development and investments in the West Utah County area, compare and contrast plans with current trends to identify misalignments between the planned visions and goals and the current trend scenario, and collaborate with interagency partners to address misalignment to prioritize and develop an action plan to adjust respective plans and align them with one another.

Discussion ensued regarding the following:

- Inclusion of Lehi in the Growth and Mobility Vision Study due to ongoing regional discussions to align road plans;
- Three options for involving Lehi: continue with the current scope, add a consultation task, or make Lehi a co-project manager;
- Confirmation of budget availability for expanding the project to include Lehi;
- Concerns about ceding land use authority; it was clarified that individual municipalities retain decision-making power when conflicting uses abut with neighboring cities;
- Emphasis on regional cooperation and the need for consistent plans across neighboring cities for effective regional planning and support in MAG votes;
- Debate on full Council participation versus representatives in joint sessions, with a preference for full Council involvement to ensure proper representation;
- Suggestion to notice meetings to allow broader Council participation;
- Clarification that the consultant's role is to support City staff and present progress at key project phases; and
- Consensus to move forward with adjustments to the RFP and to include additional cities when beneficial.

2. AGENDA REVIEW

9. BOND RELEASES

9.E. Scenic Mountain Phase C, Plat 1 – Out of Warranty

9.F. Scenic Mountain Phase C, Plat 2 – Out of Warranty

City Engineer Chris Trusty explained that the city has been working with the original developer and engineer to resolve issues with a private lift station; however, it is inappropriate to withhold bond releases if all public improvements are complete.

11. RESOLUTIONS

11.B. RESOLUTION – A Resolution of Eagle Mountain City, Utah, Authorizing Staff to Waive Building Permit Fees in New Park Subdivision.

Discussion clarified that the resolution is specifically for homes already experiencing settling problems, but it could be amended in the future to address additional cases if needed.

11.D. RESOLUTION – A Resolution of Eagle Mountain City, Utah, Approving the First Amendment to the Governing Documents for Firefly Public Infrastructure Districts One through Ten.

Councilmember Wright requested a discussion to gain clarity on the adjustments to the mill rate for the Firefly Public Infrastructure District (PID) to understand the impact of converting the fixed mill levy from $780 per residential unit to a three-mill rate, and how it would affect individual homeowners, considering variations in home values.

Applicant representatives Chase Andrizzi, Sam Hartman, Ben Wilhelm, Randy Larsen, and staff addressed Council questions and concerns as follows:

- Explanation that the request to fix the mill rate at three mills is to maintain uniformity and prevent fluctuations in future bond issuances;
- Clarification that the three-mill rate would mean higher-valued homes would pay more, and lower-valued homes would pay less, maintaining a weighted average of $780;
- The amendment requests to change the timing of assessment bond payments from the building permit issuance to the point at which the property transfers to the end user;
- If a developer defaults, the lien remains with the property rather than the City; and

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- The PID lien on the property would remain senior to other debts, similar to property tax liens.

Following the discussion, the Councilmembers determined to keep the item on the consent agenda for approval.

12. PUBLIC HEARINGS ONLY

12.A. PUBLIC HEARING – Regarding an Interlocal Agreement with the City of Saratoga Springs and the Town of Fairfield, with the written support of Cedar Fort, to begin the creation of a new school district pursuant to the provisions of Utah Code § 53G-3-301.4

Discussion considered the wording in the heading, "to begin the creation of a new school district," and clarified that the statute's language authorizes the creation of a district and explains the Council's role in starting the process for voter approval.

Councilmember Gray requested that the record reflect and clarify that the City Council is beginning the process, and the voters will decide whether to create a new district.

12.B. PUBLIC HEARING – Pursuant to Utah Code 10-3-818(2)(b)(i), a Public Hearing is Being Conducted to Consider Public Comment on Proposed Compensation Increases for Executive Officers in the Fiscal Year 2024-2025 Budget.

Councilmember Wood asked for more details on the proposed compensation increases for executive officers, expressing concern about the lack of specific wage information and the rationale behind the different percentage increases of 3% and 3.07%.

Finance Director Kimberly Ruesch explained that the difference between the 3% and 3.07% increases is due to a mandatory contribution for tier two employees in the Utah Retirement System. The 0.07% stipend makes up for this contribution. The proposed 3% increase is a standard raise across the board for all employees. Regarding new hires, it was clarified that they would not be eligible for the raise until after their probationary period. If the 3% increase is not awarded, the funds would remain in the overall salary budget for potential use within the department, such as funding increases to fill vacancies.

13. ORDINANCES/PUBLIC HEARINGS

13.A. ORDINANCE/PUBLIC HEARING – An Ordinance of Eagle Mountain City, Utah, Adopting the Fifth and Final Amendment to the Fiscal Year 2023-2024 Annual Budget.

Ms. Ruesch presented and answered questions regarding the following changes to the budget since the previous meeting:

- Risk Manager Position: $75,000 moved from Executive to Recorder's Department with no overall budget impact.
- Energy Tax Reimbursement: $500,000 placeholder increase for Municipal Energy Tax development agreement to avoid over-appropriation; actual expenditure based on received funds.
- Street Lighting Contributions: $300,000 adjusted based on developer payments and installation projects.
- Transfer to Capital Projects Fund 47: $3,504,787 estimated maximum to maintain the 35% placeholder.
- Fireworks Independence Day: $38,500 added for an event approved on May 6th.
- Downtown Master Plan: $75,000 allocated for the Downtown Master Plan.
- Year-End Accounting Transactions: $670,000 recording multi-year commitments as liabilities, not cash outflows, following new accounting standards.
- Timpanogos Special Service District: $1,137,324 reflecting rate changes and impact on year-end costs.
- Wastewater: $580,153 year-end accounting transaction for depreciation; no cash outflow.
- Solid Waste Contract: $134,071 adjustment for contract costs.

- Stormwater: $208,900 year-end accounting transaction for depreciation; no cash outflow.
- Water: $1,142,000 one-time 100-acre feet water development fee for Central Utah Water Conservancy District (CUWCD).
- Silverlake Park Funds: $200,000 reduction to hold funds for future planning and improvements.
- Developer Agreement Golden Eagle Road: $20,000 for streets.
- Interim Loan Repayment Transfers: $1,171,109 reimbursing transportation impact fee fund and $1,050,000 paying off State loans for road widening projects.
- Fleet: $25,157 budget adjustment for unexpected large repair costs covered by reserves.
- Impact Fees: $1,450,000 adjusting budgets based on project completions and developer agreements, including a decrease of the transportation impact fee.
- Homeless Shelter Fund Transfer: $151,349 reimbursing general fund using affordable housing dollars.
- Redevelopment Agency Adjustments: Various adjustments for Parkside Community Development Area, Sweetwater Community Reinvestment Area, and Pole Canyon Community Reinvestment Area, resulting in a net decrease of $245,460.
- Debt Service Payments: Paying off State loans and special assessment bonds with collected funds, adding $1,050,000 and $9,000 respectively.

Ms. Ruesch explained that she was informed about an additional item regarding the acquisition of water rights related to Pole Canyon, approved by the Council in March. The City has received all payments but needs to pay a one-time development fee of $1,142,000 to the Water Conservancy District. This amount was not previously accounted for in the budget. The revenue has been received, so the funds are available. This fee covers the 100 acre-feet of water taken down this year. She proposed including this item in the public hearing for the budget amendment, increasing the total budget to $153,117,077.

13.B. ORDINANCE/PUBLIC HEARING – An Ordinance of Eagle Mountain City, Utah, Adopting the Fiscal Year 2024-2025 Budget and the Certified Tax Rate.

Ms. Ruesch presented details on the certified tax rate, noting that the proposed mill levy of 0.000561 is higher than the current rate due to a decrease in residential property valuations. She explained that the certified tax rate ensures the same tax revenue as the previous year, adjusting for valuation changes. Residential property valuations have decreased, leading to the rate increase, while commercial and industrial valuations remain stable. Lastly, she mentioned an adjustment in the budget for the Kubota Tractor, moving the purchase to the fiscal year 2024-2025 due to timing issues.

Discussion ensued regarding the following:

- Clarification on how the certified tax rate does not equate to increased property taxes but maintains the same dollar volume of taxes collected as the previous year;
- The impact of the decreased median home price on the tax rate;
- Explanation of the mill levy and its calculation, ensuring consistent revenue collection despite valuation changes;
- Suggestion for a town hall meeting to educate residents on property tax structures; and
- Confirmation that a Kubota tractor was the best option based on previous estimates.

Councilmember Wright expressed gratitude to Ms. Ruesch and the budget committee for their hard work in preparing the budget.

13.C. ORDINANCE/PUBLIC HEARING – An Ordinance of Eagle Mountain City, Utah, Enacting Eagle Mountain Municipal Code Chapter 17.30, Historic Zones.

Senior Planner Robert Hobbs introduced the ordinance enacting Chapter 17.30 Historic Zones in Municipal Code. The purpose of the new chapter is to address zoning issues where historic zones are referenced in development agreements but are not present in current zoning codes. The proposed ordinance aims to establish equivalencies

between old and current zoning standards, particularly for residential densities and land use controls. He highlighted the challenges faced when dealing with expired master development agreements (MDAs) and the need for a clear framework to manage these zones. The proposal maintains the allowances in current and previous standards.

Discussion ensued regarding the following:

- Maintaining density entitlements for expired agreements, clarifying that zoning remains even if the agreement expires and would require an amendment to a new zone;
- The legal framework governing zoning changes and the survival of zoning entitlements after the expiration of development agreements, emphasizing the necessity of following proper rezoning procedures to amend standards;
- Reviewing and modifying conditional uses in commercial zones, along with applying current standards to historic zones to avoid non-conformities;
- The need for tools to streamline identifying applicable zoning standards due to issues in providing accurate zoning information from outdated or expired agreements;
- Clarifications on building height limits and their consistency with existing codes, considering the impact of zoning changes resulting in the creation of nonconforming uses and structures;
- Exploring Artificial Intelligence (AI) tools and other technologies capable of comparing old and new zoning standards to improve efficiency; and
- Proposal and Councilmember support to review zoning six months before or after the expiration of MDAs.

Councilmember Wright clarified that he recognizes the need for zoning updates; however, he feels the proposal as drafted necessitates further changes prior to implementation.

13.D. ORDINANCE/PUBLIC HEARING – An Ordinance of Eagle Mountain City, Utah, Amending Eagle Mountain Municipal Code Section 16.35.090 Privacy Fencing, Chapter 17.10 Definitions, and Chapter 17.60 Landscaping Buffering Fencing and Transitioning, and Enacting Chapter 17.64 Retaining Walls.

Mr. Hobbs presented an ordinance amending the code on privacy fencing, definitions, landscape buffering, fencing, and retaining walls. The need for amendments arose from the requirement to clarify the types of materials used for walls in residential, commercial, and industrial areas, ensuring durability and aesthetic consistency.

Discussion ensued regarding the following:

- The types of durable materials allowed for walls in residential, commercial, and industrial areas;
- Proposed standards for hog wire fences in residential perimeter fences, setting a limit at 80% based on structural measurements;
- Recommendation for a consistent, gray-colored wood fence to ensure aesthetic continuity along Ranches Parkway;
- Lack of detailed code on retaining walls, leading to proposed new standards;
- The exclusion of CMU blocks and timbers and possibly amending the standards to allow the materials;
- Importance of using structurally sound materials for retaining walls, with concerns about the failure of boulder walls, and a proposal to include requirements for engineering and structural stability for retaining walls above four feet;
- Maximum height of retaining walls and the need for terracing to enhance safety and aesthetics, along with geotechnical evaluations for the types of rocks used in boulder walls;
- Building permits and inspections for retaining walls over four feet to ensure compliance with safety standards, addressing concerns about layperson projects and the potential for improperly built walls leading to safety hazards;
- The need to reference existing codes for walls and fencing to ensure clarity and consistency in enforcement; and
- Providing cost-effective solutions for homeowners while ensuring safety and compliance with building standards.

3. ADJOURN TO A CLOSED EXECUTIVE SESSION

MOTION: ***Councilmember Wood moved to adjourn to a closed session for the purpose of discussing reasonably imminent litigation; the character, professional competence, or physical or mental health of an individual; and/or the purchase, lease, or exchange of real property, pursuant to Section 52-4-205(1) of the Utah Code, Annotated. Councilmember Gray seconded the motion.***

Donna Burnham	**Yes**
Melissa Clark	**Yes**
Jared Gray	**Yes**
Rich Wood	**Yes**
Brett Wright	**Yes**

The motion passed with a unanimous vote.

The meeting was adjourned at 6:13 p.m.

7:00 P.M. POLICY SESSION

ELECTED OFFICIALS PRESENT: Mayor Tom Westmoreland, Councilmembers Donna Burnham, Melissa Clark, Jared Gray, Rich Wood, and Brett Wright.

CITY STAFF PRESENT: Steve Mumford, Interim City Manager; Fionnuala Kofoed, Assistant City Manager/City Recorder; Cliff Strachan, Director of Legislative Affairs; Evan Berrett, Economic Development Director; Marcus Draper, City Attorney; Kimberly Ruesch, Finance Director; Terrence Dela Pena, Finance/Management Analyst; Brandon Larsen, Planning Director; Robert Hobbs, Senior Planner; Elizabeth Fewkes, Recording Secretary; Chris Trusty, City Engineer; Mack Straw, Public Utilities Manager; Zac Hilton, Streets and Storm Drain Manager/Parks and Recreation Manager; Brad Hickman, Public Works Director; Eric McDowell, Chief Deputy Sheriff, and Emmu Salo, Administrative Intern.

CITY STAFF PRESENT ELECTRONICALLY: Mack Straw, Public Utilities Manager; and Embret Fossum, Unified Fire Authority Battalion Chief.

4. CALL TO ORDER

Mayor Westmoreland called the policy session to order at 7:11 p.m.

5. PLEDGE OF ALLEGIANCE

Councilmember Burnham led the Pledge of Allegiance.

6. INFORMATION ITEMS/UPCOMING EVENTS

7. PUBLIC COMMENTS

Mayor Westmoreland opened public comment at 7:13 p.m.

Kaeley White thanked staff for their responsiveness to her concerns and highlighted issues with a neighborhood trail, emphasizing safety hazards due to tall weeds, fire risks, and confusion over land ownership, requesting either increased maintenance by the City or transfer of the land to homeowner's associations (HOAs) for better management.

DRAFT

Shannon Anderson proposed the establishment of small food boxes in the community, similar to free little libraries, to help residents in need, and asked for guidance on how to implement this initiative.

Jeff Ruth stressed the need for better weed management on trails to prevent fire hazards, urging immediate action to improve safety and aesthetics.

Mayor Westmoreland closed public comment at 7:25 p.m.

8. CITY COUNCIL/MAYOR'S ITEMS

Councilmember Clark
Councilmember Clark expressed gratitude to all attendees. She thanked educators, school board members, and parents for their contributions to schools. She expressed appreciation to the State Legislature and the Director of Legislative Affairs and emphasized the importance of representative government and making a positive difference in others' lives.

Councilmember Burnham
Councilmember Burnham encouraged community members to reach out with concerns and emphasized her willingness to meet and discuss issues, particularly regarding the school district decision, highlighting the importance of Councilmembers hearing from the community.

Councilmember Wood
Councilmember Wood voiced appreciation for the community's input, praised first responders for their recent assistance, and expressed readiness to discuss the school district split, urging residents to share their views.

Councilmember Wright
Councilmember Wright thanked the attendees, expressed patriotic pride, and acknowledged the efforts of the Streets and Public Works Department for the repairs to Ranches Parkway.

Councilmember Gray
Councilmember Gray commended the success of Pony Express Days, urged community safety during fireworks events while encouraging residents to attend the City's event, recognized the importance of helping the less fortunate, and highlighted his collaboration with State and City leaders on legislative clarity regarding the potential school district division, inviting community participation at the farmer's market on Saturday where Councilmembers will be available to answer questions.

CONSENT AGENDA

9. BOND RELEASES

9.A. Harmony Phase A, Plat 10 – Into Warranty

9.B. Eagle Point Townhomes Plat D – Out of Warranty

9.C. Eagle Point Townhomes Plat E – Out of Warranty

9.D. Market Place at Eagle Mountain Town Center – Out of Warranty

9.E. Scenic Mountain Phase C, Plat 1 – Out of Warranty

9.F. Scenic Mountain Phase C, Plat 2 – Out of Warranty

10. MINUTES

DRAFT

10.A. May 29, 2024 Meeting Minutes – Special Joint Session

10.B. June 4, 2024 Meeting Minutes – Regular City Council

11. RESOLUTIONS

11.A. RESOLUTION – A Resolution of Eagle Mountain City, Utah, Amending the Pony Express Memorial Cemetery Rules and Regulations.

11.B. RESOLUTION – A Resolution of Eagle Mountain City, Utah, Authorizing Staff to Waive Building Permit Fees in New Park Subdivision.

11.C. RESOLUTION – A Resolution of Eagle Mountain City, Utah, Amending the Purchase Agreement with Perry Land Investments, LLC for the Acquisition of a Right-of-Way along Old Airport Road.

11.D. RESOLUTION – A Resolution of Eagle Mountain City, Utah, Approving the First Amendment to the Governing Documents for Firefly Public Infrastructure Districts One through Ten.

MOTION: ***Councilmember Wright moved to approve the consent agenda. Councilmember Wood seconded the motion.***

Donna Burnham	**Yes**
Melissa Clark	**Yes**
Jared Gray	**Yes**
Rich Wood	**Yes**
Brett Wright	**Yes**

The motion passed with a unanimous vote.

SCHEDULED ITEMS

12. PUBLIC HEARINGS ONLY

12.A. PUBLIC HEARING – Regarding an Interlocal Agreement with the City of Saratoga Springs and the Town of Fairfield, with the written support of Cedar Fort, to begin the creation of a new school district pursuant to the provisions of Utah Code § 53G-3-301.4

Director of Legislative Affairs Cliff Strachan presented the item and explained that the purpose of the public hearing is to gather community feedback on the proposal. If residents are unable to attend a public hearing, they can submit their comments to council@emcity.org. Additional information is available at eaglemountaincity.com/education. He reviewed the timeline and financial and enrollment projections for the new districts should the interlocal agreement be approved.

The Alpine School District (ASD) MGT Consulting Study:

- Evaluated population and size, educational needs, community insight, financial implications, logistical challenges, educational quality, and long-term vision for education.
- Considered multiple scenarios include one option to maintain the existing district, two options to explore a two-way split, and three options to explore a three-way split.
- Findings: students are receiving a quality education, voters want a voice on reconfiguration, and the ASD Board needs to choose between a two-district and one-district option.

DRAFT

LRB Public Finance Report: “We are of the opinion that the new school district is a viable alternative to the existing school district. The benefit obtained in forming a new school district is more localized control and a district that may be more unified in meeting the needs of students in this high-growth area where voters' interests in supporting new facilities may be more aligned with one another.”

Interlocal Agreement Recital: “The Parties have determined that it would be in the public interest to cooperate to provide for the improvement and more efficient administration of the public education system for grades K-12 in the incorporated limits of each entity.”

ASD is considering staying as a single district or dividing into a two-way split. Eagle Mountain and neighboring cities are considering creating a new western district, with voter decisions limited to the four western cities.

If approved by voters:

- A new school district is created.
- ASD will continue operating all schools until 2027.
- New school board elected in 2025.
- New school board takes office and works on transition.
- New school district welcomes students on July 1, 2027.

Marcus Draper explained that current legislation might extend the public comment period for the school district proposal to July 31, potentially extending it by 26 days. He clarified that the public comment period begins on July 1 under the proposed legislation, regardless of when the feasibility study report was received. He also mentioned that if the new bill, HB 3003, passes, it will simplify the ballot by removing one of the school district options, thereby reducing potential confusion for voters. Lastly, he confirmed that only the voters in the municipalities comprising the new school district, such as Cedar Fort, Fairfield, Eagle Mountain, and Saratoga Springs, would vote on it, and there is no legal obligation to include voters from other cities.

Mayor Westmoreland opened the public hearing at 7:47 p.m.

The following residents spoke in favor of the interlocal agreement and placing it on the ballot: Adelle Curtis, Jennifer Checketts, Lisa Panik, Hillary Clark, and Jeff Ruth.

The following residents voiced concerns about forming a new school district: Patrick Fossat and Jeffrey Hawks.

Councilmembers commented on the importance of residents researching the views of potential future board members to ensure the actions of a new district will align with their desires, the implementation of a new school district, and the generous timeframe to determine and devise a plan for a new district to avoid past challenges with school district splits.

The Mayor recognized Alpine School Board Member Julie King and invited her to provide information about the interlocal agreement.

Julie King clarified that her comments were her personal opinions, and she was not speaking on behalf of the Alpine School District Board of Education. With six years of board experience and in-depth budget knowledge, she believes the proposed changes will be financially sustainable, though challenging. Significant changes will be difficult, particularly for certain areas, but should not majorly impact children’s education. Success in school is highly influenced by involved parents and quality teachers, both of which are strong in the community and will remain unchanged. The future school board will outline specific plans, hire key administrators, and address logistical issues such as securing district offices and services. Economies of scale, like centralizing print services, should be maintained to save costs. Ensuring the protection of current employee benefits, particularly retirement benefits, is essential. Collaboration and problem-solving will be crucial to ensure that students benefit from the changes.

DRAFT

Councilmember Wright emphasized the financial implications of the proposed changes, noting the projected 435% increase in taxable value for the district over the next ten years, which he sees as a net positive. He acknowledged concerns from ASD employees, particularly those like his wife who are tier one employees, and he expressed his personal concerns for his grandsons' education. He suggested that while the financial aspects are daunting, the future prospects for the district, especially given the growth in Eagle Mountain, Saratoga Springs, and the surrounding areas, are highly positive. He indicated that while he understands the financial trepidation, he believes in the district's potential for success.

Mayor Westmoreland added that everyone he has spoken to anticipates that the new district will provide an excellent education program. He noted that there is a collective ambition for the new district to achieve high standards and deliver top-quality education to the children in the area.

Councilmember Gray invited community members to reach out to him with their questions and concerns and expressed his willingness to discuss the issue further with anyone needing more information.

Mayor Westmoreland closed the public hearing at 8:16 p.m.

12.B. PUBLIC HEARING – Pursuant to Utah Code 10-3-818(2)(b)(i), a Public Hearing is Being Conducted to Consider Public Comment on Proposed Compensation Increases for Executive Officers in the Fiscal Year 2024-2025 Budget.

Mayor Westmoreland opened the public hearing at 8:17 p.m. As there were no comments, he closed the hearing.

13. ORDINANCES/PUBLIC HEARINGS

13.A. ORDINANCE/PUBLIC HEARING – An Ordinance of Eagle Mountain City, Utah, Adopting the Fifth and Final Amendment to the Fiscal Year 2023-2024 Annual Budget.

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

MOTION: ***Councilmember Burnham moved to approve an ordinance of Eagle Mountain City, Utah, adopting the Fifth and Final Amendment to the Fiscal Year 2023-2024 Annual Budget adding a one-time development fee of $1,142,000 to be paid to the Water Conservancy District bringing the new budget total to $153,117,077. Councilmember Wright seconded the motion.***

Donna Burnham	**Yes**
Melissa Clark	**Yes**
Jared Gray	**Yes**
Rich Wood	**Yes**
Brett Wright	**Yes**

The motion passed with a unanimous vote.

13.B. ORDINANCE/PUBLIC HEARING – An Ordinance of Eagle Mountain City, Utah, Adopting the Fiscal Year 2024-2025 Budget and the Certified Tax Rate.

Mayor Westmoreland opened the public hearing at 8:20 p.m. As there were no comments, he closed the hearing.

MOTION: ***Councilmember Wood moved to approve an ordinance of Eagle Mountain City, Utah, adopting the Fiscal Year 2024-2025 Budget and the Certified Tax Rate. Councilmember Clark seconded the motion.***

Donna Burnham	**Yes**
Melissa Clark	**Yes**
Jared Gray	**Yes**
Rich Wood	**Yes**

DRAFT

Brett Wright	**Yes**

The motion passed with a unanimous vote.

13.C. ORDINANCE/PUBLIC HEARING – An Ordinance of Eagle Mountain City, Utah, Enacting Eagle Mountain Municipal Code Chapter 17.30, Historic Zones.

Mayor Westmoreland opened the public hearing at 8:21 p.m. As there were no comments, he closed the hearing.

Councilmember Wood recommended changing the name of the chapter to prevent it from being confused with historical preservation.

Councilmember Gray stated that he feels the amendment needs additional work and suggested tabling the item. He further asked to have a committee examine the concerns raised by the Council and then to bring the item back at a future meeting.

The Council determined to table the item to allow staff time to receive additional Councilmember feedback to clarify areas of concern identified in the work session discussion, specifically expired MDA entitlements and zoning.

MOTION: ***Councilmember Gray moved to table an ordinance of Eagle Mountain City, Utah, enacting Eagle Mountain Municipal Code Chapter 17.30, Historic Zones. Councilmember Wood seconded the motion.***

Donna Burnham	**Yes**
Melissa Clark	**Yes**
Jared Gray	**Yes**
Rich Wood	**Yes**
Brett Wright	**Yes**

The motion passed with a unanimous vote.

13.D. ORDINANCE/PUBLIC HEARING – An Ordinance of Eagle Mountain City, Utah, Amending Eagle Mountain Municipal Code Section 16.35.090 Privacy Fencing, Chapter 17.10 Definitions, and Chapter 17.60 Landscaping Buffering Fencing and Transitioning, and Enacting Chapter 17.64 Retaining Walls.

Councilmember Wood supported clarifying requirements to assist with promoting the stability and safety of retaining walls for the benefit of residents.

Councilmember Burnham concurred and recommended tabling the item to allow staff to make the changes discussed during work session.

Mayor Westmoreland opened the public hearing at 8:29 p.m.

The Council and staff reviewed some of the specific changes desired by the City Council.

MOTION: ***Councilmember Wood moved to table an ordinance of Eagle Mountain City, Utah, amending Eagle Mountain Municipal Code Section 16.35.090 Privacy Fencing, Chapter 17.10 Definitions, and Chapter 17.60 Landscaping Buffering Fencing and Transitioning, and enacting Chapter 17.64 Retaining Walls to the next meeting pending the changes as instructed to staff. Councilmember Wright seconded the motion.***

Donna Burnham	**Yes**
Melissa Clark	**Yes**
Jared Gray	**Yes**
Rich Wood	**Yes**
Brett Wright	**Yes**

DRAFT

The motion passed with a unanimous vote.

14. ORDINANCES

14.A. ORDINANCE – An Ordinance of Eagle Mountain City, Utah, Amending the Eagle Mountain Municipal Code Chapter 10.10 Parking, Regarding Commercial Vehicle Parking Code Enforcement.

Mr. Draper explained that the changes aim to address issues related to food trucks, food carts, and commercial vehicles. Under the current code, food trucks and food carts are classified as commercial vehicles, restricting their parking on residential lots and limiting street parking to 24 hours. The amendment would separate food trucks and food carts from other commercial vehicles, allowing them to be parked on residential lots if they are at least 10 feet from the sidewalk and subject to regular street parking rules. Additionally, the amendment proposes reducing the allowable street parking time for commercial vehicles from 24 hours to one hour, unless actively loading or unloading, in which case up to eight hours within 24 hours is permitted. These changes are intended to improve code enforcement and address community concerns regarding parking.

Councilmember Wood clarified that the restrictions apply to commercial vehicles exceeding a rated capacity of two and one-half tons and will not impact regular-sized vehicles with commercial branding and logos.

Discussion clarified that the purpose of requiring vehicles to be at least 10 feet from the sidewalk is to prevent obstructions. The Council determined to change the distance requirement to two feet to accomplish the intent while recognizing some lots might not have space sufficient to meet a 10-foot requirement.

MOTION: ***Councilmember Gray moved to approve an ordinance of Eagle Mountain City, Utah, amending the Eagle Mountain Municipal Code Chapter 10.10 Parking, Regarding Commercial Vehicle Parking Code Enforcement changing the distance requirement in 10.10.100(A)(6) from at least 10 feet from the sidewalk to at least two feet from the sidewalk. Councilmember Wood seconded the motion.***

Donna Burnham	**Yes**
Melissa Clark	**Yes**
Jared Gray	**Yes**
Rich Wood	**Yes**
Brett Wright	**Yes**

The motion passed with a unanimous vote.

Councilmember Wright inquired if the change from ten to two feet from the sidewalk also applied to agricultural vehicles.

Mr. Draper noted a numbering error in 10.10.100(A) and requested for the correction to be included in the motion.

AMENDED MOTION: ***Councilmember Gray moved to approve an ordinance of Eagle Mountain City, Utah, amending the Eagle Mountain Municipal Code Chapter 10.10 Parking, Regarding Commercial Vehicle Parking Code Enforcement with the following amendments:***

1. ***Change the distance requirement in 10.10.100(A)(6) from at least 10 feet from the sidewalk to at least 2 feet from the sidewalk;***
2. ***Change the distance requirement in 10.10.100(A)(4) to within 2 feet of a sidewalk; and***
3. ***Correct the numbering of subsection 10.10.100(A) to remove the additional number 4 and renumber the subsections 1 to 6 accordingly.***

Councilmember Wood seconded the motion.

Donna Burnham	**Yes**
Melissa Clark	**Yes**
Jared Gray	**Yes**
Rich Wood	**Yes**

Brett Wright **Yes**

The motion passed with a unanimous vote.

15. LEGISLATIVE ITEMS

15.A. UPDATE – Legislative Priorities List

Mr. Strachan updated the Council on the progress and status of items on the legislative priorities list.

15.B. DISCUSSION – Moderate Income Housing Plan Strategy Discussion: Mortgage \Assistance Program

Mr. Strachan presented the item, focusing on Strategy 2 of the Moderate Income Housing Plan, which aims to implement a mortgage assistance program for public employees within the municipality. He reviewed the down payment assistance programs, highlighting features such as income limits, forgivable loans or grants, owner occupancy requirements, and a focus on first-time homebuyers. These programs target public entity employees and include additional support elements. He provided examples of the features of municipal and employee housing assistance programs used in other Utah cities and explained defining elements in the down payment assistance program, such as maximum amounts, employment length requirements, and handling of forgivable loans. The median household income (AMI) in Eagle Mountain City is approximately $92,000 for a family of four, and the majority of the housing in the City is only affordable to households making over $100,000 a year.

The Council provided the following feedback:

- The importance of crafting a program that enables public employees, teachers, veterans, and first responders to live in the community regardless of whether they are first-time home buyers, and possibly expanding the program to other residents;
- The need for down payment assistance and employee housing programs to encourage community investment and retain employees;
- Concerns about the effectiveness of small grants and the need for substantial assistance to make a meaningful impact;
- Using affordable housing dollars and exploring partnerships with mortgage professionals to maximize the program's benefits;
- Allowing the program to apply to resale homes or contracting to repair and upgrade homes;
- Whether to implement forgivable loans based on years of service or have the assistance tied to the property until it is sold, and allocation amounts per individual;
- The potential to include interest rate buy-downs and other financial strategies to lower housing costs;
- Additional funding sources to support and expand the program to those making 120% AMI;
- Forming a steering committee including mortgage professionals, real estate experts, and representatives from housing authorities to guide the program's development; and
- The importance of creating a comprehensive plan that could be adjusted as needed to meet State requirements, community needs, and market conditions.

The Council directed staff to refine the program details, implement the Council's feedback, prepare a draft for further review, and expressed urgency in developing the program to meet State deadlines and secure priority funding status.

16. CITY COUNCIL/MAYOR'S BUSINESS

In response to a question by Councilmember Wright, Ms. Reusch explained that to qualify for a formal internal audit function, the City would need to either hire an independent auditor who operates separately from the Finance Department and executives, or contract with an external auditor. The internal audits could cover various aspects, such as compliance with adopted codes and policies, rather than just financial matters. While certain levels of internal auditing can be conducted within the Finance Department, meeting the formal qualification requires an independent auditor as a staff member or an external contractor. The City has attempted to contact several auditing

firms for this purpose but has not received responses from four different companies, likely due to a nationwide staffing shortage in the accounting field. An independent, external audit is conducted annually.

17. CITY COUNCIL BOARD LIAISON REPORTS

Councilmember Wright

Councilmember Wright reported that he was invited to participate in the Utah Department of Transportation (UDOT) Advisory Committee starting on June 24th, focusing on transportation issues. He expressed enthusiasm for the opportunity and encouraged input from fellow Councilmembers.

Councilmember Gray

Councilmember Gray highlighted the success of the Youth Council's dance after the rodeo, noting significant attendance and enthusiasm. He mentioned the possibility of another event on July 5th and expressed support for the Youth Council's initiatives.

Councilmember Burnham

Councilmember Burnham announced her participation in the affordable housing advisory group, noting it is still open for more members. The Arts Alliance has an upcoming writing conference and is interested in using the stage for Shop Fest and organizing a book walk for the Smith Ranch Park grand opening.

Councilmember Clark

Councilmember Clark requested additional information about the timeline and implementation of Community Development Block Grant (CDBG) funds for the seniors' program. She also shared excitement about the City's progress and potential future developments, emphasizing the importance of forward movement.

18. COMMUNICATION ITEMS

18.A. Fiscal Year 2024 Fraud Risk Assessment

18.B. Upcoming Agenda Items

Councilmember Wright expressed concern about an upcoming agenda item titled "Residential Zone Bonus Density, Entitlements, and Ordinance," noting that the title caused him anxiety given previous efforts to remove such entitlements from the Municipal Code. He requested an offline discussion to understand the purpose and details of the proposed ordinance.

19. ADJOURNMENT

MOTION: ***Councilmember Gray moved to adjourn at 9:38 p.m. Councilmember Burnham seconded the motion.***

Donna Burnham	**Yes**
Melissa Clark	**Yes**
Jared Gray	**Yes**
Rich Wood	**Yes**
Brett Wright	**Yes**

The motion passed with a unanimous vote.

The meeting was adjourned at 9:38 p.m.

Approved by the City Council on July 2, 2024.

_____

Fionnuala B. Kofoed, MMC
City Recorder

DRAFT

	EAGLE MOUNTAIN CITY **CITY COUNCIL MEETING** **JULY 2, 2024**
TITLE:	PRELIMINARY PLAT - Eagle Square Commercial
ITEM TYPE:	Preliminary Plat
FISCAL IMPACT:	N/A
APPLICANT:	Brett Simpson, SK Hart

CURRENT GENERAL PLAN DESIGNATION & ZONE	ACREAGE
Community Commercial / Commercial Community	17.55 Acres

PUBLIC HEARING
No

PREPARED BY
David Stroud, Senior Planner

PRESENTED BY
David Stroud

RECOMMENDATION:
Staff recommends the City Council approve the Eagle Square Commercial Preliminary Plat

BACKGROUND:
Preliminary plat approval of Eagle Square Commercial in the Porter's Crossing development. The plat contains 5 lots, and one parcel that will be further developed in the future. The Planning Commission reviewed this request at the June 25, 2024 meeting.

Several residents contacted the City to voice concern of a potential hotel at this location. While a hotel is not part of this particular request, a hotel is a conditional use in the Porter's Crossing MDA. Comments are included as an exhibit to this report.

Plat approvals are based upon compliance with City code requirements and requirements of any development agreement. Approval criteria for a preliminary plat approval review request are included in EMMC §16.20 and the Porter's Crossing Master Development Agreement.

ITEMS FOR CONSIDERATION:
The proposed preliminary plat complies with the standards of the Porter's Crossing MDA in regard to the subdivision of the property. There is not a minimum square footage requirement of commercial lots within Porter's Crossing. There will be road dedication with recordation of the final plat, which is approved by staff. No users of the property have been identified at this time.

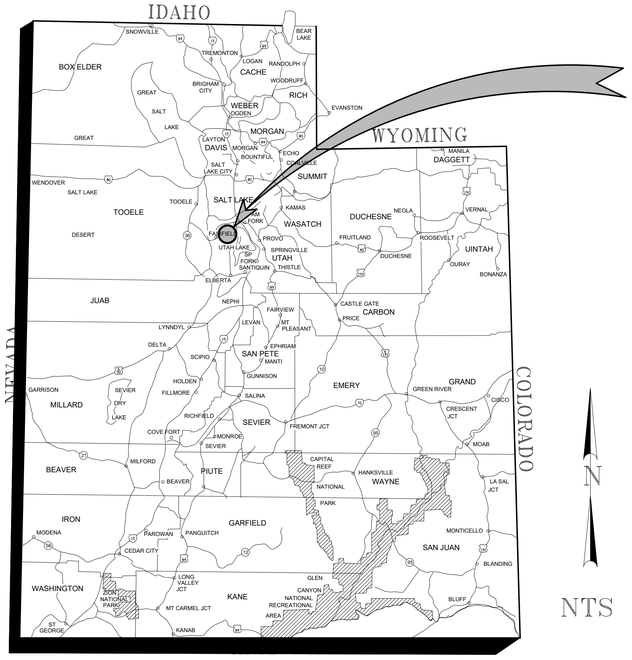
PLANNING COMMISSION ACTION/RECOMMENDATION:
The Planning Commission recommends approval 5-0 to the City Council regarding the Eagle Square Commercial preliminary plat.

ATTACHMENTS:
1. Eagle Square Commercial Preliminary Plat
2. Neighborhood Comments

Eagle Square Commercial Subdivision
Phase 1

4280 East Pony Express Parkway
Eagle Mountain, UT 84005

LOCATED WITHIN THE SOUTHWEST QUARTER OF SECTION 21,
TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN
PONY EXPRESS PARKWAY, EAGLE MOUNTAIN, UTAH COUNTY, UTAH



PROJECT LOCATION

Sheet List Table	
Sheet Number	Sheet Title
CV-01	COVER SHEET
NT-01	GENRAL NOTES
NT-02	SYMBOLS & ABBRIVATIONS
-	ALTA
1 of 2	PRELIMINARY PLAT
PH-01	PHASING PLAN
EC-01	EROSION CONTROL PLAN
EC-02	EROSION CONTROL DETAILS
DM-01	DEMOLITION PLAN
SP-01	SITE PLAN
SP-02	TURNING TEMPLATE
TS-01	TYPICAL ROAD SECTIONS
UT-01	UTILITY PLAN
DP-01	DRAINAGE PLAN
DP-02	DRAINAGE CALCULATIONS
GP-01	GRADING PLAN
GP-02	OFFSITE GRADING
GP-03	OFFSITE GRADING
PP-01	PLAN & PROFILE
PP-02	PLAN & PROFILE
PP-03	PLAN & PROFILE
PP-04	PLAN & PROFILE
PP-05	PLAN & PROFILE
PP-06	PLAN & PROFILE
DT-01	SITE DETAILS
DT-02	WATER DETAILS
DT-03	SEWER DETAILS
DT-04	STORMWATER DETAILS
LANDSCAPE AND IRRIGATION PLANS & DETAILS	
LA-01	LANDSCAPE & IRRIGATION SPECS
LA-02	PLANTING PLAN
LA-03	PLANTING PLAN
IRR-01	IRRIGATION PLAN
IRR-02	IRRIGATION PLAN
IRR-03	DEEP ROOT IRRIGATION PLAN
IRR-04	DEEP ROOT IRRIGATION PLAN
DT-01	PLANTING AND IRRIGATION DETAILS
DT-02	IRRIGATION DETAILS

PROJECT SITE

N.T.S.
LOCATION MAP

OWNED/DEVELOPED BY:
DEVELOPER: Pony Express Land Development Inc.
NAME: Brett E. Simpson
ADDRESS: 630 East South Temple
Salt Lake City, UT 84102
PHONE: 801-321-7725

PLANS PREPARED BY:
WARD ENGINEERING GROUP
231 WEST 800 SOUTH SUITE A
SALT LAKE CITY, UTAH 84101
(801) 487-8040 PHONE
(801) 487-8668 FAX

Preliminary Plans

CALL BEFORE YOU DIG. IT'S FREE & IT'S THE LAW. 1-800-662-4111 208-2100

FILENAME: O:\SK Hart\Eagle Square Concept\engineering\Design\Cover Sheet.dwg TAB: CV-01- PHASE 1 PLOT DATE AND TIME: 6/19/2024 11:12 AM

EAGLE SQUARE COMMERCIAL
SUBDIVISION MASTER PLANS
COVER SHEET

231 West 800 South Salt Lake City, Utah 84101
Ward Engineering Group
Planning Engineering Surveying
PH: 801 . 487 . 8040

CLIENT: SK HART
DWG:
JOB No:
DO NOT SCALE THIS DRAWING DRAWING IS REDUCED IF LESS THAN 24" X 36" DIMENSIONS MAY VARY FROM SCALE

DRAWN BY: AM
DESIGN BY: BHT
CHECKED BY: BHT
DATE: 06/19/2024

REVISIONS

1	DATE	CITY COMMENTS

PROFESSIONAL ENGINEER
362348
BRENDAN H THORPE
FOR REVIEW
STATE OF UTAH

SHEET
CV-01

CONTRACTOR SHALL PERFORM ALL WORK TO THE STANDARD PLANS, SPECIFICATIONS, AND REQUIREMENTS OF:
WATER: EAGLE MOUNTAIN CITY
SEWER: EAGLE MOUNTAIN CITY
STORM WATER: EAGLE MOUNTAIN CITY
POWER: ROCKY MOUNTAIN POWER
GAS: DOMINION ENERGY
FIBER: FIRST DIGITAL
COUNTY: UTAH COUNTY

CIVIL PROJECT NOTES

GENERAL NOTES

1. ALL MATERIALS AND CONSTRUCTION SHALL BE PERFORMED IN ACCORDANCE WITH ALL AND CURRENT APPLICABLE LAWS, RULES, REGULATIONS, ORDINANCES, OSHA REQUIREMENTS, STANDARDS AND SPECIFICATIONS WHETHER OR NOT ANY SPECIFIC REFERENCE IS MADE TO SUCH IN THESE PLANS AND SPECIFICATIONS. THE CONTRACTOR SHALL BE PROPERLY LICENSED IN THE STATE OF UTAH TO PERFORM ALL OF THE WORK DESCRIBED IN THE CONTRACT DOCUMENTS. SUCH LICENSING SHALL REMAIN IN EFFECT CONTINUOUSLY THROUGHOUT THE ENTIRETY OF THIS PROJECT INCLUDING FROM TIME OF BID SUBMISSION THROUGH PROJECT COMPLETION AND WARRANTY PERIOD. THE CONTRACTOR SHALL CARRY APPROPRIATE INSURANCE, PERFORMANCE AND PAYMENT BONDS AS REQUIRED.
2. ALL WORK SHALL CONFORM TO THESE PLANS AND TO THE REQUIREMENTS OF THE PROJECT SPECIFICATIONS. IN THE EVENT THAT ANY CONFLICTS ARE DISCOVERED, THE CONTRACTOR SHALL NOTIFY THE ENGINEER IN WRITING, AND THE ENGINEER, AT HIS SOLE DISCRETION, SHALL DETERMINE WHICH REQUIREMENTS GOVERN. THE CONTRACTOR SHALL KEEP ONE RECORD COPY OF ALL SPECIFICATIONS, DRAWINGS, ADDENDA, MODIFICATIONS, AND SHOP DRAWINGS AT THE SITE IN GOOD ORDER AND ANNOTATED TO SHOW ALL CHANGES MADE DURING THE CONSTRUCTION PROCESS. THESE SHALL BE AVAILABLE TO THE ENGINEER AND SHALL BE DELIVERED TO HIM FOR THE OWNER UPON COMPLETION OF THE PROJECT.
3. THE CONTRACTOR SHALL THOROUGHLY FAMILIARIZE HIMSELF WITH ALL ASPECTS OF THE PLANS AND DOCUMENTS, PERFORM A SITE VISIT TO SATISFY HIMSELF AS TO THE SITE CONDITIONS, ATTEND ALL PRECONSTRUCTION AND CONSTRUCTION MEETINGS, AND THOROUGHLY SATISFY HIMSELF AS TO THE TRUE MEANING AND INTENTION OF THIS CONTRACT. THE CONTRACTOR SHALL BE COMPETENT AND EXPERIENCED TO PERFORM ALL WORK REQUIRED. ALL WORK SHALL BE SUBJECT TO THE APPROVAL OF THE ENGINEER.
4. THE CONTRACTOR SHALL INDEMNIFY AND HOLD HARMLESS THE OWNER AND THE ENGINEER AND THEIR AGENTS AND EMPLOYEES FROM AND AGAINST ALL CLAIMS, DAMAGES, LOSSES AND EXPENSES INCLUDING ATTORNEY'S FEES ARISING OUT OF OR RESULTING FROM THE PERFORMANCE OF THE WORK, PROVIDED THAT ANY SUCH CLAIM, DAMAGE, LOSS OR EXPENSES IS ATTRIBUTABLE TO BODILY INJURY, SICKNESS, DISEASE OR DEATH, OR TO INJURY TO OR DESTRUCTION OF TANGIBLE PROPERTY (OTHER THAN THE WORK ITSELF) INCLUDING THE LOSS OF USE RESULTING THERE FROM; AND IS CAUSED IN WHOLE OR IN PART BY ANY NEGLIGENT ACT OR OMISSION OF THE CONTRACTOR, ANY SUBCONTRACTOR, ANYONE DIRECTLY OR INDIRECTLY EMPLOYED BY ANY OF THEM OR ANYONE FOR WHOSE ACTS ANY OF THEM MAY BE LIABLE, REGARDLESS OF WHETHER OR NOT IT IS CAUSED IN PART BY A PARTY INDEMNIFIED HEREUNDER. IN ANY AND ALL CLAIMS AGAINST THE OWNER OR THE ENGINEER OR ANY OF THEIR AGENTS OR EMPLOYEES BY ANY EMPLOYEE OF THE CONTRACTOR, AND SUBCONTRACTOR, ANYONE DIRECTLY OR INDIRECTLY EMPLOYED BY ANY OF THEM OR ANYONE FOR WHOSE ACTS ANY OF THEM MAY BE LIABLE, SAID INDEMNIFICATION OBLIGATION SHALL NOT BE LIMITED IN ANY WAY BY ANY LIMITATION ON THE AMOUNT OR TYPE OF DAMAGES, COMPENSATION OR BENEFITS PAYABLE BY OR FOR THE CONTRACTOR OR ANY SUBCONTRACTOR UNDER WORKMEN'S COMPENSATION ACTS, DISABILITY BENEFIT ACTS OR OTHER EMPLOYEE BENEFIT ACTS.
5. THE CONTRACTOR WARRANTS AND GUARANTEES TO THE OWNER AND ENGINEER THAT ALL MATERIAL AND EQUIPMENT USED IN THE PERFORMANCE OF THIS WORK SHALL BE NEW UNLESS OTHERWISE SPECIFIED AND THAT ALL WORK SHALL BE OF GOOD QUALITY AND FREE FROM FAULTS OR DEFECTS FOR A PERIOD OF ONE YEAR FROM THE DATE OF SUBSTANTIAL COMPLETION. IF REQUIRED BY THE ENGINEER, THE CONTRACTOR SHALL FURNISH SATISFACTORY EVIDENCE AS TO THE KIND AND QUALITY OF MATERIALS AND EQUIPMENT. ALL MATERIALS AND EQUIPMENT SHALL BE APPLIED, INSTALLED, CONNECTED, ERECTED, USED, CLEANED AND CONDITIONED IN ACCORDANCE WITH THE INSTRUCTIONS OF THE APPLICABLE MANUFACTURER, FABRICATOR OR PROCESSOR, EXCEPT AS OTHERWISE PROVIDED IN THE PLANS AND DOCUMENTS.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL PERMITS, LICENSES AND FEES REQUIRED FOR THE PERFORMANCE AND COMPLETION OF THE WORK AND SHALL ENSURE THAT ALL WORK IS PERFORMED IN ACCORDANCE WITH THE REQUIREMENTS OF SAID PERMITS AND LICENSES. THE CONTRACTOR SHALL PROVIDE ALL CONSTRUCTION SIGNAGE, BARRICADING AND TRAFFIC CONTROL IN CONFORMANCE TO THE MOST RECENT EDITION OF THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES. THE CONTRACTOR SHALL FURNISH ALL MATERIALS, EQUIPMENT, LABOR, TRANSPORTATION, CONSTRUCTION EQUIPMENT AND MACHINERY, TOOLS, APPLIANCES, FUEL, POWER, LIGHT, HEAT, TELEPHONE, WATER, SANITARY FACILITIES, AND ALL OTHER FACILITIES AND INCIDENTALS NECESSARY FOR THE EXECUTION, TESTING, INITIAL OPERATION AND COMPLETION OF THE WORK.
7. THE CONTRACTOR SHALL AT ALL TIMES BE RESPONSIBLE FOR PROVIDING DUST, MUD, AND EROSION CONTROL, AND PROPER DRAINAGE. THE CONTRACTOR SHALL BE RESPONSIBLE TO PROPERLY HANDLE AND DISPOSE OF ALL CONSTRUCTION WATER. THE CONTRACTOR SHALL LIMIT TRAVEL ON THE PROJECT SITE TO ROADWAYS ONLY, EXCEPT WHERE CONSTRUCTION SPECIFICALLY REQUIRES TRAVEL ELSEWHERE. ANY DAMAGE CAUSED BY SUCH UNAUTHORIZED TRAVEL SHALL BE CORRECTED AT THE CONTRACTOR'S EXPENSE AND TO THE SATISFACTION OF THE OWNER OF THE PROPERTY PARCEL. THE CONTRACTOR SHALL AT ALL TIMES KEEP THE PREMISES FREE FROM ACCUMULATIONS OF WASTE MATERIAL, RUBBISH AND OTHER DEBRIS RESULTING FROM THE WORK. EQUIPMENT AND CONSTRUCTION MATERIALS, ETC., SHALL BE STORED ONSITE ONLY AT THE SATISFACTION OF THE OWNER OF THE PROPERTY PARCEL WHEREON THEY ARE STORED. AT THE COMPLETION OF THE WORK, ALL WASTE MATERIALS, RUBBISH AND DEBRIS SHALL BE REMOVED FROM THE PREMISES AS WELL AS ALL TOOLS, CONSTRUCTION EQUIPMENT AND MACHINERY, AND SURPLUS MATERIALS. THE CONTRACTOR SHALL RESTORE TO THEIR ORIGINAL CONDITION THOSE PORTIONS OF THE SITE NOT DESIGNATED FOR ALTERATION BY THE PLANS AND DOCUMENT.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ADEQUATELY SCHEDULING ALL REQUIRED TESTING AND INSPECTIONS A MINIMUM OF 48 HOURS IN ADVANCE. NEITHER OBSERVATIONS BY THE ENGINEER NOR INSPECTIONS, TESTS OR APPROVALS BY PERSONS OTHER THAN THE CONTRACTOR SHALL RELIEVE THE CONTRACTOR FROM HIS OBLIGATIONS TO PERFORM THE WORK IN ACCORDANCE WITH THE REQUIREMENTS OF THE PLANS AND DOCUMENTS
9. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR JOBSITE CONDITIONS THROUGHOUT THE PROJECT, INCLUDING SUBSURFACE CONDITIONS AND UTILITY LOCATION. WARD ENGINEERING GROUP ASSUMES NO RESPONSIBILITY FOR EXISTING UTILITY LOCATIONS. ANY EXISTING UTILITIES OR OTHER IMPROVEMENTS SHOWN ON THE PLANS HAVE BEEN DERIVED FROM FIELD INVESTIGATIONS AND/OR AVAILABLE RECORD INFORMATION. THE CONTRACTOR SHALL FIELD VERIFY EXISTING UTILITY LOCATIONS AND INVERT ELEVATIONS OF EXISTING MANHOLES PRIOR TO CONSTRUCTING ANY NEW UTILITY. THE CONTRACTOR SHALL TAKE ALL PRECAUTIONARY MEASURES NECESSARY TO PROTECT EXISTING IMPROVEMENTS WHICH ARE TO REMAIN IN PLACE. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ANY DAMAGE TO EXISTING FACILITIES RESULTING DIRECTLY OR INDIRECTLY FROM HIS OPERATIONS, WHETHER OR NOT SUCH FACILITIES ARE SHOWN IN THESE PLANS. ALL IMPROVEMENTS DAMAGED BY THE CONTRACTOR'S OPERATION SHALL BE EXPEDITIOUSLY REPAIRED OR RECONSTRUCTED TO THE ENGINEER'S SATISFACTION AT THE CONTRACTOR'S EXPENSE WITHOUT ADDITIONAL COMPENSATION. NO EXCAVATION OF ANY NATURE SHALL BE PERFORMED WITHOUT FIRST CONTACTING "BLUE STAKES" AT LEAST 48 HOURS PRIOR TO SUCH EXCAVATION.
10. THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO ASSURE SOUND EXCAVATION AND GRADING PRACTICES. FOR ALL EXCAVATIONS EXCEEDING A DEPTH OF 4 FEET, THE CONTRACTOR SHALL PROVIDE APPROPRIATE SHORING, BRACING, SLOPING OR OTHER APPROPRIATE PROVISIONS AS SPECIFIED BY OSHA THAT ARE NECESSARY TO PROTECT THE SAFETY OF THOSE AT THE SITE. ALL OPEN TRENCHES MUST BE PROPERLY COVERED AT THE END OF WORK EACH DAY. HARD HATS SHALL BE WORN BY ALL PERSONS AT THE SITE. ALL SPECIFICATIONS, DRAWINGS AND COPIES THEREOF FURNISHED BY THE ENGINEER SHALL REMAIN HIS PROPERTY. THEY SHALL NOT BE USED ON ANOTHER PROJECT AND, WITH EXCEPTION OF THOSE SETS WHICH HAVE BEEN SIGNED IN CONNECTION WITH THE EXECUTION OF THE AGREEMENT, SHALL BE RETURNED TO THE ENGINEER UPON REQUEST AT COMPLETION OF THE PROJECT.
11. CONTRACTOR SHALL UTILIZE "BEST MANAGEMENT" PRACTICES FOR STORM WATER POLLUTION PREVENTION. CONTRACTOR SHALL BE RESPONSIBLE FOR THE DEVELOPMENT AND COMPLIANCE TO AN APPROVED STORM WATER POLLUTION PREVENTION PLAN (SWPPP).

EAGLE MOUNTAIN CITY GENERAL NOTES:

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 BACKFILLING.
- 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.
- 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 36" TALL MINIMUM AND 21" INSIDE DIAMETER. WATER CAN FOR 1-1/2" TO 2" SERVICE WILL NEED TO 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 BACKFILLING. WATER LATERALS EXTEND 15' INTO PROPERTY AND BE MARKED WITH A 2X4 PAINTED BLUE. ALL POLY LINES 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 BACKFILLING.
- VERTICAL SEPARATION: WATER MAIN TO MAINTAIN 18" MINIMUM SEPARATION FROM STORM DRAIN OR OTHER OBSTACLES/UTILITIES.
- WATER LINE FITTINGS: ALL FITTINGS TO HAVE MEGA LUG FOLLOWERS.
- WATER MAIN LINE: NO DEFLECTION OR BENDING OF PIPE WILL BE ALLOWED IN 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.

CONSTRUCTION NOTES

GENERAL REQUIREMENTS
1. CONTRACTOR SHALL STERILIZE THE SUBGRADE BENEATH PROPOSED NEW PAVING AND WALKWAYS. CONTRACTOR SHALL SUBMIT MEANS AND METHODS FOR APPROVAL PRIOR TO IMPLEMENTATION.
2. ALL UTILITY PIPING SHALL HAVE WARNING TAPE INSTALLED 12" MIN. ABOVE AND ALONG THE ENTIRE LENGTH, INCLUDING SERVICE LATERAL. TAPE SHALL BE LABELED ACCORDING TO UTILITY.
3. THE OPEN ENDS OF ALL PIPELINES UNDER CONSTRUCTION SHALL BE COVERED AND EFFECTIVELY SEALED AT THE END OF EACH DAY'S WORK.
4. THE LOCATION OF THE STUB ENDS OF ALL LATERALS SHALL BE MARKED IN THE FIELD USING A 2" X 4" POST EXTENDING FROM THE END OF THE LATERAL TO A MINIMUM OF THREE FEET ABOVE THE GROUND SURFACE. THE 2" X 4" POST SHALL BE PAINTED USING GREEN PAINT FOR SEWER, BLUE PAINT FOR WATER, RED FOR POWER, YELLOW FOR GAS, AND ORANGE FOR COMMUNICATIONS. RECORD DRAWINGS SHALL BE MAINTAINED AT THE PROJECT SITE SHOWING ACCURATE LOCATIONS OF ALL LATERAL CONNECTIONS MEASURED FROM THE NEAREST MANHOLE AND ALL LATERAL STUBS MEASURED FROM THE NEAREST PROPERTY LINE.
5. THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES SHOWN ON THIS PLAN ARE DIAGRAMMATIC ONLY, AND ALL UTILITIES MAY NOT BE SHOWN. THE CONTRACTOR SHALL CONTACT THE PROPER LOCAL AUTHORITIES OR UTILITY COMPANY TO CONFIRM THE LOCATION OF ALL EXISTING UTILITIES BEFORE BEGINNING WORK. ANY DAMAGE DUE TO FAILURE OF THE CONTRACTOR TO CONTACT THE PROPER AUTHORITIES SHALL BE BORNE BY THE CONTRACTOR.
6. CAUTION & CARE SHOULD BE TAKEN DURING ALL EXCAVATIONS DUE TO POSSIBLE EXISTENCE OF UNRECORDED UTILITY LINES.
7. EXCAVATION REQUIRED WITHIN CLOSE PROXIMITY OF EXISTING UTILITY LINES SHALL BE DONE ONLY BY HAND. CONTRACTOR SHALL REPAIR AND REPLACE ANY DAMAGE TO EXISTING UTILITY LINES OR STRUCTURES INCURRED DURING CONSTRUCTION OPERATIONS AT NO COST TO OWNER.

CLEARING AND GRUBBING
1. REMOVE AND DISPOSE OF TREES, STUMPS, LOGS, LIMBS, STICKS, VEGETATION, DEBRIS, AND OTHER MATERIAL ON THE NATURAL GROUND SURFACE.
2. DISPOSE OF ALL MATERIAL OFF THE PROPERTY TO A FACILITY LICENSED TO ACCEPT THE MATERIAL TYPE.
3. CONTRACTOR SHALL REMOVE ALL TOP SOIL WITHIN THE AREA OF CONSTRUCTION. STOCKPILE OR REMOVE FROM SITE PER OWNER INSTRUCTIONS.
4. CONFORM TO PROJECT GEOTECHNICAL REPORT.

WATER IMPROVEMENT REQUIREMENTS
SEE EAGLE MOUNTAIN CITY GENERAL NOTES

SEWER IMPROVEMENT REQUIREMENTS
SEE EAGLE MOUNTAIN CITY GENERAL NOTES

STORM DRAINAGE IMPROVEMENTS
SEE EAGLE MOUNTAIN CITY GENERAL NOTES

GRADING NOTES
1. THE CONTRACTOR SHALL BECOME FAMILIARIZED WITH THE RECOMMENDATIONS LISTED IN THE SOILS REPORT FOR THIS PROJECT. PREPARED BY WESTERN TECHNOLOGIES INC., SURFACE DRAINAGE TO BE ONE (1%) PERCENT MINIMUM TO APPROVED DRAINAGE FACILITIES, EXCEPT AS WAIVED BY THE BUILDING OFFICIAL, OR DIRECTED BY THE ENGINEER.
2. ALL FILL EXCEPT THAT UNDERNEATH PAVED SURFACES, WITHIN ROAD RIGHT OF WAY OR UNDERNEATH BUILDING SLABS, SIDEWALKS & FOOTINGS, SHALL BE COMPACTED TO A MINIMUM OF EIGHTY-FIVE (85%) PERCENT MAXIMUM DENSITY AND ± 2% OPTIMUM MOISTURE CONTENT AS DETERMINED BY ASTM D 1557 AND CERTIFIED BY TESTS AND REPORTS FROM SOILS ENGINEER.
3. ALL FILL UNDERNEATH PATHWAYS AND CONCRETE SHALL BE CLASSIFICATION A/1-A THROUGH A/4 AS DEFINED BY ASHTO M 145 AND COMPACTED TO A MINIMUM OF NINETY-FIVE (95%) PERCENT MAXIMUM DRY DENSITY AND ± 2% OPTIMUM MOISTURE CONTENT AS SPECIFIED BY ASTM D 1557. FOR ALL FILL UNDERNEATH BUILDING SLABS AND FOOTINGS, REFER TO STRUCTURAL PLANS AND GEOTECHNICAL REPORT.
4. FILL MATERIAL SHALL BE PLACED IN LAYERS NOT EXCEEDING SIX (6) INCHES IN COMPACTED THICKNESS AND COMPACTED AT OPTIMUM MOISTURE CONTENT TO THE REQUIRED MAXIMUM DRY DENSITY.
5. ALL FILL AREAS TO BE CLEARED OF ALL VEGETATION AND OTHER UNSUITABLE MATERIALS AND THE AREA SCARIFIED TO A DEPTH OF SIX (6) INCHES, OR TO A DEPTH TO REMOVE TOP SOIL, REFER TO GEOTECHNICAL REPORT.
6. CONTRACTOR SHALL REMOVE ALL TOPSOIL AND ORGANIC MATERIALS FROM STRUCTURALLY LOADED EMBANKMENTS AND BUILD FOOTPRINT LOCATION ACCORDING TO THE RECOMMENDATIONS OF THE GEOTECHNICAL REPORT.

CONCRETE NOTES
1. ALL CONCRETE WORK SHALL BE NORMAL WEIGHT CONCRETE WITH A COMPRESSIVE STRENGTH EQUAL TO AT LEAST 4,000 PSI WITHIN 28 DAYS AFTER POURING. THE WATER CEMENT RATIO SHALL BE NO GREATER THAN 0.45 AND SLUMP SHALL BE 3.5" OR LESS. MINIMUM CEMENT CONTENT SHALL BE 6.5 SACKS PER CUBIC YARD. PROVIDE 5.5%-7.5% AIR ENTRAINMENT FOR CONCRETE OF THIS CLASS USED IN SLABS AND WALLS, PER REQUIREMENT LISTED IN THE LOCAL GOVERNMENT ENTITY STANDARDS AND SPECIFICATIONS.
2. UNLESS OTHERWISE NOTED, ALL CONSTRUCTION JOINTS SHALL BE KEYED WITH A KEY 1-1/2 IN. DEEP, A LENGTH 2 IN. LESS THAN THE MEMBER, AND A WIDTH 1/2 OF THE MEMBER. REINFORCING SHALL BE CONTINUOUS THROUGH THE JOINT.
3. ALL CONCRETE WORK SHALL BE PLACED, CURED, STRIPPED, AND PROTECTED AS DIRECTED BY THE PROJECT AND APWA SPECIFICATIONS (03 30 10)
4. BEFORE CONCRETE IS POURED CHECK WITH ALL TRADES TO INSURE PROPER PLACEMENT OF ALL OPENINGS, SLEEVES, CURBS, CONDUITS, BOLTS, INSERTS, ETC. RELATIVE TO WORK.
5. CONTRACTOR IS RESPONSIBLE FOR ALL SHORING AND FORMWORK.
6. REFER TO ARCHITECTURAL DRAWINGS FOR MOLDS, GROOVES, ORNAMENT, CLIPS AND GROUNDS REQUIRED TO BE ENCASED IN CONCRETE SLAB AND SLAB FINISHES, COLOR, PATTERNS, AND DEPRESSIONS
7. REFER TO SLAB JOINT LAYOUT PLAN FOR CONTROL AND CONSTRUCTION JOINT LOCATIONS.
8. CONCRETE TESTING SHALL BE PER PROJECT SPECIFICATIONS AND APWA 03 30 05. TESTING SHALL COMPRISE OF TEMPERATURE, AIR, SLUMP AND STRENGTH TESTING. THE FOLLOWING TABLE SUMMARIZES REQUIRED TESTING FREQUENCY:

CONCRETE REINFORCEMENT NOTES
1. ALL METAL REINFORCEMENT SHALL BE DEFORMED TYPE BARS (EXCEPT #2 BARS) AND SHALL CONFORM TO THE REQUIREMENTS OF THE STANDARD SPECIFICATIONS ASTM A615 GRADE 60.
2. ALL SPLICES IN CONTINUOUS CONCRETE REINFORCING BARS SHALL LAP 36 BAR DIAMETER OR PER THE LATEST EDITION OF ACI 318. ALL SUCH SPLICES SHALL BE MADE IN A REGION OF COMPRESSION UNLESS OTHERWISE SHOWN. ALL CONTINUOUS REINFORCEMENT SHALL TERMINATE WITH A 90° TURN OR A SEPARATE CORNER BAR.
3. ALL REINFORCEMENT BARS SHALL BE SECURELY ANCHORED AND HELD IN PLACE AND SHALL BE SPACED FROM ADJACENT SURFACES (UNLESS SHOWN OTHERWISE) AS FOLLOWS:
   A. FORMED SURFACES IN CONTACT WITH THE GROUND OR EXPOSED TO WEATHER, AND SLABS ON GRADE - 2 IN.
   B. UNFORMED SURFACES CAST AGAINST AND PERMANENTLY EXPOSED TO EARTH (BOTTOM AND SIDES OF FOOTINGS) -3 IN.
4. WELDED WIRE FABRIC SHALL CONFORM TO ASTM A 185 AND SHALL HAVE A MINIMUM SIDE LAP OF 8 IN.
5. ALL REINFORCEMENT SHALL BE DETAILED AND PLACED IN ACCORDANCE WITH THE LATEST EDITION OF ACI DETAILING MANUAL 315-77 AND ACI STANDARD 318.

ASPHALT NOTES
1. ALL ASPHALT SHALL BE PLACED AS DIRECTED BY THE LOCAL GOVERNMENT ENTITY STANDARDS AND SPECIFICATION.
2. BASE COURSE SHALL BE COMPACTED TO NOTHING LESS THAN 95% MAXIMUM DRY DENSITY AS DETERMINED BY AASHTO T-180.
3. SURFACES SHALL BE TRUE TO THE ESTABLISHED GRADE WITH A THICKNESS BEING NO LESS THAN ONE-FOURTH INCH FROM THE REQUIRED LAYER THICKNESS AND WITH THE SURFACE ELEVATION VARYING NO MORE THAN THREE-EIGHTHS INCH IN TEN FEET FROM THE TRUE PROFILE AND CROSS-SECTION.
4. THE SURFACE COURSE SHALL CONSIST OF A MINERAL AGGREGATE AND BINDER AS DIRECTED BY THE LOCAL GOVERNMENT ENTITY STANDARDS AND SPECIFICATIONS.
5. THE CONTRACTOR SHALL ESTABLISH A MIX GRADATION AND THE AMOUNT OF BITUMINOUS MATERIAL SHALL BE SUBJECT TO THE APPROVAL OF THE CITY ENGINEER AND SHALL MEET THE REQUIREMENTS OF THE GRADATION SELECTED.
6. THE BITUMINOUS MATERIAL FOR THE SURFACE COURSE REFER TO LOCAL GOVERNMENT ENTITY CONFORMING TO THE REQUIREMENTS OF AASHTO M-226.
7. REGARDLESS OF BITUMINOUS CONTENT AND THERE SHALL NOT BE MORE THAN THREE PERCENT VOIDS IN THE AGGREGATE.
8. THE CONTRACTOR SHALL NOT INSTALL BITUMINOUS SEAL COAT UNLESS THE AIR TEMPERATURE IS 70 DEGREES FAHRENHEIT OR HIGHER. SEAL COAT IS NOT TO BE PLACED WITHIN TEN CALENDAR DAYS OF THE PLACEMENT OF NEW SURFACE COURSE. ALL MATERIALS AND WORKMANSHIP SHALL CONFORM TO THE LOCAL GOVERNMENT ENTITY STANDARD SPECIFICATIONS.
9. THE CONTRACTOR SHALL ENSURE THAT ALL MATERIALS AND WORKMANSHIP SHALL CONFORM TO THE LOCAL GOVERNMENT ENTITY STANDARD SPECIFICATIONS.
10. NO BITUMINOUS SURFACE COURSE SHALL BE PLACED WHEN THE TEMPERATURE OF THE AIR OR ROAD BED IS 50 DEGREES FAHRENHEIT OR BELOW, DURING RAINY WEATHER, WHEN THE BASE IS WET OR DURING OTHER UNFAVORABLE WEATHER CONDITIONS AS APPROVED BY THE CITY ENGINEER. AIR TEMPERATURE IS TO BE MEASURED IN THE SHADE.
11. SEAL COATS SHALL BE APPLIED ONLY BETWEEN JUNE 01 AND SEPTEMBER 15.

APPLICABLE CODES AS ADOPTED BY THE LOCAL GOVERNEMT ENTITY

IBC (INTERNATIONAL BUILDING CODE)
IRC (INTERNATIONAL RESIDENTIAL CODE)
IWUIC (INTERNATIONAL WILDLAND-URBAN INTERFACE CODE)
NFPA (NATIONAL FIRE PROTECTION ASSOCIATION)
AWWA (AMERICAN WATER WORKS ASSOCIATION
ANSI (AMERICAN NATIONAL STANDARDS INTITUTE)
MUTCD (MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES)
APWA (AMERICAN PUBLIC WORKS ASSOCIATION)
ADA STANDARDS FOR ACCESSIBLE DESIGN
ADAAG (A GUIDE TO THE AMERICANS WITH DISABILITIES ACT ACCESSIBILITY GUIDELINES)

CALL BEFORE YOU DIG.
IT'S FREE &
IT'S THE LAW
(TOLL FREE)
1-800-662-4111
208-2100
(SALT LAKE METRO)
140 EAST 1300 SOUTH
P.O. BOX 841671
SANDY, UTAH 84070-1671

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EAGLE SQUARE COMMERCIAL SUBDIVISION MASTER PLANS

GENRAL NOTES

231 West 800 South Salt Lake City, Utah 84101
Ward Engineering Group
Planning Engineering Surveying
PH: 801 . 487 . 8040

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REVISIONS

	DATE	CITY COMMENTS
1		

PROFESSIONAL ENGINEER
362348
BRENDAN H THORPE
FOR REVIEW
STATE OF UTAH

SHEET
NT-01

CIVIL PROJECT NOTES

LINE TYPES

- BOUNDARY LINE
- PROPERTY LINE
- SECTION LINE
- RIGHT OF WAY
- CENTER LINE
- 8 W — PROPOSED WATER MAIN (SIZED AS INDICATED)
- 18 SD — PROPOSED STORM DRAIN (SIZED AS INDICATED)
- 8 SS — PROPOSED SANITARY SEWER (SIZED AS INDICATED)
- 8 IRR — PROPOSED IRRIGATION (SIZED AS INDICATED)
- COMM — PROPOSED COMMUNICATION/TELEPHONE LINE
- PROPOSED GAS LINE
- PROPOSED BURIED ELECTRICAL
- X — X — X — PROPOSED WIRE/BARBED FENCE
- EASEMENT
- OHP — OVERHEAD POWER LINE
- OPEN DITCH, CANAL FLOW LINE
- PROPERTY SET BACKS
- EXISTING RAILROAD TRACKS
- EXISTING EDGE OF PAVEMENT
- Ex W — EXISTING WATER MAIN (SIZED AS INDICATED)
- Ex 18 SD — EXISTING STORM DRAIN (SIZED AS INDICATED)
- Ex 8 SS — EXISTING SANITARY SEWER (SIZED AS INDICATED)
- Ex 8 IRR — EXISTING IRRIGATION (SIZED AS INDICATED)
- X — X — X — EXISTING FENCE CHAIN LINK

NOTE: ALL SYMBOLS, LINETYPES AND/OR ABBREVIATIONS MAY NOT BE SHOWN.

EXISTING SYMBOLS

- SECTION MONUMENT NOT FOUND
- EXISTING TREE/VEGATION
- EXISTING MONUMENT FOUND – NOTED
- EXISTING TRAFFIC SIGNAL BOX
- EXISTING MONUMENT FOUND – NOTED
- EXISTING BOLLARD
- EXISTING POWER POLE
- EXISTING GAS METER
- EXISTING SIGN
- EXISTING TELE J–BOX
- EXISTING STREET LIGHT
- EXISTING ELECTRIC TRANSFORMER
- EXISTING FIRE HYDRANT ASSEMBLY
- EXISTING WATER VALVE
- EXISTING WATER METER
- EXISTING WATER VALVE–BUTTERFLY
- EXISTING MANHOLES BY TYPE (CM, D, S, W)
- EXISTING CATCH BASIN
- EXISTING COMBINATION BOX

PROPOSED SYMBOLS

- SECTION MONUMENT FOUND
- MONUMENT – NOTED
- PROPERTY CORNERS
- UTILITY POLE
- SIGN
- STREET LIGHT
- FIRE HYDRANT ASSEMBLY
- WATER VALVE
- WATER METER
- WATER VALVE BUTTERFLY
- AIR VAC
- WATER SERVICE LATERAL
- PROPOSED MANHOLE (S, D)
- SEWER FLOW ARROW
- SEWER MANHOLE NUMBER
- SEWER SERVICE LATERAL
- CATCH BASIN
- COMBINATION BOX
- STORM DRAIN MANHOLE NUMBER
- ROAD DRAINAGE ARROW
- IRRIGATION SERVICE LATERAL

ABBREVIATIONS

ABUT.	= ABUTMENT
AGG.	= AGGREGATE
APPROX.	= APPROXIMATE
A.S.	= AS SHOWN
AUX.	= AUXILIARY
AVG.	= AVERAGE
BCR	= BEGIN OF CURB RETURN
BOW	= BACK OF WALK
BRG.	= BEARING
℄/C.L.	= CONTROL LINE/CENTER LINE
CATV	= CABLE TELEVISION
CI	= CAST IRON
CLR.	= CLEAR/CLEARANCE
CMP	= CORRUGATED METAL PIPE
COL	= COLUMN
CONC.	= CONCRETE
CONN	= CONNECTION
CONST.	= CONSTRUCTION
CONT.	= CONTINUOUS
COR.	= CORNER
CP	= CONTROL POINT
C.F.	= CUBIC FEET
DI	= DUCTILE IRON
DIA./Ø	= DIAMETER
DIP	= DUCTILE IRON PIPE
DIM.	= DIMENSION
DR	= DIMENSION RATIO
DWG.	= DRAWING
E	= EAST
EA	= EACH
ECR	= END OF CURB RETURN
EG	= EXISTING GRADE
EL./ELEV.	= ELEVATION
ELEC	= ELECTRIC
EO	= EDGE OF OIL
EST.	= ESTIMATED
EXIST	= EXISTING
F.F.	= FINISHED FLOOR
F.G.	= FINISHED GRADE
FL/FL	= FLOW LINE
FT.	= FEET
FLG.	= FLANGE
GA.	= GAUGE
G	= GALLON
GALV.	= GALVANIZED
GMH	= GAS MANHOLE
GV	= GAS VALVE
HA	= HECTARE
HDPE	= HIGH DENSITY POLYETHYLENE
HGL	= HYDRAULIC GRADE LINE
HMA	= HOT MIX ASPHALT
HORIZ.	= HORIZONTAL
HP	= HIGH PRESSURE/HIGH POINT
HWY	= HIGHWAY
I.D.	= INSIDE DIAMETER
INCL.	= INCLUDES
INT	= INTERSECTION
INV	= INVERT
IRRIG	= IRRIGATION
L	= LENGTH
LIN. FT.	= LINEAR FEET
LOC	= LIP OF CURB
LOC.	= LOCATION
LP	= LIGHT POLE/LOW POINT
LT	= LEFT
M.J.	= MECHANICAL JOINT FITTING
MISC.	= MISCELLANEOUS
MPa	= MEGAPASCAL
MAX.	= MAXIMUM
MG	= MEGAGRAM
MH	= MANHOLE
MIN.	= MINIMUM
N/NO.	= NORTH
NO./#	= NUMBER
N.T.S.	= NOT TO SCALE
O.C.	= ON CENTER
O.D.	= OUTER DIAMETER
OHP	= OVER HEAD POWER
PC	= POINT OF CURVATURE
PED	= PEDESTRIAN
PI/P.I.	= POINT OF INTERSECTION
PIP	= PLASTIC IRRIGATION PIPE
PL	= PROPERTY LINE
POC	= POINT ON CURVE
PP	= POWER POLE
PT	= POINT
PT	= POINT OF TANGENCY
PVC	= POLYVINYL CHLORIDE PLASTIC
PVC	= POINT OF VERTICAL CURVATURE
PVT	= POINT OF VERTICAL TANGENCY
PVI	= POINT OF VERTICAL INTERSECTION
PVMNT	= PAVEMENT
PVRC	= POINT OF VERTICAL REVERSE CURVE
R/RAD.	= RADIUS
R/C	= REBAR AND CAP
Rd.	= ROAD
RCP	= REINFORCED CONCRETE PIPE
R/W	= RIGHT OF WAY
REINF.	= REINFORCING
REQ'D	= REQUIRED
RET.	= RETAINING
R.P.	= REFERENCE POST
RT	= RIGHT
S	= SLOPE
S/SO.	= SOUTH
SCH	= SCHEDULE
SD	= STORM DRAIN
SDMH	= STORM DRAIN MANHOLE
SDR	= STANDARD DIMENSION RATIO
SDWLK	= SIDEWALK
SECT./SEC	= SECTION
SHLD	= SHOULDER
SHT	= SHEET
SPA.	= SPACING/SPACES
SQ.	= SQUARE
STA.	= STATION
STD.	= STANDARD
STD.	= STANDARD DRAWING
STR.	= STRUCTURE
SS	= SANITARY SEWER
SSMH	= SANITARY SEWER MANHOLE
T	= TANGENT DISTANCE
T.B.	= THRUST BLOCK
TBC	= TOP BACK OF CURB
TBW	= TOP BACK OF WALK
TEL	= TELEPHONE
TEMP	= TEMPORARY
TMH	= TELEPHONE MANHOLE
TOW	= TOP OF WALL
TYP.	= TYPICAL
UG	= UNDERGROUND
UTIL.	= UTILITY
VC	= VERTICAL CURVE
VERT.	= VERTICAL
W	= WEST
W/	= WITH
WC	= WITNESS CORNER
WMH	= WATER MANHOLE
WV	= WATER VALVE
YD^2/YD2	= SQUARE YARD
YD^3/YD3	= CUBIC YARD
YD.	= YARD
YR	= YEAR

NOTE: ALL SYMBOLS, LINETYPES AND/OR ABBREVIATIONS MAY NOT BE SHOWN.

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FILENAME: O:\SK Hart\Eagle Square Concept\engineering\Design\Cover Sheet.dwg TAB: NT-02- SYMBOLS&ABBRIVATIONS- PHASE 1 PLOT DATE AND TIME: 6/19/2024 11:12 AM

EAGLE SQUARE COMMERCIAL SUBDIVISION MASTER PLANS

SYMBOLS & ABBRIVATIONS

231 West 800 South Salt Lake City, Utah 84101
Ward Engineering Group
Planning Engineering Surveying
PH: 801 . 487 . 8040

CLIENT: SK HART
DWG:
JOB No:
DO NOT SCALE THIS DRAWING DRAWING IS REDUCED IF LESS THAN 22X34 = DIMENSIONS AND NOTES TAKE PRECEDENCE

DRAWN BY: AM
DESIGN BY: BHT
CHECKED BY: BHT
DATE: 06/19/2024

REVISIONS

1	DATE	CITY COMMENTS

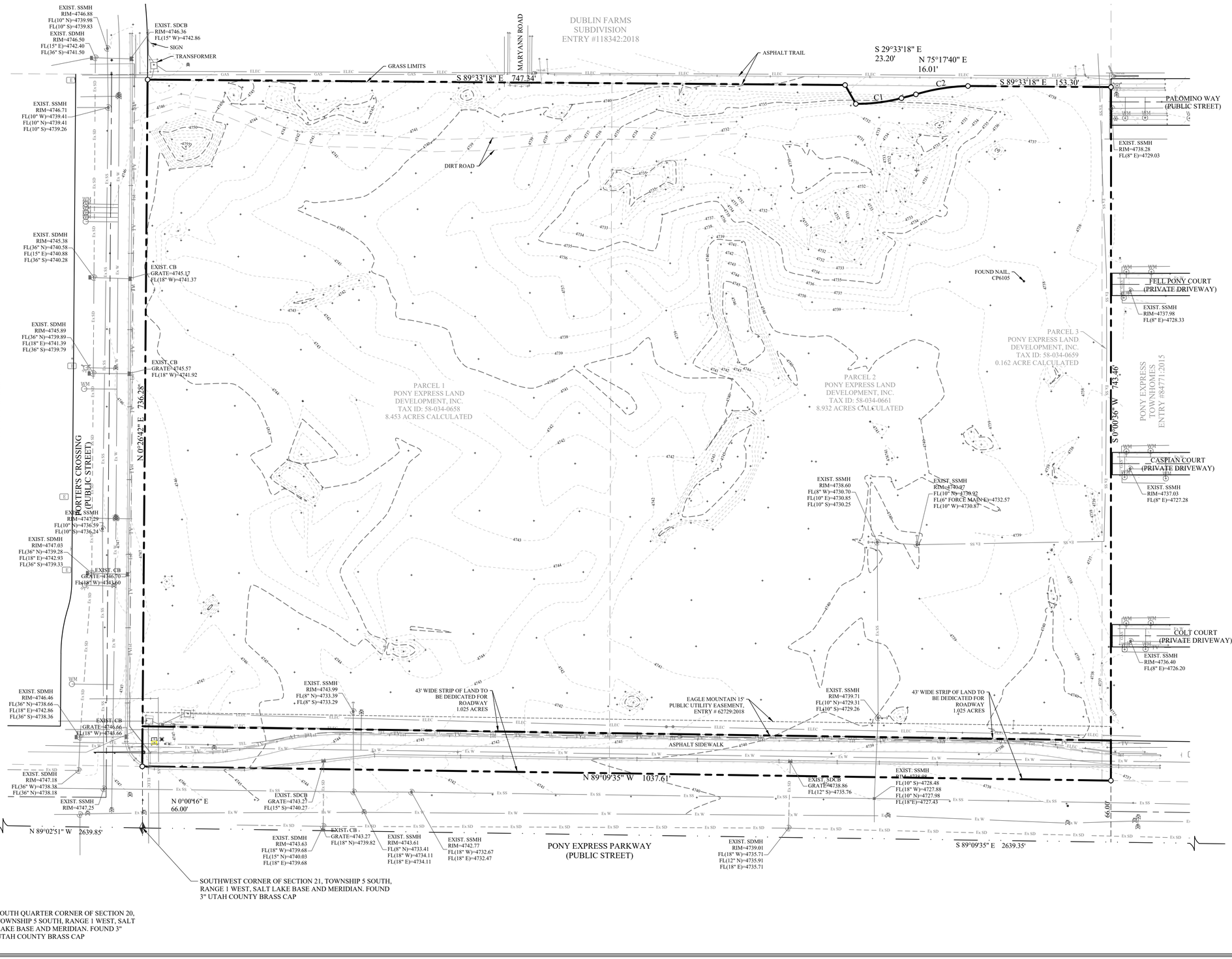
PROFESSIONAL ENGINEER
362348
BRENDAN H THORPE
FOR REVIEW
STATE OF UTAH

SHEET
NT-02

SK HART - EAGLE MOUNTAIN COMMERCIAL SITE

ALTA/NSPS LAND TITLE SURVEY

LOCATED WITHIN THE SOUTHWEST QUARTER OF SECTION 21,
TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN
PONY EXPRESS PARKWAY, EAGLE MOUNTAIN, UTAH COUNTY, UTAH



Curve Table					
Curve #	Length	Radius	Delta	Bearing	Chord
C1	49.45	187.00	15°09'04"	N82° 52' 12"E	49.31
C2	56.62	213.87	15°10'07"	S80° 51' 26"W	56.45

MAP LEGEND

- BOUNDARY LINE
- SECTION LINE
- QUARTER SECTION LINE
- CENTERLINE
- RIGHT OF WAY
- LOT LINE
- DEED LINE
- EASEMENT LINE
- RADIAL LINE
- FENCE LINE (CHAINLINK)
- CONCRETE
- ASPHALT
- OVERHEAD POWER LINE
- MONUMENT
- LEAD PLUG
- BOUNDARY CORNER
- POWER POLE
- LIGHT POLE
- FIRE HYDRANT
- WATER VALVE
- WATER METER
- SEWER CLEANOUT
- GAS METER
- POWER METER
- MAJOR CONTOUR
- MINOR CONTOUR

NOTE:
CONTOURS ARE SHOWN IN 1' INTERVALS

GRAPHIC SCALE

50 0 25 50 100 150

(IN FEET)
1 inch = 50 ft.

DRAWN BY: FWH
FIELD CREW: FWK
CHECKED BY: SNT
DATE: 10/28/22

CLIENT: SK HART
DWG: SURVEY BASE.DWG
JOB No: 6814-SKHM21-22
DRAWING IS REDUCED IF LESS THAN 22"x34". DIMENSIONS AND NOTES TAKE PRECEDENCE OVER SCALE.

SK HART EAGLE MOUNTAIN COMMERCIAL SITE
ALTA/NSPS LAND TITLE SURVEY
PONY EXPRESS PARKWAY, EAGLE MOUNTAIN, UTAH COUNTY, UTAH
LOCATED IN THE SOUTHWEST QUARTER OF SECTION 21,
TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN.

REVISIONS

No.	DATE	BY	REVISION

Ward Engineering Group
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fax (801) 487-8668 Salt Lake City, Utah 84101
www.wardeng.com

O:\Pony Express Land Development\SK Hart Pony Express - Commercial\survey\ACAD\Survey Base.dwg Jun 19, 2024 - 11:12am

EAGLE SQUARE COMMMERCIAL SUBDIVISION PLAT

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 21,
TOWNSHIP 5 SOUTH, RANGE 1 WEST,
SALT LAKE BASE AND MERIDIAN
EAGLE MOUNTAIN CITY, UTAH COUNTY, UTAH

PLAT CALCULATIONS

TOTAL ACREAGE:	17.548 ACRES
BUILDABLE ACREAGE:	N/A
TOTAL ACREAGE IN LOTS:	5.387 ACRES
TOTAL ACREAGE IN ACCESS EASEMENT:	1.464 ACRES
TOTAL ACREAGE IN LOTS LESS INGRESS/EGRESS EASEMENT:	3.923 ACRES
TOTAL OPEN SPACE:	N/A
TOTAL IMPROVED OPEN SPACE:	N/A
AVERAGE LOT SIZE:	1.077 ACRES
LARGEST LOT SIZE:	1.356 ACRES
SMALLEST LOT SIZE:	0.927 ACRES
OVERALL DENSITY:	N/A
TOTAL # OF LOTS:	5 LOTS, 1 PARCEL

Curve Table					
Curve #	Length	Radius	Delta	Bearing	Chord
C1	49.45	187.00	15.1512	N82° 52' 12"E	49.31
C2	56.62	213.87	15.1685	N80° 51' 26"E	56.45
C3	13.55	25.00	31.0524	S54° 54' 15"E	13.38

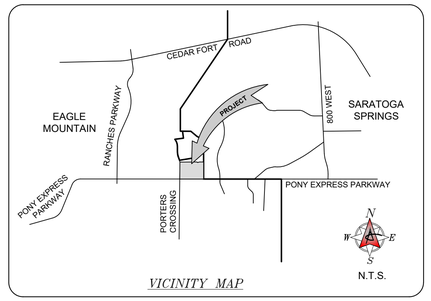
MAP LEGEND

- BOUNDARY LINE
- SECTION LINE
- QUARTER SECTION LINE
- CENTERLINE
- RIGHT OF WAY
- LOT LINE
- DEED LINE
- EASEMENT LINE
- RADIAL LINE

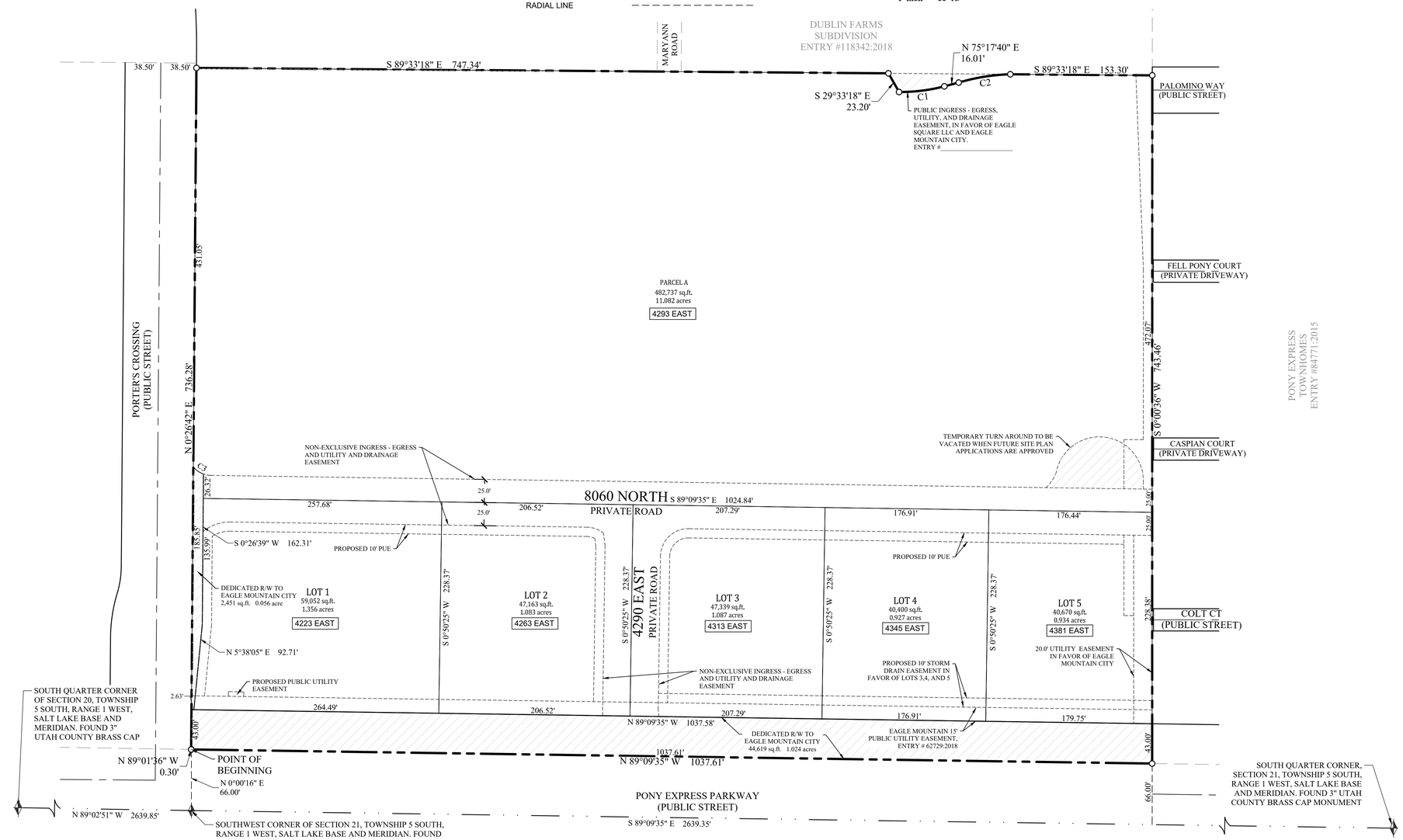
GRAPHIC SCALE

60 0 30 60 120 180

(IN FEET)
1 inch = 60 ft.



VICINITY MAP



SURVEYOR'S CERTIFICATE

I, SATTAR N. TABRIZ, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR LICENSED TO PRACTICE IN THE STATE OF UTAH, AND THAT I HAVE MADE A SURVEY OF THE PARCEL OF LAND SHOWN AND DESCRIBED ON THIS MAP. I ALSO CERTIFEY THAT BY AUTHORITY OF THE OWNERS I HAVE SUBDIVIDED SAID PARCEL INTO LOTS, TO BE HEREAFTER KNOWN AS:

EAGLE SQUARE COMMERCIAL SUBDIVISION PLAT

THE SURVEY WAS PERFORMED IN ACCORDANCE WITH GENERALLY ACCEPTED SURVEYING PRACTICES, AND WAS MARKED ON THE GROUND AS SHOWN ON THIS PLAT.

FOR REVIEW

No. 155100
SATTAR N. TABRIZ
STATE OF UTAH
PROFESSIONAL LAND SURVEYOR

SATTAR N. TABRIZ
LICENSE NO. 155100

LEGAL DESCRIPTION

A PARCEL OF LAND SITUATE WITHIN THE SOUTHWEST QUARTER OF SECTION 21, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN, UTAH COUNTY, UTAH; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID PARCEL; SAID POINT OF BEGINNING BEING NORTH 00°00'16" EAST 66.00 FEET, AND SOUTH 89°01'36" EAST 0.30 FEET FROM THE SOUTHWEST CORNER OF SECTION 21, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN; AND RUNNING THENCE NORTH 00°26'42" EAST 736.28 FEET ALONG THE EAST RIGHT OF WAY LINE OF PORTER'S CROSSING, PER THE PORTER'S CROSSING TOWN CENTER SUBDIVISION PLAT, RECORDED AND ON FILE IN THE UTAH COUNTY RECORDER'S OFFICE AS ENTRY 90696:2013 TO A POINT ON THE SOUTH LINE OF THE DUBLIN FARMS SUBDIVISION, RECORDED AS ENTRY 118342:2018; THENCE EASTERLY ALONG SAID SOUTH LINE THE FOLLOWING SIX (6) COURSES & DISTANCES:

(1) SOUTH 89°33'18" EAST 747.34 FEET; (2) SOUTH 29°33'18" EAST 23.20 FEET TO A POINT ON A 187.00 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT; THE CENTER OF SAID CURVE BEARS NORTH 00°26'44" EAST; (3) THENCE EASTERLY 49.45 FEET ALONG THE ARC OF SAID CURVE; CHORD BEARS NORTH 82°52'12" EAST 49.31 FEET; (4) NORTH 75°17'40" EAST 16.01 FEET TO A POINT ON A 213.87 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT; (5) THENCE EASTERLY 56.62 FEET ALONG THE ARC OF SAID CURVE; CHORD BEARS NORTH 80°51'26" EAST 56.45 FEET; (6) SOUTH 89°33'18" EAST 153.30 FEET TO A POINT ON THE WEST LINE OF THE PONY EXPRESS TOWNHOMES SUBDIVISION, RECORDED AS ENTRY 84771:2015;

THENCE SOUTH 00°00'36" WEST 743.46 FEET ALONG THE WEST LINE OF SAID PONY EXPRESS TOWNHOMES TO A POINT ON THE NORTH LINE OF THE EAGLE MOUNTAIN CITY PARCEL RECORDED AS ENTRY 45356:2004; THENCE NORTH 89°09'35" WEST 1037.61 FEET ALONG THE NORTH LINE OF SAID PARCEL; THENCE NORTH 89°01'36" WEST 0.30 FEET TO THE POINT OF BEGINNING.

CONTAINS 764,432 SQ.FT. OR 17.548 ACRES.

OWNER'S DEDICATION

KNOWN ALL BY THESE PRESENTS THAT THE UNDERSIGNED OWNER(S) OF THE DESCRIBED TRACT OF LAND ABOVE, HAVING CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, TO BE HEREAFTER BE KNOWN AS:

EAGLE SQUARE COMMERCIAL SUBDIVISION PLAT

DOES HEREBY DEDICATE FOR PERPETUAL USE OF THE PUBLIC ALL PARCELS OF LAND SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE, AND WARRANT, DEFEND, AND SAVE THE CITY HARMLESS AGAINST ANY EASEMENTS OR OTHER ENCUMBRANCES ON THE DEDICATED STREETS WHICH WILL INTERFERE WITH THE CITY'S USE, OPERATION, AND MAINTENANCE OF THE STREETS AND DO FURTHER DEDICATE THE EASEMENTS AS SHOWN FOR THE USE BY ALL SUPPLIERS OF UTILITY OR OTHER NECESSARY SERVICES.

IN WITNESS WHEREOF, WE HAVE HEREUNTO SET OUR

HANDS THIS _____ DAY OF _____, 20___ A.D.

OWNER'S NAME: PONY EXPRESS LAND DEVELOPMENT INC.

SIGNATURE: DATE:

PRINT NAME: TITLE:

ACKNOWLEDGEMENT

STATE OF _____ }
COUNTY OF _____ } S.S.

ON THIS _____ DAY OF _____, 20 ___, PERSONALLY APPEARED BEFORE ME

_____, WHO BEING BY ME DULY SWORN DID SAY THAT

HE/SHE IS THE _____ OF PONY EXPRESS LAND DEVELOPMENT INC. AND THAT THE FORGOING INSTRUMENT WAS SIGNED IN BEHALF OF SAID COMPANY BY THE AUTHORITY OF ITS BOARD OF DIRECTORS, AND HE/SHE ACKNOWLEDGED TO THAT SAID COMPANY EXECUTED THE SAME.

NOTARY PUBLIC

MY COMMISSION EXPIRES:

RESIDING IN _____ COUNTY, _____

ACCEPTANCE BY LEGISLATIVE BODY

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

THIS _____ DAY OF _____, 20 ___.

APPROVED BY MAYOR: APPROVED BY CITY ATTORNEY:

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

EAGLE SQUARE COMMERCIAL SUBDIVISION PLAT

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 21,
TOWNSHIP 5 SOUTH, RANGE 1 WEST,
SALT LAKE BASE AND MERIDIAN
EAGLE MOUNTAIN CITY, UTAH COUNTY, UTAH

tel (801) 487-8040 231 West 800 South
fax (801) 487-8668 Salt Lake City, Utah 84101
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COMCAST:

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

APPROVED THIS _____ DAY OF _____, 20 ___.
COMCAST:

BY: TITLE: DATE:

DIRECT COMMUNICATIONS:

DIRECT COMMUNICATIONS CEDAR VALLEY, LLC CERTIFIES THAT IT WILL PROVIDE TELECOMMUNICATIONS SERVICES TO THIS SUBDIVISION UTILIZING THE TRENCHES PROVIDED BY THE DEVELOPER AS PER THE DIRECT COMMUNICATION CEDAR VALLEY P.S.C. UTAH NO. 1 TARIFF.

DIRECT COMMUNICATIONS:

DATE:

DOMINION ENERGY NOTE:

DOMINION ENERGY APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS. DOMINION MAY REQUIRE OTHER EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT CONSTITUTE ABROGATION OR WAIVER OF ANY OTHER EXISTING RIGHTS, OBLIGATIONS OR LIABILITIES PROVIDED BY LAW OR EQUITY. THIS APPROVAL DOES NOT CONSTITUTE ACCEPTANCE, APPROVAL OR ACKNOWLEDGMENT OF ANY TERMS CONTAINED IN THE PLAT, INCLUDING THOSE SET FORTH IN THE OWNERS DEDICATION AND THE NOTES AND DOES NOT CONSTITUTE A GUARANTEE OF PARTICULAR TERMS OF NATURAL GAS SERVICE. FOR FURTHER INFORMATION PLEASE CONTACT DOMINION RIGHT OF WAY DEPARTMENT AT 1-801-366-8532.

APPROVED THIS _____ DAY OF _____, 20 ___.
DOMINION ENERGY:

BY: TITLE: DATE:

ROCKY MOUNTAIN POWER NOTES:

1. PURSUANT TO UTAH CODE ANN. § 54-3-27 THIS PLAT CONVEYS TO THE OWNER(S) OR OPERATORS OF UTILITY FACILITIES A PUBLIC UTILITY EASEMENT ALONG WITH ALL THE RIGHTS AND DUTIES DESCRIBED THEREIN.
2. PURSUANT TO UTAH CODE ANN. § 10-9A-603 ROCKY MOUNTAIN POWER ACCEPTS DELIVERY OF THE PUE AS DESCRIBED IN THIS PLAT AND APPROVES THIS PLAT SOLELY FOR PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS AND APPROXIMATES THE LOCATION OF THE PUBLIC UTILITY EASEMENTS, BUT DOES NOT WARRANT THEIR PRECISE LOCATION. ROCKY MOUNTAIN POWER MAY REQUIRE OTHER EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT AFFECT ANY RIGHT THAT ROCKY MOUNTAIN POWER HAS UNDER:
   - 2.1 A RECORDED EASMENT OR RIGHT OF WAY
   - 2.2. THE LAW APPLICABLE TO PRESCRIPTIVE RIGHTS
   - 2.3 TITLE 54, CHAPTER 8A, DAMAGE TO UNDERGROUND UTILITY FACILITIES OR
   - 2.4 ANY OTHER PROVISION OF LAW.

ROCKY MOUNTAIN POWER: DATE:

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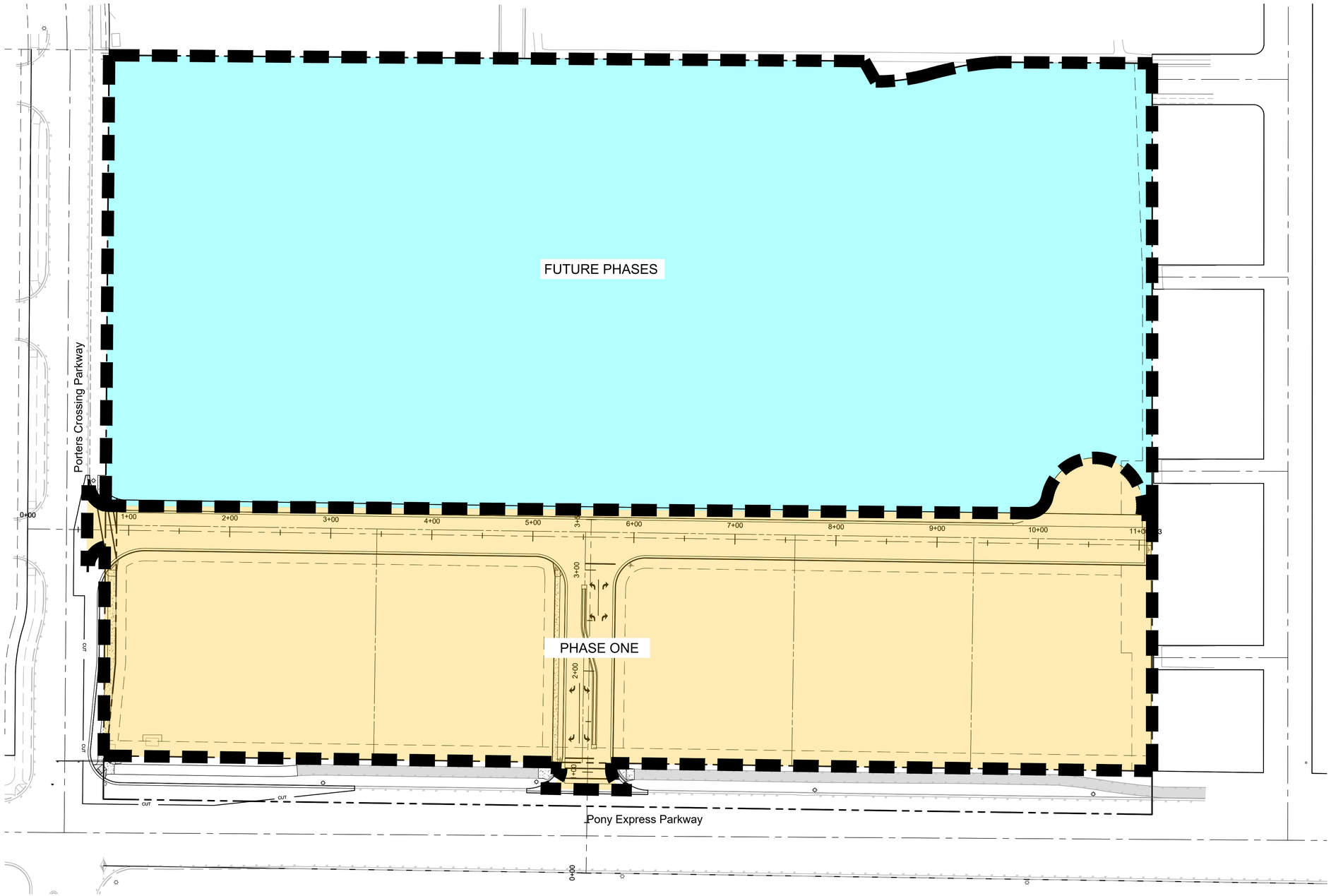

EAGLE SQUARE COMMERCIAL SUBDIVISION MASTER PLANS

PHASING PLAN

231 West 800 South Salt Lake City, Utah 84101
Ward Engineering Group
Planning Engineering Surveying
PH: 801 .487. 8040

CLIENT: SK HART
DWG:
JOB No:
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DRAWN BY: AM
DESIGN BY: BHT
CHECKED BY: BHT
DATE: 06/19/2024

REVISIONS

	DATE	CITY COMMENTS
1		

PROFESSIONAL ENGINEER
362348
BRENDAN H THORPE
FOR REVIEW
STATE OF UTAH

SHEET
PH-01

FILENAME: O:\SK Hart\Eagle Square Concept\engineering\Design\Phasing Plan.dwg TAB: PH-01- PHASE 1 PLOT DATE AND TIME: 6/19/2024 11:12 AM

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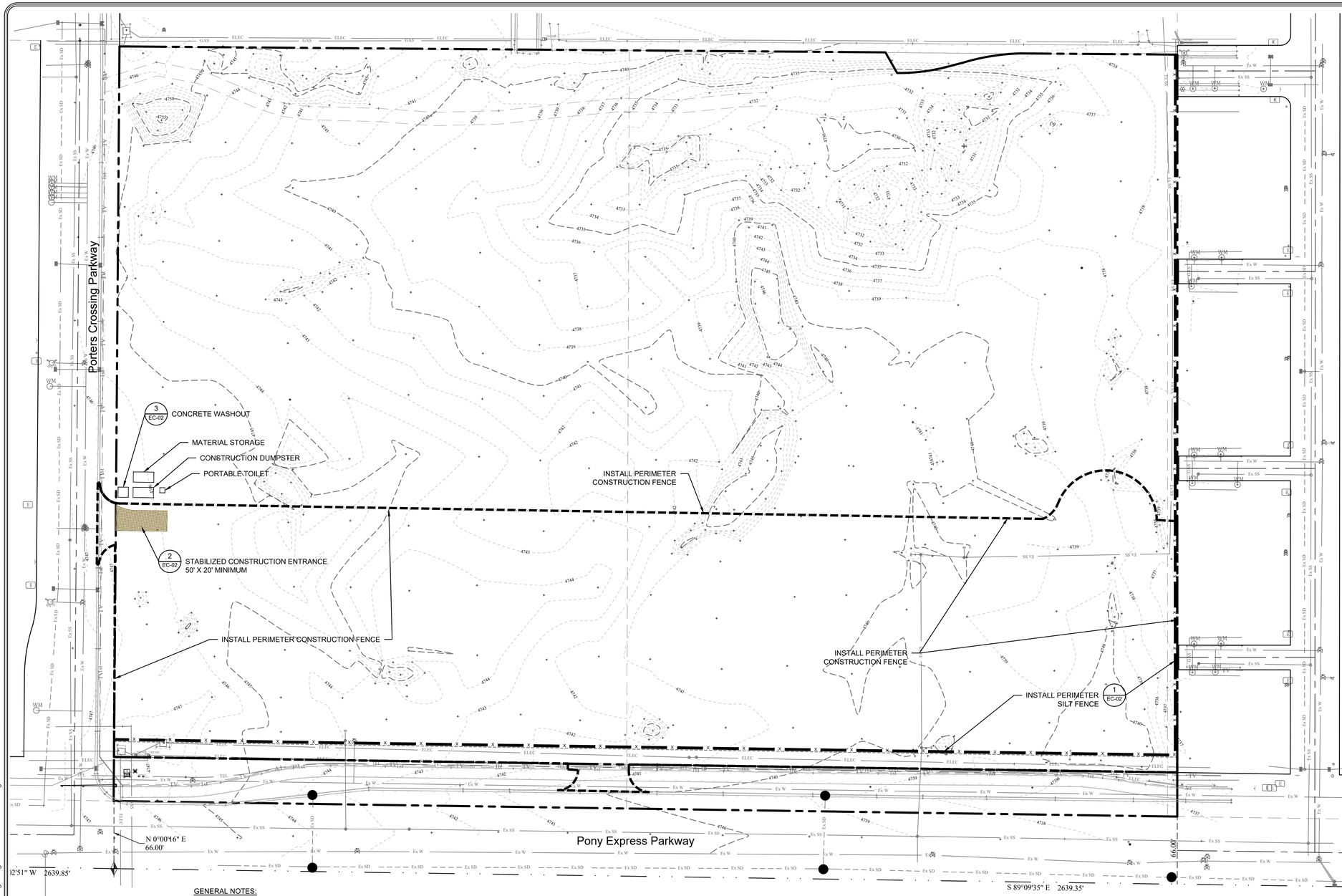
IT'S THE LAW
811
1-800-662-4111
208-2100
(SALT LAKE METRO)
136 EAST 1030 SOUTH
PROVO, UTAH 84606
(PROVO / UTAH RANGE) 0317



EROSION CONTROL LEGEND

- BOUNDARY LINE
- GRAVEL BAG INLET PROTECTION
- SILT FENCE
- CONSTRUCTION FENCE

GENERAL NOTES:

1. IN THE EVENT A CHANGE OCCURS ON THIS APPROVED SITE PLAN WHICH INVOLVES ENLARGING THE AREA OF DISTURBANCE, THE CONTRACTOR SHALL CONTACT CITY OF SALT LAKE PRIOR TO THE DISTURBANCE
2. THE CONTRACTOR WILL FILL OUT 'EROSION AND SEDIMENT CONTROL PLAN, INSPECTION AND MAINTENANCE FORM EVERY FOURTEEN DAYS AND WITHIN 24 HOURS OF A RAINFALL EVENT AND/OR A HEAVY SNOW MELT.
3. THE CONTRACTOR WILL COMPLY WITH THE INSTALLATION AND MAINTENANCE OF THE "BEST MANAGEMENT PRACTICE (BMP) USED ON THE EROSION AND SEDIMENT CONTROL PLANS UNTIL REVEGETATION OR PERMANENT STABILIZATION HAS TAKEN PLACE.
4. THE CONTRACTOR WILL MAINTAIN STREETS TO BE FREE FROM SOIL AND DEBRIS 24 HOURS PER DAY, SEVEN DAYS A WEEK.
5. DUST CONTROL MEASURES WILL BE ON SITE AND IN WORKING ORDER WHEN SOIL IS DISTURBED. DUST CONTROL WILL BE USED 24 HOURS, SEVEN DAYS PER WEEK AS CONDITIONS DICTATE THE CONTRACTOR WILL INCREASE EQUIPMENT AS NEEDED TO CONTROL DUST.
6. THE CONTRACTOR WILL PREVENT SEDIMENTS FROM ENTERING UTILITIES BY INSTALLING FILTER FABRIC OR OTHER APPROVED DEVICES AROUND STRUCTURES.
7. ALL EXCAVATED MATERIAL MUST BE KEPT WITHIN THE "LIMITS OF DISTURBANCE;"
8. PLACE GEOTEXTILE STYLE SILT FENCES PRIOR TO ANY EXCAVATIONS INDICATED BY THE EROSION CONTROL DRAWINGS. THE EROSION/SEDIMENTATION CONTROL (E.S.C.) MEASURES SHOWN ARE THE MINIMUM REQUIREMENTS FOR THE ANTICIPATED CONSTRUCTION.
9. CONTRACTOR SHALL INSTALL GRAVEL BAG INLET PROTECTION ON ALL PROPOSED STORM DRAIN LINE AFTER INSTALLATION OF CATCH BASINS AND MANHOLES. SEE STORM DRAIN PLANS FOR LOCATIONS OF STRUCTURES
7. PRIOR TO WORKING IN THE PUBLIC WAY, A LICENSED, INSURED, AND BONDED CONTRACTOR, WHO HAS SAID INFORMATION ON FILE WITH SLC ENGINEERING, MUST OBTAIN A PUBLIC WAY PERMIT FROM SLC ENGINEERING AND PERHAPS A TRANSPORTATION PERMIT. ALL WORK IN THE PUBLIC WAY SHALL FOLLOW APWA STANDARDS.

CALL BEFORE YOU DIG. IT'S FREE & IT'S THE LAW
1-800-662-4111
208-2100

N

50 0 50 100 150
Scale 1" = 50'

EAGLE SQUARE COMMERCIAL SUBDIVISION MASTER PLANS

EROSION CONTROL PLAN

231 West 800 South Salt Lake City, Utah 84101
Ward Engineering Group
Planning Engineering Surveying
PH: 801 . 487 . 8040

CLIENT: SK HART
DWG:
JOB No:
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DESIGN BY: BHT
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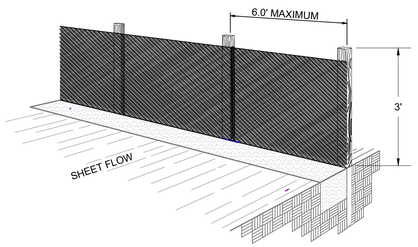
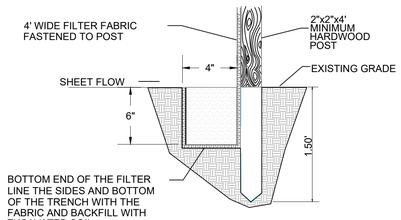
PROFESSIONAL ENGINEER
362348
BRENDAN H THORPE
FOR REVIEW
STATE OF UTAH

SHEET
EC-01

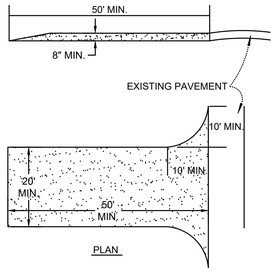
FILENAME: O:\SK Hart\Eagle Square Concept\engineering\Design\Erosion Control Plan.dwg TAB: EC-01 PLOT DATE AND TIME: 6/19/2024 11:13 AM





1. WHERE POSSIBLE, LAYOUT THE SILT FENCE 5.0' TO 10.0' BEYOND THE TOE OF SLOPE.
2. ALIGN THE FENCE ALONG THE CONTOUR AS CLOSE AS POSSIBLE.
3. WHEN EXCAVATING THE TRENCH, USE MACHINERY THAT WILL PRODUCE NO MORE THAN THE DESIRED DIMENSIONS.
4. EXTEND THE BOTTOM 3" OF FILTER FABRIC TO LINE ALL THREE SIDES OF THE TRENCH.
5. TO AVOID EXCESSIVE PONDING OF WATER AT LOW POINTS ALONGTHE FENCE, PROVIDE AN OPENING IN THE SILT FENCE AND INSTALLA CHECK DAM.
6. AVOID USING JOINTS ALONG THE FENCE AS MUCH AS POSSIBLE. IF A JOINT IS NECESSARY, SPLICE THE FILTER FABRIC AT A POST WITH A 0.50' OVERLAPS AND SECURELY FASTEN BOTH ENDS TO THE POST.
7. MAINTAIN A PROPERLY FUNCTIONING SILT FENCE THROUGHOUT THE DURATION OF THE PROJECT OR UNTIL DISTURBED AREAS HAVE BEEN VEGETATED.

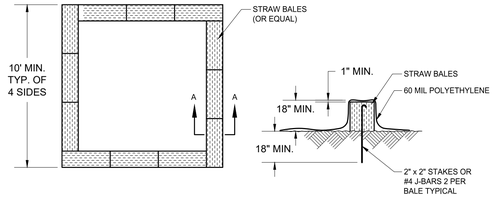
1 Silt Fence
NTS



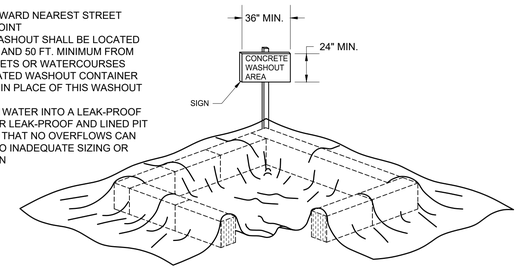
STABILIZED CONSTRUCTION ENTRANCE NOTES:

1. STONE SIZE - USE 3"-6" COBBLE STONE, OR RECLAIMED CONCRETE EQUIVALENT.
2. LENGTH - AS REQUIRED, BUT NOT LESS THAN FIFTY (50) FEET.
3. THICKNESS - NOT LESS THAN EIGHT (8) INCHES.
4. WIDTH - TWENTY (20) FOOT MINIMUM, BUT NOT LESS THAN THE FULL WIDTH AT POINTS WHERE INGRESS OF EGRESS OCCURS.
5. SURFACE WATER - ALL SURFACE WATER FLOWING OR DIVERTED TOWARD CONSTRUCTION ENTRANCES SHALL BE PIPED ACROSS THE ENTRANCE. IF PIPING IS IMPRACTICAL, A MOUNTABLE BERM WITH 5:1 SIDE SLOPES WILL BE PERMITTED.
6. MAINTENANCE - THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHT-OF-WAYS. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND AND REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHT-OF-WAYS MUST BE REMOVED IMMEDIATELY.
7. PERIODIC INSPECTION AND NEEDED MAINTENANCE SHALL BE PROVIDED AFTER EACH RAINFALL.

2 Stabilized Construction Entrance
NTS

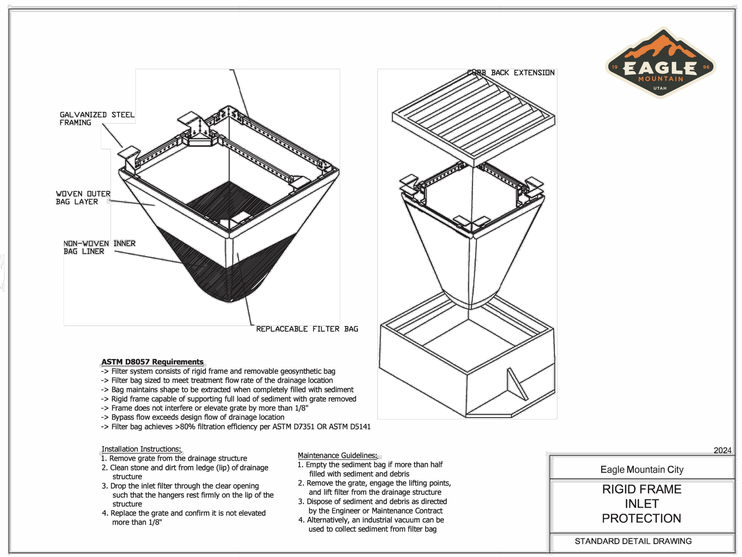


NOTES:
1. FACE SIGN TOWARD NEAREST STREET OR ACCESS POINT
2. CONCRETE WASHOUT SHALL BE LOCATED BEHIND CURB AND 50 FT. MINIMUM FROM DRAINAGE INLETS OR WATERCOURSES
3. A PREFABRICATED WASHOUT CONTAINER MAY BE USED IN PLACE OF THIS WASHOUT DESIGN
4. DIRECT WASH WATER INTO A LEAK-PROOF CONTAINER OR LEAK-PROOF AND LINED PIT DESIGNED SO THAT NO OVERFLOWS CAN OCCUR DUE TO INADEQUATE SIZING OR PRECIPITATION



THIS SECTION REMOVED FOR GRAPHICAL REPRESENTATION ONLY. STRAW BALE PERIMETER SHALL BE CONTINUOUS.

3 Concrete Washout Detail
NTS



4 ASTM D8057 Inlet Protection
NTS

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EAGLE SQUARE COMMERCIAL SUBDIVISION MASTER PLANS

EROSION CONTROL DETAILS

231 West 800 South Salt Lake City, Utah 84101
Ward Engineering Group
Planning Engineering Surveying
PH: 801.487.8040

CLIENT: SK HART
DWG:
JOB No:
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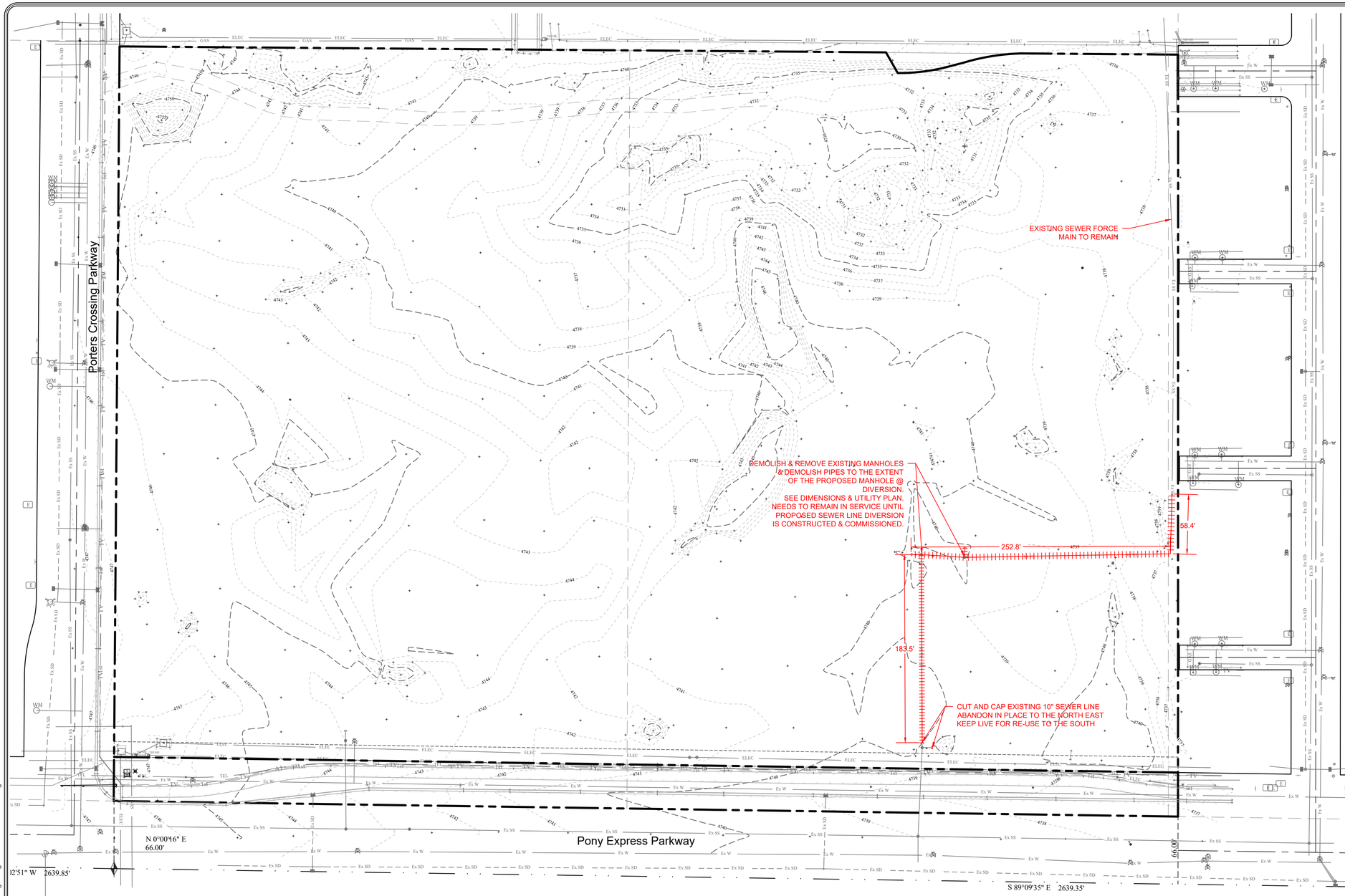
REVISIONS

1	DATE	CITY COMMENTS

PROFESSIONAL ENGINEER 362348 BRENDAN H THORPE FOR REVIEW STATE OF UTAH

SHEET
EC-02



EROSION CONTROL LEGEND

BOUNDARY LINE

PIPE TO BE DEMOLISHED & REMOVED

NOTE:
EXISTING UTILITIES MUST BE USED OR ABANDONED.

EAGLE SQUARE COMMERCIAL SUBDIVISION MASTER PLANS

DEMOLITION PLAN

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Planning Engineering Surveying
PH: 801 . 487 . 8040

CLIENT: SK HART
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REVISIONS

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PROFESSIONAL ENGINEER
362348
BRENDAN H THORPE
FOR REVIEW
STATE OF UTAH

SHEET
DM-01

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208-2100
(NON-MEMBERS)
140 EAST 12200 SOUTH
PO BOX 1617
DRAPER, UTAH 84020-1617

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EAGLE SQUARE COMMERCIAL SUBDIVISION MASTER PLANS

SITE PLAN

231 West 800 South Salt Lake City, Utah 84101
Ward Engineering Group
Planning Engineering Surveying
PH: 801.487.8040

LEGEND

- BOUNDARY LINE
- PROPERTY LINE
- CENTER LINE
- EASEMENT LINE
- EDGE OF PAVEMENT
- PROPOSED ASPHALT
- TEMPORARY ASPHALT
- CURB AND GUTTER

NOTE:

1) PEDESTRIAN ACCESS ALONG PORTERS CROSSING AND PONY EXPRESS TO BE KEPT OPEN AND ADA COMPLIANT THROUGHOUT CONSTRUCTION.
2) INSTALL MASONRY WALL ALONG EAST PROPERTY LINE FROM NORTH CORNER OF ROAD EASEMENT TO SOUTH CORNER OF LOT 5 AT STREET RIGHT-OF-WAY, 253' LINEAL FEET.

FUTURE PHASES 482,737 sq.ft. 11.082 acres

MASS GRADE PER GRADING PLAN

PORTERS CROSSING PARKWAY

FELL PONY COURT

CASPIAN COURT

COLT COURT

EAGLE SQUARE DRIVE

EAGLE SQUARE PLACE

PONY EXPRESS PARKWAY

SAW CUT CURB TRANSITION TO EXISTING

INSTALL STREET LIGHT

4&5 DT-01 ADA COMPLIANT SIDEWALK ENTRANCE SEE NOTE 1

INSTALL STOP SIGN MUTCD R1-1 & STREET SIGN

PROPOSED STOP BAR

PROPOSED INGRESS/EGRESS AND UTILITY AND DRAINAGE EASEMENT LINE

1 DT-01 CURB AND GUTTER

PROPOSED PAINTED CROSSWALK

PAINTED MESSAGE MARKER WHITE PAINT PER MUTCD STDS.

4" SOLID WHITE 65.0 L.F.

2 DT-01 PROPOSED CONCRETE SIDEWALK; 8.0' WIDE

PROPOSED LANDSCAPING ROW IMPROVEMENTS SEE LANDSCAPE PLAN

EXISTING 15' PUBLIC UTILITY EASEMENT

EXISTING STREET LIGHT/SIGNAL POLE & APPURTENANT EQUIPMENT TO BE RELOCATED. SEE SHEET GP-03.

4" SOLID WHITE 190.0 L.F.

INSTALL 8' CONCRETE WATERWAY WITH TRANSITION 6 DT-01

4" SOLID WHITE

PROPOSED CONCRETE SIDEWALK; 5.0' WIDE 2 DT-01

B-B TS-01

INSTALL STOP SIGN MUTCD R1-1 & STREET SIGN

PROPOSED STOP BAR

PROPOSED PAINTED CROSSWALK

4" SOLID WHITE 100.0 L.F.

PROPOSED (4) 0M4-1 "END OF ROAD" SIGNS

TEMPORARY PAVEMENT FIRE TRUCK TURN AROUND

PROPOSED 6' MASONRY WALL ALONG LOT 5 PROPERTY LINE SEE NOTE 2

PROPOSED 10' EASEMENT

EXISTING 20' UTILITY EASEMENT

LOTS TO BE MASS GRADED PER GRADING PLAN

LOT 1 59,052 sq.ft. 1.356 acres — TO BE DESIGNED

LOT 2 47,163 sq.ft. 1.083 acres — TO BE DESIGNED

LOT 3 47,339 sq.ft. 1.087 acres — TO BE DESIGNED

LOT 4 40,400 sq.ft. 0.927 acres — TO BE DESIGNED

LOT 5 40,670 sq.ft. 0.934 acres — TO BE DESIGNED

N 89°20'42" E 726.28'

S 0°00'36" W 743.46'

N 89°01'36" W 0.30'

N 0°00'16" E 66.00'

W 2639.85'

S 89°09'35" E 2639.35'

S 0°50'25" W 228.37'

N 89°09'35" W 1037.58'

N 89°09'35" W 1037.61'

Scale 1" = 40'

40 0 40 80 120

N

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DWG:
JOB No:

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DATE: 06/19/2024

REVISIONS

1	DATE	CITY COMMENTS

PROFESSIONAL ENGINEER 362348 BRENDAN H THORPE FOR REVIEW STATE OF UTAH

SHEET

SP-01

FILENAME: O:\SK Hart\Eagle Square Concept\engineering\Design\Site Plan.dwg
TAB: SP-01 - PHASE 1
PLOT DATE AND TIME: 6/19/2024 11:13 AM

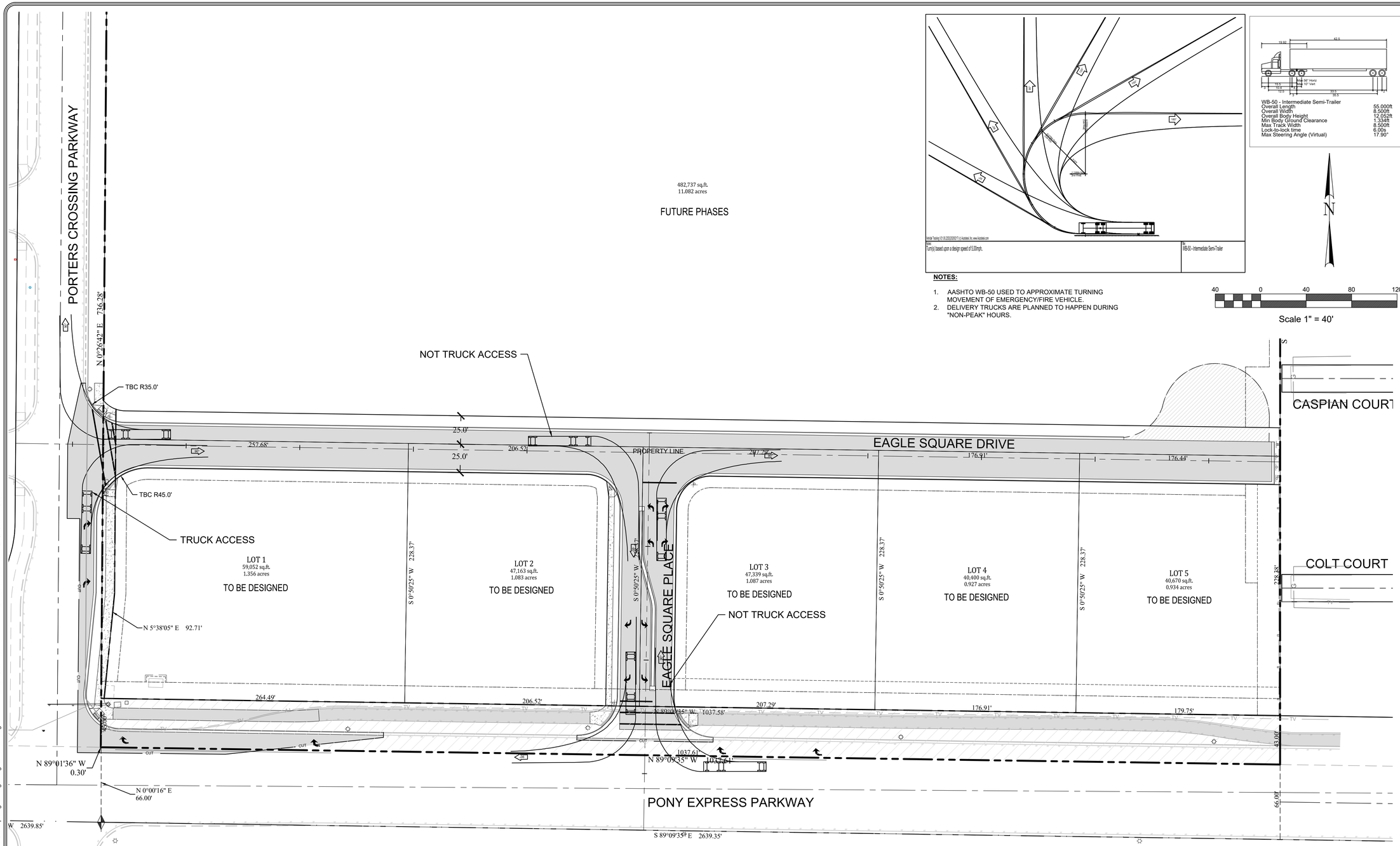
482,737 sq.ft.
11.082 acres

FUTURE PHASES

NOTES:

1. AASHTO WB-50 USED TO APPROXIMATE TURNING MOVEMENT OF EMERGENCY/FIRE VEHICLE.
2. DELIVERY TRUCKS ARE PLANNED TO HAPPEN DURING "NON-PEAK" HOURS.

Scale 1" = 40'



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1-800-662-4111
208-2100
(SALT LAKE METRO)
BLUE STAKES OF UTAH
811 OR 811
DRAPER, UTAH 84020-1017

FILENAME: O:\SK Hart\Eagle Square Concept\engineering\Design\Site Plan.dwg TAB: SP-02- PHASE 1 PLOT DATE AND TIME: 6/19/2024 11:13 AM

EAGLE SQUARE COMMERCIAL SUBDIVISION MASTER PLANS

TURNING TEMPLATE

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Ward Engineering Group
Planning Engineering Surveying
PH: 801 .487. 8040

CLIENT: SK HART
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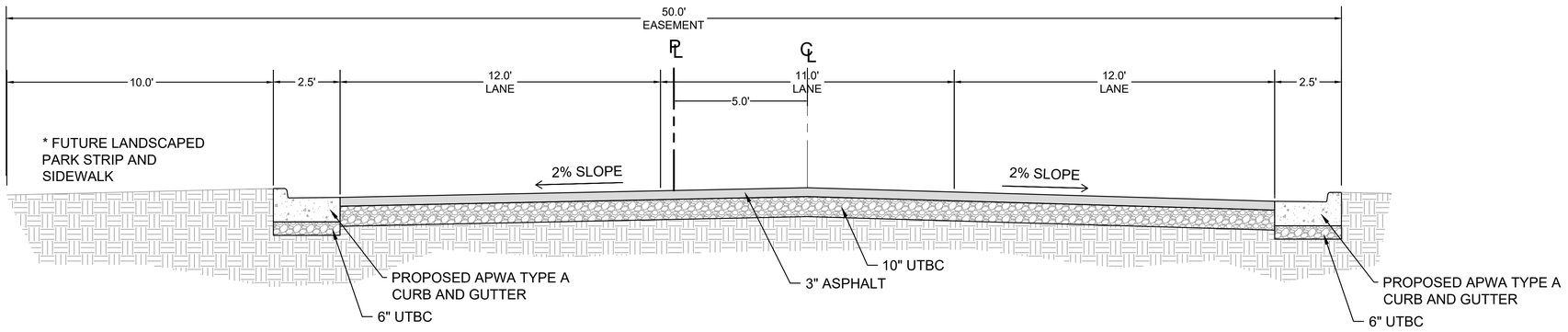
1	DATE	CITY COMMENTS

PROFESSIONAL ENGINEER
362348
BRENDAN H THORPE
FOR REVIEW
STATE OF UTAH

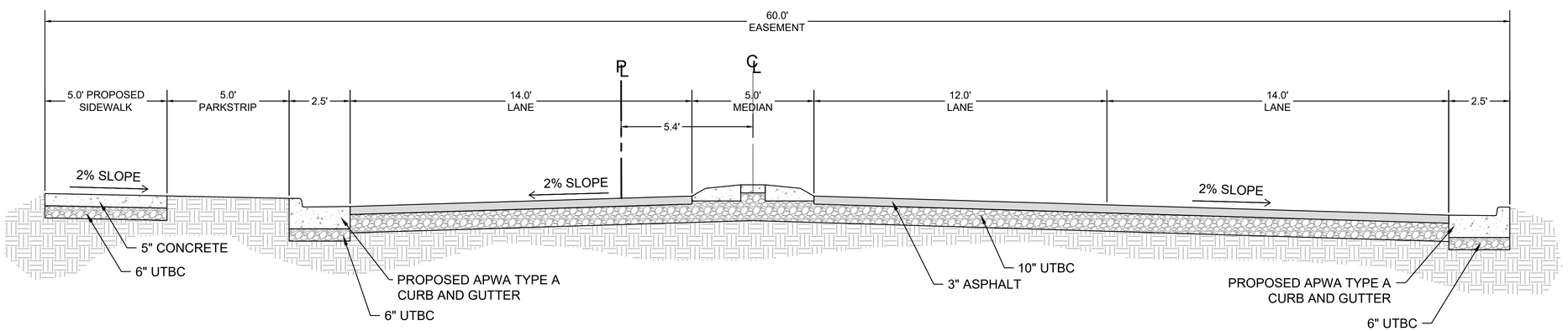
SHEET
SP-02

TYPICAL SECTION PRIVATE ROAD A-A
FROM STATION: 0+61.03' TO STATION: 11+12.88'
NTS



* TO BE CONSTRUCTED WITH THE FUTURE SITE PLAN
APPLICATIONS FOR EACH LOT

TYPICAL SECTION PRIVATE ROAD B-B
FROM STATION: 0+72.05' TO STATION: 3+27.50'
NTS



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UTAH ONLY
1-800-662-4111
208-2100
BLUE STAKES OF UTAH (NO.)
PO BOX 1671
SANDY, UTAH 84091-1671

FILENAME: O:\SK Hart\Eagle Square Concept\engineering\Design\Typical Road Section.dwg TAB: TS-01 - PHASE 1 PLOT DATE AND TIME: 6/19/2024 11:13 AM

EAGLE SQUARE COMMERCIAL SUBDIVISION MASTER PLANS

TYPICAL ROAD SECTIONS

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362348
BRENDAN H THORPE
FOR REVIEW
STATE OF UTAH

SHEET

TS-01

GENERAL NOTES:

1. UTILITIES TO BE STUBBED FOR FUTURE CONNECTIONS SHALL BE MARKED ABOVE GROUND AND SHALL BE SURVEYED PRIOR TO PAYMENT
2. INVERT INFORMATION FOR UTILITIES WITHIN THE SUBDIVISION ARE FOUND WITHIN THE PROFILE SHEETS OF THIS PLAN SET
3. EXISTING WATER UTILITY DEPTH AND DIAMETER HAS NOT BEEN VERIFIED. CONTRACTOR SHALL POTHOLE EXISTING UTILITIES PRIOR TO ROADWAY CUTS.
4. CONNECT EXISTING 6" PRESSURIZED SEWER LINE TO PROPOSED SEWER MANHOLE. PRESSURE SEWER LINE MUST REMAIN IN SERVICE UNTIL PROPOSED SEWER LINE DIVERSION IS APPROVED, CONSTRUCTED & COMMISSIONED.

N

40 0 40 80 120

Scale 1" = 40'

LEGEND

- PROPOSED MANHOLE
- PROPOSED STORMWATER CLEANOUT BOX
- PROPOSED CATCH BASIN
- PROPOSED FIRE HYDRANT
- PROPOSED 2" WATER METER
- PROPOSED WATER VALVE
- PROPOSED 6" FIRE SERVICE VAULT
- SS GRAVITY FLOW
- SD PIPE FLOW
- INSTALL ISOLATION BOX PER CITY STANDARDS

- BOUNDARY LINE
- PROPERTY LINE
- CENTER LINE
- 8 W — PROPOSED WATER MAIN (SIZED AS INDICATED)
- 15 SD — PROPOSED STORM DRAIN (SIZED AS INDICATED)
- 8 SS — PROPOSED SANITARY SEWER (SIZED AS INDICATED)
- 8 IRR — PROPOSED IRRIGATION (SIZED AS INDICATED)
- PROPOSED STORMWATER SWALE
- Ex W — EXISTING WATER MAIN (SIZED AS INDICATED)
- Ex 18 SD — EXISTING STORM DRAIN (SIZED AS INDICATED)
- Ex 8 SS — EXISTING SANITARY SEWER (SIZED AS INDICATED)
- Ex 8 IRR — EXISTING IRRIGATION (SIZED AS INDICATED)
- OHP — EXISTING OVERHEAD POWER
- Ex ELEC — EXISTING BURIED ELECTRIC
- PROPOSED PUE

Porters Crossing Parkway

EAGLE SQUARE DRIVE

EAGLE SQUARE PLACE

Pony Express Parkway

CASPIAN COURT

COLT COURT

LOT #1

LOT #2

LOT #3

LOT #4

LOT #5

INSTALL STREET LIGHT

CONNECT TO EXISTING 8" WATER LINE INSTALL (2) 8" FLxMJ 45° BENDS

INSTALL FIRE HYDRANT ASSEMBLY (TYP)

INSTALL 8" WATER STUB W/ 4" BLOW OFF ASSEMBLY FOR FUTURE PHASES

INSTALL 18" RCP SD STUB FOR FUTURE PHASES

INSTALL 8" SEWER STUB FOR FUTURE PHASES

INSTALL 4.0' DIAMETER SS MANHOLE

INSTALL SD CURB INLET BOX

INSTALL 4.0' DIAMETER SS MANHOLE

INSTALL 48"X48' SD CLEAN OUT BOX

INSTALL 48" X 78" COMBO BOX

10.0' PUE

INSTALL (1) 8"x8" FL TEE (3) 8" FLxMJ GATE VALVE

INSTALL SD CURB INLET BOX SEE SHEET GP-02

INSTALL 4" SEWER STUB @ 2.00% MIN.

INSTALL FIRE HYDRANT ASSEMBLY (TYP)

INSTALL 6" FIRE CONNECTION

INSTALL 2" CULINARY WATER LATERAL & METER

INSTALL (2) 14"x8" FL TEE (2) 14" FLxMJ BUTTERFLY VALVES (1) 8" FLxMJ GATE VALVE

INSTALL 8" WATER STUB FOR FUTURE PHASES

INSTALL 8" SEWER STUB FOR FUTURE PHASES

INSTALL 5.0' DIAMETER SS MANHOLE

INSTALL 8" SEWER STUB FOR FUTURE PHASES

INSTALL 14" WATER STUB FOR FUTURE PHASES

INSTALL 14" FL TEE W/ THRUST BLOCK & JOINT RESTRAINTS (2) 14" FLxMJ BUTTERFLY VALVES (1) 14" X 8" FL REDUCER & 8" FLxMJ GATE VALVE

INSTALL 18" RCP SD STUB FOR FUTURE PHASES

INSTALL FIRE HYDRANT ASSEMBLY (TYP)

INSTALL SD CURB INLET BOX

INSTALL 5.0' DIAMETER SS MANHOLE

INSTALL 48" X 72" COMBO BOX

INSTALL 6" FIRE CONNECTION

INSTALL 4" SEWER STUB @ 2.00% MIN.

INSTALL 2" CULINARY WATER LATERAL & METER

INSTALL 48"X48' SD CLEAN OUT BOX

INSTALL 6" FIRE CONNECTION

INSTALL 2" CULINARY WATER LATERAL & METER

INSTALL 4.0' DIAMETER SS MANHOLE SEE NOTE 4

INSTALL 4.0' DIAMETER SS MANHOLE

INSTALL 8" WATER STUB W/ 4" BLOW OFF ASSEMBLY FOR FUTURE CONNECTION TO CASPIAN COURT EXISTING WATERLINE

INSTALL 5.0' DIAMETER SS MANHOLE

INSTALL (2) 8"X6" FL TEE & (2) 6" FLxMJ GATE VALVE

INSTALL 18" RCP SD STUB FOR FUTURE PHASES

INSTALL SD CURB INLET BOX

INSTALL (1) 8"x8" FL TEE (3) 8" FLxMJ GATE VALVE

INSTALL 6" FIRE CONNECTION

INSTALL 2" CULINARY WATER LATERAL & METER

INSTALL 5.0' DIAMETER SS MANHOLE

INSTALL 48" X 72" COMBO BOX

INSTALL 90° 8" FLxMJ BEND

CONNECT TO COLT COURT EXISTING WATERLINE

INSTALL 4" SEWER STUB @ 2.00% MIN.

INSTALL ISOLATION BOX PER CITY STANDARDS

INSTALL 48" X 48" SD CLEAN OUT BOX

INSTALL 48" X 48" CLEANOUT BOX

CUT AND CAP EXISTING SEWER LATERAL FOR USE BY LOT 4

INSTALL 18" RCP SD STUB SEE SHEET GP-03

EX. SEWER LATERAL TO BE USED BY LOT 1

INSTALL 6" FIRE CONNECTION

INSTALL 2" CULINARY WATER LATERAL & METER

CONNECT FIRE PROTECTION & CULINARY WATER LINES TO EXISTING 8" WATER LINE

INSTALL ISOLATION BOX PER CITY STANDARDS

INSTALL SD CURB INLET BOX SEE SHEET GP-03

INSTALL STREET LIGHT

EXISTING WATER TRANSMISSION LINE

EXISTING STREET LIGHT/SIGNAL POLE & APPURTENANT EQUIPMENT TO BE RELOCATED

INSTALL SD CURB INLET BOX SEE SHEET GP-03

EXISTING 8" WATER LINE (CONTRACTOR TO FIELD VERIFY SIZE)

EXISTING 14" WATER LINE (CONTRACTOR TO FIELD VERIFY SIZE)

EXISTING STREET LIGHT

CONNECT TO EXISTING WATER UTILITY, CUT IN VALVE CLUSTER (3 WAY). INSTALL (3) 14" FLxMJ BUTTERFLY VALVES

INSTALL STREET LIGHT

EXISTING STREET LIGHT

INSTALL STREET LIGHT

EXISTING STREET LIGHT

CONNECT TO EXISTING SEWER APPROX. INVERT FROM SURVEY (E/W): 4,724.78'

INSTALL 5.0' DIAMETER SS MANHOLE

CONNECT TO EXISTING STORM DRAIN APPROXIMATE INVERT FROM SURVEY (E/W): 4,733.08'

INSTALL 48"X48" SD CLEAN OUT BOX

CALL BEFORE YOU DIG IT'S FREE & IT'S THE LAW 1-800-662-4111 208-2100

EAGLE SQUARE COMMERCIAL SUBDIVISION MASTER PLANS

UTILITY PLAN

231 West 800 South Salt Lake City, Utah 84101
Ward Engineering Group
Planning Engineering Surveying
PH: 801.487.8040

CLIENT: SK HART
DWG:
JOB No:

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PROFESSIONAL ENGINEER
362348
BRENDAN H THORPE
FOR REVIEW
STATE OF UTAH

SHEET

UT-01

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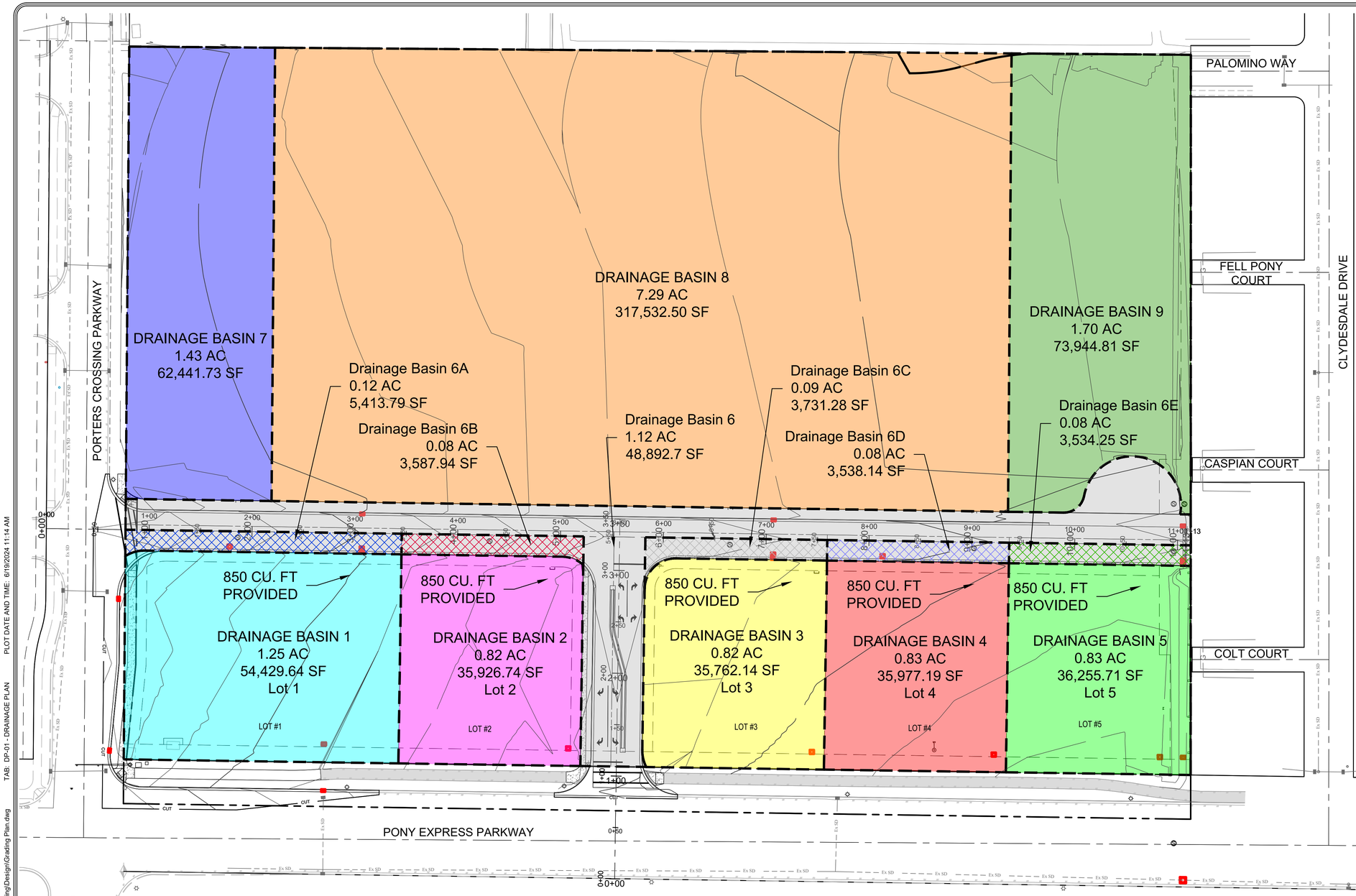

LEGEND

- BASIN 1
- BASIN 2
- BASIN 3
- BASIN 4
- BASIN 5
- BASIN 6
- BASIN 7
- BASIN 8
- BASIN 9
- BASIN 6A
- BASIN 6B
- BASIN 6C
- BASIN 6D
- BASIN 6E

GENERAL NOTES:

1. SEE SHEET DP-02 FOR BASIN CHARACTERISTICS AND SUMMARY OF FLOWS

N

50 0 50 100 150

Scale 1" = 50'

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208-2100

EAGLE SQUARE COMMERCIAL SUBDIVISION MASTER PLANS

DRAINAGE PLAN

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Ward Engineering Group
Planning Engineering Surveying
PH: 801.487.8040

CLIENT: SK HART
DWG:
JOB No:

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DATE: 06/19/2024

REVISIONS

1	DATE	CITY COMMENTS

PROFESSIONAL ENGINEER
362348
BRENDAN H THORPE
FOR REVIEW
STATE OF UTAH

SHEET
DP-01

PLOT DATE AND TIME: 6/19/2024 11:14 AM
TAB: DP-01 - DRAINAGE PLAN
FILENAME: O:\SK Hart\Eagle Square Concept\engineering\Design\Grading Plan.dwg

Existing Conditions					
Basin	Area (AC's)	CN	**100 Year, 24 Hour Peak Flow (cfs)	**10 Year, 24 Hour Peak Flow (cfs)	Hydrograph Volume, 100 Year, 24 Hour (C.F.)
Drainage Basin 1	1.25	63	0.027	0.002	517
Drainage Basin 2	0.82	63	0.018	0.001	339
Drainage Basin 3	0.82	88	0.479	0.260	3,004
Drainage Basin 4	0.83	88	0.485	0.263	3,041
Drainage Basin 5	0.83	88	0.485	0.263	3,041
Drainage Basin 6	1.48	63	0.028	0.002	610
Drainage Basin 7	1.43	63	0.028	0.002	588
Drainage Basin 8	7.29	63	0.139	0.012	3,012
Drainage Basin 9	1.80	63	0.035	0.003	744
*ESTIMATED CN VALUE OF DEVELOPED CONDITIONS (URBAN HYDROGOLY FOR SMALL WATERSHEDS)					
**SCS METHOD USING A TYPE II DISTRIBUTION					
*** BASED ON 0.2 CFS/AC					

Phase 1 Conditions									
Basin	Area (AC's)	CN	**100 Year, 24 Hour Peak Flow (cfs)	**10 Year, 24 Hour Peak Flow (cfs)	***Allowed Release Rate (cfs)	100 Year Storm Volume (C.F.)	Is Surfce Condition Different From Existing?	Net Storage Required at Phase 1 (C.F.)	Storage Provided (C.F.)
Drainage Basin 1	1.25	63	0.027	0.002	1.969	517	NO	0	0
Drainage Basin 2	0.82	63	0.018	0.001		339	NO	0	0
Drainage Basin 3	0.82	88	0.479	0.260		3,004	NO	0	0
Drainage Basin 4	0.83	88	0.485	0.263		3,041	NO	0	0
Drainage Basin 5	0.83	88	0.485	0.263		3,041	NO	0	0
Drainage Basin 6	1.12	87	1.969	1.085		3,962	YES	****0	0
Drainage Basin 6A	0.12	98	0.300	0.210		809	YES	809	850
Drainage Basin 6B	0.08	98	0.225	0.159		607	YES	607	850
Drainage Basin 6C	0.09	98	0.267	0.189		614	YES	614	850
Drainage Basin 6D	0.06	98	0.237	0.168		546	YES	546	850
Drainage Basin 6E	0.06	98	0.237	0.168		546	YES	546	850
Drainage Basin 7	1.43	63	0.028	0.002		588	NO	0	0
Drainage Basin 8	7.29	63	0.139	0.012		3,012	NO	0	0
Drainage Basin 9	1.70	63	0.033	0.003		703	NO	0	0
*ESTIMATED CN VALUE OF DEVELOPED CONDITIONS (URBAN HYDROGOLY FOR SMALL WATERSHEDS)							TOTAL	3,122	4250
**SCS METHOD USING A TYPE II DISTRIBUTION									
*** BASED ON 0.2 CFS/AC									
**** THE RELEASE RATE FOR THE WHOLE SITE IS 1.969 CFS. THE MAJORITY OF THE DISCHARGE IS USED BY BASIN 6. SUBSEQUENT RELEASES BY DEVELOPMENT WILL UTILIZE A REDUCED RELEASE RATE OF 0.04 CFS/AC									

NOTES:
1. THE ADJUSTED ALLOWED RELEASE RATE FOR THE FUTURE DEVELOPED LOTS IS 0.04 CFS/ACRE. THIS IS ADJUSTED TO OFFSET THE FULL RELEASE OF THE FULLY DEVELOPED PHASE 1 ROADS. THIS WAS DONE TO MAINTAIN AN EQUIVALENT DISCHARGE OF 0.2 CFS/ACRE AT THE POINT OF CONNECTION TO THE CITY'S STORM DRAIN SYSTEM IN PONY EXPRESS PARKWAY.
2. FOR DRAINAGE CALCULATIONS & REPORT SEE: "EAGLE SQUARE MASTER PLANNED COMMERCIAL DEVELOPMENT" DRAINAGE REPORT, JANUARY 2024.

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EAGLE SQUARE COMMERCIAL SUBDIVISION MASTER PLANS

DRAINAGE CALCULATIONS

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PROFESSIONAL ENGINEER
362348
BRENDAN H THORPE
FOR REVIEW
STATE OF UTAH

SHEET
DP-02

Scale 1" = 40'

40 0 40 80 120

N

PORTERS CROSSING PARKWAY

FUTURE DEVELOPMENT

FELL PON COURT

CASPIAN CO

COLT COUI

PONY EXPRESS PARKWAY

LOT #1

LOT #2

LOT #3

LOT #4

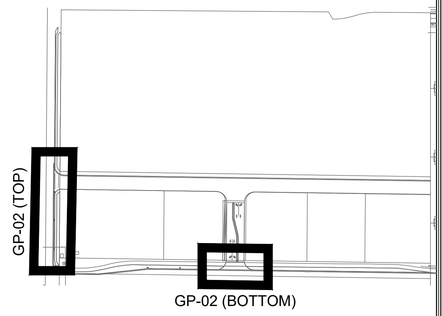
LOT #5

TBC=4746.78
RIM=4746.53
TBC=4746.35
ROAD CROWN/HP 4747.38
ROAD CROWN=4746.34
TBC/HP=4747.40
RIM=4746.31
RIM=4746.39
TBC=4746.35
TBC=4745.00
ROAD CROWN=4744.98
RIM=4744.68
TBC=4745.00
TBC=4743.81
ROAD CROWN=4743.80
ROAD CROWN=4742.50
RIM=4743.29
TBC=4743.81
TBC=4742.52
TBC=4741.82
TBC=4742.52
ROAD CROWN=4741.80
RIM=4741.34
RIM=4741.27
TBC=4741.06
ROAD CROWN=4741.00
RIM=4741.15
TBC=4740.74
RIM=4740.75
TBC=4741.54
TBC=4741.47
TBC=4741.41
SW=4741.69
SW=4741.67
TBC=4741.47
TBC=4741.27
TBC=4741.22
TBC=4741.07
TBC=4740.96
TBC=4741.01
TBC=4741.06
TBC=4740.64
TBC=4740.64
SW=4741.00
TBC=4740.64
RIM=4739.65
RIM=4738.28
TBC=4740.28
RIM=4740.14
RIM=4739.96
ROAD CROWN=4740.00
TBC=4740.01
TBC=4739.74
FG=4740.07
FG=4739.64
-2.00%
-2.00%
-2.00%

FILENAME: O:\SK Hart\Eagle Square Concept\engineering\Design\Grading Plan.dwg TAB: GP-02- OFFSITE GRADING PLOT DATE AND TIME: 6/19/2024 11:14 AM

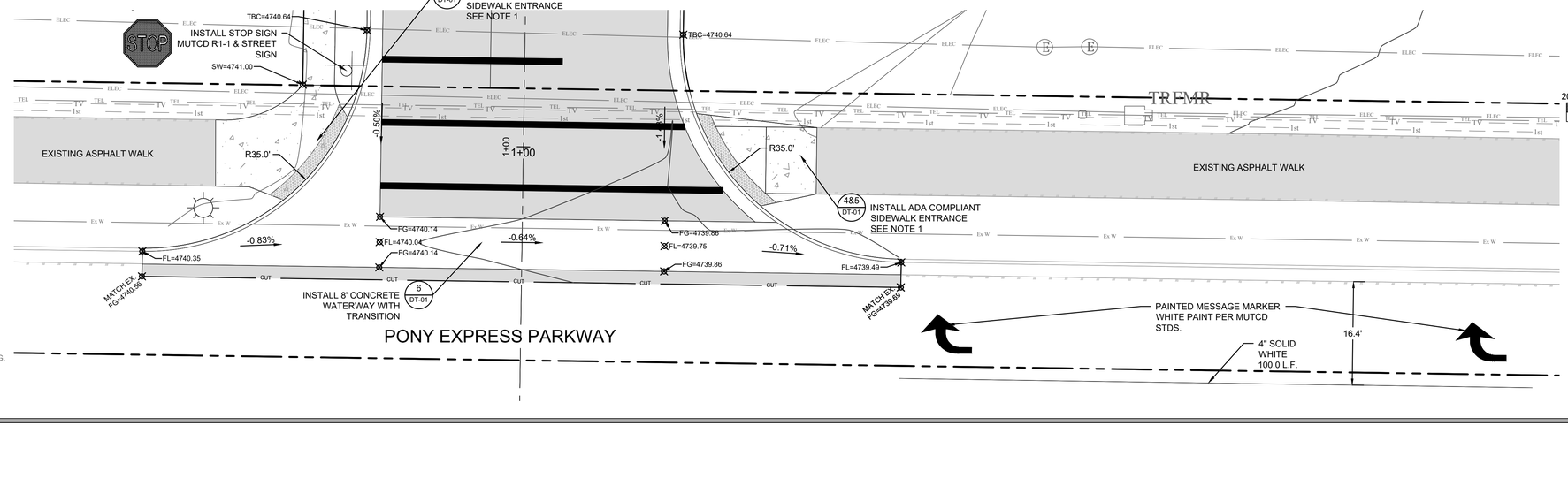
20 0 20 40 60

Scale 1" = 20'



PORTERS CROSSING PARKWAY

MATCH EX. FG=4746.60
FG=4746.49
-1.68%
-0.50%
TBC=4746.86
INSTALL 8.0' LANDSCAPE PARK STRIP
INSTALL 8.0' CONCRETE SIDEWALK
MATCH EX. FG=4747.12
-1.53%
FG/HP=4746.93
TBC=4747.29
PAINTED MESSAGE MARKER WHITE PAINT PER MUTCD STDS.
4" SOLID WHITE 65.0 L.F.
12.0'
-1.79%
-0.57%
8.0'
EXISTING R/W LINE
8.0'
PROPOSED R/W LINE
PROPOSED 10.0' P.U.E.
MATCH EX. FG=4747.04
MATCH EX. FG=4746.82
-2.06%
TBC=4746.82
EXISTING CATCH BASIN TO BE RECONSTRUCTED TO GRADE W/ CONCRETE COLLAR & SOLID LID. RIM (NEW): 4746.80 INV EX (E IN): 4743.60
FG=4746.80
INSTALL 18" CLASS III RCP-SD 11.5 L.F. @ 0.50% SLOPE
FG=4746.56
SD15 INSTALL CURB INLET BOX TBC: 4746.93 INV (W OUT): 4743.67
1&5 DT-01
INSTALL ADA COMPLIANT SIDEWALK ENTRANCE SEE NOTE 1
4&5 DT-01
R45.0'
(HIGH POINT OF INTERSECTION) MATCH EX. FG=4747.03
-1.03%
-0.86%
-1.04%
-0.50%
0.50%
-1.23%
-1.45%
-1.56%
MATCH EX. FG=4746.35 (-0.55%)
-0.69%
R35.0'
INSTALL 8.0' CONCRETE SIDEWALK
INSTALL ADA COMPLIANT SIDEWALK ENTRANCE SEE NOTE 1
INSTALL STOP SIGN MUTCD R1-1 & STREET SIGN
INSTALL 5.0' CONCRETE SIDEWALK
TBC=4746.78
-2.02%
ROAD CROWN=4747.28
-3.22%
1+00
TBC/HP=4747.40
-2.00%
ROAD CROWN/HP =4747.38
TRFMR
ELEC



20 0 20 40 60

Scale 1" = 20'

N

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Planning Engineering Surveying
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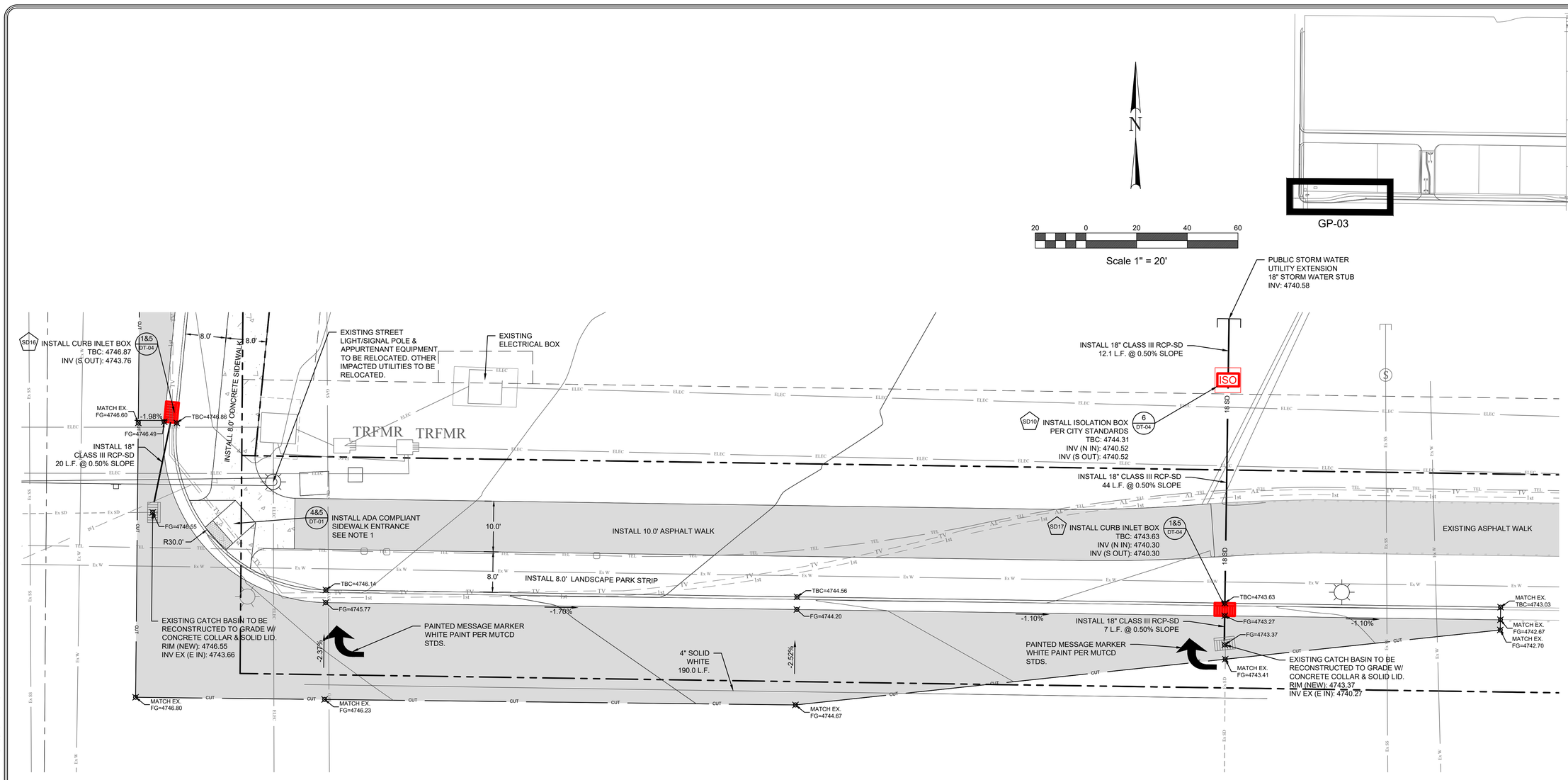
REVISIONS

	DATE	CITY COMMENTS
1		

PROFESSIONAL ENGINEER
362348
BRENDAN H THORPE
FOR REVIEW
STATE OF UTAH

SHEET

GP-02



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STATE OF UTAH

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GP-03

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PROVO, UTAH 84602-1511

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VERTICAL: 1" = 4'

Scale 1" = 20'

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PROVO, UTAH 84603-1917

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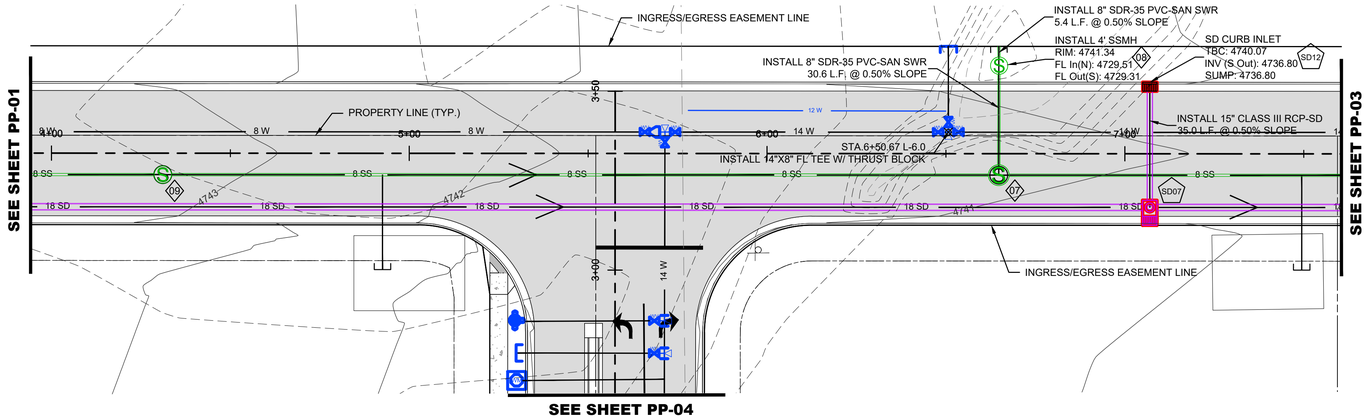
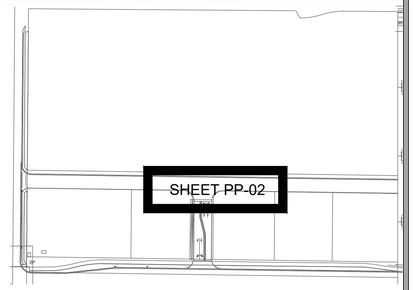
REVISIONS

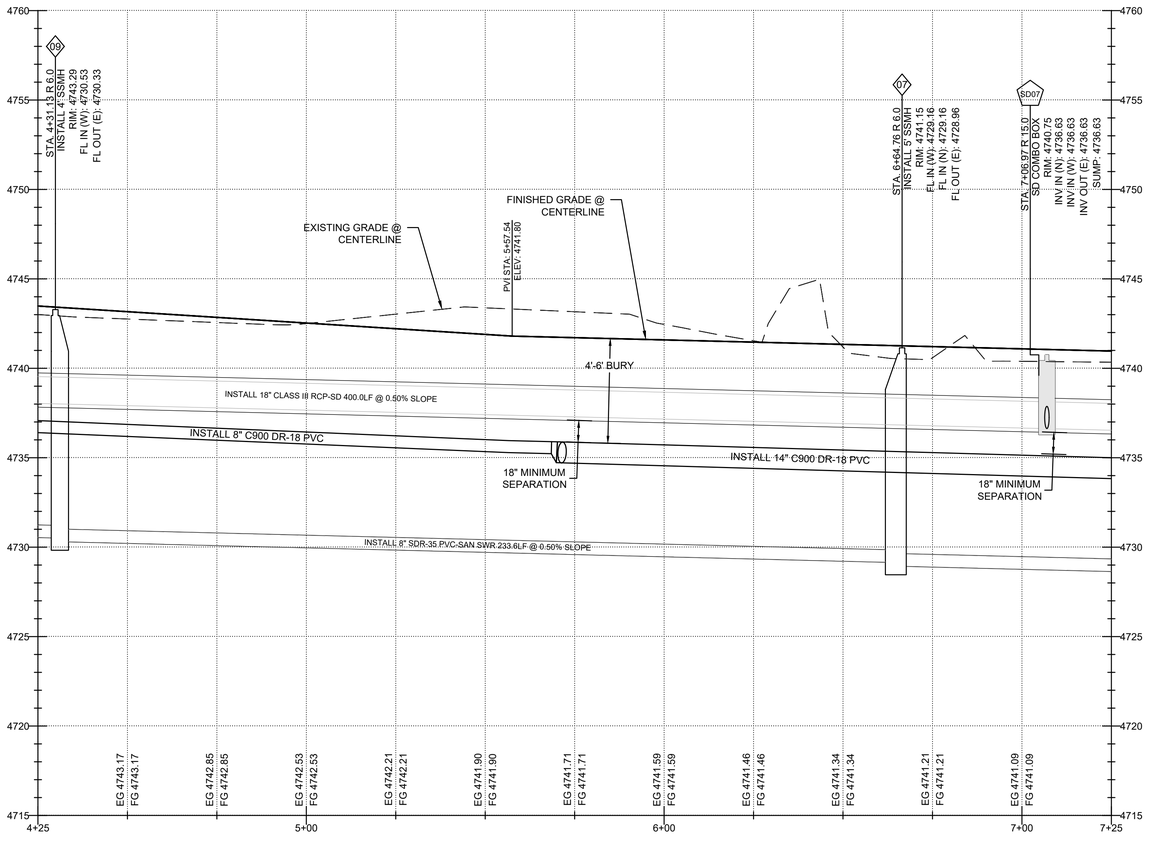
1	DATE	CITY COMMENTS

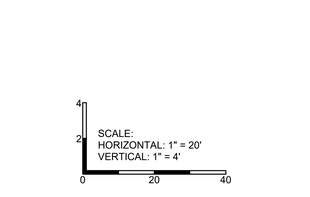
PROFESSIONAL ENGINEER
362348
BRENDAN H
THORPE
FOR REVIEW
STATE OF UTAH

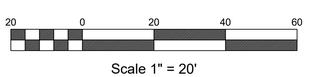
SHEET
PP-01











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STATE OF UTAH

SHEET
PP-02

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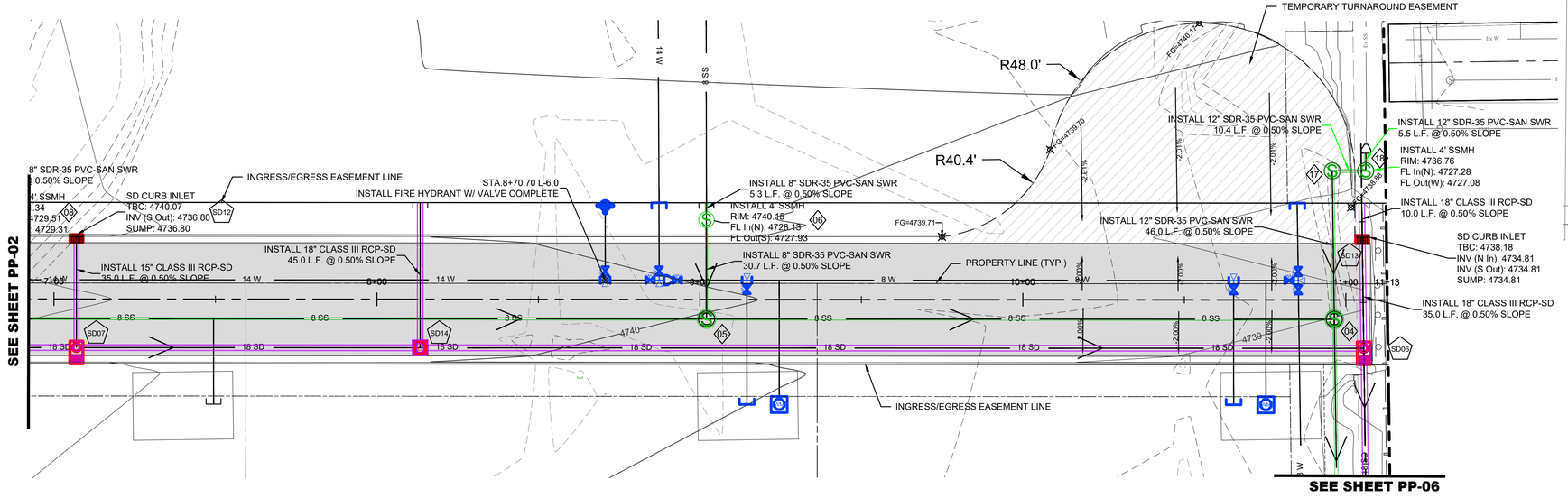

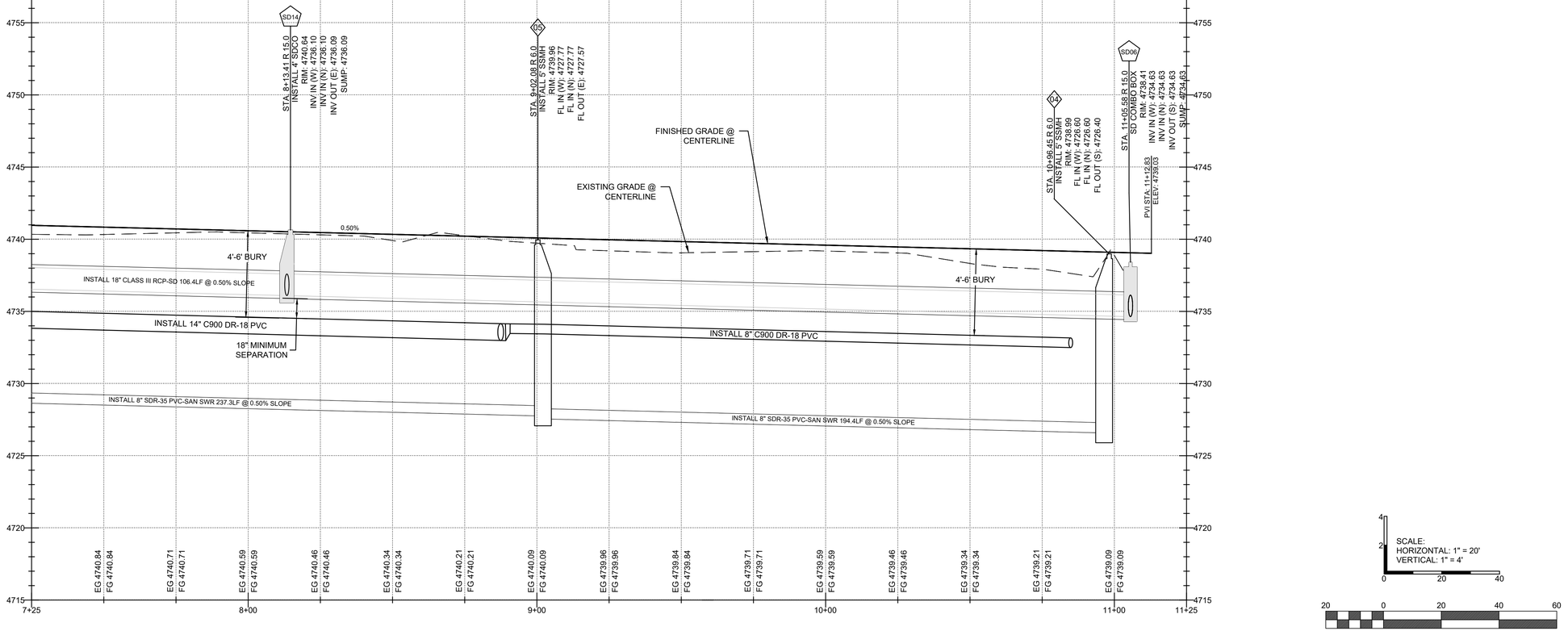

Scale 1" = 20'

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PROFESSIONAL ENGINEER
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STATE OF UTAH

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PP-03

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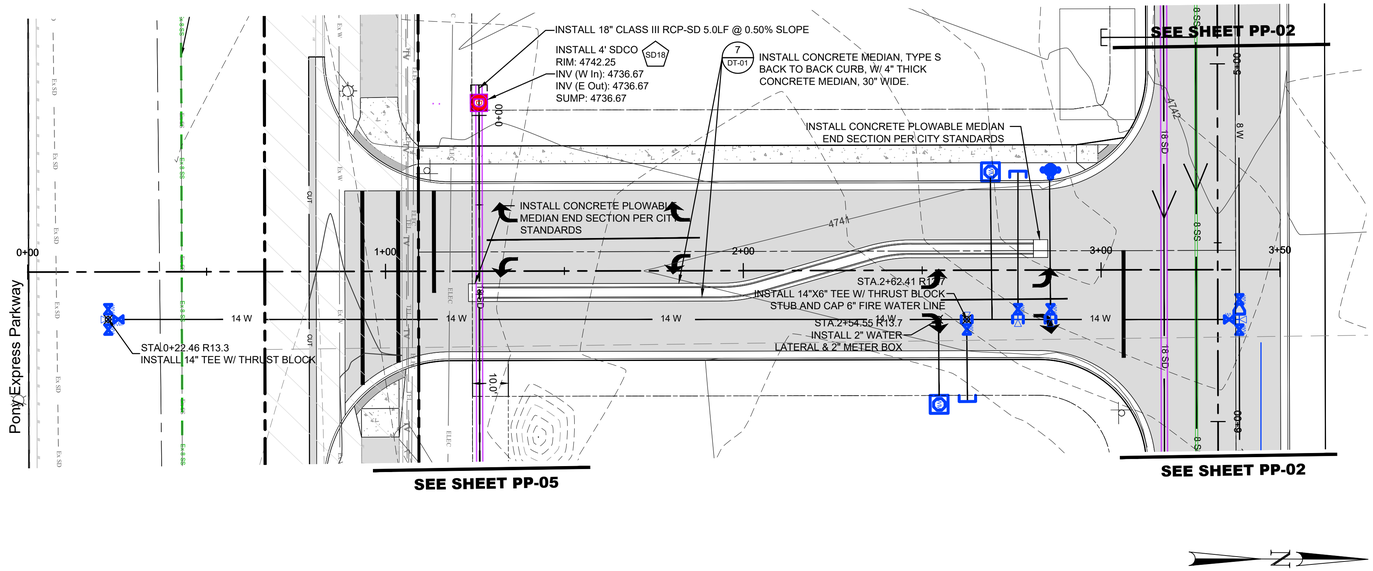

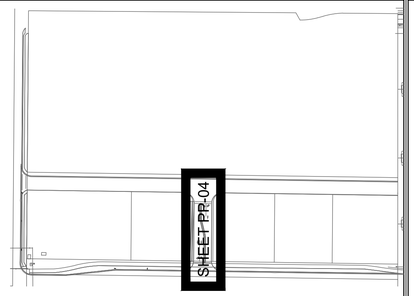

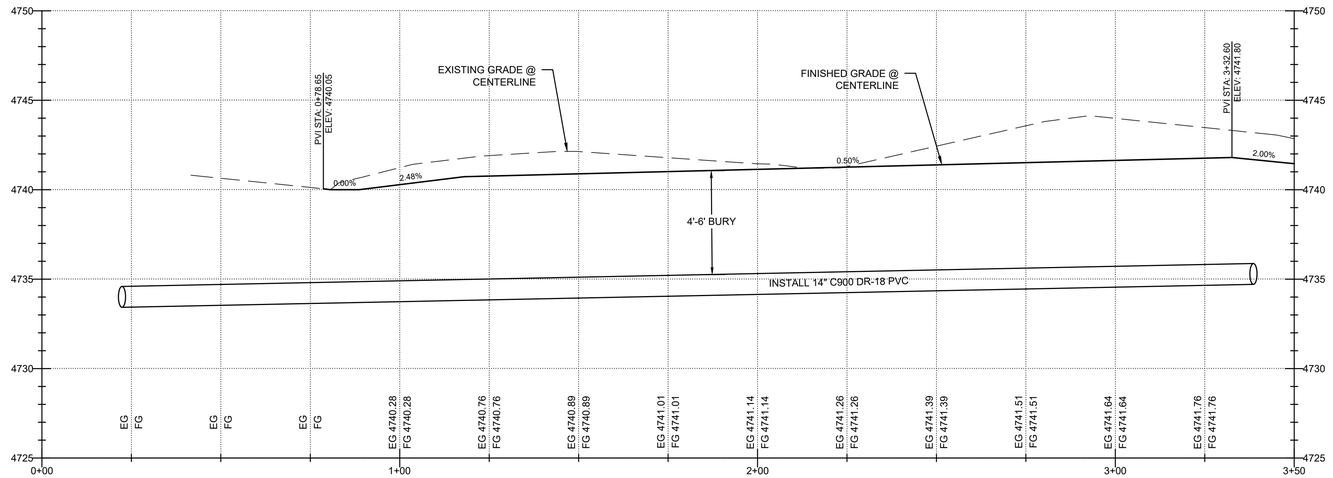

SCALE:
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VERTICAL: 1" = 4'

Scale 1" = 20'

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Ward Engineering Group
Planning Engineering Surveying
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REVISIONS

1	DATE	CITY COMMENTS

PROFESSIONAL ENGINEER
362348
BRENDAN H THORPE
FOR REVIEW
STATE OF UTAH

SHEET

PP-04

SCALE:
HORIZONTAL: 1" = 20'
VERTICAL: 1" = 4'

Scale 1" = 20'

SHEET PP-05

SEE SHEET PP-04

SEE SHEET PP-04

10' DRAINAGE UTILITY EASEMENT

INSTALL 18" CLASS III RCP-SD
10.0 L.F. @ 0.50% SLOPE

INSTALL 18" CLASS III RCP-SD
10.0 L.F. @ 0.50% SLOPE

10' DRAINAGE UTILITY EASEMENT

INSTALL 18" CLASS III RCP-SD
10.0 L.F. @ 0.50% SLOPE

Pony Express Parkway

STA: 2+33.45 0.0
INSTALL 4' SDCO
RIM: 4739.65
INV IN (W): 4735.48
INV IN (N): 4735.48
INV OUT (E): 4735.48
SUMP: 4735.48

STA: 4+10.35 0.0
INSTALL 4' SDCO
RIM: 4738.28
INV IN (W): 4734.80
INV IN (N): 4734.80
INV OUT (E): 4734.60
SUMP: 4734.60

STA: 5+71.84 0.0
INSTALL 4' SDCO
RIM: 4738.94
INV IN (N): 4733.79
INV IN (W): 4733.79
INV OUT (E): 4733.79
SUMP: 4733.79

STA: 6+19.39 0.0
INSTALL 4' SDCO
PER CITY STANDARDS
RIM: 4737.45
INV IN (N): 4733.68
INV IN (W): 4733.68
INV OUT (S): 4733.68
SUMP: 4733.68

EXISTING GRADE @ CENTERLINE

FINISHED GRADE @ CENTERLINE

INSTALL 18" CLASS III RCP-SD 237.0LF @ 0.50% SLOPE

INSTALL 18" CLASS III RCP-SD 176.9LF @ 0.50% SLOPE

INSTALL 18" CLASS III RCP-SD 161.9LF @ 0.50% SLOPE

INSTALL 18" CLASS III RCP-SD 22.5LF @ 0.50% SLOPE

4760
4755
4750
4745
4740
4735
4730
4725

1+00
2+00
3+00
4+00
5+00
6+00

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BLUESTAKES
1-800-662-4111
208-2100
UNDERGROUND UTILITY PROTECTION
PO BOX 1917
PROVO, UTAH 84603-1917

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EAGLE SQUARE COMMERCIAL SUBDIVISION MASTER PLANS

PLAN & PROFILE

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Planning Engineering Surveying
PH: 801. 487. 8040

CLIENT: SK HART
DWG:
JOB No:
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DESIGN BY: BHT
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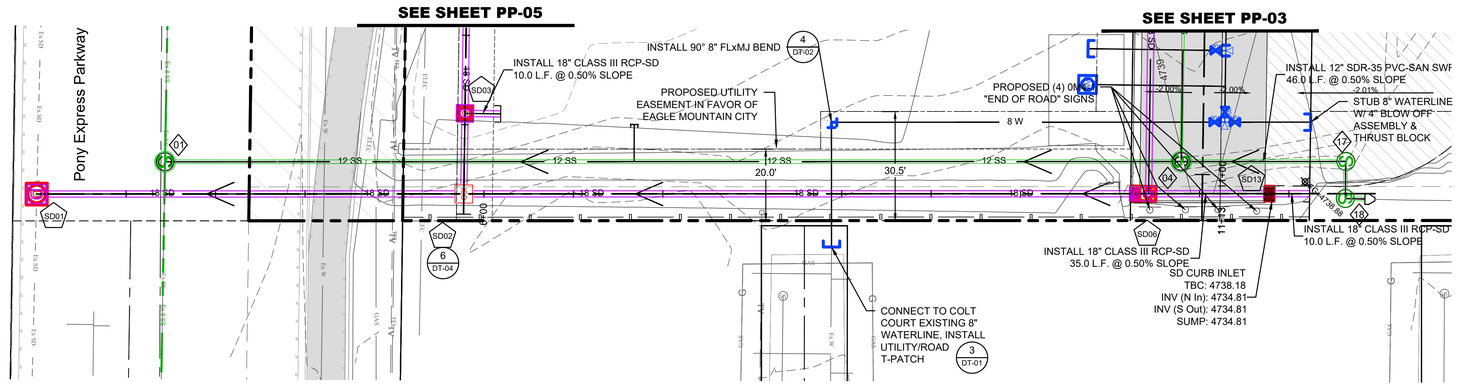
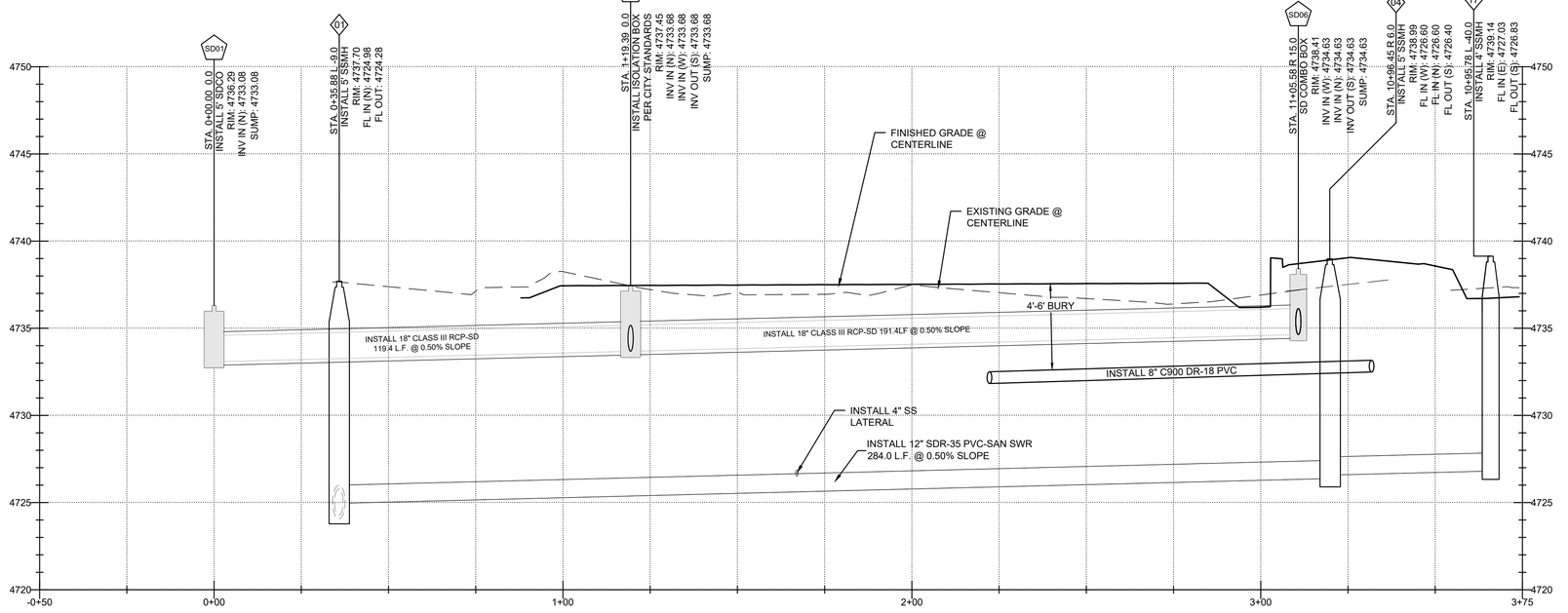
REVISIONS

1	DATE	CITY COMMENTS

PROFESSIONAL ENGINEER
362348
BRENDAN H THORPE
FOR REVIEW
STATE OF UTAH

SHEET
PP-05





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SHEET PP-06

EAGLE SQUARE COMMERCIAL SUBDIVISION MASTER PLANS

PLAN & PROFILE

231 West 800 South Salt Lake City, Utah 84101
Ward Engineering Group
Planning Engineering Surveying
PH: 801. 487. 8040

CLIENT: SK HART
DWG:
JOB No:
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DESIGN BY: BHT
CHECKED BY: BHT
DATE: 06/19/2024

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1	DATE	CITY COMMENTS

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362348
BRENDAN H
THORPE
FOR REVIEW
STATE OF UTAH

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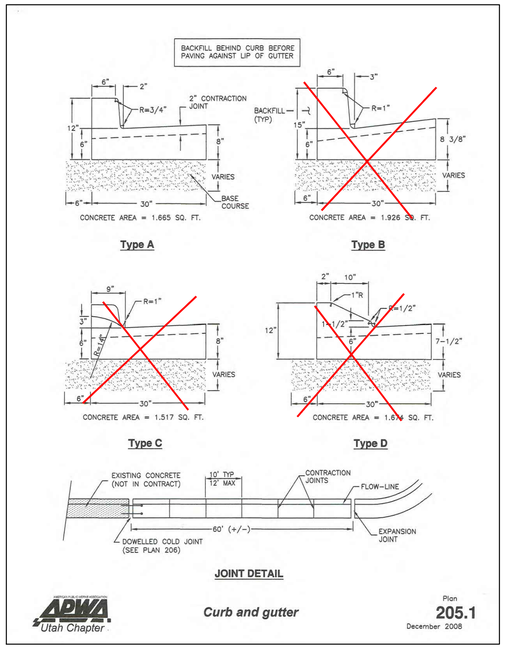
PP-06



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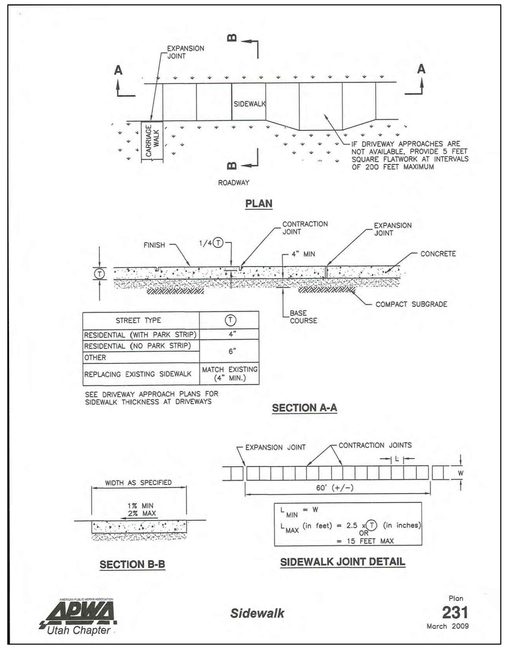
NTS



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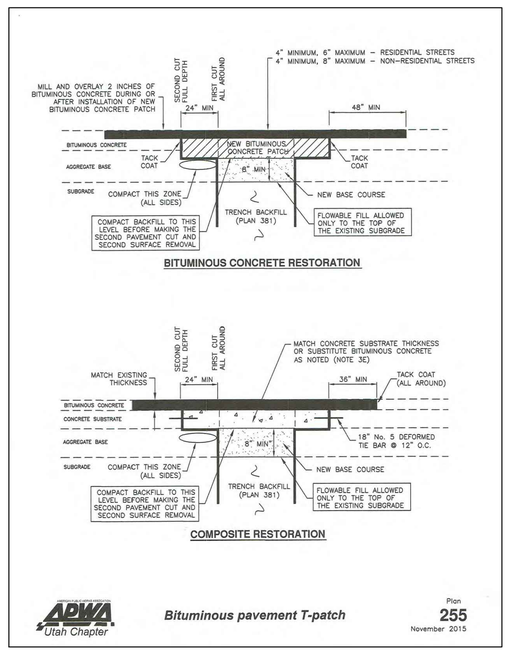

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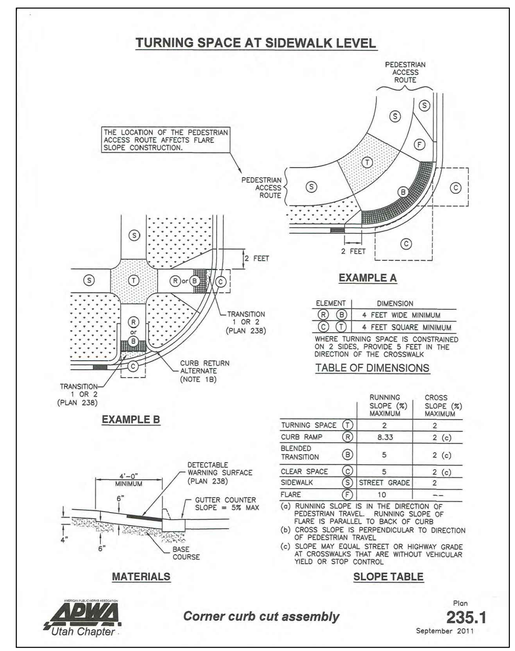

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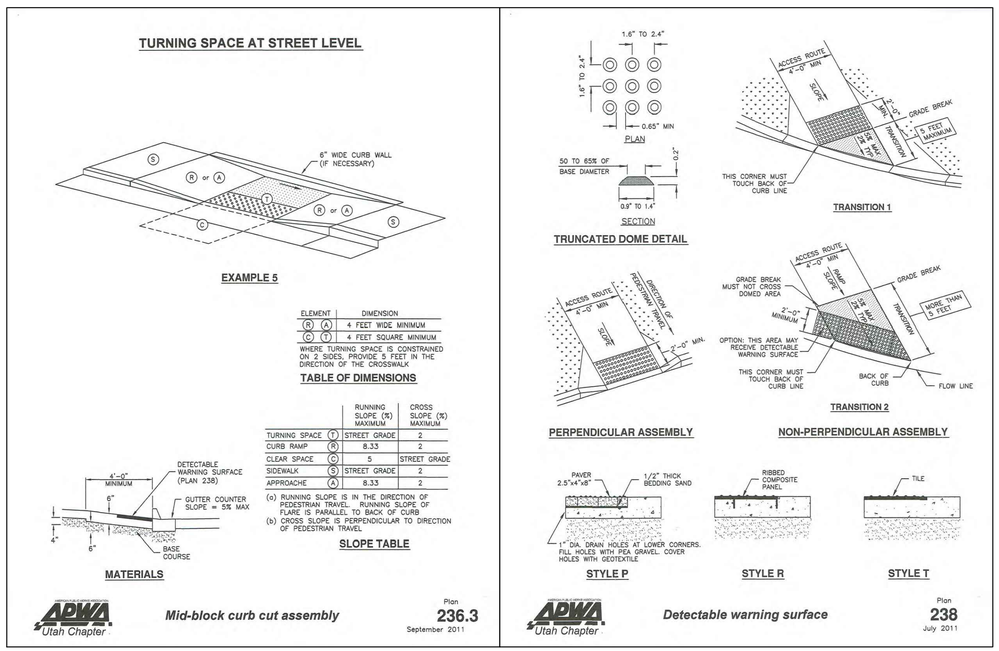
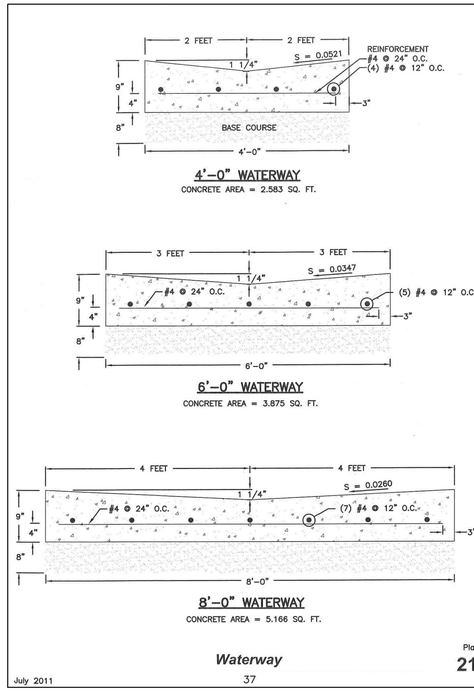


5 CURB CORNER CUT TRANSITION
NTS

6 CONCRETE WATERWAY
NTS



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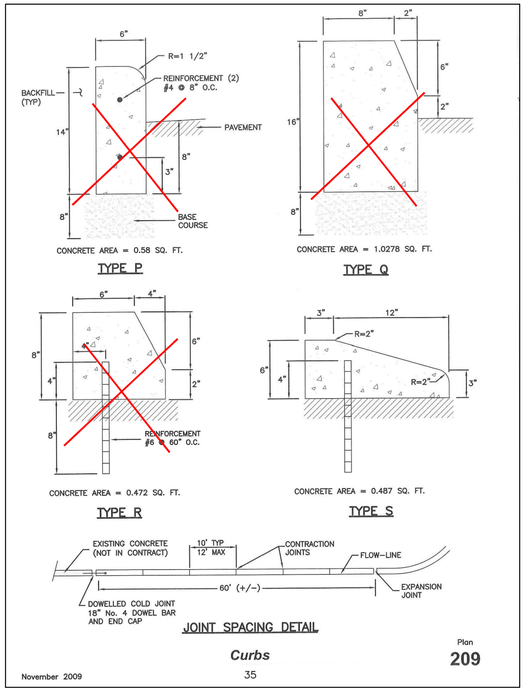

EAGLE SQUARE COMMERCIAL SUBDIVISION MASTER PLANS

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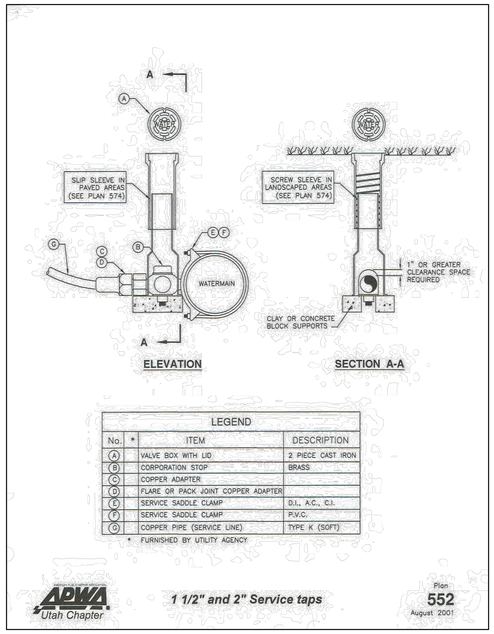
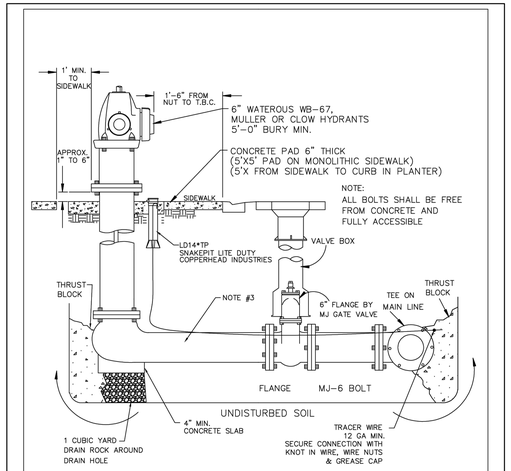


LEGEND			
No.	*	ITEM	DESCRIPTION
A		VALVE BOX WITH LID	2 PIECE CAST IRON
B		CORPORATION STOP	BRASS
C		COPPER ADAPTER	
D		FLARE OR PACK JOINT COPPER ADAPTER	
E		SERVICE SADDLE CLAMP	D.I., A.C., C.I.
F		SERVICE SADDLE CLAMP	P.V.C.
G		COPPER PIPE (SERVICE LINE)	TYPE K (SOFT)

* FURNISHED BY UTILITY AGENCY

APWA Utah Chapter — 1 1/2" and 2" Service taps — Plan 552 August 2001

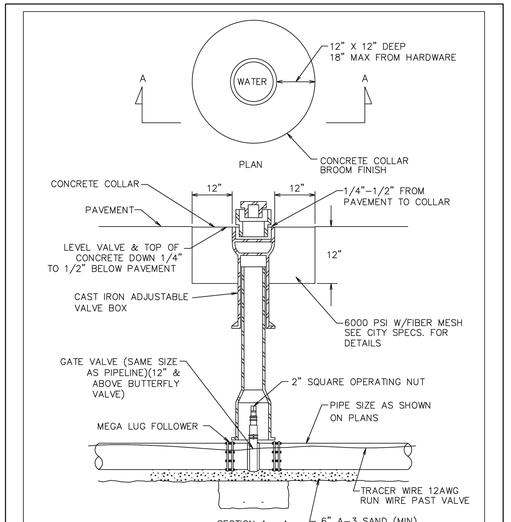
1 2" CULINARY SERVICE CONNECTION
NTS



NOTES:
1. VALVE TO BE PLACED IN ASPHALT W/CONCRETE RING
2. TRACER WIRE TO BE RUN UP HYDRANT BARREL IN 1" CONDUIT.
3. THERE WILL BE NO SERVICE TAPS ALLOWED ON THE FIRE LINES.

DRAWN: RSB	EAGLE MOUNTAIN CITY	STANDARD DETAILS FOR: FIRE HYDRANT & VALVE	DRAWING NO. 14
REVISED: NOVEL 2024			
DATE: NOV 2015			
SCALE: N.T.S.			

2 FIRE HYDRANT & VALVE
NTS



NOTES:
1. STREET COLLAR CONCRETE MUST BE 6000 PSI (MIN.) W/1 LBS. 3/4" MONOFILAMENT PER YARD.
2. ALL VALVE BOX ADJUSTMENT MUST BE THROUGH SLIDER RISER. IF ONE BASE & TOP IS STILL TOO LOW ANOTHER BASE MUST BE CUT TO GRADE & USED. NO DROP IN RISERS ALLOWED.
3. COLLARS MUST BE 12" FROM VALVE BOX SWIDE-CIRCULAR) & 12" DEEP. NO COLLARS ALLOWED OVER 18" FROM HARDWARE. COMPACT ALL LOOSE UTBC OR TRENCH FILL BEFORE POURING COLLAR.
4. ALL COLLARS REQUIRE INSPECTION BEFORE PLACING CONCRETE.
5. VALVE BOXES IN LANDSCAPING REQUIRE 8" WIDE BY 8" DEEP, 4000 PSI COLLAR.

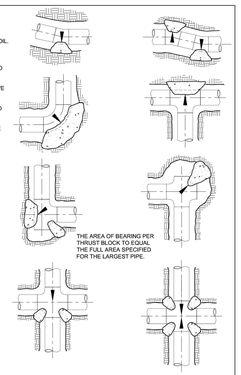
DRAWN: RSB	EAGLE MOUNTAIN CITY	STANDARD DETAILS FOR: CONCRETE COLLARS FOR WATER VALVES	DRAWING NO. 24
REVISED:			
DATE: MAY 2024			
SCALE: VARIES			

3 GATE VALVE DETAIL
NTS

NOTES:
1. ALL WORK MUST BE INSPECTED BY MAGNA WATER DISTRICT PRIOR TO BACKFILL.
2. THRUST BLOCKS MUST BE POURED AGAINST UNDISTURBED SOIL.
3. ALL PIPE JOINTS MUST BE LEFT ACCESSIBLE.
4. CONCRETE MUST BE ALLOWED TO CURE FOR 5 DAYS PRIOR TO PRESSURIZING WATER LINES.
5. CONCRETE MUST HAVE A MINIMUM OF 3000 P.S.I. COMPRESSIVE STRENGTH IN 28 DAYS.
6. THRUST BLOCKS MUST BE POURED AS CLOSE AS POSSIBLE TO THE CONFIGURATION SHOWN.
7. BEARING AREAS FOR HORIZONTAL BEND THRUST BLOCKS ARE BASED ON TEST PRESSURE OF 200 PSIG AND AN ALLOWABLE SOIL BEARING STRESS OF 2000 LBS./SQ. FT. TO COMPUTE BEARING AREAS FOR DIFFERENT TEST PRESSURES AND SOIL BEARING STRESS, USE THE FOLLOWING EQUATION: BEARING AREA = (TEST PRESS./200) X (2000/SOIL BEARING STRESS) X (TABLE VALUE).
8. BEARING AREAS, VOLUMES, AND SPECIAL BLOCKING DETAILS SHOWN ON PLANS TAKE PRECEDENCE OVER THIS STANDARD.
9. BEARING AREAS FOR PIPE SIZES NOT SHOWN REQUIRE A SPECIAL DESIGN.

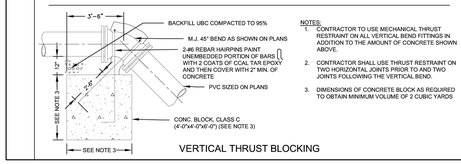
THE AREA OF BEARING PER THRUST BLOCK TO EQUAL 1/2 THE AREA SPECIFIED FOR THE LARGEST PIPE.

MINIMUM BEARING AREA IN SQ. FT.					
PIPE SIZE	TEES, VAL. DEAD ENDS	90° BEND	45° BEND	22.5° BEND	11.25° BEND
4"	2	2	2	2	2
6"	3	4	3	2	2
8"	5	8	4	2	2
10"	8	12	6	4	3
12"	12	16	9	5	3
14"	19	26	14	7	4
16"	21	29	16	8	4



THE AREA OF BEARING PER THRUST BLOCK TO EQUAL THE FULL AREA SPECIFIED FOR THE LARGEST PIPE.

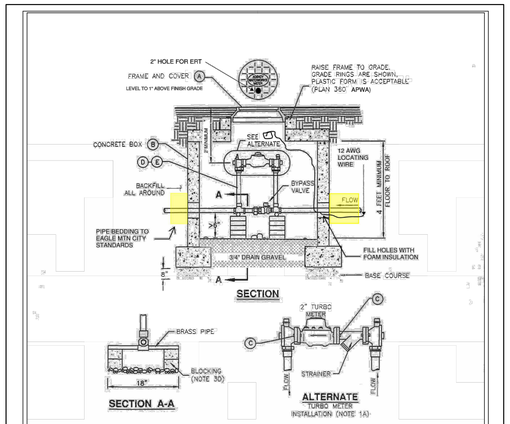
HORIZONTAL THRUST BLOCKING



NOTES:
1. CONTRACTOR TO USE MECHANICAL THRUST RESTRAINT ON ALL VERTICAL BEND FITTINGS IN ADDITION TO THE AMOUNT OF CONCRETE SHOWN ABOVE.
2. CONTRACTOR SHALL USE THRUST RESTRAINT ON TWO HORIZONTAL JOINTS PRIOR TO AND TWO JOINTS FOLLOWING THE VERTICAL BEND.
3. DIMENSIONS OF CONCRETE BLOCK AS REQUIRED TO OBTAIN MINIMUM VOLUME OF 2 CUBIC YARDS

VERTICAL THRUST BLOCKING

4 THRUST BLOCK
NTS



NOTES:
1) SETTER CANNOT OBSTRUCT OPENING- USE LID WITH OFFSET HOLE.
2) ALL POLY PIPE TO BE RATED FOR 200 PSI AND CTS O.D.
3) CONCRETE COLLARS ARE REQUIRED IN GRASS OR IF PLASTIC FORM RISERS ARE USED. 12" OF RISE WITH GRADE RINGS - FORM MAX.
4) ALL PIPE BEDDING AND TRENCH FILL MUST MEET EAGLE MTN CITY STANDARDS.
5) A VISUAL POLY STIFFENER CHECK IS REQUIRED BEFORE FITTINGS ARE TIGHTENED.

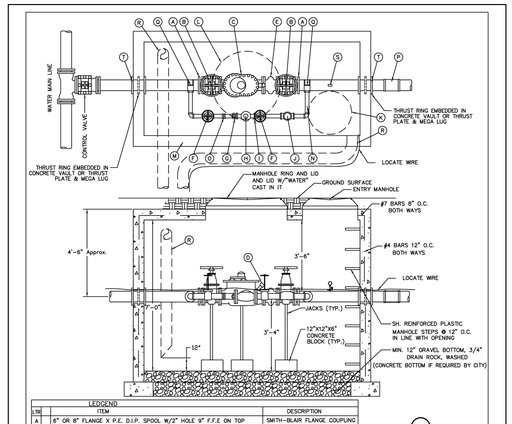
LEGEND			
No.	*	ITEM	DESCRIPTION
A		23" FRAME AND COVER	PLAN 603 APWA
B		CONCRETE BOX	4'-X-4'-X-4'-MIN.
C		STAINLESS STEEL METER BOLTS	5/8" - 2 3/4" BRASS
D		1 1/2" CUSTOM SETTER WITH BYPASS	
E		2" CUSTOM SETTER WITH BYPASS	

* FURNISHED BY UTILITY AGENCY — NOTE: ALL MATERIALS MUST BE APPROVED THROUGH SUBMITTALS

1 1/2" and 2" meter

DRAWN: RSB	EAGLE MOUNTAIN CITY	STANDARD DETAILS FOR: 1 1/2" AND 2" METER	DRAWING NO. 4
REVISED: -			
DATE: APRIL 2024			
SCALE: N.T.S.			

5 2" CULINARY METER
NTS



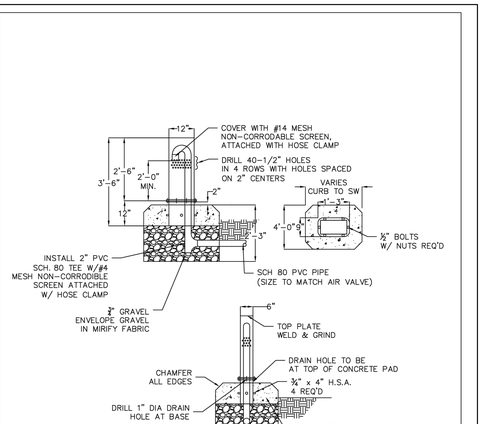
LEGEND		
LTR	ITEM	DESCRIPTION
A	6" OR 8" FLANGE X P.E. D.I.P. SPOOL W/2" HOLE 9" F.F.E ON TOP	SMITH-BLAIR FLANGE COUPLING
B	6" OR 8" GATE VALVE WITH HAND WHEEL	
C	6" OR 8" COMPOUND METER W/INTERNAL STRAINER	SENSUS OMNI C-2
D	2" TEST ASSEMBLY	
E	6" OR 8" CHECK VALVE	
F	2" GATE VALVE (BRONZE)	
G	2" METER FLANGE	
H	* 2" DISPLACEMENT METER	
I	2" MALE METER FLANGE	
J	2" CHECK VALVE (BRONZE)	
K	23" FRAME & COVER, MANHOLE	PLAN 502
L	36" FRAME & COVER, MANHOLE W/2" HOLE FOR E.R.T.	PLAN 503
M	CONCRETE BOX (VAULT) DIMENSIONS ONLY	PLAN 505
N	BRASS PIPING	
O	2" BRASS UNION	
P	MJ SLEEVE	
Q	BRASS SADDLE	
R	VENT PIPES	
S	3/4" BRASS TEE, 2 BALL VALVES, & OIL FILLED PRESSURE GAUGE	
T	1/4" STEL PLATE W/#3/4-LUG AGAINST VAULT WALL OR THRUST RING EMBEDDED IN VAULT WALL	

* FURNISHED BY AGENCY

NOTE:
1. ALL 6" OR 8" PIPE TO BE D.I.
2. ALL 2" PIPE TO BE BRASS/COPPER.
3. THIS DRAWING SHOWS A 6" METER, OTHER SIZES WILL BE SIMILAR.
4. BYPASS REQUIRED ON ALL METERS 2" AND LARGER.
5. NUTS & BOLTS REQUIRED TO BE STAINLESS STEEL W/ANTI SEIZE THREAD COMPOUND.

DRAWN: RSB	EAGLE MOUNTAIN CITY	STANDARD DETAILS FOR: LARGE COMPOUND METER W/2" BYPASS 6" OR 8" METER	DRAWING NO. 9
REVISED: APRIL 2024			
DATE: FEB 2020			
SCALE: VARIES			

6 6" CULINARY METER VAULT
NTS



1. LOCATION: LOCATE STANDPIPE BEHIND CURB OR OUTSIDE OF ROADWAY AS SHOWN ON PLANS OR AS REQUIRED
2. INSPECTION: PRIOR TO BOLTING VENT CAP OVER ASSEMBLY, SECURE INSPECTION OF INSTALLATION BY EAGLE MOUNTIAN CITY
3. FABRICATION: FABRICATE FROM ¼" STEEL PLATE.
4. GALVANIZE: HOT DIP GALVANIZE AFTER FABRICATION

DRAWN: RSB	EAGLE MOUNTAIN CITY	STANDARD DETAILS FOR: WATER AIR VAC VENT	DRAWING NO. 13
REVISED: NOVEL 2024			
DATE: MARCH 2016			
SCALE: VARIES			

7 WATER AIR VAC VENT
NTS

EAGLE SQUARE COMMERCIAL SUBDIVISION MASTER PLANS

WATER DETAILS

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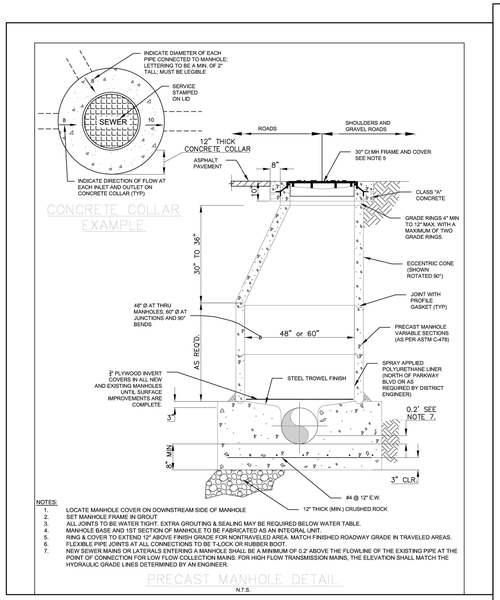
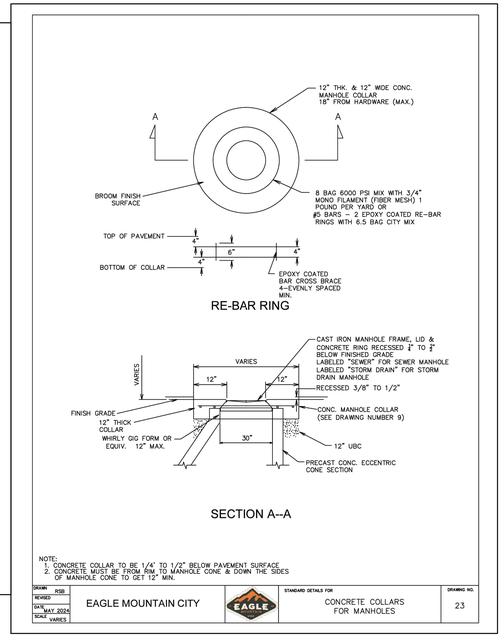


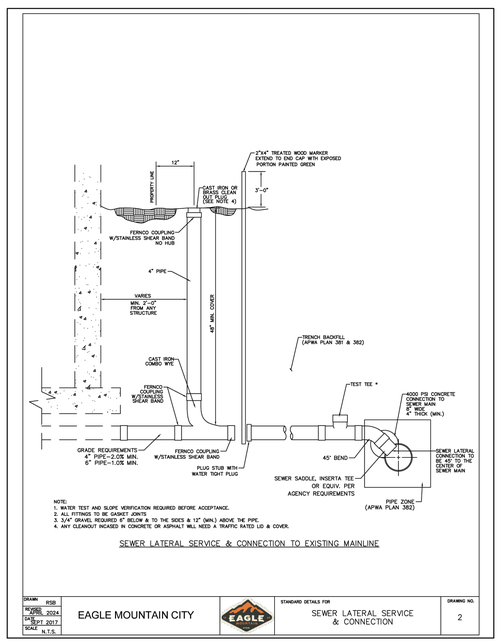
NOTES:
1. LOCATE MANHOLE COVER ON DOWNSTREAM SIDE OF MANHOLE
2. SET MANHOLE FRAME IN GROUT
3. ALL JOINTS TO BE WATER TIGHT. EXTRA GROUTING & SEALING MAY BE REQUIRED BELOW WATER TABLE.
4. MANHOLE BASE AND 1ST SECTION OF MANHOLE TO BE FABRICATED AS AN INTEGRAL UNIT.
5. RING & COVER TO EXTEND 12" ABOVE FINISH GRADE FOR NONTRAVELED AREA. MATCH FINISHED ROADWAY GRADE IN TRAVELED AREAS.
6. FLEXIBLE PIPE JOINTS AT ALL CONNECTIONS TO BE T-LOCK OR RUBBER BOOT.
7. NEW SEWER MAINS OR LATERALS ENTERING A MANHOLE SHALL BE A MINIMUM OF 0.2' ABOVE THE FLOWLINE OF THE EXISTING PIPE AT THE POINT OF CONNECTION FOR LOW FLOW COLLECTION MAINS. FOR HIGH FLOW TRANSMISSION MAINS, THE ELEVATION SHALL MATCH THE HYDRAULIC GRADE LINES DETERMINED BY AN ENGINEER.

1 SANITARY SEWER MANHOLE
NTS



NOTE:
1. CONCRETE COLLAR TO BE 1/4" TO 1/2" BELOW PAVEMENT SURFACE
2. CONCRETE MUST BE FROM RIM TO MANHOLE CONE & DOWN THE SIDES OF MANHOLE CONE TO GET 12" MIN.

DRAWN: RSB		STANDARD DETAILS FOR	DRAWING NO.
REVISED:	EAGLE MOUNTAIN CITY	CONCRETE COLLARS FOR MANHOLES	23
DATE: MAY 2024			
SCALE: VARIES			



NOTE:
1. WATER TEST AND SLOPE VERIFICATION REQUIRED BEFORE ACCEPTANCE.
2. ALL FITTINGS TO BE GASKET JOINTS
3. 3/4" GRAVEL REQUIRED 6" BELOW & TO THE SIDES & 12" (MIN.) ABOVE THE PIPE.
4. ANY CLEANOUT INCASED IN CONCRETE OR ASPHALT WILL NEED A TRAFFIC RATED LID & COVER.

SEWER LATERAL SERVICE & CONNECTION TO EXISTING MAINLINE

DRAWN: RSB		STANDARD DETAILS FOR	DRAWING NO.
REVISED: APRIL 2024	EAGLE MOUNTAIN CITY	SEWER LATERAL SERVICE & CONNECTION	2
DATE: SEPT. 2017			
SCALE: N.T.S.			

2 SEWER LATERAL
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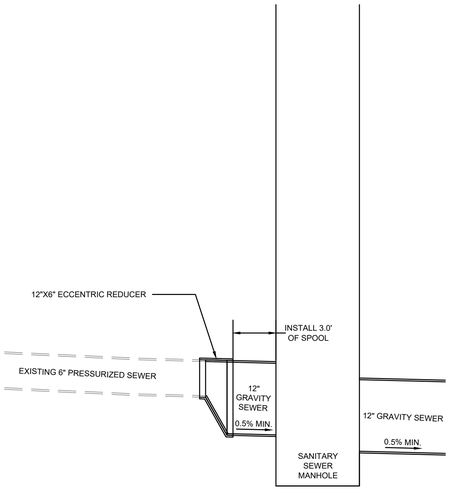

3 PRESSURIZED SEWER TO GRAVITY SEWER TRANSITION
NTS - VERTICAL SCALE EXAGGERATED

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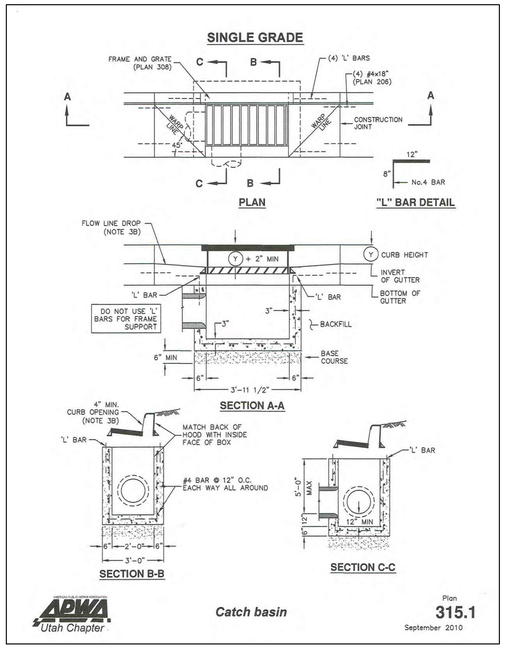
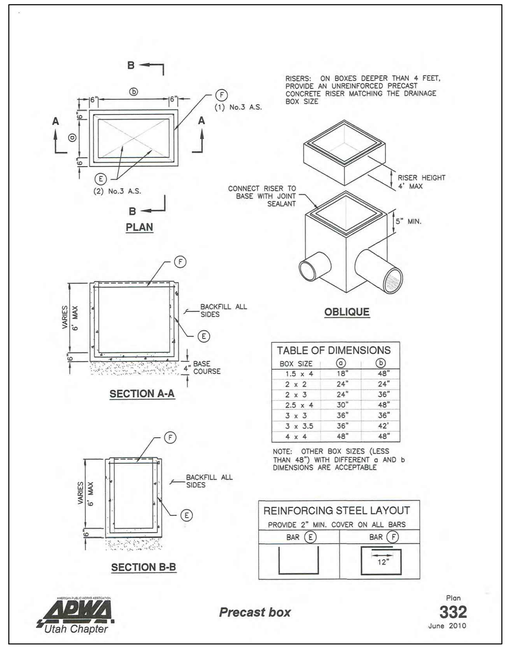


1 SINGLE GRATE CATCH BASIN
NTS



2 PRECAST BOX DETAILS (VARIBALE DIMENSIONS)
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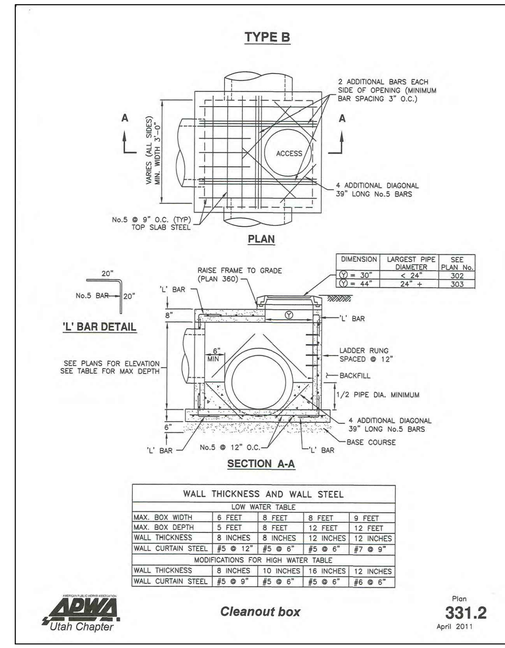
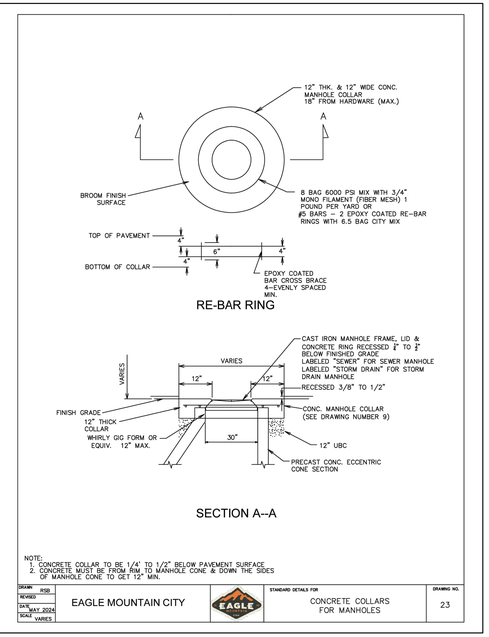
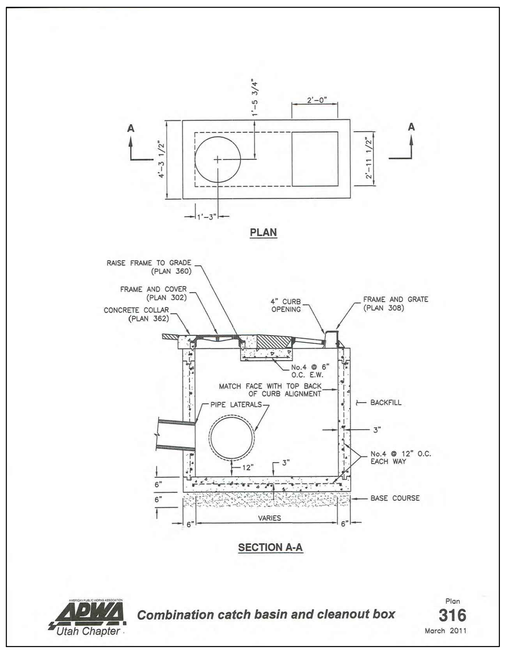


3 PRECAST STORMDRAIN CLEANOUT BOX (MANHOLE) DETAIL
NTS





4 COMBINATION BOX DETAIL
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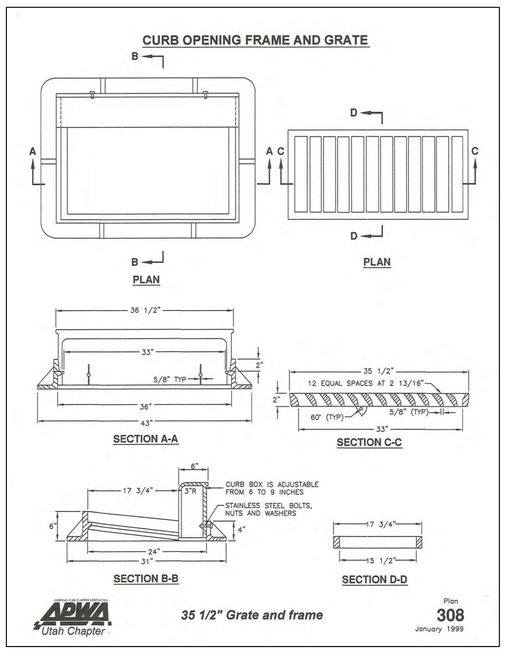

5 CURB OPENEING FRAME AND GRATE
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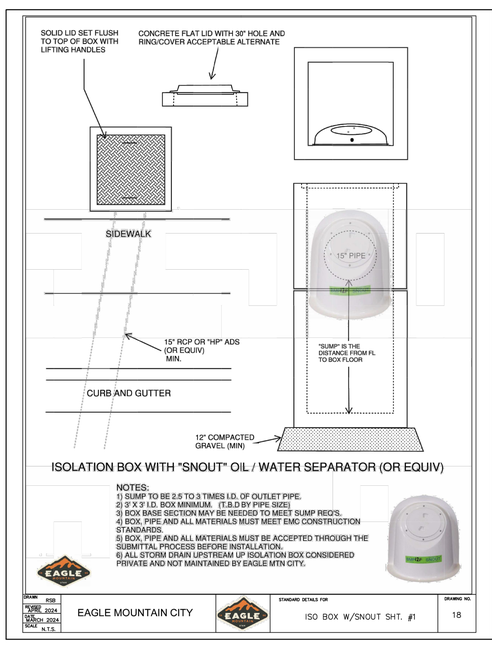

6 ISOLATION BOX DETAIL
NTS

EAGLE SQUARE COMMERCIAL SUBDIVISION MASTER PLANS

STORMWATER DETAILS

231 West 800 South Salt Lake City, Utah 84101
Ward Engineering Group
Planning Engineering Surveying
PH: 801.487.8040

CLIENT: SK HART
DWG:
JOB No:
DO NOT SCALE THIS DRAWING DRAWING IS REDUCED IF LESS THAN 22in x 34in = 33MILLIMETERS AND NOTES TAKE PRECEDENCE

DRAWN BY: AM
DESIGN BY: BHT
CHECKED BY: BHT
DATE: 06/19/2024

REVISIONS
1 DATE | CITY COMMENTS

PROFESSIONAL ENGINEER
362348
BRENDAN H THORPE
FOR REVIEW
STATE OF UTAH

SHEET
DT-04

FILENAME: O:\SK Hart\Eagle Square Concept\engineering\Design\Details 2.dwg TAB: STORMWATER DETAILS PLOT DATE AND TIME: 6/19/2024 11:16 AM

GENERAL CONSTRUCTION NOTES:

1. PRIOR TO BIDDING THE WORK, THE CONTRACTOR SHALL THOROUGHLY SATISFY HIMSELF AS TO THE ACTUAL CONDITIONS, REQUIREMENTS OF THE WORK AND EXCESS OR DEFICIENCY IN QUANTITIES, IF ANY. NO CLAIM SHALL BE MADE AGAINST THE OWNER/DEVELOPER OR LANDSCAPE DESIGNER FOR EXCESS OR DEFICIENCY THEREIN, ACTUAL OR RELATIVE.

2. THE LANDSCAPE DESIGNER WILL NOT BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, SEQUENCES OF PROCEDURES OR FOR SAFETY PRECAUTIONS OR PROGRAMS UTILIZED IN CONNECTION WITH THE WORK, AND WILL NOT BE RESPONSIBLE FOR THE CONTRACTOR'S FAILURE TO CARRY OUT THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.

3. QUANTITIES SHOWN ARE THE BEST ESTIMATE OF THE LANDSCAPE DESIGNER. THE CONTRACTOR SHALL MAKE HIS OWN INDEPENDENT ESTIMATE OF QUANTITIES AND BASE HIS BID THEREON.

4. THE CONTRACTOR SHALL MAKE NO CLAIM AGAINST THE OWNER OR THE LANDSCAPE DESIGNER REGARDING ALLEGED INACCURACY OF CONSTRUCTION STAKES. REMEDIAL WORK REQUIRED TO CORRECT ANY ITEMS OR IMPROPER CONSTRUCTION WORK SHALL BE PERFORMED AT THE SOLE EXPENSE OF THE RESPONSIBLE CONTRACTOR OR SUBCONTRACTOR.

5. NOTHING CONTAINED IN THE CONTRACT DOCUMENTS SHALL CREATE, NOR SHALL BE CONSTRUED TO CREATE A CONTRACTUAL RELATIONSHIP BETWEEN THE LANDSCAPE DESIGNER AND THE CONTRACTOR OR SUBCONTRACTOR.

6. IT SHALL BE THE RESPONSIBILITY OF THE BIDDER TO VERIFY QUANTITIES INCLUDING EXCAVATION, BORROW, EMBANKMENT, SHRINK, OR SWELL, GROUND COMPACTION, HAUL AND OTHER ITEMS AFFECTING HIS BID TO COMPLETE THE GRADING TO THE ELEVATIONS SHOWN ON THE PLANS AND TO BASE HIS BID SOLELY UPON HIS OWN VERIFIED QUANTITIES. IT SHALL BE THE BIDDER'S RESPONSIBILITY TO NOTIFY THE LANDSCAPE DESIGNER OF MAJOR DISCREPANCIES PRIOR TO CONSTRUCTION.

PLANTING NOTES:

1. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY QUANTITIES INCLUDING TREES, GROUNDCOVERS, MULCH AND OTHER ITEMS SHOWN ON THE PLANS. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE OWNER'S REPRESENTATIVE OF MAJOR DISCREPANCIES PRIOR TO CONSTRUCTION. SOME ADJUSTMENT IN THE FIELD MAY BE REQUIRED PER OWNER DISCRETION.

2. THE CONTRACTOR SHALL STAKE THE LOCATION OF PLANT MATERIAL AND SHALL HAVE LOCATIONS APPROVED BY THE OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION.

3. GROUNDCOVERS SHALL BE PLANTED A MINIMUM OF 3' FROM EDGE OF WALKS, WALLS, BUILDINGS, AND CURBS UNLESS OTHERWISE DIRECTED BY THE OWNER'S REPRESENTATIVE.

4. BARK MULCH - AREAS NOT OTHERWISE COVERED BY TURF, PAVING, GROUNDCOVER OR BUILDINGS SHALL RECEIVE A MINIMUM OF 3" THICKNESS OF BARK MULCH AND SHALL BE COVERED WITH DEWITTS PRO-5 WEED BARRIER FABRIC OR APRROVED EQUAL. OVERLAP SEAMS 6 INCHES AND STAPLE AT 5 FEET ON CENTER EACH WAY WITH 2 AT EACH CORNER. A MULCH SAMPLE SHALL BE SUBMITTED TO LANDSCAPE DESIGNER OR OWNER FOR APPROVAL PRIOR TO INSTALLATION.

5. STONE MULCH - AREAS NOTED ON PLANS FOR STONE MULCH SHALL RECEIVE A MINIMUM OF 4" THICKNESS OF MULCH. A STONE MULCH SAMPLE SHALL BE SUBMITTED TO OWNER FOR APPROVAL PRIOR TO INSTALLATION.

6. AREAS TO RECEIVE STONE MULCH TO BE SPRAYED WITH A CONTACT HERBICIDE AND SHALL BE COVERED WITH DEWITTS PRO-5 WEED BARRIER FABRIC OR APRROVED EQUAL. OVERLAP SEAMS 6 INCHES AND STAPLE AT 5 FEET ON CENTER EACH WAY WITH 2 AT EACH CORNER. CONTRACTOR SHALL ALSO APPLY A PRE-EMERGENT HERBICIDE PER MANUFACTURERS RECOMMENDATIONS.

7. ALL PLANT MATERIALS SHALL MEET ANLA & ANSI STANDARD SPECIFICATIONS. PLANT MATERIALS SHALL BE ORDERED BY BOTANICAL NAME. SUBSTITUTIONS SHALL NOT BE ALLOWED UNLESS AUTHORIZED IN WRITING AND IN ADVANCE, BY THE OWNER'S REPRESENTATIVE.

8. OWNER'S REPRESENTATIVE RESERVES THE RIGHT TO REJECT ANY PLANT MATERIAL DEEMED UNACCEPTABLE. PLANT MATERIAL SHALL BE WARRANTIED BY THE CONTRACTOR FOR 1 YEAR AFTER INSTALLATION HAS BEEN ACCEPTED AS COMPLETE.

9. PRIOR TO COMMENCENT OF WORK, THE CONTRACTOR SHALL VERIFY LOCATIONS AND DEPTHS OF UNDERGROUND UTILITY INSTALLATIONS THAT MAY BE AFFECTED BY HIS WORK AND SHALL BE RESPONSIBLE FOR DAMAGES TO SUCH INSTALLATIONS CAUSED AS A RESULT OF LANDSCAPE INSTALLATIONS.

10. CONTRACTOR SHALL BE RESPONSIBLE TO MAINTAIN SODDED AREAS AND ALL PLANT MATERIALS FOR A PERIOD OF 90 DAYS AND 120 DAYS FOR SEEDED AREAS. UPON COMPLETION OF THE MAINTENANCE PERIOD, THE OWNER WILL ASSUME MAINTENANCE RESPONSIBILITES.

11. ACCEPTABLE TOPSOIL, WHETHER IMPORTED OR FROM SITE, SHALL BE FERTILE, LOOSE, FRIABLE SOIL MEETING THE FOLLOWING REQUIREMENTS:

CHEMICAL CHARACTERISTICS
1) pH: 5.5-8.0
2) EC (ELECTRICAL CONDUCTIVITY): < 3.0 MMHOS/CM
3) SAR (SODIUM ADSORPTION RATIO): < 6.0

PHYSICAL CHARACTERISTICS
1) SAND: 15 TO 60%
2) SILT: 10 TO 60%
3)CLAY: 5 TO 30%
4)ORGANIC MATTER: > 1%
5) CLEAN AND FREE FROM TOXIC MINERALS AND CHEMICALS, NOXIOUS WEEDS, ROCKS LARGER THAN 1 1/2 INCH 38 MM IN ANY DIMENSION, AND OTHER OBJECTIONABLE MATERIALS.
6) SOIL SHALL NOT CONTAIN MORE THAN 2% BY VOLUME OF ROCKS MEASURING OVER 3/32 INCH 2 MM IN LARGEST SIZE.

TOPSOIL SHOULD BE NATURAL, FERTILE, FRIABLE LOAM, CAPABLE OF SUSTAINING VIGOROUS PLANT GROWTH, FREE OF SUBSOIL, ROOTS, GRASS, AN EXCESSIVE AMOUNT OF WEEDS, STONE AND FOREIGN MATTER. OBTAIN ADDITIONAL TOPSOIL FROM LOCAL SOURCES OR FROM AREAS HAVING SIMILAR SOIL CHARACTERISTICS TO THAT FOUND AT THE PROJECT SITE. IF EXISTING TOPSOIL IS TO BE USED OBTAIN TOPSOIL ONLY FROM NATURALLY WELL-DRAINED SITES WHERE TOPSOIL OCCURS IN A DEPTH OF NOT LESS THAN FOUR (4) INCHES. TOPSOIL SHALL CONFORM TO QUALITY CONTROL STANDARDS STATED ABOVE.

IRRIGATION NOTES:

1. THE IRRIGATION SYSTEM SHOWN IS SCHEMATIC AND APPROXIMATE. ACTUAL PLACEMENT MAY VARY SLIGHTLY AS REQUIRED TO ACHIEVE FULL, EVEN COVERAGE WITHOUT EXCESSIVE SPRAYING ONTO SIDEWALKS, FENCES, ETC. LOCATE LINES IN NON-PAVED AREAS WHERE POSSIBLE. NO TEES, ELS, OR OTHER CONNECTIONS SHALL BE PLACED UNDER A PAVED AREA IF POSSIBLE. SPECIFIC EMITTERS AND LOCATIONS ARE NOT SHOWN ON THE PLAN AND ARE SUBJECT TO FIELD ADJUSTMENT. THE ENDS OF ALL LATERALS SHALL HAVE AN AUTOMATIC DRAIN.

2. IRRIGATION CONTRACTOR SHALL VERIFY WATER PRESSURE ON-SITE PRIOR TO BEGINNING WORK. IF DISCREPANCY EXISTS BETWEEN WATER PRESSURE TESTED ON-SITE AND THAT NOTED ON PLAN, CONTRACTOR SHALL IMMEDIATELY NOTIFY LANDSCAPE ARCHITECT. SYSTEM IS DESIGNED BASED UPON 40PSI STATIC PRESSURE AT ALL P.O.C. (POINT OF CONNECTION) LOCATIONS. THE DESIGN OPERATING PRESSURE FOR EACH VALVE IS 35 PSI.

3. CONTRACTOR SHALL FURNISH AND INSTALL MATERIAL AND EQUIPMENT PERTAINING TO THE IRRIGATION SYSTEM HEREIN SPECIFIED OR SHOWN ON THE DRAWINGS. THIS SHALL INCLUDE ALL ITEMS OF A MINOR NATURE NECESSARY TO COMPLETE INSTALLATION.

4. THE CONTRACTOR SHALL MAKE NECESSARY IN-FIELD ADJUSTMENTS TO AVOID OBSTRUCTIONS OR COMPENSATE FOR DIFFERENCES BETWEEN THE SITE AND PLAN. THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR REVISION OF MAJOR DEPARTURES FROM THE PLAN WITHOUT WRITTEN APPROVAL FROM THE OWNER. CONTRACTOR TO PROVIDE THE APPROPRIATE DEGREE OF ARC IN EACH HEAD THAT PROVIDES HEAD-TO-HEAD COVERAGE WITHOUT EXCESSIVE OVERSPRAY ONTO WALKS, BUILDINGS, ROADS, ETC.

5. IRRIGATION CONTRACTOR SHALL OBTAIN APPROVAL FROM THE OWNER'S AUTHORIZED REPRESENTATIVE PRIOR TO RELOCATING OR ALTERING SPRINKLER HEADS, VALVES, PIPING, ETC. DUE TO A CHANGE IN OR UNKNOWN SITE CONDITIONS.

6. IRRIGATION CONTRACTOR TO CAP ALL FLUSH CAP ENDS HAND TIGHT BEFORE BACKFILL.

7. ALL VALVE AND FLUSH BOX COVERS SHALL MATCH GROUND COVER. GREEN COVERS TO BE IN TURF AND TAN COVERS IN PLANTING BEDS.

8. EACH REMOTE CONTROL VALVE SHALL BE CONNECTED TO AN AUTOMATIC CONTROLLER WITH #14 PILOT WIRE AND #14 COMMON WIRE - TYPE U.F., COPPER, U.L. APPROVED, SOLID STRAND.

9. ALL AUTOMATIC CONTROLLERS, RISERS, BACKFLOW PREVENTERS AND HOSE BIBS SHALL BE SET PLUMB. SPRINKLER HEAD RISERS, QUICK COUPLER VALVES AND ALL VALVES WITH STEMS SHALL BE SET PERPENDICULAR TO FINISH GRADE.

10. IRRIGATION CONTRACTOR SHALL COORDINATE WORK W/ PLANTING PLANS TO AVOID CONFLICTING LOCATIONS BETWEEN PIPING AND PLANT PITS.

11. ALL MATERIALS SHALL BE INSTALLED AS DETAILED IN THE PLANS. IF THE CONTRACT DRAWINGS AND/OR SPECIFICATIONS DO NOT THOROUGHLY DESCRIBE THE METHOD OR TECHNIQUES TO BE USED. THEN THE CONTRACTOR SHALL INSTALL PER MANUFACTURERS SPECIFICATIONS. IF A CONTRADICTION OCCURS, NOTIFY THE OWNER IMMEDIATELY.

12. ADJUST HEADS AND BUBBLERS (IF APPLICABLE) FOR PROPER HEAD TO HEAD COVERAGE.

13. USE SCH 40 PVC PIPE FROM WATER OR SHUT OFF VALVE TO BACKFLOW PREVENTER.

14. IRRIGATION CONTRACTOR TO USE TEFLON TAPE ON ALL THREADED JOINTS.

15. EACH DRIPLINE ZONE IS REQUIRED TO HAVE AN AIR RELIEF VALVE AND FLUSH VALVE. THE FLUSH VALVE IS TO BE INSTALLED AT THE LOWEST POINT OF THE ZONE.

16. BRAND EACH VALVE BOX W/ 2" LETTERING SHOWING ZONE NUMBER (EX. Z1) THIS STAMP IS TO MATCH THE ZONE AND CONTROLLER ASSOCIATED WITH THE VALVE'S OPERATION.

17. EXTEND ALL SLEEVES 1'-0" INTO EACH PLANTING AREA.

18. NO PIPES SHALL BE INSTALLED PARALLEL AND DIRECTLY OVER ANOTHER LINE. MINIMUM HORIZONTAL CLEARANCE FOR SLEEVES FOR THIS PROJECT SHALL BE 3 INCHES. CLEARANCE FROM LINE OF OTHER TRADES SHALL BE 6 INCHES.

19. CONTROL WIRING SHALL HAVE A 1" MINIMUM CONDUIT WITHIN THE SLEEVE.

20. SLEEVE LOCATIONS SHALL BE SHOWN ON THE RECORD DRAWINGS.

21. ALL SLEEVES SHALL BE CAPPED AND KEPT CLEAR OF DIRT AND DEBRIS.

22. INSTALL A 36" LENGTH OF #4 REBAR ADJACENT TO EACH END OF THE SLEEVE. TOP OF ROD SHALL BE THREE INCHES BELOW FINISH GRADE. A SECTION OF SURVEYOR'S VINYL TAPE SHALL BE TIED TO THE END OF THE ROD AND BROUGHT TO THE SURFACE. THE TAPE SHALL BE VISIBLE UNTIL ALL WORK IS COMPLETED.

23. ALL SLEEVES TO BE SCHEDULE 40 PVC. USE FULL LENGTHS WHERE POSSIBLE. SOLVENT WELD ALL FITTINGS WITH APPROPRIATE PRIMER AND SOLVENT. ANY REQUIRED ADDITIONAL FITTINGS TO BE SCHEDULE 40.

24. VALVES W/ LESS THAN 3 GPM SHALL RECEIVE A RAINBIRD RBY SERIES Y-STRAINER OR EQUAL UPSTREAM.

25. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL IRRIGATION SLEEVING. COORDINATE INSTALLATION WITH GENERAL CONTRACTOR. VERIFY ANY EXISTING SLEEVES INSTALLED BY OTHER CONTRACTORS.

26. PRIOR TO OWNERS APPROVAL, AN IRRIGATION "TUNE-UP" SHALL BE PERFORMED AS FOLLOWS:
    a. ALL IRRIGATION EQUIPMENT (INCLUDING ALL PIPELINES AND SLEEVES) TO BE DOCUMENTED FROM TWO STATIONARY POINTS.
    b. ALL DRIP SYSTEMS TO BE FLUSHED BEGINNING WITH THE Y-STRAINER, AND WORKING AWAY FROM PRESSURE REGULATOR.
    c. IRRIGATION VALVES STATION NUMBER, CONTROLLER DESIGNATION, AND LOCATION ARE TO BE DOCUMENTED ON A SHEET OF PAPER. THIS SHEET TO BE PLACED IN A PLASTIC POUCH AND ATTACHED TO THE INSIDE OF CONTROLLER, AN ADDITIONAL COPY SHALL BE PROVIDED TO OWNER.

27. CONTRACTOR SHALL PERFORM THE FOLLOWING:
    a. VISIT SITE AND VERIFY EXISTING GRADES, CONSTRUCTION AND CONDITIONS.
    b. VERIFY UTILITY LOCATIONS PRIOR TO CONSTRUCTION AND MAKE ANY NOTIFICATIONS REQUIRED.
    c. NOTIFY OWNER OF DISCREPANCIES BETWEEN PLAN AND FIELD.
    d. RESTORE DAMAGED AREAS CAUSED BY CONTRACTOR TO THE SATISFACTION OF THE OWNER.
    e. BE SATISFIED THAT THE PLAN CAN BE CONSTRUCTED, FUNCTIONAL AND COMPLETE.

28. CONTRACTOR SHALL DETERMINE BIDDING QUANTITIES. ALL QUANTITIES SHOWN IN THESE PLANS ARE TO GIVE THE CONTRACTOR A COMPARISON COUNT ONLY.

29. ALL MATERIALS AND WORKMANSHIP SHALL BE TRUE TO TYPE, FORM, FINISH AND OF THE HIGHEST STANDARDS OF THE TRADE. DAMAGED OR INFERIOR MATERIALS SHALL BE REMOVED FROM THE SITE WITHOUT DELAY.

30. THE IRRIGATION CONTRACTOR SHALL COORDINATE ALL IRRIGATION WORK WITH OTHER CONTRACTORS AND OR SUBCONTRACTORS.

31. ALL EQUIPMENT SHALL BE MAINTAINED WHILE UNDER CONSTRUCTION. MAINTENANCE INCLUDES: WATER SCHEDULING, REPLACEMENT OF DEFECTIVE OR DAMAGED EQUIPMENT, ADJUSTMENT AND READJUSTMENT OF HEADS AND OTHER EQUIPMENT.

32. CONTRACTOR TO INSURE THE FOLLOWING:
    a. LINES AND VALVES ARE TO BE PLACED WITHIN PLANTING BEDS & PROJECT LIMITS. THESE PLANS ARE SCHEMATIC. CONTRACTOR SHALL SIZE PIPE, PLAN SIZES ARE MINIMUMS.
    b. 100% COVERAGE OF IRRIGATION SYSTEM (HEAD TO HEAD COVERAGE FOR TURF) TO ALL PLANTS REGARDLESS OF SIZE OR TYPE.

33. CONTRACTOR TO PROVIDE IRRIGATION MAINTENANCE AS DESCRIBED IN ITEM 31 AFTER ACCEPTANCE FOR THE PERIOD INDICATED IN THE LANDSCAPE SPECIFICATIONS OR 90 DAYS WHICHEVER IS GREATER.

34. CONTROLLER SHALL BE GROUNDED AND PROTECTED FROM LIGHTNING AND SURGE PROTECTION PER MANUFACTURER'S RECOMMENDATION.

35. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY QUANTITIES INCLUDING VALVES, HEADS, SLEEVES, GATE VALVES AND OTHER ITEMS SHOWN ON THE PLANS. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE OWNER PRIOR TO CONSTRUCTION OF MAJOR DISCREPANCIES. IN CASE OF A DISCREPANCY BETWEEN THE NUMBER OF IRRIGATION PARTS INDICATED ON THE DRAWINGS AND THE TOTAL NUMBER INDICATED ON THE IRRIGATION LEGEND, THE DRAWINGS SHALL BE ACCEPTED AS CORRECT. SOME ADJUSTMENTS IN THE FIELD MAY BE REQUIRED PER OWNER DIRECTION.

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208-2100
(SALT LAKE METRO)
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DRAPER, UTAH 84020-1517

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EAGLE SQUARE COMMERCIAL SUBDIVISION MASTER PLANS
LANDCSAPE & IRRIGATON SPECIFICATIONS

231 West 800 South Salt Lake City, Utah 84101
Ward Engineering Group
Planning Engineering Surveying
PH: 801 . 487 . 8040

CLIENT: SK HART
DWG: SPEC&DETAILS.DWG
JOB No:
DO NOT SCALE THIS DRAWING DRAWING IS REDUCED IF LESS THAN 22 in x 34 in - DIMENSIONS AND NOTES TAKE PRECEDENCE

DRAWN BY: VE
DESIGN BY: BHT
CHECKED BY: BHT
DATE: 01/31/2024

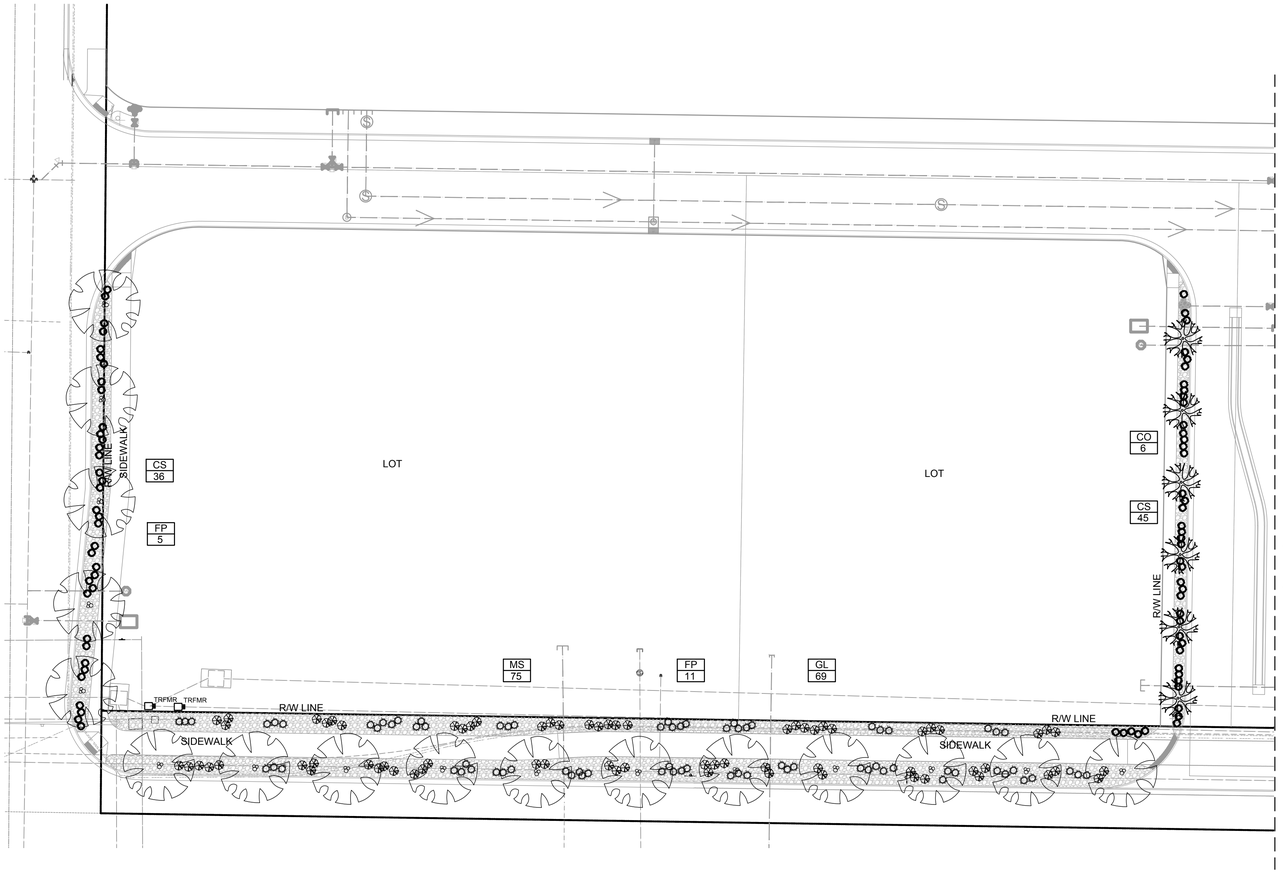
REVISIONS

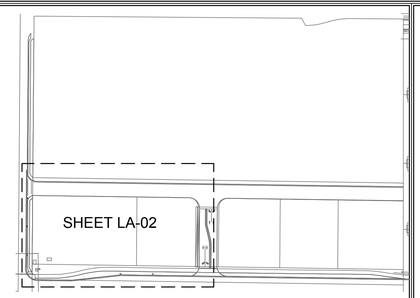
1	DATE	CITY COMMENTS

PROFESSIONAL ENGINEER
362348
BRENDAN H THORPE
FOR REVIEW
STATE OF UTAH

SHEET
LA-01

DEVELOPMENT NOTE:
DEVELOPER PROPOSES TO HAVE THE CITY OWN AND MAINTAIN THE LANDSCAPING WITH IN THE PUBLIC RIGHT OF WAY AS DEPICTED ON SHEETS LA-02 AND LA-03. DEVELOPER WILL FURNISH AN IMPROVEMENT COMPLETION ASSURANCE IN ACCORDANCE WITH UCA 10 -9a-604.5





PLANT LEGEND

TREES

	CODE	QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE (mature)	NOTES
	UP	29	Ulmas parvifolia	Lacebark Elm	2"-CAL (40Hx40W)	D/R
	CO	6	Malus 'Spring Snow'	Fruitless Flowering Apple	2"-CAL (20Hx20W)	D/R

SHRUBS/GRASSES

	GL	148	Guara lindheimeri	Whirling Butterflies	5 GAL (4Hx5W)	D/R
	MS	170	Miscanthus sinensis 'Gold Bar'	Gold Bar Maiden Grass	5 GAL (4Hx3W)	D/R

GROUND COVER

	CS	81	Coreopsis spc.	Coreopsis varieties	1 GAL (2Hx3W)	D/R
	17,423 SF		2"-4" Decorative Cobble Stone Mulch - color selected by owner (color may not be gray)			

D/R: Drought Tolerant

GENERAL NOTES

1 ALL QUANTITIES ARE SHOWN AS AN AID ONLY - PLANS TAKE PRECEDENCE. IT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR FOR ALL ACTUAL QUANTITY CALCULATIONS.

2 PLANT COMMON NAMES ARE SHOWN AS AN AID ONLY. USE BOTANICAL NAME WHEN PURCHASING ALL PLANT MATERIAL.

3 ALL PLANTING TO BE INSTALLED PER DETAILS SHEET LA-200, AND COMMON INDUSTRY BEST PRACTICES

NOTE:
1. ALL PLANTING AREAS TO RECEIVE PERMEABLE WEED FABRIC (NO PLASTIC) AND STONE MULCH 4" DEEP, UNLESS NOTED ON PLAN . SEE PLANTING NOTE 6 SHEET LA-01
2. ALL PLANTS TO BE INSTALLED IN CLUMPS AS SHOWN. DO NOT PLANT EVENLY SPACED.
3. ALL PLANTING AREAS TO RECEIVE TOP SOIL PER SPEC. SEE PLANTING NOTE 11 SHEET LA-01

ATTENTION:

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EAGLE SQUARE COMMERCIAL
SUBDIVISION MASTER PLANS

PLANTING PLAN

231 West 800 South Salt Lake City, Utah 84101
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REVISIONS

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PROFESSIONAL ENGINEER
362348
BRENDAN H THORPE
FOR REVIEW
STATE OF UTAH

SHEET
LA-02

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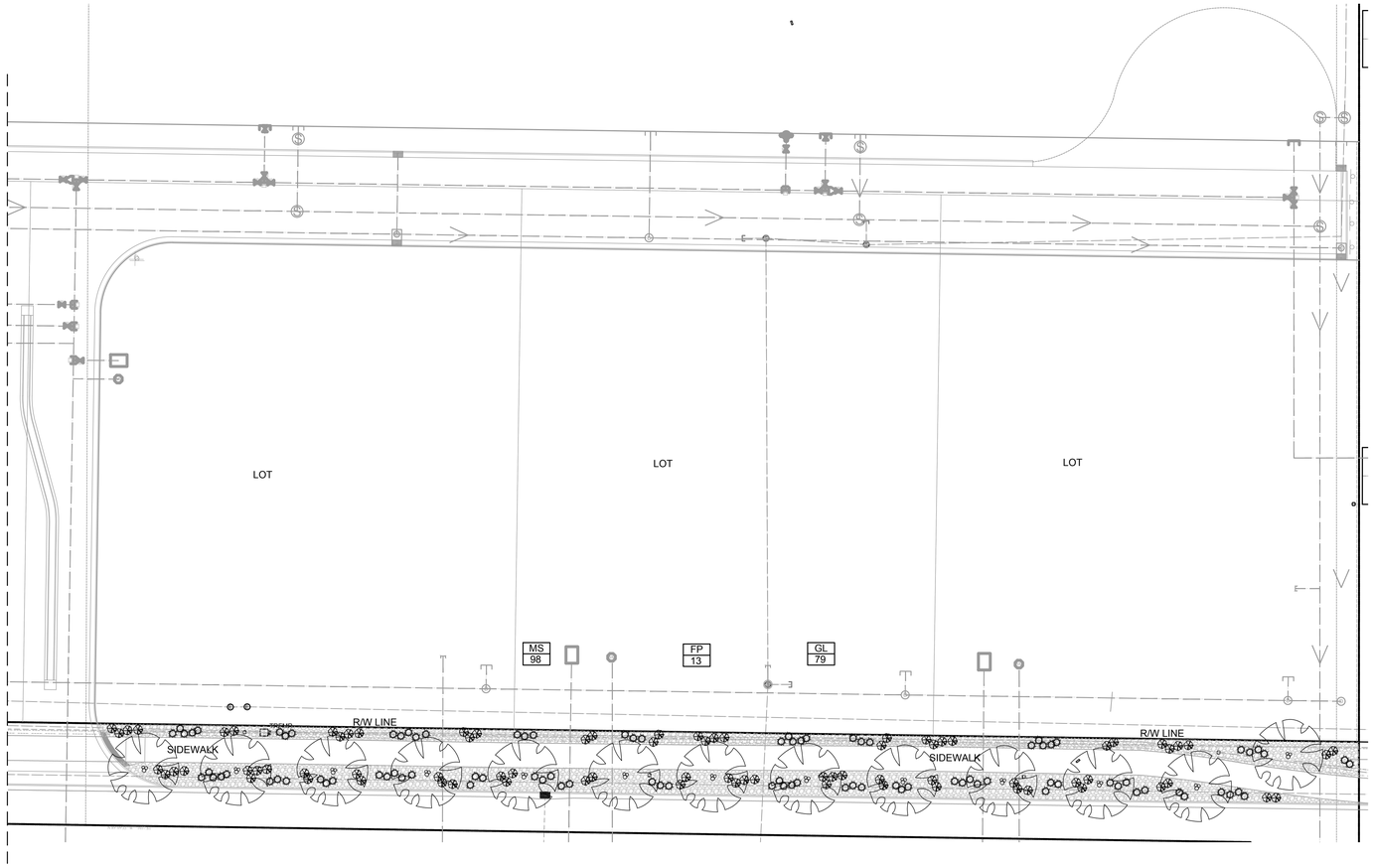

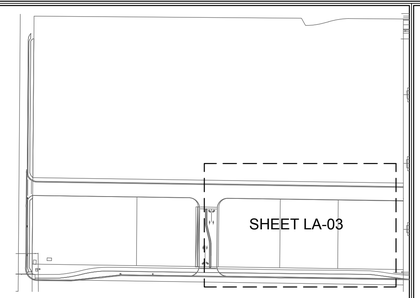

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30 0 30 60 90

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FILENAME: C:\Projects\ward\Eagle Square - Eagle Mtn\Design\submittal\Landcsape Plan.dwg TAB: Layout2 PLOT DATE AND TIME: 6/18/2024 1:23 PM

EAGLE SQUARE COMMERCIAL SUBDIVISION MASTER PLANS

PLANTING PLAN

231 West 800 South Salt Lake City, Utah 84101
Ward Engineering Group
Planning Engineering Surveying
PH: 801 . 487 . 8040

CLIENT: SK HART
DWG: LANDCSAPE PLAN.DWG
JOB No:
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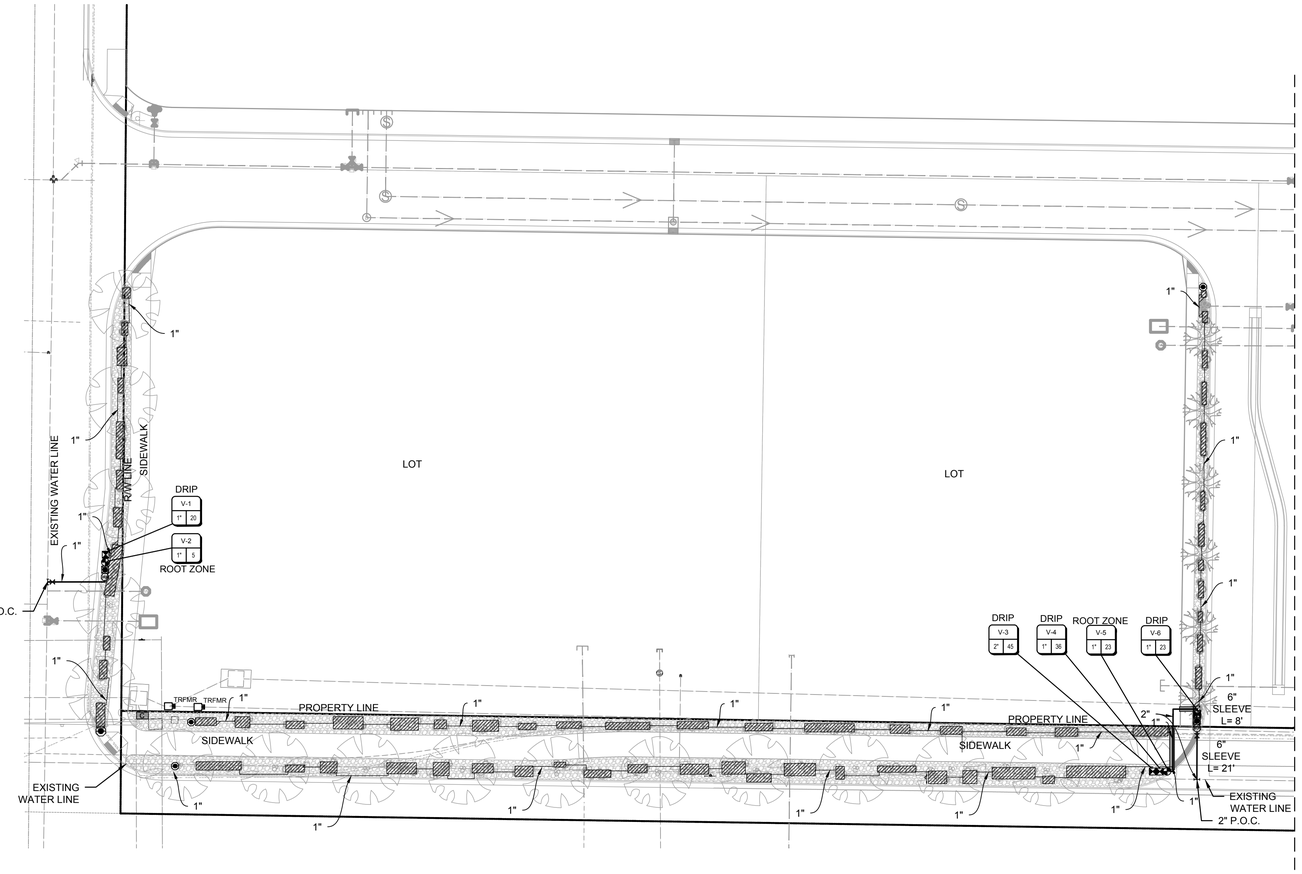
DRAWN BY: VE
DESIGN BY: BHT
CHECKED BY: BHT
DATE: 01/31/2024

REVISIONS

1	DATE	CITY COMMENTS

PROFESSIONAL ENGINEER
362348
BRENDAN H THORPE
FOR REVIEW
STATE OF UTAH

SHEET
LA-03



NOTE:
INSTALL DRIP IRRIGATION IN PATCHES AROUND PLANTINGS AS SHOWN - DO NOT INSTALL DRIP IRRIGATION OVER ENTIRE LANDSCAPE AREA

NOTE:
1. ALL SLEEVING IS SCH. 40 PVC SIZED PER PLAN. INSTALL PER DETAILS SHEET IR-300 SLEEVING IS FOR PIPE AND WIRE RUNS.
2. ALL LENGTHS AND LOCATIONS ARE APPROXIMATE. SLEEVING IS SIZED IN ANTICIPATION OF POTENTIAL FUTURE EXPANSIONS.
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N

30 0 30 60 90

Scale 1" = 30'

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(SALT LAKE METRO)
140 EAST 13200 SOUTH
DRAPER, UTAH 84020-1917

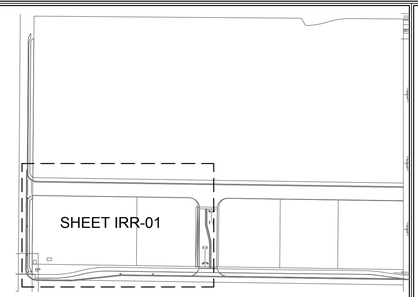
IRRIGATION LEGEND

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
C	HUNTER ICORE-1TO48D-M 2-WIRE DECODER CONTROLLER W/ RAIN SENSOR AND PEDESTAL MOUNT
	P.O.C. POINT OF CONNECTION TO WATER SOURCE
	BALL VALVE - SIZE PER PLAN
IRR	1" METER PER APWA PLAN No.215
	WILKINS 375A 2" REDUCED PRESSURE BACKFLOW PREVENTER SET TO 40 PSI W/ V.I.T. PRODUCTS SBBC-75ALHP HIGH PROFILE TWO PIECE BACKFLOW ENCLOSURE MADE W/ MARINE GRADE ALUMINUM
	HUNTER ICV-G PLASTIC REMOTE CONTROL VALVE GLOBE CONFIGURATION, W/ NPT THREADED INLET/OUTLET, FOR COMMERCIAL USE
	HUNTER ICZ-101-25 DRIP CONTROL ZONE KIT. ICV GLOBE VALVE W/ HY100 FILTER SYSTEM. PRESSURE REGULATION - 25 PSI. 150 MESH STAINLESS STEEL SCREEN
	HUNTER RZWS-SLEEVE-18-50 18" LONG ROOT ZONE WATERING SYSTEM W/ FILTER FABRIC SLEEVE, 0.50 GPM BUBBLER, ½" SWING JOINT FOR CONNECTION TO LATERAL
	2" BLOW OFF / DRAINAGE VALVE
	DRIP ZONE HUNTER PLD-04-18 INLINE PRESSURE COMPENSATING LANDSCAPE DRIP LINE W/ BUILT IN CHECK VALVE. 0.4 GPH EMITTERS AT 18" O.C. DRIP LINES SPACED AT 18" APART W/ EMITTERS OFFSET FOR TRIANGULAR PATTERN INCLUDE BLOW OFF/SYSTEM DRAIN (NO ¼" 'SPAGHETTI TUBING). UV RESISTANT PER HUNTER INDUSTRIES STDS. AND DETAILS PDF
	SCH. 40 PVC SLEEVE

VALVE CALLOUT

ZONE/VALVE NUMBER — #
VALVE SIZE — X" XX.X GALLONS PER MINUTE (GPM)

TREES BY ROOTZONE IRRIGATION SEE DETAILS SHEET IR-310



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SHEET
IRR-01

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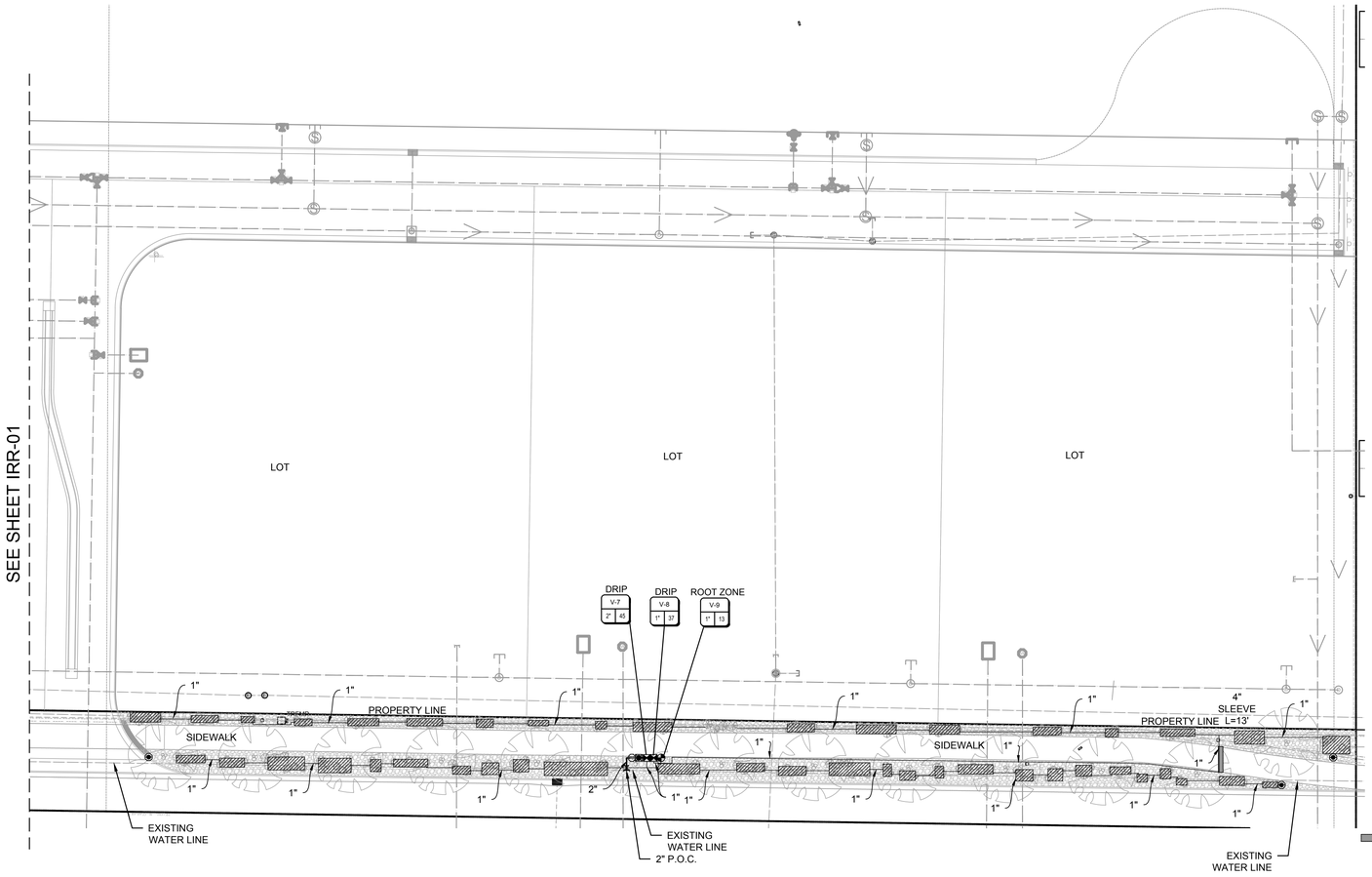

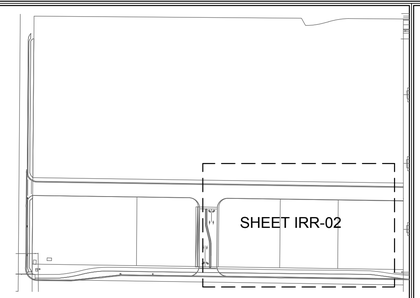

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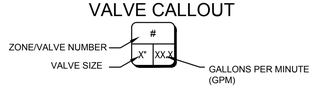

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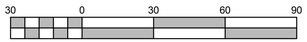

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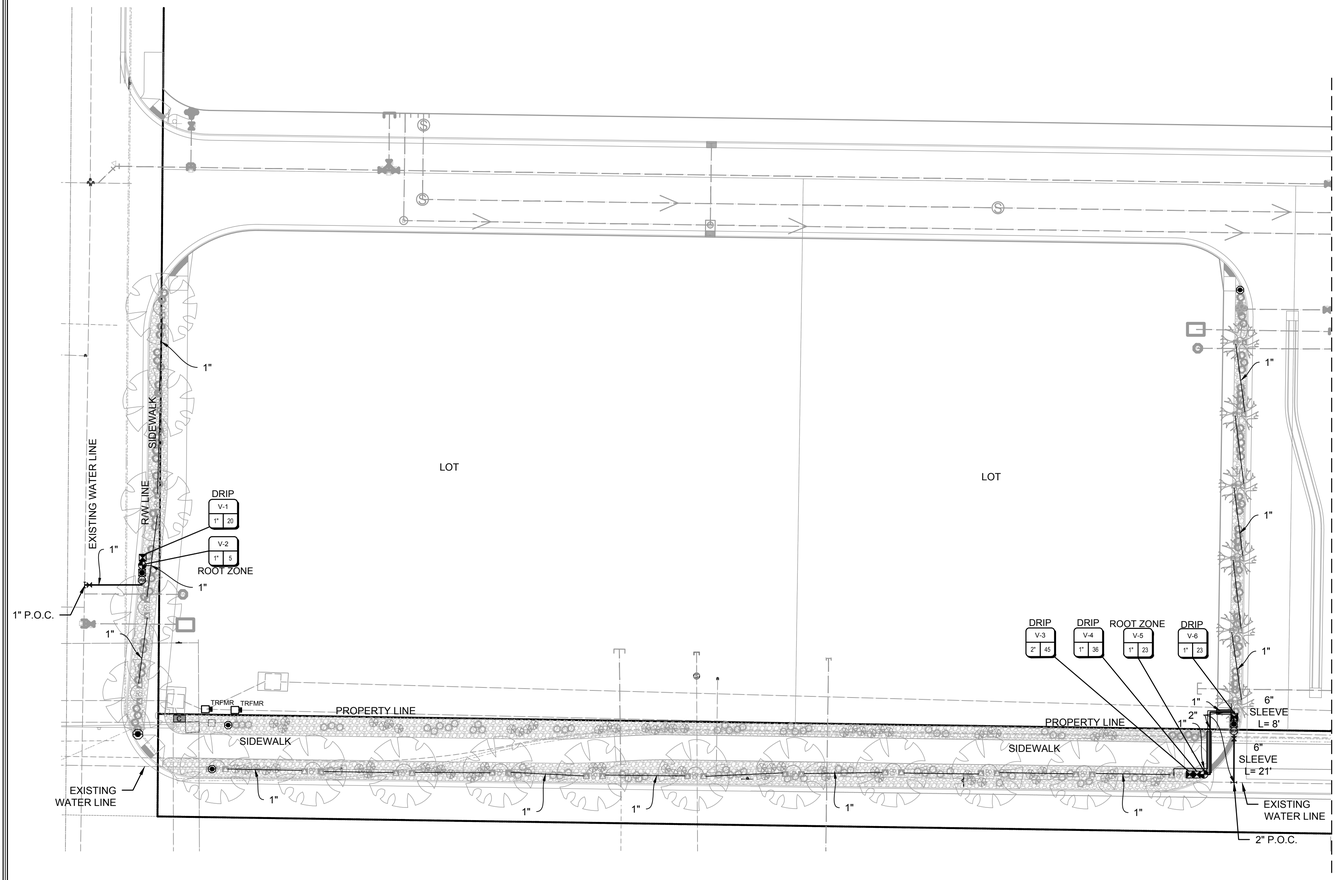
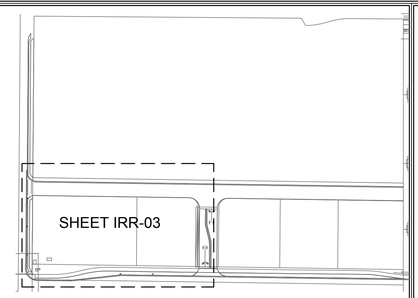
PROFESSIONAL ENGINEER
362348
BRENDAN H THORPE
FOR REVIEW
STATE OF UTAH

SHEET
IRR-02





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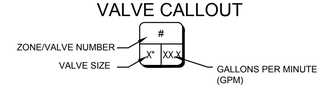
VALVE CALLOUT



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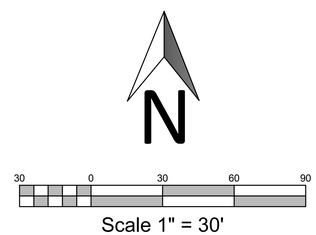

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DEEP ROOT IRRIGATION PLAN

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PH: 801. 487. 8040

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DWG: IRRIGATION PLAN.DWG
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362348
BRENDAN H THORPE
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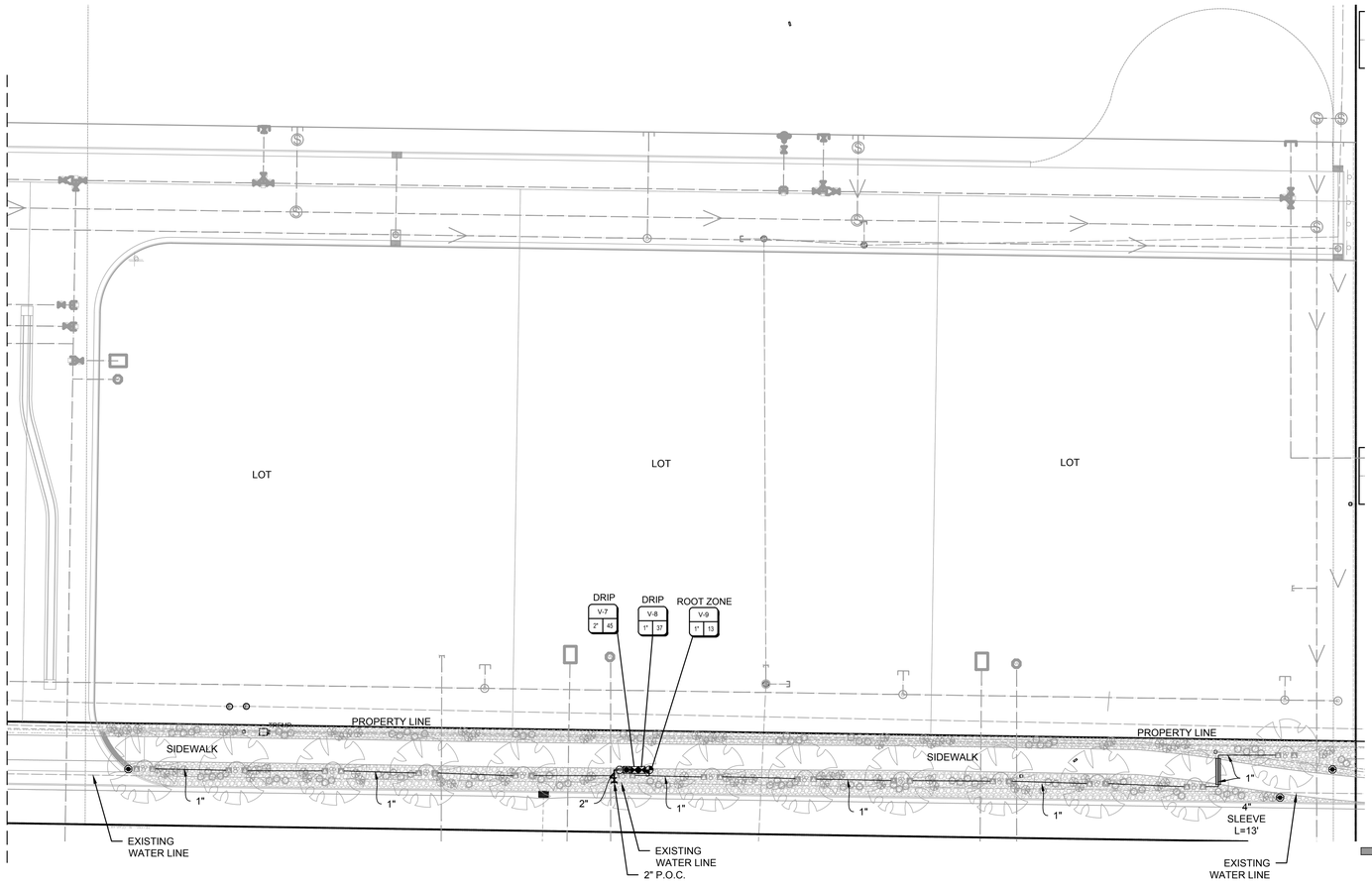
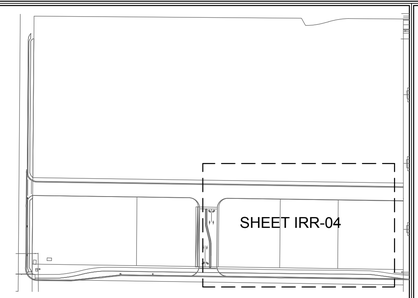
STATE OF UTAH

SHEET
IRR-03

FILENAME: C:\Projects\ward\Eagle Square - Eagle Mtn\Design\submittal\Irrigation Plan.dwg TAB: Layout3 PLOT DATE AND TIME: 6/18/2024 1:25 PM





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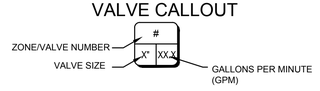

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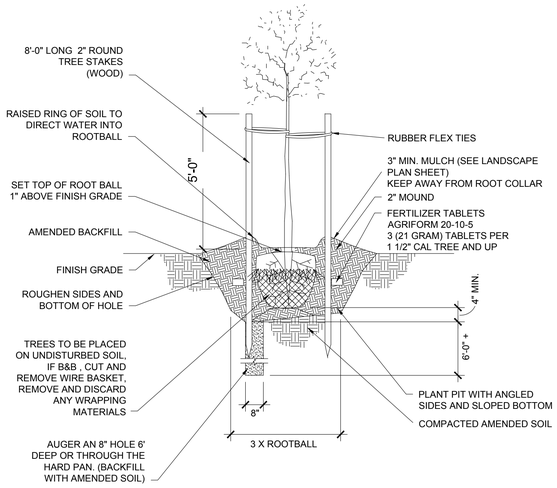
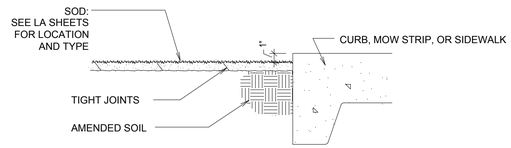


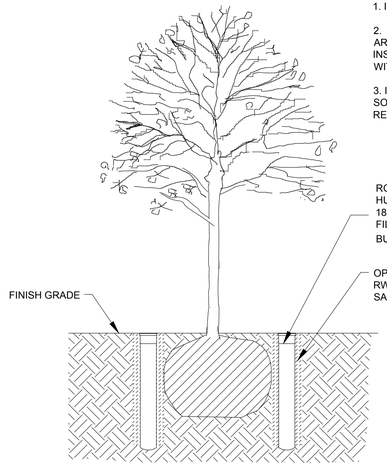
1 SINGLE TRUNK TREE PLANTING

N.T.S.



2 SOD INSTALLATION

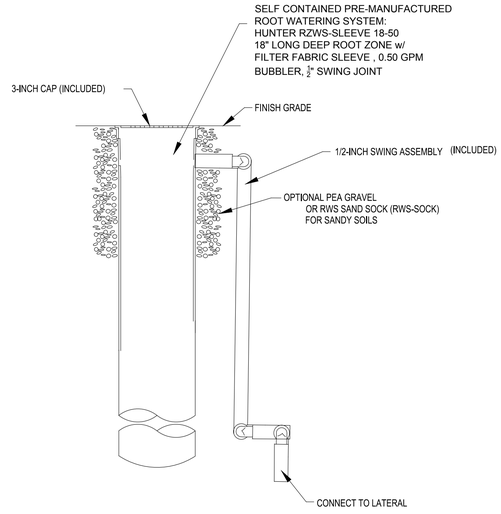
N.T.S.



NOTES:
1. INSTALL TWO (2) PER TREE

2. POSITION UNITS EVENLY SPACED AROUND ROOT BALL IN A 5' RADIUS. INSTALL PRODUCT WITH TOP EVEN WITH GROUND SURFACE.

3. IN SANDY SOILS INSTALL RWS SAND SOCK PER MANUFACTURES RECOMMENDATIONS.



3 TREE ROOT ZONE SYSTEM

N.T.S.

CALL BEFORE YOU DIG. IT'S FREE & IT'S THE LAW (UULRRA) 1-800-662-4111 208-2100 (SALT LAKE METRO) 148 EAST 13200 SOUTH DRAPER, UTAH 84020-1917

FILENAME: C:\Projects\ward\Eagle Square - Eagle Mtn\Design\submittal\Spec&Details.dwg TAB: la det PLOT DATE AND TIME: 6/18/2024 1:25 PM

EAGLE SQUARE COMMERCIAL SUBDIVISION MASTER PLANS
PLANTING & DEEP ROOT IRRIGATION DETAILS

231 West 800 South Salt Lake City, Utah 84101
Ward Engineering Group
Planning Engineering Surveying
PH: 801 . 487 . 8040

CLIENT: SK HART
DWG: SPEC&DETAILS.DWG
JOB No:
DO NOT SCALE THIS DRAWING. DRAWING IS REDUCED IF LESS THAN 22 in x 34 in - DIMENSIONS AND NOTES TAKE PRECEDENCE

DRAWN BY: VE
DESIGN BY: BHT
CHECKED BY: BHT
DATE: 01/31/2024

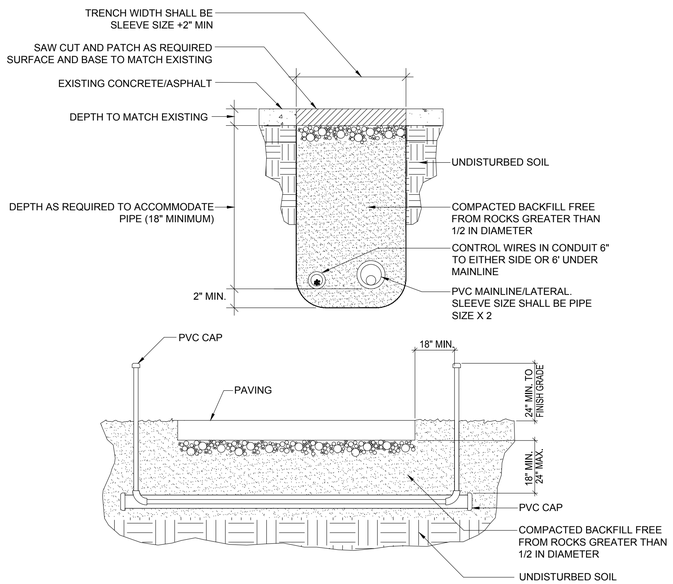
REVISIONS

	DATE	CITY COMMENTS
1		

PROFESSIONAL ENGINEER
362348
BRENDAN H THORPE
FOR REVIEW
STATE OF UTAH

SHEET

DT-01



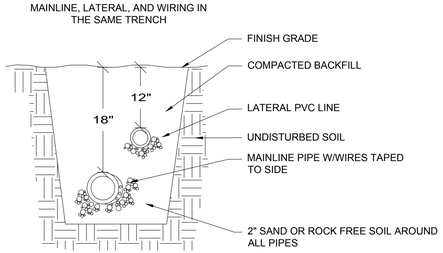
NOTES:

1. ALL PVC IRRIGATION SLEEVING TO BE SCHEDULE 40
2. ALL JOINTS TO BE SOLVENT WELDED AND WATERTIGHT.
3. WHERE THERE IS MORE THAN ONE SLEEVE, EXTEND SMALLER SLEEVE TO 24" MIN. ABOVE FINISH GRADE.
4. COMPACT TO 95% PROCTOR.
5. ALL SLEEVES UNDER PAVED SURFACES SHALL BE INSTALLED VIA BORING OR JACKING. SAWCUTTING OF PAVED SURFACES SHALL BE A LAST RESORT AND REQUIRES PRIOR APPROVAL BY THE LANDSCAPE ARCHITECT. SUCH WORK SHALL NOT BE CONSIDERED AS ADDITIONAL SCOPE TO THE ORIGINAL CONTRACT.

1 IRRIGATION SLEEVING

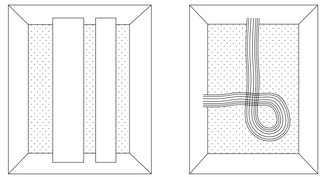
N.T.S.

SECTION VIEW



NOTE:
SLEEVE BELOW ALL HARDSCAPE ELEMENTS WITH SCHEDULE 40 PVC 2 TIMES THE DIAMETER OF THE PIPE WITHIN. LATERAL LINE NOT TO BE PLACED DIRECTLY OVER MAINLINE.

PLAN VIEW



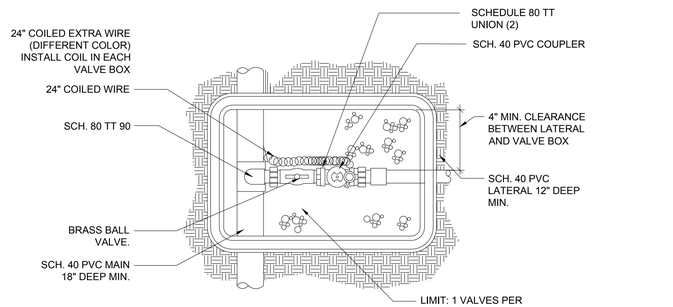
TAPE AND BUNDLE WIRES TO SIDE OF MAINLINE AT 10' O.C.

TIE A 36" LOOP IN ALL WIRING AT CHANGES OF DIRECTION UNTIE AFTER ALL CONNECTIONS HAVE BEEN MADE.

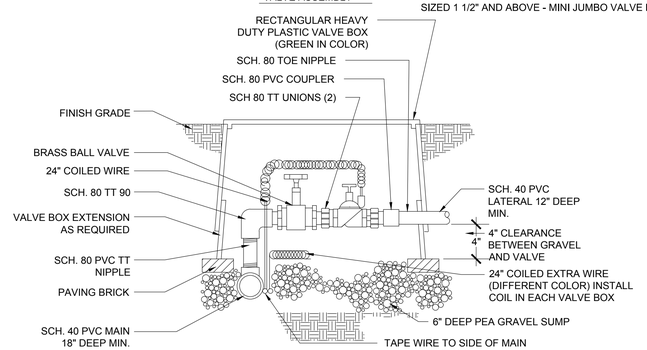
2 PIPE AND WIRE TRENCH

N.T.S.

NOTE: INSTALL VALVE BOXES IN LANDSCAPE AREAS ONLY.

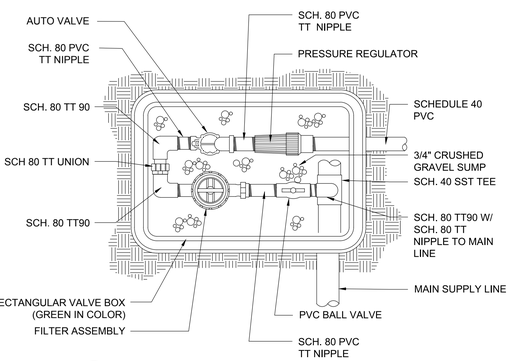


TOP VIEW OF VALVE ASSEMBLY



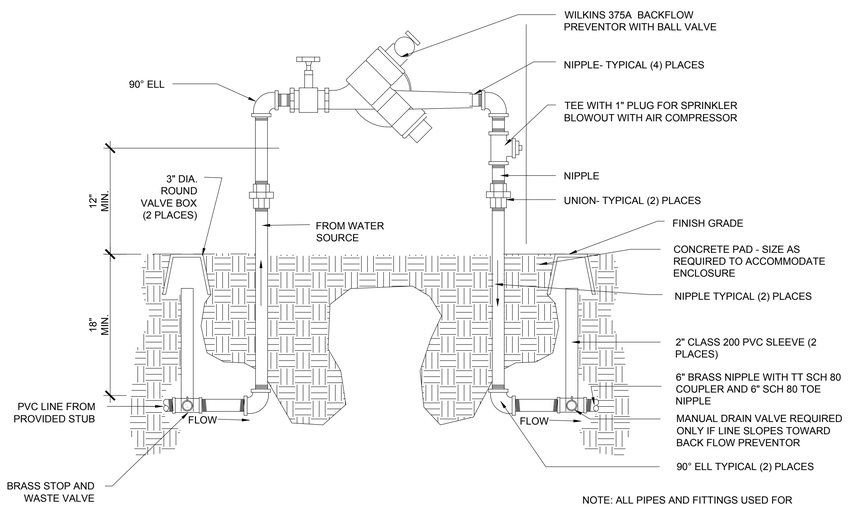
3 LAWN & ROOT ZONE VALVE ASSEMBLY

N.T.S.



4 DRIP VALVE ASSEMBLY

N.T.S.

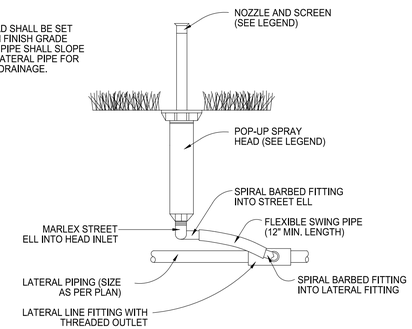


NOTE: ALL PIPES AND FITTINGS USED FOR BACKFLOW ASSEMBLY TO BE BRASS

5 BACKFLOW PREVENTOR

N.T.S.

NOTE:
TOP OF HEAD SHALL BE SET FLUSH WITH FINISH GRADE AND SWING PIPE SHALL SLOPE TOWARDS LATERAL PIPE FOR COMPLETE DRAINAGE.



6 SPRAY HEAD

N.T.S.

CALL BEFORE YOU DIG. IT'S FREE & IT'S THE LAW 811 or 1-800-662-4111 208-2100 (SALT LAKE METRO) 196 EAST 12600 SOUTH DRAPER, UTAH 84020-1217

FILENAME: C:\Projects\ward\Eagle Square - Eagle Mtn\Design\submittal\Spec&Details.dwg TAB: # det PLOT DATE AND TIME: 6/18/2024 1:25 PM

EAGLE SQUARE COMMERCIAL SUBDIVISION MASTER PLANS

IRRIGATION DETAILS

231 West 800 South Salt Lake City, Utah 84101
Ward Engineering Group
Planning Engineering Surveying
PH: 801. 487. 8040

CLIENT: SK HART
DWG:
JOB No:
DO NOT SCALE THIS DRAWING (DRAWING IS REDUCED IF LESS THAN 22.5"H x 34"W - DIMENSIONS AND NOTES TAKE PRECEDENCE)

DRAWN BY: VE
DESIGN BY: BHT
CHECKED BY: BHT
DATE: 01/31/2024

REVISIONS

#	DATE	CITY COMMENTS
1		

PROFESSIONAL ENGINEER
362348
BRENDAN H THORPE
FOR REVIEW
STATE OF UTAH

SHEET

DT-02

This email is in regard to the development of the lot on the north east corner of Pony Express Parkway and Porters Crossing. I've heard that a motel may possibly be being built there. This is a concern, as it would bring people in and out of our community that we are not familiar with. As a parent this raises a major safety concern.

I'm also concerned about the development of high density housing being built on the north end of Porters Crossing. Not only is more high density housing a concern, but as far as I've been told there is only going to be entrances and exits on the south side of those developments bringing more traffic into an already traffic dense area.

Please take our communities concerns about these developments into account and help us to create an area we all want to live in.

Thank you for your time,

Kelsey Haney

Hello I am a resident who lives in the area behind porters crossing and pony express.

I understand there is a want for a hotel in the empty land avalibale. I do not understand this want. The area behind the hotel is loaded with children. Not to mention that the hotel would be close to 2 elementary schools. The development of that area is necessary and encouraged. But not for a hotel. There is no need for it. It will bring in safety concerns and traffic to an already very congested area. I would not like this to happen and I think the majority of residents agree.

Thanks.
Emily Layton

Good day!

I live in New Park near Ridley's and we are all very concerned about a couple things being proposed. We heard there might be a hotel going in the plot across from McDonald's along with a road entrance there. Hotels that are not five stars are known to bring in more crime, plus a lot more traffic for an intersection that is already crazy. That intersection is already dangerous so add another road for people to turn out of and into across McDonald's would make it even worse.

Also, on top of all the high density housing that we already have surrounding our neighborhood, the city apparently has already approved MORE high density housing right behind New Park. Our neighbors were informed that there will not even be a road going out a different way for that group of high density housing (like toward the Ranches and ultimately toward Corey Wride Highway). So again all the new people will all be driving in and out of Porter Crossing or going through the neighborhood to Gazelle Run. We have tons of children in our neighborhood that enjoy playing outside and riding bikes. Having even more high density housing that only can go through our neighborhoods and get out at Porter Crossing is going to make it so much more dangerous, plus horrible traffic. Please reconsider the plans for

more high density housing, and at least providing a north exit road for them to not further congest this area.

Our neighborhood seemed great when we moved in, but if the city continues to approve high density housing, plus maybe a hotel, without a solution for traffic and roads, this area will suffer greatly.

As a side note, my cousin is a city planner for SLC and the very first thing she said when she came to our house, was it's crazy how much housing is going up compared to the lack of infrastructure. I know EM can do better!

Because Pony Elementary School is so close by (about 1 mile away) and most of our kids go there, a LOT of kids walk and ride their bike on Porter's Crossing and surrounding areas. We do not feel that it is safe at all to have transient people at the hotel that close to so many children. Not sure if there is a city ordinance or not about how close a hotel can be to an elementary school, but there definitely should be for the children's safety.

Thanks,

Sarah Villamizar

Hello!

I hope this message finds you well. I am writing to express my concerns regarding the proposed development of a hotel in close proximity to our residential neighborhood. As a resident of New Park Neighborhood, I believe this project could have significant negative impacts on our community, particularly on the safety and well-being of our children and the already challenging traffic conditions in the area.

Here are several key points outlining why I believe this development is not suitable for our neighborhood:

1. Safety of Children: Our neighborhood is home to many families with young children who frequently play and walk around the area. Introducing a hotel nearby could increase traffic volume and pose risks such as speeding vehicles or unfamiliar drivers navigating our residential streets.
2. Traffic Congestion: The current traffic flow in our neighborhood is already strained during peak hours. Adding a hotel will likely attract more vehicles, including delivery trucks, service vehicles, and guest cars, exacerbating congestion and potentially leading to safety hazards for pedestrians and cyclists.
3. Noise and Disturbance: Hotels typically generate increased activity, including guest arrivals and departures, deliveries, and potentially late-night activities. This could disrupt the peace and quiet of our residential area, affecting the quality of life for residents, especially those with young children who require a peaceful environment for sleep.
4. Environmental Concerns: Any increase in traffic due to the hotel could contribute to environmental degradation, including air pollution and noise pollution, which would impact the health and well-being of all residents, particularly children and vulnerable populations.

5. Property Values: There is also a concern about the potential impact on property values in our neighborhood. If the development leads to increased noise, traffic, and safety concerns, it could potentially decrease the attractiveness of our area for current and future homeowners.

Given these considerations, I respectfully urge you to reconsider the approval of the hotel development next to our residential neighborhood. It is crucial to prioritize the safety and well-being of our community, particularly our children, and to ensure that any developments are compatible with the existing residential character of our area.

Thank you for considering my concerns.

Best regards,

Calli Wilson

[redacted] Eagle Mountain UT

[redacted]

Hello,

I'm a resident of the New Park development off Porter's Crossing in Eagle Mountain and am concerned about the Eagle Square commercial development. I've reviewed tonight's agenda packet, including the preliminary plat map. My concern is twofold.

First, the effect the proposed lot development will have on traffic in the area. The Porter's Crossing and Pony Express Blvd intersection is already busy and dangerous. A traffic study is planned for this Summer to see if a protected turning lane is warranted, turning East on Pony Express because vehicle congestion makes it difficult to exit our neighborhood at times. The intersection is incredibly dangerous, demonstrated by numerous minor and life threatening vehicle/pedestrian collisions. I walk through that intersection most mornings and am almost hit by a car on a regular basis. Putting a busy commercial development on that corner, given the existing traffic flow, would only make the situation worse.

While reviewing the preliminary plat map, I noticed two entrances/exits will be constructed for this lot. One facing Pony Express and the other facing Porter's Crossing. It appears as though the developer would like cars to be able to turn left out of the driveway, driving East on Pony Express. There is a similar driveway on the opposite side of the street, near the Dollar Tree, and, from experience, it's difficult to do a cross traffic turn there. Having one on the Eagle Square side will be even more dangerous given the vehicles that back up at the light. Also, this will cross a heavily used long-existing pedestrian path, which only compounds the issue.

My biggest concern is the proposed driveway on Porter's Crossing. It appears as though the driveway will be across the street from the current driveway by McDonald's. This part of Porter's Crossing is a joke. Except it's too dangerous to be funny. Going North on Porter's Crossing is only one lane and people who try to turn into the McDonald's driveway either block traffic going North (backing up into the intersection) or move over so cars can pass on the right and take up the left turn lane, going East on Pony Express. This causes more traffic and I've almost been hit head on by cars coming into the turning

lane. From what I can tell, Porter's Crossing will not be widened, except for a right turn lane to enter Eagle Square. We need a dedicated left turn lane going into both driveways (McDonalds and past the bank) for safety. To add an additional driveway in this area would be madness. Please make the developer pay for the street to be widened there or at least take the land via eminent domain and have the city do it. To compound this, a high density housing development is planned for the dirt area behind New Park that Porter's Crossing will feed into. Neighborhood residents are terrified for the safety of their kids with the extra vehicle traffic this will mean.

My second concern involves what will be built on the large plot during phase two. A motel in that spot has been floated around and our neighborhood strongly opposes that. The results of the recent hotel feasibility study the city paid for clearly show that a 3 star, business oriented property would serve Eagle Mountain best, not a one or two star property. Any hotel in this location would only compound the traffic situation and bring an undesired element of transience to our kid friendly neighborhood.

I appreciate your desire to grow Eagle Mountain and the amenities this lot development could bring (please no more auto parts businesses!). An empty lot is not desirable. However, we are begging you to see the macro picture of that area and keep residents in mind when approving plans that developers bring to the city.

Thank you!

Aimee Gough

To whom it may concern:

I have seen plans and it has been reiterated by the City that a hotel is planning to occupy a portion of Eagle Square.

Since I can't be there in person for the meeting, I want my voice to be heard concerning this issue.

I do not want a hotel within walking distance to my house. Not only because crime will become more prevalent, but also because the roads cannot handle it. It is already a huge headache to leave Ridley's on Porter's Crossings to head east on Pony Express Parkway.

Houses are too close to the road, so expansion is not an option. Especially since apartments and townhomes are already planned to go in behind the New Park neighborhood.

If a hotel is built in that spot, that will take away the possibility of letting my kids walk or bike to school. There is no way I will let my kids walk past a hotel to get to school. And with us living within a mile of Pony Express Elementary, a bus is not provided for us. What option will that give parents who work full time?

The amount of car break ins have already increased in our neighborhood since the Dollar Tree was put in.

There are so many better locations for a hotel, such as off of SR-73. Please reconsider putting a hotel at Eagle Square.

A concerned citizen,

Allie Henrich

To whom it may concern,

I am writing to express my thoughts and concerns regarding the current proposal to create five plats for commercial development near our residential neighborhood, including a large plat marked as "Future Development." While I am supportive of commercial development that brings additional restaurants, shops, and professional services to our community, I have significant concerns regarding the potential inclusion of a hotel in this plan.

Increased Traffic and Noise

One of the most immediate concerns with a hotel development is the potential for increased traffic congestion in an already desperately congested area. Hotels typically generate substantial vehicular movement due to guest arrivals and departures, deliveries, and staff commuting. This increase in traffic can lead to congestion on local roads, making it more difficult for residents to navigate the area and potentially posing safety risks, particularly for children and elderly residents. Additionally, the operation of a hotel can introduce significant noise pollution, with guests coming and going at all hours, events hosted on-site, and general operational noise. This disruption could severely impact the peaceful, quiet environment that is characteristic of our neighborhood.

Strain on Local Resources

The introduction of a hotel could place undue strain on our local resources and public services. The increased demand for utilities such as water, electricity, and waste management services could overwhelm the existing infrastructure, leading to potential service interruptions or increased costs for residents. Furthermore, parking availability, which is already limited in our area, would likely become a more pressing issue, exacerbating frustrations and inconvenience for local homeowners.

Potential for Increased Crime and Transients

A hotel in a residential neighborhood could potentially invite crime and increase the transient population. Hotels often attract a wide range of guests, and while many are law-abiding, the transient nature of hotel occupancy can lead to security concerns. This is particularly worrisome given that Eagle Mountain relies on the county sheriff for police support, which can result in longer response times compared to having a dedicated local police force. This could undermine the sense of safety and stability that is a hallmark of our community.

Changes in Neighborhood Character

The presence of a hotel could fundamentally alter the character and charm of our residential neighborhood. The influx of transient guests and the commercial activities associated with hotel operations might disrupt the sense of community and stability that we currently enjoy. The shift from a residential to a more commercial atmosphere could erode the neighborhood's appeal, affecting property values and community cohesion.

Preferred Alternative Location for Hotel

There are more suitable locations for hotel developments within Eagle Mountain, such as the proposed "downtown area" near Corey Wride Park. This area is better equipped to handle the increased traffic and resource demands associated with a hotel and would not disrupt a residential neighborhood.

I hope that the city takes this into consideration as they evaluate the current and future proposals for this development.

Robert Williams

[redacted]

[redacted]

Please don’t pass this! We don’t want hotels and trashy commercial right near our neighborhood.

Parker

I have heard that comfort inn what's to build here. I am strongly against this! A large hotel will bring crime, traffic, and trash to our beautiful family neighborhood. It's already really hard to keep our kids safe on these popular streets. I do not want this to happen!

Kalleen Pratt

[redacted]

	EAGLE MOUNTAIN CITY **CITY COUNCIL MEETING** **JULY 2, 2024**
TITLE:	RESOLUTION - A Resolution of Eagle Mountain City, Utah, Approving an Agreement with Identity Signs for Six Wayfinding Signs.
ITEM TYPE:	Resolution
FISCAL IMPACT:	$72,251.58
APPLICANT:	City Staff

CURRENT GENERAL PLAN DESIGNATION & ZONE	ACREAGE
N/A	N/A

PUBLIC HEARING
No

PREPARED BY
Terrence Dela Pena, Finance Analyst

PRESENTED BY
Terrence Dela Pena

RECOMMENDATION:
Staff recommends that the City Council approve the agreement with Identity Signs to provide the City with six new wayfinding signs. This will contribute to the overall city look and feel. The signs will help residents, drivers, tourists, and others be aware of the location of our City facilities, parks, and amenities.

BACKGROUND:
Eagle Mountain City has wayfinding signs throughout the city that are deteriorating due to exposure to weather conditions and experiencing the usual wear and tear for their allowable functionality and appearance. Other signs become problematic for visibility issues. For example, a sign near the roundabout at Eagle Mountain Boulevard is hard to see due to the trees around it. It does not serve its purpose of being visible to oncoming drivers and pedestrians. Some signs needed to reflect directions for new parks like the Smith Ranch Park and other existing city parks. The new wayfinding signs will adopt the new branding logo and colors, which will support the overall look and feel the Council, residents, and Staff want for our community. The panels can be adjustable and changed for any changes in what city facilities or amenities need to be highlighted. The timeline will depend primarily on the availability of the wood post, and Staff are hoping we can see the new signs before the end of fall this year. The City will require the vendor to sign an agreement that will provide legal protection for the City when entering into this agreement. Please refer to the attachments below for the list of six locations for our new wayfinding signs.

ITEMS FOR CONSIDERATION:

PLANNING COMMISSION ACTION/RECOMMENDATION:

ATTACHMENTS:

1. RES--Identity Signs Agreement
2. Identity Signs Price Estimate
3. Wayfinding Signs Specs
4. Wayfinding Signs Locations

RESOLUTION NO. R- -2024

A RESOLUTION OF EAGLE MOUNTAIN CITY, UTAH, APPROVING AN AGREEMENT WITH IDENTITY SIGNS FOR SIX WAYFINDING SIGNS

PREAMBLE

The City Council of Eagle Mountain City, Utah, finds that it is in the public interest to approve an agreement with Identity Signs for six wayfinding signs, as set forth in Exhibit A.

NOW THEREFORE, BE IT RESOLVED by the City Council of Eagle Mountain City, Utah for and in consideration of the mutual promises, covenants and agreements hereinafter set forth, the parties hereto agree as follows:

1. The Agreement with Identity Signs is approved as set forth in Exhibit A.

2. This Resolution shall become effective immediately upon its passing.

ADOPTED by the City Council of Eagle Mountain City, Utah, this 2nd day of July, 2024.

EAGLE MOUNTAIN CITY, UTAH

_____

Tom Westmoreland, Mayor

ATTEST:

_____

Fionnuala B. Kofoed, MMC
City Recorder

The above Resolution was adopted by the City Council of Eagle Mountain City, Utah on the 2nd day of July, 2024.

Those voting yes:	Those voting no:	Those excused:	Those abstaining:
☐ Donna Burnham	☐ Donna Burnham	☐ Donna Burnham	☐ Donna Burnham
☐ Melissa Clark	☐ Melissa Clark	☐ Melissa Clark	☐ Melissa Clark
☐ Jared Gray	☐ Jared Gray	☐ Jared Gray	☐ Jared Gray
☐ Rich Wood	☐ Rich Wood	☐ Rich Wood	☐ Rich Wood
☐ Brett Wright	☐ Brett Wright	☐ Brett Wright	☐ Brett Wright

_____

Fionnuala B. Kofoed, MMC
City Recorder

Exhibit A

Identity Signs
9913 South 500 West
Sandy, UT 84070
Ph: (801) 748-4750
FAX: (801) 748-4751
Email: sales@idsignco.com
Web: http://idsignco.com

Estimate #: 20468

Created Date:	2/1/2024 8:09:30AM	**Prepared For:**	Eagle Mountain City
Salesperson:	Kara Lopez	**Contact:**	Terrence Dela Pena
Email:	kara@idsignco.com	**Office Phone:**	(801) 789-6618
Office Phone:	(801) 748-4750		
Office Fax:	(801) 748-4751	**Email:**	tdelapena@emcity.org
Entered by:	Kara Lopez	**Address:**	1650 E. Stagecoach Run Eagle Mountain, UT 84005

Description: Eagle Mountain Wayfinding Signs

		Quantity	Unit Price	Subtotal
1	**Product:** Cut Vinyl Graphics on Rigid Panel **Description:** Directional Panels 3 Tone 2 tone Paint 1 Color Vinyl	24	$374.0054	$8,976.13

- **24- 8.5 in (H) x 54 in (W) Single Sided** sign(s) made from **.250 Bare aluminum, alloy 5052-H32** stock material
- Vinyl Colors are **3M 220 Scotchcal Cast White 220-10,**
- Text: **Directional Panels**
- **Custom Finishing**
- **1/4" Studs 2" Long** on top, bottom, left, right, edges

		Quantity	Unit Price	Subtotal
2	**Product:** Cut Vinyl Graphics on Rigid Panel **Description:** Logo Panels 2 Tone 1 Color Paint 1 Color Vinyl	6	$591.9083	$3,551.45

- **6- 18 in (H) x 34 in (W) Single Sided** sign(s) made from **.250 Bare aluminum, alloy 5052-H32** stock material
- Vinyl Colors are **3M 220 Scotchcal Cast Apricot 220-64,**
- Text: **Logo Panel**
- **Custom Finishing**
- **1/4" Studs 2" Long** on top, bottom, left, right, edges

		Quantity	Unit Price	Subtotal
3	**Product:** Post **Description:** 8"x8.x14' Fir Posts Western Timber - All Thread	6	$4,854.00	$29,124.00

- **6** Set(s) of **Wood** Post.
- **4, 120 in** vertical post from **Western Timber 8x8x14' Bleach Stain**

		Quantity	Unit Price	Subtotal
4	**Product:** Installation of Non-Electric Signs **Description:** 1. Install x6 Wayfinding Signs as directed by Map	1	$30,600.00	$30,600.00

- 40 hr of Install Time.
- Using a Crew of 3 Personnel.

Identity Signs
9913 South 500 West
Sandy, UT 84070
Ph: (801) 748-4750
FAX: (801) 748-4751
Email: sales@idsignco.com
Web: http://idsignco.com

Estimate #: 20468

Estimate Total:	$72,251.58
Subtotal:	$72,251.58
Total:	$72,251.58
Deposit Required:	$36,125.79

Payment Terms: Balance due. We accept Visa, MasterCard, Discover and American Express.
Refund Policy: All sales are final.
Delivery Policy: Upon production of your sign we will schedule installation/Shipping.
Privacy Policy: We do not sell, trade or transfer customer information to third parties.
Contractor Lic UT #7132426-5551 WA #IDENTSL816DQ ID #RCE-50394

Client Reply Request

☐ **Estimate Accepted "As Is". Please proceed with Order.**
☐ **Changes required, please contact me.**
☐ **Other:** _____
SIGN: _____ **Date:** / /

Print Date: 2/1/2024 4:23:00PM

EXPERIENCE BRANDING

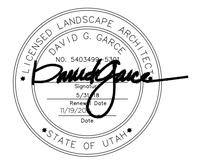
GSBS ARCHITECTS

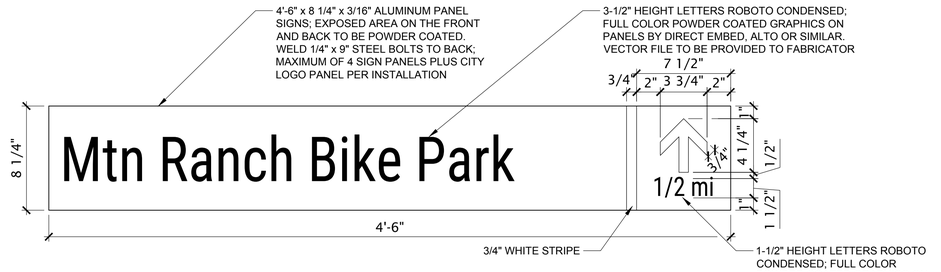
375 WEST 200 SOUTH
SALT LAKE CITY, UT 84101

P 801.521.8600
F 801.521.7913

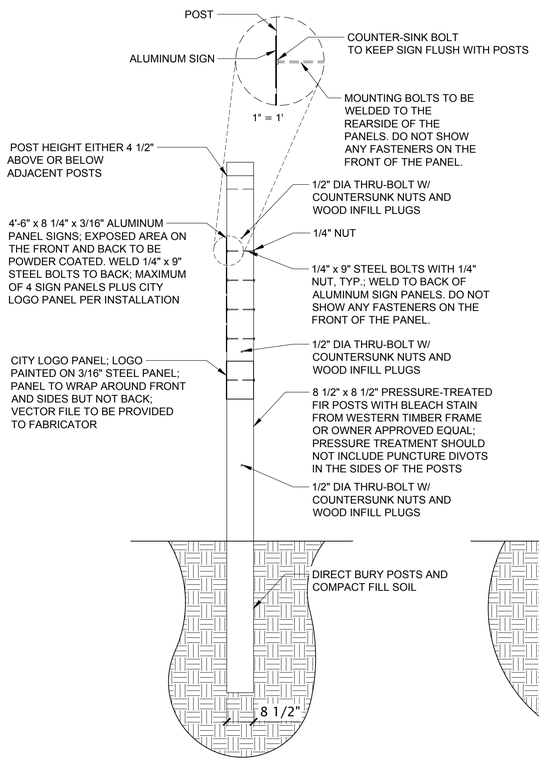
www.gsbsarchitects.com

REVISIONS:

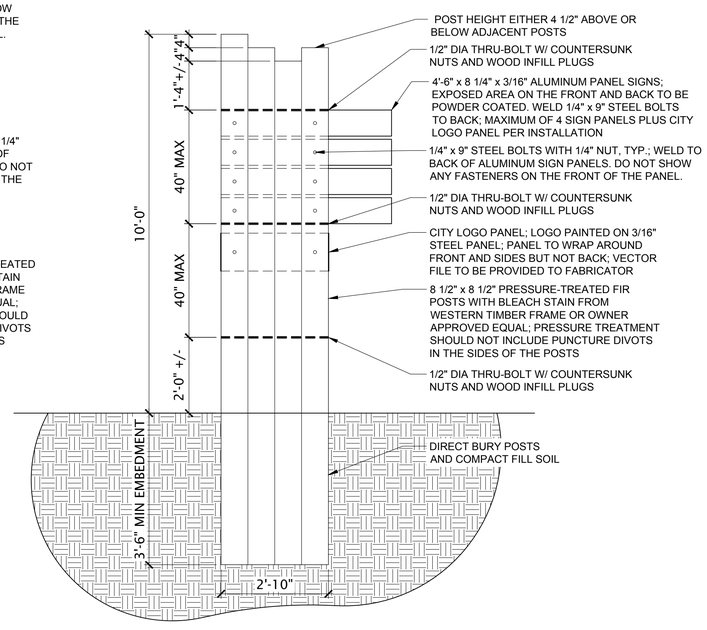




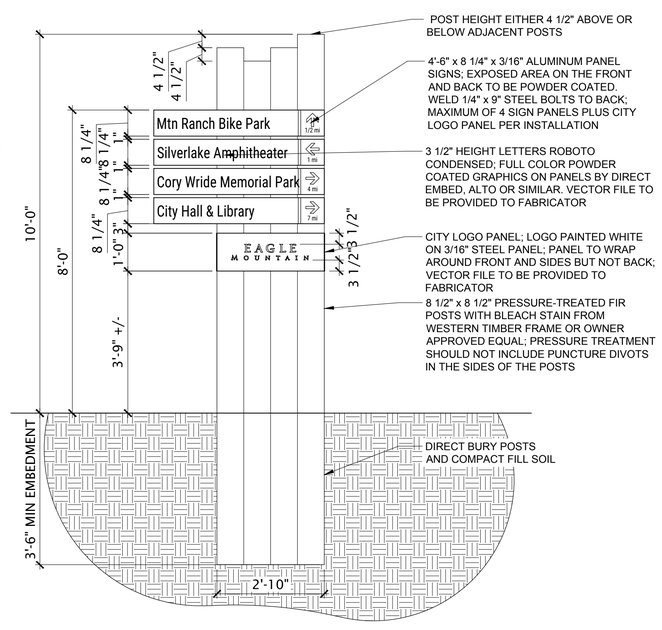
SCALE 2" = 1'-0"
TYP. SIGN ENLARGEMENT



SIDE VIEW



REAR VIEW



FRONT VIEW

1 SIGN TYPE C: WAYFINDING SIGN
1/2" = 1'-0"

CITY SUBMITTAL

EAGLE MTN WAYFINDING & MONU. SIGNS

EAGLE MOUNTAIN CITY

1650 E. STAGECOACH RUN
EAGLE MOUNTAIN CITY, UT
84005

OWNER PROJECT NO.:	
GSBS PROJECT NO.:	2018.062.00
ISSUED DATE:	NOV. 19, 2020

SIGN TYPE C- WAYFINDING SIGN DETAILS

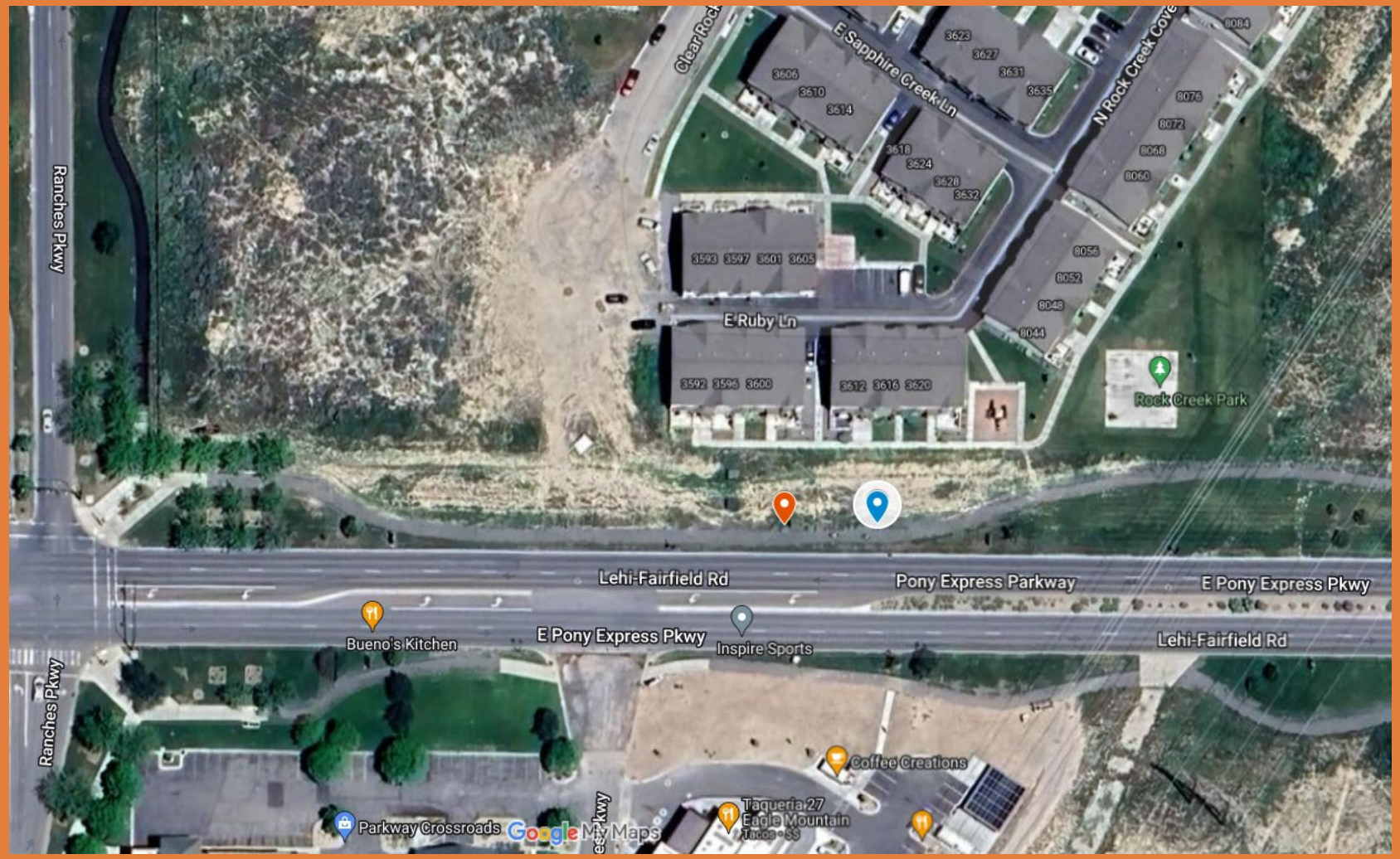
AS804 REV

Wayfinding Signs

EAGLE MOUNTAIN
City Hall / Library
Wride Memorial Park
Pony Express Park
Public Safety

MOUNTAIN
City Hall / Library
Wride Memorial Park
Pony Express Park
Public Safety

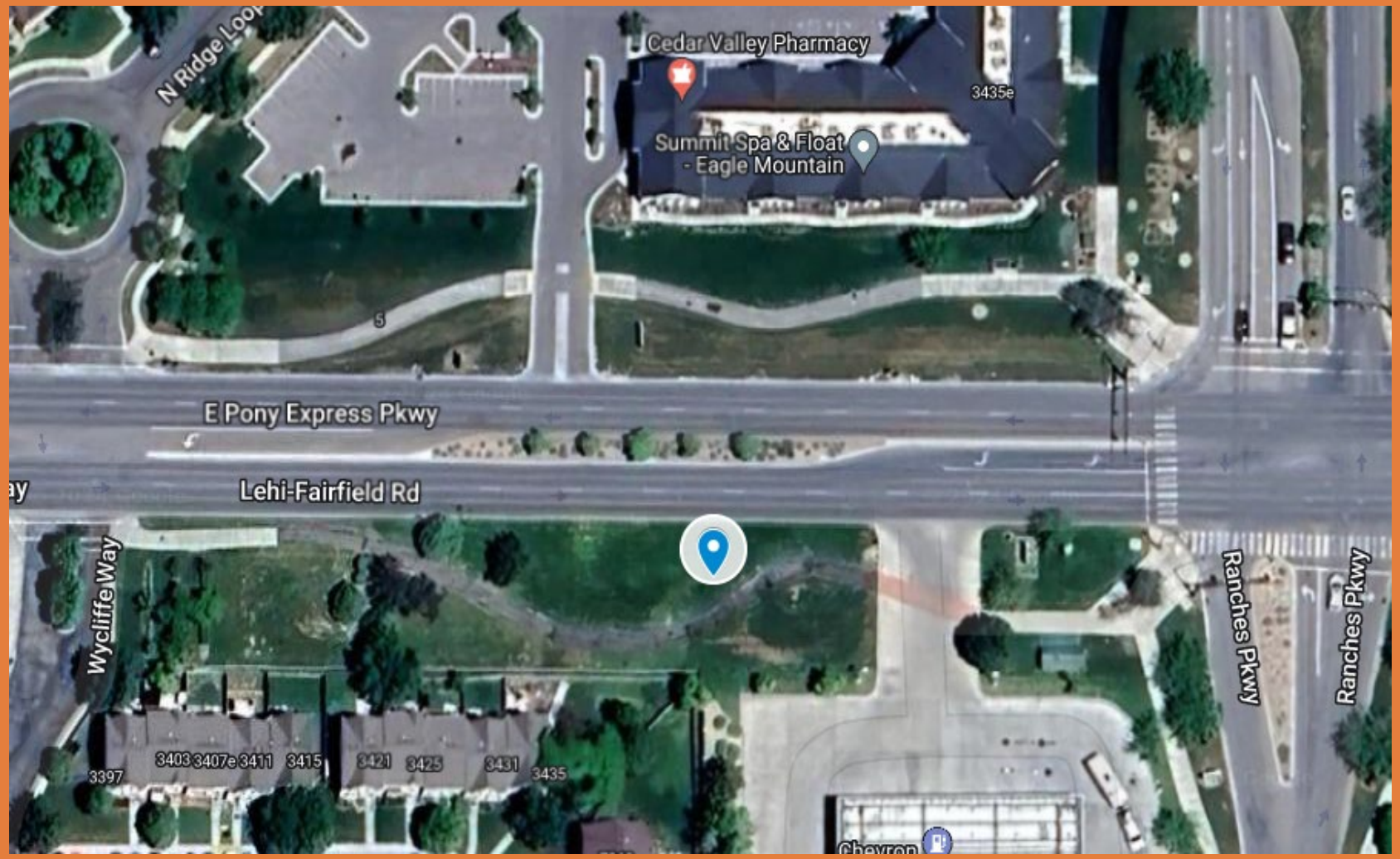
Pony Express @ Ranches (West)



↑ City Hall/Library

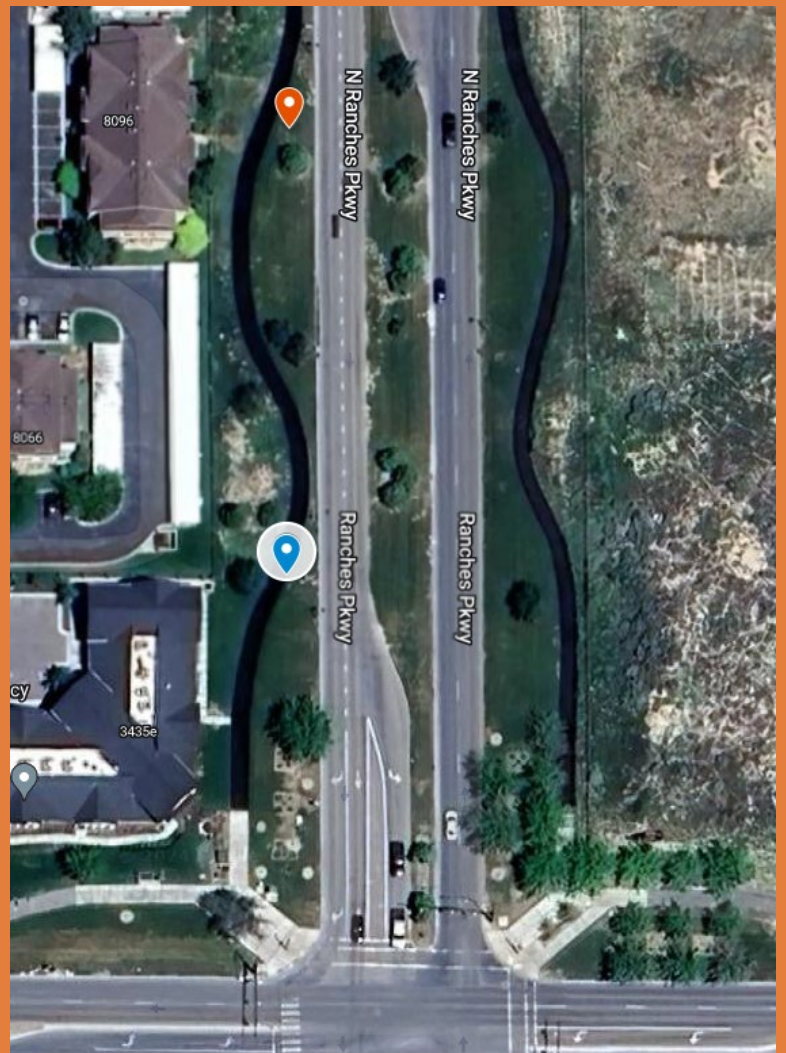
← Bike Park/Nolen Park

Pony Express @ Ranches (East)



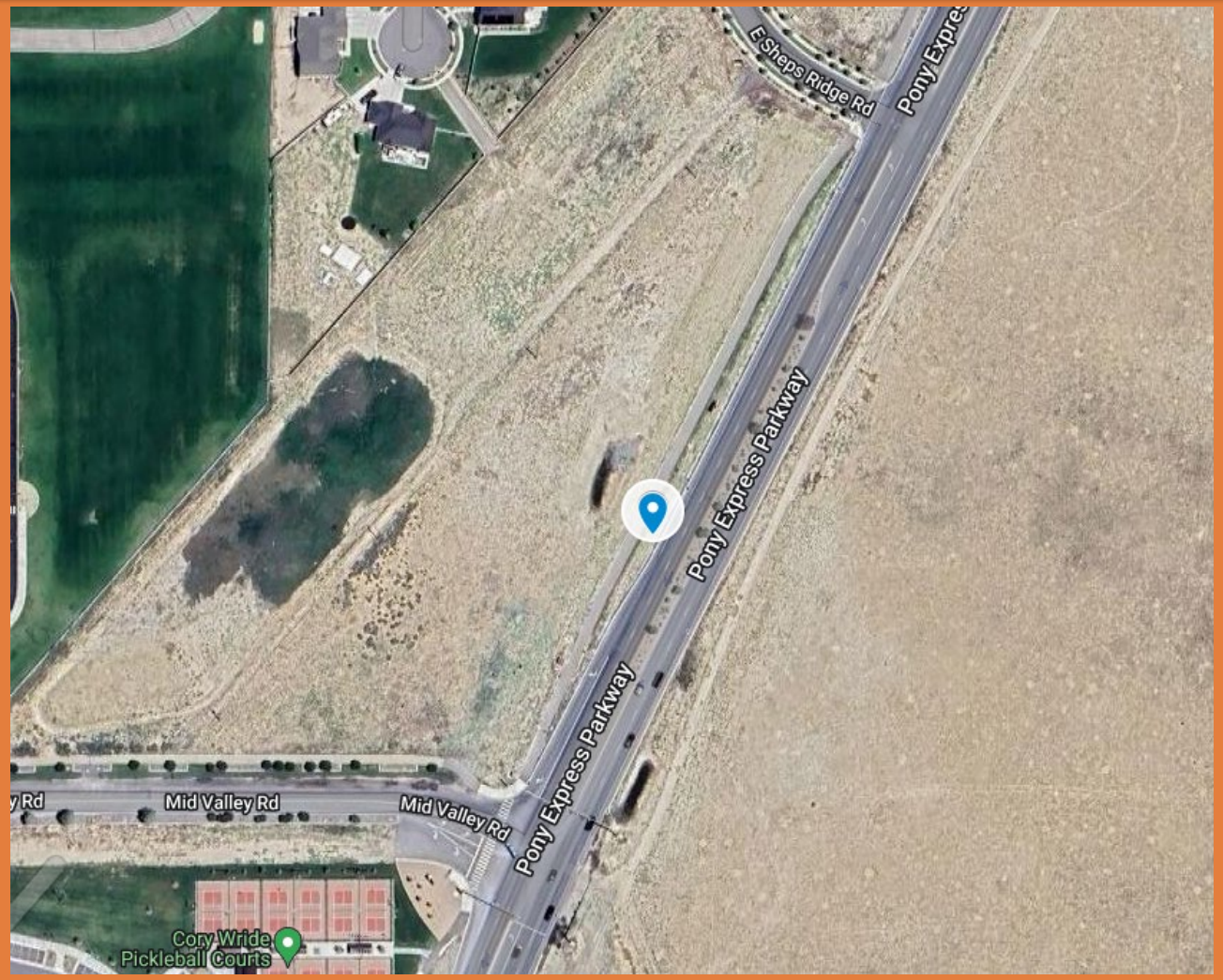
→ Bike Park
↑ Silverlake Amphitheater
↑ Smith Ranch Park

Ranches @ Pony Express



→ City Hall/Library
← Smith Ranch Park
↑ Bike Park
→ Cory Wride Park

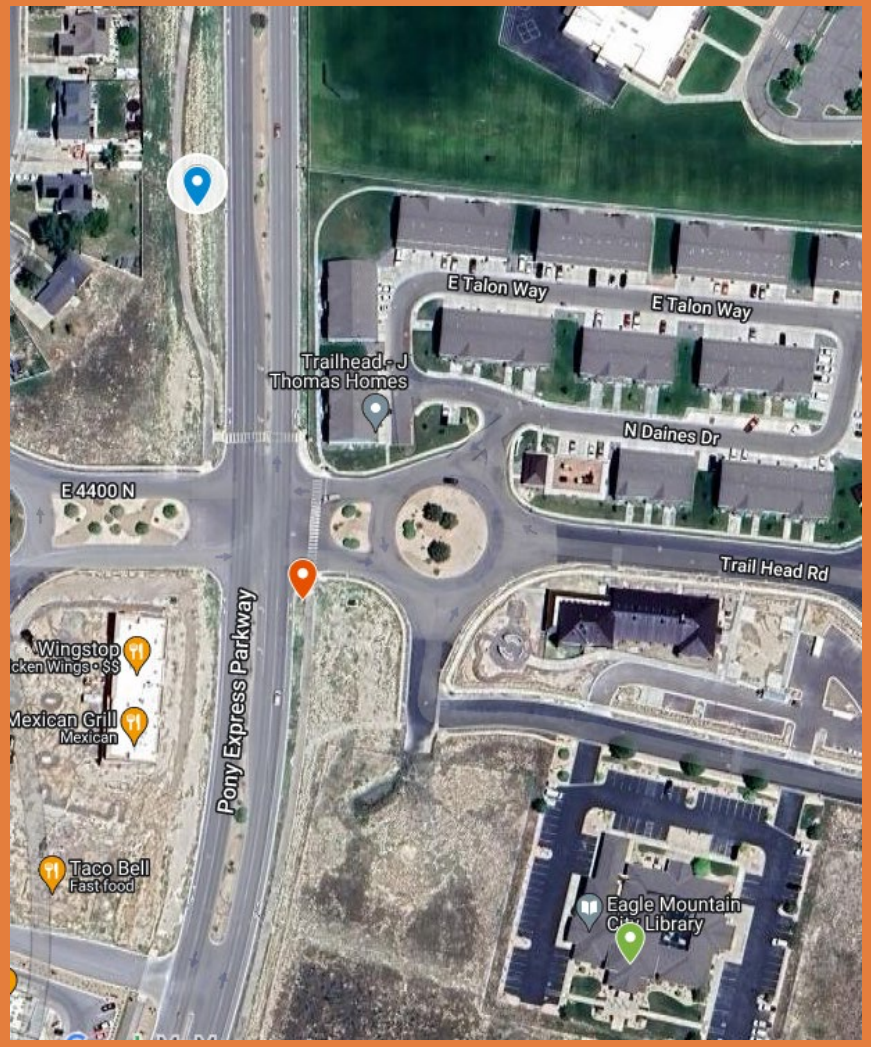
Pony Express @ Mid Valley Road



↑ City Hall

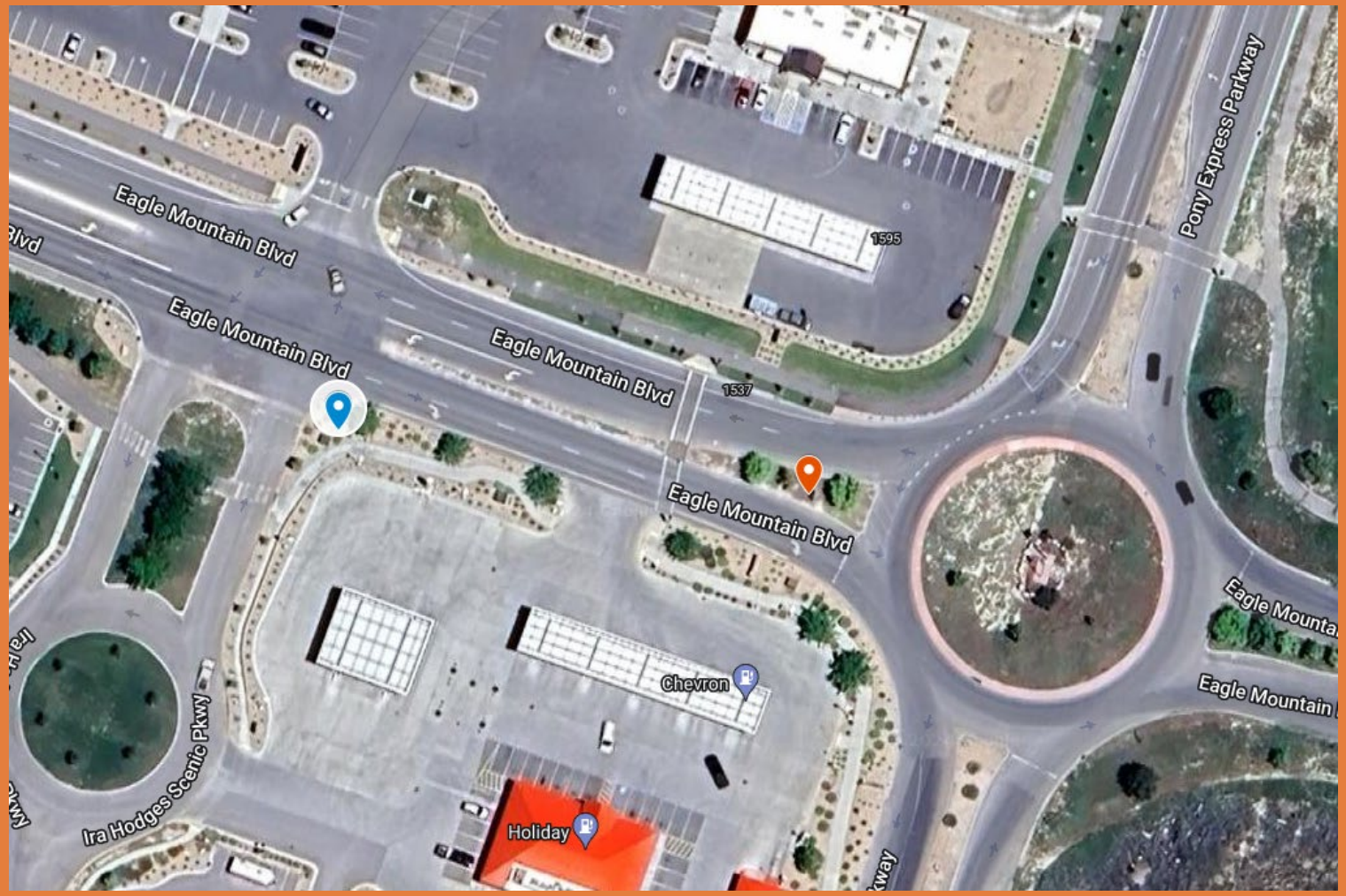
→ Cory Wride Park

Pony Express @ City Hall



← City Hall/Library
← Public Safety
↑ Public Works
↱ Pony Express Park/Rodeo

EM Blvd @ Pony Express



→ Public Works
← City Hall/Library
← Cory Wride Park

Design

City Hall • Library
1.4 mi
Nolen Park
2 mi
Silverlake Amphitheater
4 mi
Wride Memorial Park
7 mi

	EAGLE MOUNTAIN CITY **CITY COUNCIL MEETING** **JULY 2, 2024**
TITLE:	RESOLUTION - A Resolution of Eagle Mountain City, Utah, Approving a Professional Service Agreement with Psomas Engineering, for Consulting Work Related to the General Plan Update.
ITEM TYPE:	Resolution
FISCAL IMPACT:	$58,600 Base Cost, T&M NTE $12,800, Total $71,400
APPLICANT:	City Staff

CURRENT GENERAL PLAN DESIGNATION & ZONE	ACREAGE
N/A	N/A

PUBLIC HEARING
No

PREPARED BY
Brandon Larsen, Planning Director

PRESENTED BY
Brandon Larsen

RECOMMENDATION:
Staff recommends the Council approve a Professional Service Agreement with Psomas, for consulting work related to the General Plan update.

BACKGROUND:
Planning requests the Council approve an agreement with Psomas for consulting services for preparation of a future land use map and water use and preservation element for the General Plan update. These services include help with items such as public engagement, map preparation, GIS data, water modeling, and data creation. Funding to facilitate this agreement has been previously appropriated by the City Council. Staff had raised a concern about Psomas's responsiveness and the possibility for the need for a responsiveness or timeliness clause in the contract. Staff has discussed this issue with Psomas. Psomas has identified additional ways of getting in contact with the project manager. Staff does not foresee the responsiveness issue continuing in the future and does not see the need for a responsiveness clause.

ITEMS FOR CONSIDERATION:

PLANNING COMMISSION ACTION/RECOMMENDATION:
N/A

ATTACHMENTS:
1. RES--Psomas Engineering General Plan Agreement
2. Psomas Engineering General Plan Agreement

RESOLUTION NO. R- -2024

A RESOLUTION OF EAGLE MOUNTAIN CITY, UTAH, APPROVING A PROFESSIONAL SERVICES AGREEMENT WITH PSOMAS ENGINEERING FOR CONSULTING WORK RELATED TO THE GENERAL PLAN UPDATE

PREAMBLE

The City Council of Eagle Mountain City, Utah, finds that it is in the public interest to approve a professional services agreement with Psomas Engineering for consulting work, as set forth in Exhibit A.

NOW THEREFORE, BE IT RESOLVED by the City Council of Eagle Mountain City, Utah for and in consideration of the mutual promises, covenants and agreements hereinafter set forth, the parties hereto agree as follows:

1. The Agreement with Psomas Engineering is approved as set forth in Exhibit A.

2. This Resolution shall become effective immediately upon its passing.

ADOPTED by the City Council of Eagle Mountain City, Utah, this 2nd day of July, 2024.

EAGLE MOUNTAIN CITY, UTAH

_____

Tom Westmoreland, Mayor

ATTEST:

_____

Fionnuala B. Kofoed, MMC
City Recorder

The above Resolution was adopted by the City Council of Eagle Mountain City, Utah on the 2nd day of July, 2024.

Those voting yes:	Those voting no:	Those excused:	Those abstaining:
☐ Donna Burnham	☐ Donna Burnham	☐ Donna Burnham	☐ Donna Burnham
☐ Melissa Clark	☐ Melissa Clark	☐ Melissa Clark	☐ Melissa Clark
☐ Jared Gray	☐ Jared Gray	☐ Jared Gray	☐ Jared Gray
☐ Rich Wood	☐ Rich Wood	☐ Rich Wood	☐ Rich Wood
☐ Brett Wright	☐ Brett Wright	☐ Brett Wright	☐ Brett Wright

_____

Fionnuala B. Kofoed, MMC
City Recorder

Exhibit A

EAGLE MOUNTAIN CITY
CONTRACT FOR GOODS AND SERVICES
This contract and all attachments are public record.

1. **CONTRACTING PARTIES**: This contract is between Eagle Mountain City and the following Contractor:

Psomas
Name

11456 Temple Dr Suite 200
Address

South Jordan, UT 84095
City, State ZIP

LEGAL STATUS OF CONTRACTOR

- ○ Sole Proprietor
- ○ Non-profit Corporation
- ⓧ For-profit Corporation
- ○ Partnership
- ○ Government Agency

Contact Name: Chris Hupp Phone Number: 801.597.6490

Email: chris.hupp@psomas.com Vendor Number: 016905

2. **GENERAL PURPOSE OF CONTRACT OR PROJECT NAME**:
Future Land Use Map and Water Use and Preservation Element Consulting Help

3. **CONTRACT PERIOD**:

Effective Date: 7.2.2024

Project Completion Deadline (Contractor will complete the Scope of Work on or before): 8.29.25

Termination Date (Completion of Scope of Work, unless terminated early or extended in accordance with the terms of conditions of this contract): 8.29.25

Renewal Options (if applicable): _____

Eagle Mountain City Project Manager Signature: Brandon Larsen, Planning Director Date: 2024.06.26 12:35:44-06'00'

4. **CONTRACT COSTS**: See Cost Schedule (Attachment B).
   a. Total Contract Cost: $58,600 base cost, with time and materials costs not to exceed $12,800, for a potential total of $71,400 GL Account No: 10-32-41800-4531
   b. Is this project a budgeted project: ⓧ Yes ○ No
   c. Is this a fixed-price contract: ○ Yes ⓧ No

5. ATTACHMENT A: Standard Terms and Conditions for Services
   ATTACHMENT B: Scope of Work/Cost Schedule
   ATTACHMENT C: Insurance

ANY CONFLICTS BETWEEN ATTACHMENT A AND THE OTHER ATTACHMENTS WILL BE RESOLVED IN FAVOR OF ATTACHMENT A.

6. DOCUMENTS INCORPORATED INTO THIS CONTRACT BY REFERENCE BUT NOT ATTACHED:

   a. All other governmental laws, regulations, or actions applicable to the goods and/or services authorized by this contract.

7. Each signatory below represents that he or she has the requisite authority to enter into this contract.

IN WITNESS WHEREOF, the parties sign and cause this contract to be executed.

Dated this _____ day of _____ , 20_____ .

EAGLE MOUNTAIN CITY

_____
Signature

Print Name: _____

Title: _____

ATTEST:

_____
Fionnuala B. Kofoed, MMC
City Recorder

APPROVED AS TO FORM

_____
Marcus Draper
City Attorney

Dated this _____ day of _____ , 20_____ .

CONTRACTOR

_____
Signature

Print Name: _____

Title: _____

ATTACHMENT A:
STANDARD TERMS AND CONDITIONS FOR SERVICES

This is for a contract for services (including professional services) meaning the furnishing of labor, time, or effort by a Consultant.

1. **DEFINITIONS:** The following terms shall have the meanings set forth below:
   a) "**Confidential Information**" means information that is deemed as confidential under applicable state and federal laws, including personal information. Eagle Mountain reserves the right to identify, during and after this Contract, additional reasonable types of categories of information that must be kept confidential under federal and state laws.
   b) "**Contract**" means the Contract including all referenced attachments and documents incorporated by reference. The term "Contract" may include any purchase orders that result from this Contract.
   c) "**Consultant**" means the individual or entity delivering the Services identified in this Contract. The term "Consultant" shall include Consultant's agents, officers, employees, and partners.
   d) "**Services**" means the furnishing of labor, time, or effort by Consultant pursuant to this Contract. Services include, but are not limited to, all of the deliverable(s) (including supplies, equipment, or commodities) that result from Consultant performing the Services pursuant to this Contract. Services include those professional services identified in Section 63G-6a-103 of the Utah Procurement Code.
   e) "**Proposal**" means Consultant's response to Eagle Mountain's Solicitation.
   f) "**Solicitation**" means the documents used by Eagle Mountain to obtain Consultant's Proposal.

2. **GOVERNING LAW AND VENUE:** This Contract shall be governed by the laws, rules, and regulations of the State of Utah. Any action or proceeding arising from this Contract shall be brought in a court of competent jurisdiction in the State of Utah. Venue shall be in the Fourth Judicial District Court for Utah County.
3. **LAWS AND REGULATIONS:** At all times during this Contract, Consultant will comply with all applicable federal and state constitutions, laws, rules, codes, orders, and regulations, including applicable licensure and certification requirements.
4. **RECORDS ADMINISTRATION:** Consultant shall maintain or supervise the maintenance of all records necessary to properly account for Consultant's performance and the payments made by Eagle Mountain to Consultant under this Contract. These records shall be retained by Consultant for at least six (6) years after final payment, or until all audits initiated within the six (6) years have been completed, whichever is later. Consultant agrees to allow, at no additional cost, Eagle Mountain access to all such records.
5. **CERTIFY REGISTRATION AND USE OF EMPLOYMENT "STATUS VERIFICATION SYSTEM":**
   1. Consultant certifies as to its own entity, under penalty of perjury, that Consultant has registered and is participating in the Status Verification System to verify the work eligibility status of Consultant's new employees that are employed in the State of Utah in accordance with applicable immigration laws.
   2. Consultant shall require that each of its sub-consultants certify by affidavit, as to their own entity, under penalty of perjury, that each sub-consultant has registered and is participating in the Status Verification System to verify the work eligibility status of sub-consultant's new employees that are employed in the State of Utah in accordance with applicable immigration laws.
   3. Consultant's failure to comply with this section will be considered a material breach of this Contract.
6. **CONFLICT OF INTEREST:** Consultant represents that none of its officers or employees are officers or employees of Eagle Mountain, unless disclosure has been made to Eagle Mountain. Consultant further warrants that it has no financial or other interest in the outcome of the work performed under the contract. Examples of this situation would be a Consultant who owns land, options to buy land, or some business enterprise that would be financially enhanced or diminished by any project alternatives.
7. **INDEPENDENT CONTRACTOR:** Consultant shall be an independent contractor, and as such, shall have no authority, express or implied to bind Eagle Mountain to any agreement, settlement, liability or understanding whatsoever; and agrees not to perform any acts as agent for Eagle Mountain, except as specifically authorized and set forth herein. Persons employed by Eagle Mountain and acting under the direction of Eagle Mountain shall not be deemed to be employees or agents of the Consultant. Compensation provided to the Consultant herein

shall be the total compensation payable hereunder by Eagle Mountain.

8. **LIABILITY INSURANCE:** Services to be provided by Consultant under this Contract are required to be covered by insurance. Consultant shall furnish Eagle Mountain a Certificate of Insurance applying to this Contract for each type of insurance required, to be approved by the Eagle Mountain, before Consultant begins work under this Contract. The Consultant's insurer must be authorized to do business in Utah and must meet the specified A.M. Best rating or better at the time this contract is executed. The following insurance shall be maintained in force until all activities which are required by this Contract or as changed by contract modification are completed and accepted by Eagle Mountain:

   (a) General Liability insurance with a limit of not less than $1,000,000 per occurrence and not less than $3,000,000 aggregate and having an A.M. Best rating of A-class VIII or better. If this coverage is written on a claims-made basis, the Certificate of Insurance shall so indicate. Consultant represents that as long as commercially available the insurance shall remain in effect such that claims reported up to three (3) years beyond the date of substantial completion of this contract are covered.

   (b) Commercial Automobile insurance with a minimum combined single limit of $1,000,000 per occurrence OR $500,000 liability per person, $1,000,000 per occurrence, $250,000 Property Damage, and having an A.M. Best rate of A-class VIII or better.

   (c) Architect and/or Engineers Professional Liability (errors and omissions) insurance having an A.M. Best rating of A-class VIII or better, is required at the coverage amount of $1,000,000 per claim and $3,000,000 aggregate. If this coverage is written on a claims-made basis, the Certificate of Insurance shall so indicate. Consultant represents that as long as commercially available the insurance shall remain in effect such that claims reported up to three (3) years beyond the date of substantial completion of this contract are covered (on construction contracts or modifications for construction management the insurance, shall remain in effect for one (1) year after completion of the project).

   (d) Valuable Papers & Records Coverage and/or Electronic Data Processing (Data and Media) Coverage for the physical loss or destruction of the work product including drawings, plans, specifications and electronic data and media. Such insurance shall be of a sufficient limit to protect Consultant, its sub-consultants and Eagle Mountain from the loss of said information.

   (e) Consultant shall provide evidence that his employees and sub-consultant employees are covered by Workers Compensation. If they are covered by Workers Compensation Fund of Utah, then the A.M. Best rating is not required in this area.

   (f) Consultant shall require the insurance company that issues the Certificates of Insurance for the evidence of the required insurance coverage to endeavor to provide Eagle Mountain with 30-days written notice in the event that coverage is canceled before the policy expiration date stated in the Certificate. Consultant further agrees to provide Eagle Mountain with 30 days written notice prior to making an alternation or material change to the required insurance coverage.

   Policies referred to in 9(a) and 9(b) above are required to be endorsed naming Eagle Mountain as Additional Insured and, on General Liability, indicate they are primary and not contributing coverage. All required policies, endorsements, insurance companies issuing same, and self-insured programs are subject to review and approval by Eagle Mountain.

9. **EMPLOYMENT PRACTICES:** Consultant agrees to abide by federal and state employment laws, including: (i) Title VI and VII of the Civil Rights Act of 1964 (42 U.S.C. 2000e), which prohibits discrimination against any employee or applicant for employment or any applicant or recipient of services, on the basis of race, religion, color, or national origin; (ii) Executive Order No. 11246, as amended, which prohibits discrimination on the basis of sex; (iii) 45 CFR 90, which prohibits discrimination on the basis of age; (iv) Section 504 of the Rehabilitation Act of 1973, or the Americans with Disabilities Act of 1990, which prohibits discrimination on the basis of disabilities; and (v) Utah's Executive Order, dated December 13, 2006, which prohibits unlawful harassment in the workplace. Consultant further agrees to abide by any other laws, regulations, or orders that prohibit the discrimination of any kind by any of Consultant's employees.

   If applicable, Consultant shall comply with the following: (1) Sections 49 CFR 21 through Appendix C (2016) and 23 CFR 710.405(b) (2016) in all contracts and subcontracts financed in whole or in part with Federal-aid highway funds; (2) all applicable requirements of 49 CFR Part 26 (2016) in the award and administration of

federal-aid contracts; and (3) all regulations relative to nondiscrimination in federally-assisted programs of 49 CFR Part 21, and 23 CFR Part 200 as they may be amended from time to time.

10. **AMENDMENTS:** This Contract may only be amended by the mutual written agreement of the parties, which amendment will be attached to this Contract. Automatic renewals will not apply to this Contract, even if listed elsewhere in this Contract.

11. **OWNERSHIP OF WORK PRODUCTS PROCURED OR DEVELOPED UNDER THIS CONTRACT**: Unless specifically designated hereinafter or preexisting information and know-how of Consultant, Eagle Mountain retains ownership of all materials, products, devices, equipment, facilities, data, test, results, reports, graphics, presentations, visual aids, computer elements, software (including source code), software license agreements, testing apparatus, services, etc., that are developed, procured, constructed, installed or performed under this Contract and that become an integral part of or that are intended to facilitate or enhance the use, operation, maintenance, documentation or understanding of the deliverables of this Contract. Notwithstanding the foregoing, ownership of any and all Consultant work product shall remain with Consultant unless and until the payment by Eagle Mountain to Consultant of all undisputed invoiced amounts.

12. **DEBARMENT:** Consultant certifies that it is not presently nor has ever been debarred, suspended, or proposed for debarment by any governmental department or agency, whether international, national, state, or local. Consultant must notify Eagle Mountain within thirty (30) days if debarred, suspended, proposed for debarment, declared ineligible, or voluntarily excluded from participation in any contract by any governmental entity during this Contract.

13. **TERMINATION:** Unless otherwise stated in this Contract, this Contract may be terminated, with cause by either party, in advance of the specified expiration date, upon written notice given by the other party. The party in violation will be given ten (10) days after written notification to correct and cease the violations, after which this Contract may be terminated for cause immediately and is subject to the remedies listed below. This Contract may also be terminated without cause (for convenience), in advance of the specified expiration date, by either party, upon sixty (60) days written termination notice being given to the other party. Eagle Mountain and the Consultant may terminate this Contract, in whole or in part, at any time, by mutual agreement in writing. On termination of this Contract, all accounts and payments will be processed according to the financial arrangements set forth herein for approved Services ordered prior to date of termination.

    Consultant shall be compensated for the Services properly performed under this Contract up to the effective date of the notice of termination. Consultant agrees that in the event of such termination for cause or without cause, Consultant's sole remedy and monetary recovery from Eagle Mountain is limited to full payment for all Services properly performed as authorized under this Contract up to the date of termination as well as any reasonable monies owed as a result of Consultant having to terminate other contracts necessarily and appropriately entered into by Consultant pursuant to this Contract. In no event shall Eagle Mountain be liable to the Consultant for compensation for any services neither requested by Eagle Mountain nor satisfactorily performed by the Consultant. In no event shall Eagle Mountain's exercise of its right to terminate this Contract for convenience relieve the Consultant of any liability to Eagle Mountain for any damages or claims arising under this Contract.

14. **NONAPPROPRIATION OF FUNDS, REDUCTION OF FUNDS, OR CHANGES IN LAW:** Upon thirty (30) days written notice delivered to the Consultant, this Contract may be terminated in whole or in part at the sole discretion of Eagle Mountain, if Eagle Mountain reasonably determines that a change in available funds affects Eagle Mountain's ability to pay under this Contract.

    If a written notice is delivered under this section, Eagle Mountain will reimburse Consultant for the Services properly ordered until the effective date of said notice. Eagle Mountain will not be liable for any performance, commitments, penalties, or liquidated damages that accrue after the effective date of said written notice.

15. **SUSPENSION OF WORK:** Should circumstances arise which would cause Eagle Mountain to suspend Consultant's responsibilities under this Contract, but not terminate this Contract, this will be done by written notice. Consultant's responsibilities may be reinstated upon advance formal written notice from Eagle Mountain.

16. **SALES TAX EXEMPTION:** The Services under this Contract will be paid for from Eagle Mountain's funds and used in the exercise of Eagle Mountain's essential functions as a municipal entity. Upon request, Eagle Mountain will provide Consultant with its sales tax exemption number. It is Consultant's responsibility to request

Eagle Mountain's sales tax exemption number. It also is Consultant's sole responsibility to ascertain whether any tax deduction or benefits apply to any aspect of this Contract.

17. **PUBLIC INFORMATION:** Consultant agrees that this Contract, related purchase orders, related pricing documents, and invoices will be public documents and may be available for public and private distribution in accordance with the State of Utah's Government Records Access and Management Act (GRAMA). Consultant gives Eagle Mountain express permission to make copies of this Contract, related sales orders, related pricing documents, and invoices in accordance with GRAMA. Consultant also agrees that the Consultant's Proposal to the Solicitation will be a public document, and copies may be given to the public as permitted under GRAMA. Eagle Mountain is not obligated to inform Consultant of any GRAMA requests for disclosure of this Contract, related purchase orders, related pricing documents, or invoices.
18. **ACCEPTANCE AND REJECTION:** Eagle Mountain shall have thirty (30) days after the performance of the Services to perform an inspection of the Services to determine whether the Services conform to the standards specified in the Solicitation and this Contract prior to acceptance of the Services by Eagle Mountain. If Consultant delivers nonconforming Services, Eagle Mountain may, at its option and at Consultant's expense: (i) return the Services for a full refund; (ii) require Consultant to promptly correct or reperform the nonconforming Services subject to the terms of this Contract; or (iii) obtain replacement Services from another source, subject to Consultant being responsible for any cover costs. Acceptance of Services by Eagle Mountain shall not limit Eagle Mountain's recourse or remedies in the event Eagle Mountain later determines the Services were defective or failed to meet the standard of professional skill and care ordinarily provided by other design professionals.
19. **INVOICING:** Unless otherwise set forth in the Contract, Consultant will submit invoices within thirty (30) days of Consultant's performance of the Services to Eagle Mountain. Consultant will prepare monthly progress reports in sufficient detail to document the progress of the work and support the monthly claim for payment. Eagle Mountain has the right to adjust or return any invoice reflecting incorrect pricing.
20. **PAYMENT:** Payments are to be made within thirty (30) days after a correct invoice is received. All payments to Consultant will be remitted by mail or electronic funds transfer. If payment has not been made after sixty (60) days from the date a correct invoice is received by Eagle Mountain, then interest may be added by Consultant as prescribed in the Utah Prompt Payment Act. The acceptance by Consultant of final payment, without a written protest filed with Eagle Mountain within ten (10) business days of receipt of final payment, shall release Eagle Mountain from all claims and all liability to the Consultant. Eagle Mountain's payment for the Services shall not be deemed an acceptance of the Services and is without prejudice to any and all claims that Eagle Mountain may have against Consultant. Eagle Mountain will not allow the Consultant to charge end users electronic payment fees of any kind.
21. **TIME IS OF THE ESSENCE:** The Services shall be completed by any applicable deadline stated in this Contract. If no deadline is stated, Consultant shall prosecute the work diligently. For all Services, time is of the essence. Consultant shall be liable for all reasonable damages to Eagle Mountain, and anyone for whom Eagle Mountain may be liable as a result of Consultant's failure to timely perform the Services required under this Contract.
22. **CHANGES IN SCOPE:** Any changes in the scope of the Services to be performed under this Contract shall be in the form of a written amendment to this Contract, mutually agreed to and signed by both parties, specifying any such changes, fee adjustments, any adjustment in time of performance, or any other significant factors arising from the changes in the scope of Services.
23. **PERFORMANCE EVALUATION:** Eagle Mountain may conduct a performance evaluation of Consultant's Services, including Consultant's sub-consultants. Results of any evaluation may be made available to Consultant upon request.
24. **STANDARD OF CARE:** The Services of Consultant and its sub-consultants shall be performed in accordance with the standard of care exercised by licensed members of their respective professions having substantial experience providing similar services which similarities include the type, magnitude, and complexity of the Services that are the subject of this Contract. Consultant shall be liable to Eagle Mountain for claims, liabilities, additional burdens, penalties, damages, or third-party claims (e.g., another Consultant's claim against Eagle Mountain), to the extent caused by wrongful acts, errors, or omissions that do not meet this standard of care.

25. **ASSIGNMENT:** Consultant may not assign, sell, transfer, subcontract or sublet rights, or delegate any right or obligation under this Contract, in whole or in part, without the prior written approval of Eagle Mountain.
26. **CONSTRUCTION RETENTION**: If this Contract is for design services, the Consultant will be retained to answer and clarify any questions on the design during construction. Consultants will be required to include this task in their cost proposal. The Construction Project Engineer will call on Consultant as needed. If the work required from Consultant is due to errors in the design, Consultant will not be reimbursed. To enhance the communication between Eagle Mountain and Consultant, Eagle Mountain may require Consultant to attend the following meetings: kickoff meeting, preconstruction meeting, and the final inspection meeting.
27. **REMEDIES:** Any of the following events will constitute cause for Eagle Mountain to declare Consultant in default of this Contract: (i) Consultant's non-performance of its contractual requirements and obligations under this Contract; or (ii) Consultant's material breach of any term or condition of this Contract. Eagle Mountain may issue a written notice of default providing a ten (10) day period in which Consultant will have an opportunity to cure. Time allowed for cure will not diminish or eliminate Consultant's liability for damages. If the default remains after Consultant has been provided the opportunity to cure, Eagle Mountain may do one or more of the following: (i) exercise any remedy provided by law or equity; (ii) terminate this Contract; (iii) impose liquidated damages, if liquidated damages are listed in this Contract; (iv) debar/suspend Consultant from receiving future contracts from Eagle Mountain; or (v) demand a full refund of any payment that Eagle Mountain has made to Consultant under this Contract for Services that do not conform to this Contract.
28. **FORCE MAJEURE:** Neither party to this Contract will be held responsible for delay or default caused by fire, riot, act of God, and/or war which is beyond that party's reasonable control. Eagle Mountain may terminate this Contract after determining such delay will prevent successful performance of this Contract.
29. **CONFIDENTIALITY:** If Confidential Information is disclosed to Consultant, Consultant shall: (i) advise its agents, officers, employees, partners, and Subconsultants of the obligations set forth in this Contract; (ii) keep all Confidential Information strictly confidential; and (iii) not disclose any Confidential Information received by it to any third parties. Consultant will promptly notify Eagle Mountain of any potential or actual misuse or misappropriation of Confidential Information.

    Consultant shall be responsible for any breach of this duty of confidentiality, including any required remedies and/or notifications under applicable law. Consultant shall indemnify, hold harmless, and defend Eagle Mountain, including anyone for whom Eagle Mountain is liable, from claims related to a breach of this duty of confidentiality, including any notification requirements, by Consultant or anyone for whom the Consultant is liable.

    Upon termination or expiration of this Contract, Consultant will return all copies of Confidential Information to Eagle Mountain or certify, in writing, that the Confidential Information has been destroyed. This duty of confidentiality shall be ongoing and survive the termination or expiration of this Contract.
30. **PUBLICITY:** Consultant shall submit to Eagle Mountain for written approval all advertising and publicity matters relating to this Contract. It is within Eagle Mountain's sole discretion whether to provide approval, which must be done in writing.
31. **INDEMNIFICATION RELATING TO INTELLECTUAL PROPERTY**: Consultant will indemnify and hold Eagle Mountain harmless from and against any and all damages, expenses (including reasonable attorneys' fees), claims, judgments, liabilities, and costs in any action or claim brought against Eagle Mountain for infringement of a third party's copyright, trademark, trade secret, or other proprietary right. The parties agree that if there are any limitations of Consultant's liability, such limitations or liability will not apply to this section.
32. **OWNERSHIP IN INTELLECTUAL PROPERTY:** Eagle Mountain and Consultant agree that each has no right, title, interest, proprietary or otherwise in the intellectual property owned or licensed by the other, unless otherwise agreed upon by the parties in writing. All deliverables, documents, records, programs, data, articles, memoranda, and other materials not developed or licensed by Consultant prior to the execution of this Contract, but specifically created or manufactured under this Contract shall be considered work made for hire, and Consultant shall transfer any ownership claim to Eagle Mountain.
33. **CONSULTANT'S ENDORSEMENT ON PLANS, ETC**.: Consultant (if a firm, the responsible principal) is required to endorse and affix its seal to plans, reports, and engineering data furnished to Eagle Mountain under this Contract.

34. **DESIGN/CONSTRUCTION**: Consultant will utilize all current Eagle Mountain standards and be responsible for the professional quality, technical accuracy, and the coordination of all designs, drawings, specifications, and other services furnished by Consultant under this Contract. Consultant will, without additional compensation, correct or revise any errors or omissions in its design, drawings, specifications and other services.
35. **WAIVER:** A waiver of any right, power, or privilege shall not be construed as a waiver of any subsequent right, power, or privilege.
36. **ATTORNEY'S FEES:** In the event of any judicial action to enforce rights under this Contract, the prevailing party shall be entitled its costs and expenses, including reasonable attorney's fees incurred in connection with such action.
37. **PROCUREMENT ETHICS**: Consultant understands that a person who is interested in any way in the sale of any supplies, services, construction, or insurance to Eagle Mountain is violating the law if the person gives or offers to give any compensation, gratuity, contribution, loan, reward, or any promise thereof to any person acting as a procurement officer on behalf of Eagle Mountain, or to any person in any official capacity participates in the procurement of such supplies, services, construction, or insurance, whether it is given for their own use or for the use or benefit of any other person or organization.
38. **DISPUTE RESOLUTION:** Prior to either party filing a judicial proceeding, the parties agree to participate in the mediation of any dispute. Eagle Mountain, after consultation with the Consultant, may appoint an expert or panel of experts to assist in the resolution of a dispute. If Eagle Mountain appoints such an expert or panel, Consultant agree to cooperate in good faith in providing information and documents to the expert or panel in an effort to resolve the dispute.
39. **ORDER OF PRECEDENCE:** In the event of any conflict in the terms and conditions in this Contract, the order of precedence shall be: (i) this Attachment A; (ii) the Contract; (iii) additional terms and conditions, if any; (iv) any other attachment listed on the Contract; and (v) Consultant's terms and conditions that are attached to this Contract, if any. Any provision attempting to limit the liability of Consultant or limit the rights of Eagle Mountain must be in writing, attached to this Contract, and initialed by Eagle Mountain, or it is rendered null and void.
40. **SURVIVAL OF TERMS:** Termination or expiration of this Contract shall not extinguish or prejudice Eagle Mountain's right to enforce this Contract with respect to any default or defect in the Services that has not been cured.
41. **SEVERABILITY:** The invalidity or unenforceability of any provision, term, or condition of this Contract shall not affect the validity or enforceability of any other provision, term, or condition of this Contract, which shall remain in full force and effect.
42. **ENTIRE AGREEMENT:** This Contract constitutes the entire agreement between the parties and supersedes any and all other prior and contemporaneous agreements and understandings between the parties, whether oral or written.

ATTACHMENT B:

SCOPE OF WORK/COST SCHEDULE

EAGLE MOUNTAIN
FUTURE LAND USE SERVICES

Eagle Mountain, Utah

Proposals | 06.05.24

Submitted to:
Brandon Larsen
Eagle Mountain Planning
1650 Stagecoach Run
Eagle Mountain, UT 84005

PSOMAS

Section A

SCOPE OF WORK

We have thoughtfully reviewed the provided information for the Eagle Mountain Future Land Use Map, and crafted the following Scope of Work. This Scope of Work includes a range of services that are customized to meet the developmental and budgetary needs for the project. Our proposed Scope of Work is as follows:

1.0 Future Land Use Map Services

1.1 Kick-Off & Coordination Meetings —

- **Kick-Off** — During this meeting we will establish key issues and opportunities that affect the City, set biweekly coordination meetings, outline the public engagement plan, and tour the City to review identified potential constraints and opportunities. We will also establish the schedule, vision, and land use map adjustment needs for the city.
- **Ongoing Coordination Meetings** — Meetings will take place regularly and before major milestones to coordinate efforts and sync outcomes.

1.2 Existing Conditions & Stakeholder Interviews

- **Existing Conditions** — Our team will assemble and review relevant files and incorporate existing and future plans for the city including municipal plans and codes, zoning, existing and proposed land uses; transportation master plan, open space and migration corridors, sensitive land data, existing development and approved projects, and civic uses. These files will be compiled to produce the future land use map in GIS.
- **Stakeholder Interviews** — During this task we will organize a list of critical stakeholders, including those with an interest in future development. Our engagement plan will include a broad cross-section of stakeholders from elected officials, City staff , property owners, major employers, business owners, residents, community groups, and developers. During these interviews, areas of mutual benefit, limitations to development, opportunities for growth, and future vision for the city will be identified. We will also hold zoom meetings with additional stakeholders who were not able to attend the in-person interviews.

1.3 Public Engagement — Our team will facilitate two community events which will be targeted at receiving input from a wide-reaching and inclusive demographic of the city. Each event will be facilitated by our team with heavy involvement from city staff and community leaders.

Social Mapping Software

These events will give residents the opportunity to share their opinions on the assets, needs, and problems of the city on maps, and through print and digital surveys. We will coordinate with the City Communications Director to market these events and will create marketing material to encourage attendance at these events. In addition to in-person public engagement, our team will facilitate digital feedback through a project website, and a social interactive mapping software that allows residents to geo-locate comments, feedback, ideas, vision, and desired improvements. We will also create online surveys, a social media campaign, messaging on the city website, and utility bills, to promote the events, mapping software, and surveys.

1.3 **Concept Design** — Based on the public engagement and stakeholder feedback received, our team will create a schematic Future Land Use Map for the city to review and comment on. This future land use map will be delivered to the city with a land use legend that corresponds with the city's existing zoning. This concept will cover the entire city, with detail in projected growth areas. It will also correspond with the town center and city center small area plans.

1.4 **Future Land Use Map** — Following the previous subtasks, our team will create a future land use map in GIS for the city to utilize as part of the general plan update. In creating the future land use map our team will look at existing and proposed approved development to establish land uses that integrate with the city's existing zoning. The land uses for this future land use map will be uniform across the city without utilizing the intricacies in development agreements, specifically unique zoning and land use designations. We will also establish land use classifications for areas not currently planned or developed within the city boundary.

- **Deliverables** — The final deliverables will be a GIS map package with land use distinctions that conform and correlate with the city's zones, and a public engagement synopsis of the raw data.

EXCLUSIONS

Items not specifically identified in the above Scope of Work are excluded from this work effort and would be considered additional services. Such services would include, but are not limited to, the following:

- Area Plan Detailed Design
- Code and Development Standards
- Visualization Services
- Exhibits and Services, other than those outlined in the Scope of Work

In addition to services not specifically identified in the Scope of Work above, the following services are excluded from our scope:

- Payment of permit, plan check, or assessment fees
- Items not specifically identified above
- Costs due to project delays outside the control of Psomas

Section B

PROPOSED FEE

Client agrees to pay Consultant as compensation for the professional services described above. The fees outlined below delineate the cost for each task and sub-task and are developed to help the city maintain its need to be fiscally responsible to its residents.

Task	Line Item	Cost
1.0	**Future Land Use Map Services Total**	**$45,000**
1.1	Kick-Off & Coordination Meetings	($4,400)
1.2	Existing Conditions & Stakeholder Interviews	($7,650)
1.3	Public Engagement	($17,945)
1.4	Concept Design	($4,255)
1.5	Future Land Use Map	($10,750)

PROJECT SCHEDULE

This proposal represents a preliminary scope of work and fee based on information provided to us to date. As updated site plans and additional information become available, our scope and fee may require revision to accommodate changes. If revisions, coordination, and meetings go above and beyond those outlined in this scope of work, we will bill for those items on a time and materials basis with an updated scope and not-to-exceed amount.

Psomas will begin work on the scope of work as directed by the client upon receipt of our signed Authorization to Proceed.

I hope you find this proposal meets your needs and provides you with the necessary information to make your decision. If you have any questions or would like additional information, please feel free to call me at:
(801) 284-1362

PSOMAS

Chris Hupp, ENV SP, STP
Project Manager

AUTHORIZATION TO PROCEED

Acceptance of this Proposed Scope and Fee, as stated above, and Authorization to Proceed with the scope of work as outlined herein is granted by:

By: _____ Title: _____

Print Name: _____ Company: _____

Date: _____

Note: This Authorization to Proceed is subject to the desired services selected on the proposed fee table, as well as the standards, terms, and conditions of a Professional Services Agreement issued by the client or by Psomas as directed by the client. This document will be prepared for client or Psomas review and approval upon receipt of Authorization to Proceed according to the scope and fee set forth in this proposal.

2024 FEE SCHEDULE

Utah Region Hourly Rates - Planning, Engineering, and Surveying

Office Services	Administrative, Project Assistants, Interns	$70 - $90
	CAD Drafters	$65 - $110
	Designers and Assistant Planners	$100 - $130
	Planners, Engineers, Landscape Architect & Surveyors	$130 - $150
	Project Management, Directors, Senior Planners	$155 - $210
	Regional Managers, Principals	$210 - $220
Field Services	One-Person GPS Survey Crew	$115
	Two-Person Survey Crew	$180
	Three-Person Survey Crew	$220
	Field Engineer	$95 - $130

Hourly rates for field survey crews include normal usage of electronic distance measuring equipment and survey travel vehicle expenses.

Utility Terrain Vehicle will be assessed at $150 per day for site usage.

Per Diem is calculated at current State Department of Transportation rates (or other appropriate Agency rate).

Reimbursable Expenses

Mileage at $0.67 per mile (or current IRS allowable rate) and parking expenses incurred by office employees are charged at cost. Prints, plots, messenger service, subsistence, air travel, and other direct expenses will be charged at cost plus ten percent. The services of outside consultants may be charged at cost plus fifteen percent.

Billing Policy and Procedures

The fee quoted is a lump sum fee. Invoicing will be done every four weeks based on the percent of work completed during the period. Invoices are due and payable within 30 days of receipt. Psomas reserves the right to stop work if payment is not received within 60 days of invoice receipt. Payment for services is not conditional upon execution of full Agreement. Psomas will require a signed contract for each phase of the project and for all additional services. All project authorizations are subject to the limitations of the quoted fee for services and the published Psomas contract standards unless modified by project specific contact documents.

PSOMAS

11456 South Temple Drive
Suite 200
South Jordan, UT 84095

801.270.5777

www.Psomas.com

PSOMAS

Balancing the Natural and Built Environment

March 4, 2024

Re: Eagle Mountain Water Element

Attached is the scope of work for the Eagle Mountain Water Element. We are excited to help the city with a state compliant water element.

PROPOSED SCOPE OF WORK

Task 1: General Plan Water Element –

- **Kick-Off** – During this meeting we will establish key issues and strengths that will need to be outlined for a state compliant water element. We will also set up a request for outstanding data that would be needed to complete the water element of the general plan. We will also establish the schedule, vision, and set bi-weekly coordination meetings.
- **Existing Conditions** – Our team will assemble and review relevant files and incorporate existing and future plans and codes for the city including municipal plans and codes, zoning, existing and proposed land uses; open space and migration corridors, sensitive land data, existing development and approved projects, and civic uses. These files will be compiled to produce the water element.
- **General Plan Water Element** – Our team will create a draft water element and send it to the city for review. Upon the city's review we will work with the state water resources department to achieve compliance of the water general plan element. This water element will contain, background, best practices, principles and effects of permitted development on water demand, existing city measures, rebate information, and implementation sub-elements.
- **Deliverable:** Water Element for the general plan in word, InDesign, and PDF format.

Task 2: Supplemental Water Modeling & Data Creation –

- Our team will evaluate current and proposed water conservation plans/strategies the City has recently implemented, and provide recommendations on water conservation practices the city could implement to reduce per capita water use in the city. These recommendations will be incorporated into the water element of the general plan
- Psomas will calculate new water use demands based on the new landscape limitations the City has adopted.

11456 South Temple Drive
Suite 200
Salt Lake City, UT 84095

Tel 801.270.5777
Fax 801.270.5782
www.Psomas.com

FEE

Task 1: General Plan Water Element	$ 13,600
Task 2: Supplemental Water Modeling & Data Creation	T & M

This proposal represents a preliminary scope of work and fee based on information provided to us to date. As plans and additional information become available, our scope and fee may require revision to accommodate changes. The fee quoted is a lump sum fee.

EXCLUSIONS

Other services we can provide for an additional fee, but are not included in this scope of work are:

1. Entitlement support, civil engineering, and survey work
2. General Plan document creation outside of the water element
3. Public Engagement other than the kickoff meeting
4. Exhibits other than those outlined in the Scope of Work

In addition to services not specifically identified in the Scope of Work above, the following services are excluded from our scope:

1. Payment of permit, plan check, or assessment fees
2. Items not specifically identified above
3. Costs due to project delays outside the control of Psomas
4. Environmental and Geotechnical studies

SCHEDULE

Psomas will begin the work as outlined immediately upon receipt of our signed Authorization to Proceed.

I hope you find this proposal meets your needs and provides you with the necessary information to make your decision. If you have any questions or would like additional information, please feel free to call me at (801) 597-6490.

Sincerely,

PSOMAS

Chris Hupp
Project Manager

CH:

BILLING POLICY AND PROCEDURE

The fee quoted is a lump sum fee. Invoicing will be done every four weeks based on the percent of work completed during the period. Invoices are due and payable within 30 days of receipt. Psomas reserves the right to stop work if payment is not received within 60 days of invoice receipt. Psomas will require a signed Agreement for the project and for all additional services. All project authorizations are subject to the limitations of the quoted fee for services and the published Psomas contract standards unless modified by project specific contact documents. Payment is not conditional upon execution of a full Agreement. Payment for additional requested services is not contingent upon execution of an additional services Change Order.

AUTHORIZATION TO PROCEED

Acceptance of this Proposed Scope and Fee, as stated above, and Authorization to Proceed with the scope of work as outlined herein is granted by:

By_____ Title:_____

Print Name:_____ Company:_____

Date:_____

Note: This Authorization to Proceed is subject to the Standards, Terms, and Conditions of an Agreement yet to be determined.

ATTACHMENT C:

INSURANCE

	EAGLE MOUNTAIN CITY **CITY COUNCIL MEETING** **JULY 2, 2024**
TITLE:	RESOLUTION - A Resolution of Eagle Mountain City, Utah, Amending the Public Comment Period Regarding the Creation of a New School District, Pursuant to Utah Code 53G-3-301.4.
ITEM TYPE:	Resolution
FISCAL IMPACT:	N/A
APPLICANT:	City Staff

CURRENT GENERAL PLAN DESIGNATION & ZONE	ACREAGE
N/A	N/A

PUBLIC HEARING
No

PREPARED BY
Marcus Draper, City Attorney

PRESENTED BY
Marcus Draper

RECOMMENDATION:
Staff recommends the City Council approve a resolution of Eagle Mountain City, Utah, amending the public comment period regarding the creation of a new school district, pursuant to Utah Code 53G-3-301.4.

BACKGROUND:
The Utah Legislature went into special session on June 19, 2024 to consider, among other things, a revision of the statute governing school district creation. The Legislature enacted House Bill 3003 on that date, which the Governor signed on June 21, 2024. The law became effective on the date of the Governor's signature. As a result of this new law, the public comment period regarding the creation of the new school district has been extended to July 31, 2024. This resolution extends our public comment period to match the requirements of state law and reschedules the meeting to take final action on the creation of a new school district from July 16, 2024 to August 6, 2024.

ITEMS FOR CONSIDERATION:

PLANNING COMMISSION ACTION/RECOMMENDATION:
N/A

ATTACHMENTS:
1. RES-Amending Public Comment Period

RESOLUTION NO. R- -2024

A RESOLUTION OF EAGLE MOUNTAIN CITY, UTAH, AMENDING THE PUBLIC COMMENT PERIOD REGARDING THE CREATION OF A NEW SCHOOL DISTRICT PURSUANT TO UTAH CODE § 53G-3-301.4

WHEREAS, pursuant to the provisions of Utah Code § 53G-3-301.4, Eagle Mountain City, the City of Saratoga Springs, and the Town of Fairfield ("interlocal participants"), with the written support from the Town of Cedar Fort, approved an interlocal agreement on April 29, 2024 to begin the process for the possible creation of a new school district encompassing the incorporated limits of Saratoga Springs, Eagle Mountain, Fairfield, and Cedar Fort, as well as certain unincorporated areas west of Utah Lake; and

WHEREAS, pursuant to Utah Code § 53G-3-301.4(4), on April 30, 2024, the interlocal participants filed a request with the Utah County Clerk to initiate the new school district creation process ("Request"); and

WHEREAS, in accordance with Utah Code § 53G-3-301.4(5), on May 7, 2024, the County Clerk certified the Request; and

WHEREAS, a feasibility study was conducted by MGT Education and Lewis Robertson Burningham to meet the requirements under Utah Code Ann. § 53G-3-301.4(7)(b) ("Feasibility Study"); and

WHEREAS, the City Council of Eagle Mountain City, Utah received the Feasibility Study recommendations pursuant to § 53G-3-301.4(7)(b) on May 21, 2024; and

WHEREAS, the Utah Legislature adopted House Bill 3003 on June 19, 2024 and which the Governor signed on June 21, 2024, which amends Utah Code § 53G-3-301.4(8)(a)(i) to shorten the public comment period from 45 days to 30 days but delays the start of public comment until July 1, 2024; and

WHEREAS, the public comment period originally began on May 21, 2024 (the date the Feasibility Study was received by the City Council) and was slated to end on July 5, 2024; and

WHEREAS, pursuant to House Bill 3003, the public comment period will now end on July 31, 2024; and

WHEREAS, pursuant to Utah Code § 53G-3-301.4(8)(a)(ii), public hearings with the City Council were previously held on June 13, 2024, and June 18, 2024, to consider public comment on the Feasibility Study and recommendations contained therein on the new school district creation; and

WHEREAS, pursuant to House Bill 3003 these public hearings are still valid even though they are not held between July 1, 2024 and July 31, 2024; and

WHEREAS, the City Council is currently scheduled to meet on July 16, 2024 to vote on the creation of the new school district and submittal of the matter to a vote by the residents of the new school district boundaries;

WHEREAS, pursuant to Utah Code § 53G-3-301.4(8)(b), the City Council must meet and vote on the creation of the new school district and submittal of the matter to a vote by the residents of the new school district boundaries within 14 days after the day on which public comment period ends;

WHEREAS, pursuant to House Bill 3003 the public comment period now ends on July 31, 2024; and

WHEREAS, the change in the public comment period necessitates that the City Council meet and vote on the creation of the new school district and submittal of the matter to a vote by the residents of the new school district boundaries between August 1, 2024 and August 14, 2024.

NOW THEREFORE BE IT RESOLVED by the City Council of Eagle Mountain City, Utah as follows:

1. That the original 45-day public comment period required by Utah Code § 53G-3-301.4(8)(a)(i) and which originally began on May 21, 2024 shall now end on July 31, 2024;

2. That the City Council shall meet on August 6, 2024, in accordance with Utah Code § 53G-3-301.4(8)(b), to take final action on the creation of the new school district and submitting the matter to the legal voters residing in the boundaries of the new district; and

3. That this Resolution shall take effect immediately upon passage.

Passed, adopted, and approved this 2nd day of July, 2024.

EAGLE MOUNTAIN CITY, UTAH

_____
Tom Westmoreland, Mayor

ATTEST:

_____
Fionnuala B. Kofoed, MMC
City Recorder

1650 E. STAGECOACH RUN
EAGLE MOUNTAIN, UT 84005
EAGLEMOUNTAINCITY.ORG
COMMUNICATIONS

Eagle Mountain City Marketing Plan

Staff Report

Recommendation

Staff recommends approval of a contract with REDKOR Brand Campaigns. This continued partnership aims to enhance Eagle Mountain City's messaging strategy across a variety of critical areas including tourism, economic development, employee recruiting, resident quality of life, and various day-to-day communications. REDKOR has proven to be an effective partner and has formed a stellar working relationship with City staff. Due to the firm's participation in the City's rebranding efforts, a competitive advantage is gleaned, and less time can be spent on research leading into the development of a formalized Marketing Plan.

Background

Eagle Mountain City is pursuing this contract to develop a more comprehensive and cohesive messaging strategy. The goal is to ensure that all communications, whether related to tourism, economic development, or other City initiatives, are consistent, agreed upon, and effective in reaching their intended audiences. This strategic approach is intended to achieve outcomes and fully unify the City's voice while enhancing its overall communication efforts now and into the future.

Purpose

Further Rebranding Efforts: Building upon the groundwork laid in a previous phase. This request seeks to strengthen the City's brand identity and enhance communication strategies across various platforms.

Facilitate Dialogue with City Council: Staff intends for this request to facilitate constructive communication between the City Council and the Communications department. By understanding the Council's needs, preferred language, and communication preferences, we aim to align our messaging effectively and ensure consistency in day-to-day communications on social media and through other platforms.

Provide Stronger Direction: Provide the City with a stronger direction for communicating our goals in key areas such as economic development, tourism promotion, events, establishing the City's presence within the state of Utah, enhancing employee morale and engagement, and improving resident quality of life.

Cost-Effective Approach: Rather than hiring a full-time marketing team member, staff proposes pursuing a cost-effective approach by allocating resources toward a professional Marketing Plan. This approach allows the City to leverage existing expertise within the Communications department while maximizing the impact of our marketing efforts within the constraints of the Fiscal Year budget.

1650 E. STAGECOACH RUN
EAGLE MOUNTAIN, UT 84005
EAGLEMOUNTAINCITY.ORG
COMMUNICATIONS

Scope of Work

The proposed contract with REDKOR Brand Campaigns includes the development and implementation of a Marketing Plan that will address:

Tourism: Promote Eagle Mountain as a premier destination for visitors, highlighting attractions, events, and unique experiences.

Economic Development: Attract and retain businesses by showcasing the city's business-friendly environment, resources, and growth opportunities.

Employee Recruiting: Enhance recruitment efforts by communicating the benefits of working for Eagle Mountain City, including career growth, community impact, and quality of life.

Resident Quality of Life: Inform and engage residents about city services, events, community programs, and initiatives that improve their day-to-day lives.

Day-to-Day Communications: Ensure consistent and agreeable messaging across all City communications, from social media posts to press releases.

Implementation

The Marketing Plan will leverage the City's existing communication channels, including the new City website, social media platforms, newsletters, and other outreach methods. This approach will maximize reach and impact without requiring significant new investments in communication infrastructure.

Purchasing Policy Compliance

To comply with the requirements of City Code 3.20.040 Purchasing Authority, competitive price quotes were retrieved from Avalaunch Media of Lehi, UT and Revity Marketing. of American Fork, UT. Services from local competitors should provide City Council with a preliminary comparison of possible alternatives to REDKOR Brand Campaigns.

Conclusion

Approving the contract with REDKOR Brand Campaigns will provide Eagle Mountain City with a strategic advantage in communicating effectively with its diverse audiences. This comprehensive approach will help to elevate the city's brand, attract new opportunities, and foster a stronger sense of community.

Staff recommends the City Council approve the contract with REDKOR Brand Campaigns.

RESOLUTION NO. R- -2024

A RESOLUTION OF EAGLE MOUNTAIN CITY, UTAH, APPROVING A PROFESSIONAL SERVICES AGREEMENT WITH REDKOR BRAND CAMPAIGNS TO CREATE A MARKETING PLAN

PREAMBLE

The City Council of Eagle Mountain City, Utah, finds that it is in the public interest to approve a professional services agreement with REDKOR Brand Campaigns to create a marketing plan, as set forth in Exhibit A.

NOW THEREFORE, BE IT RESOLVED by the City Council of Eagle Mountain City, Utah for and in consideration of the mutual promises, covenants and agreements hereinafter set forth, the parties hereto agree as follows:

1. The Agreement with REDKOR Brand Campaigns is approved as set forth in Exhibit A.

2. This Resolution shall become effective immediately upon its passing.

ADOPTED by the City Council of Eagle Mountain City, Utah, this 2nd day of July, 2024.

EAGLE MOUNTAIN CITY, UTAH

_____

Tom Westmoreland, Mayor

ATTEST:

_____

Fionnuala B. Kofoed, MMC
City Recorder

The above Resolution was adopted by the City Council of Eagle Mountain City, Utah on the 2nd day of July, 2024.

Those voting yes:	Those voting no:	Those excused:	Those abstaining:
☐ Donna Burnham	☐ Donna Burnham	☐ Donna Burnham	☐ Donna Burnham
☐ Melissa Clark	☐ Melissa Clark	☐ Melissa Clark	☐ Melissa Clark
☐ Jared Gray	☐ Jared Gray	☐ Jared Gray	☐ Jared Gray
☐ Rich Wood	☐ Rich Wood	☐ Rich Wood	☐ Rich Wood
☐ Brett Wright	☐ Brett Wright	☐ Brett Wright	☐ Brett Wright

_____

Fionnuala B. Kofoed, MMC
City Recorder

Exhibit A

PREPARED FOR

Eagle Mountain Marketing

PUBLIC AWARENESS SOCIAL STRATEGY | APR. 10, 2024

REDKŌR
BRAND CAMPAIGNS

- SPECIALIZED + OBJECTIVE.
- IMPACTFUL + RESOURCEFUL.
- FLEXIBLE WITH 26+ YEARS EXPERIENCE.
- FRIENDLY + CURIOUS.

Cover Letter

Tyler Maffitt
Communications Manager
Eagle Mountain City
tmaffitt@emcity.org
385.272.4017

Tyler,

We're excited to be working with you on this Public Awareness and Social Strategy Campaign. Thank you for your guidance and direction as we've worked together on this campaign.

The Eagle Mountain community captures a neighborhood feel in the midst of Utah's urban corridor. And our city is poised for smart growth and substantial business development. However, to unlock this potential, it's crucial to establish and maintain our own narrative by addressing existing public perception and engaging the community positively. A narrative Eagle Mountain controls will more effectively foster community connection and smart growth for generations to come. It is essential that we seize this opportunity to craft our own narrative, one that reflects the true character and values of Eagle Mountain City, and one that will ensure a prosperous future for all who call it home.

In the following proposal, we've provided you with some background on our agency, our process, relevant work for other clients, and references.

If this approach to communications works for you, then we look forward to getting working with you.

Sincerely,

Rushford Lee
Managing Partner
rushford@redkorbrands.com
801.372.0213

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About Our Firm

REDKOR ELEVATES GREAT DESIGN BY GROUNDING IT IN SOLID AUDIENCE RESEARCH TO MAKE SURE YOU'RE BUILDING A BRAND, MESSAGING, AND MARKETING STRATEGY THAT WILL GET THE BEST RESULTS. IT'S AN APPROACH THAT COMBINES ALL THE PROS OF LOGICAL LEFT-BRAIN THINKING WITH RIGHT-BRAIN CREATIVITY! THAT'S WHAT MAKES US UNIQUE.

Rushford **Lee**

PARTNER + CEO

Rushford graduated in Industrial Design and Graphics from Brigham Young University. He went on to design in Los Angeles with Trendmark, working with companies like Mattel, Honda, and Jim Beam. He eventually returned to Utah and became Senior Design Director at a display manufacturing firm, then president of a winter clothing company. In 1994, Rushford created RRO design, which became REDKOR in 2013.

Mark **Orton**

PARTNER + CCO

Mark graduated top of his class from the Art Center College of Design in Los Angeles. Mark started his career with Hamagami/Carroll of Los Angeles then moved to Seattle to work Pederson/Gesk. Mark has worked for notable brand suchas; Disney, ToyBiz, Warner Brothers, Healthy Choice, Tony's Pizza, Red Baron, and Jim Bean. In 2000, Mark moved to Utah, bringing his dynamic flair and critical eye to REDKOR.

Drea **Leary**

MARKETING

Drea began in the media industry at a CW start-up station in Salt Lake. She gained experience in local and national sales and headed their national paid programming division. She then shifted to the agency side at Grizzly Gulch Advertising, where she managed media buying for their entire portfolio, including clients such as America First Credit Union and Big O Tires, for over seven years. Then to Fuel Marketing for 12 years, where she led the Media Department and Account Managing.

Amy **Kendall**

MESSAGING + STORY

Amy is fascinated by the art and science of telling a good story and finding the right words to connect businesses with their customers. As a StoryBrand Certified Guide, she helps REDKOR develop the messages and copy that draw in their audiences and convert them to excited customers.

Dallin **Millard**

ART DIRECTOR

Dallin's has over 13 years of design experience with skills that range from brand development, logo and brand design, stationery systems, and signage, as well as UX and web concepting and implementation. He brings a unique and valuable perspective to REDKOR and to the art of branding.

Cassie **Moore**

PROJECT MANAGER

Cassie's years of administrative experience make her the glue that holds together all of our moving parts. She's detail-oriented to the extreme, and loves handling all of the little things others hate. Clients appreciate her quick turnaround and the way she helps everything run smoothly here at REDKOR.

Project Goals

GOALS	
A	This public awareness social strategy aims to refine Eagle Mountain's image, drive more positive engagement trends, increase followership, boost tourism, and stimulate residential and business growth for the future.
B	This is not a quick-fix bandaid or mass overhaul; rather, it is the planting of seeds for generational change in perception, engagement and managed growth.
C	The creation of a social media narrative for Eagle Mountain City is not merely a luxury but a strategic imperative. By harnessing the power of digital storytelling, we can engage residents, attract visitors and businesses, counter misinformation, amplify positive voices, and ultimately shape the perception of our city for generations to come.

BEFORE

AFTER

Clyde Companies have been "Building a Better Community" since 1926 with the start of WW CLYDE. As the company has grown, it has developed multiple companies under the CLYDE Companies brand.

Recently, REDKOR was asked to help bring multiple companies under the CLYDE Companies brand. Refining each of the existing brands under the Clyde company's architecture became essential. Each company re-branded to get a uniform feel that the CLYDE COMPANIES presidents endorsed.

REDKOR extended the main CLYDE brand as well as each company brand to include vehicles, buildings, clothing, hats, website brands, email signatures, and much more, with a complete style guide for each company.

Having a consistent brand that works across your different ventures is critical to building equity in a brand.

CLICK TO VIEW
THEIR PLAYBOOK

BEFORE

AFTER

HIRSCHI MASONRY
HIRSCHI IRON
HIRSCHI POWDER COATING
HIRSCHI TRUCKING

Hirschi and their Trucking, Iron, and Powder Coating companies are Nevada's largest masonry company. Hirschi's is built on a tradition of providing their clients the highest level of professionalism, quality, and service.

With 60 years of tradition, this new brand needed to work with each division, bringing them all under one well-known brand. Once that was defined, the brand had to work on the interior and exterior of its buildings, vehicles, messaging, marketing, and more.

We started with a detailed research investigation, talking to the existing customer and getting their feedback, testimonials, and stories. These helped Hirschi's with their social media, advertising, and communications. We developed a marketing plan that has helped as they've grown into new states.

We also developed a website for each division and a corporate site linked to each.

Going through 18 brand concepts, messaging, and strategy in our three-phase approach gave Hirshi a unique brand that stood out.

CLICK TO VIEW
THEIR PLAYBOOK

UFIRST CREDIT UNION

The University of Utah Credit Union desired to grow more throughout the Utah area. Its original ties with the University of Utah were at the base of its credit union business. It had started as a credit union for the University. As the credit union needed to grow, they wanted to maintain their excellent relationship with the University. Still, they needed to succeed in areas where that name might be less acceoted in other college towns.

Our journey began with comprehensive research. We sought to understand the key benefits and emotions that fostered their deep-rooted love and trust for the credit union. This was not just a financial institution for them but a place where they felt valued and understood. We conducted extensive research to gauge the potential impact of a name change on our existing customers and their relationship with the Credit union, ensuring a well-informed decision-making process.

The name UFirst not only talked about customers' emotional solid ties with the credit union because they always felt their needs were. The U helped to keep the tie with the University of Utah, but the UFirst helped to build new ties to possible customers in other geographic areas, making them feel welcomed and part of our growth.

CLICK TO VIEW THEIR PLAYBOOK

26+ Years Experience

OVER 500 BRANDS

FARMINGTON
MORE TIME FOR LIVING

EAGLE MOUNTAIN
UTAH

springville
ART CITY

provo
WELCOME HOME

TREMONTON
VISIT | CONNECT | STAY

NEXA
NEXT GENERATION WASTE SOLUTIONS

BLUFFDALE
A GREAT PLACE TO GROW

SPANISH FORK
PRIDE & PROGRESS

Deseret Book

BUILT

KSL

UFIRST
CREDIT UNION

nutristore

EMERGENCY ESSENTIALS

MASTER
AUTOTECH

PACIFIC CHAI

HIRSCHI
MASONRY

SUNROC

GENEVA ROCK

WW CLYDE

RIMROCK

FORUM
BUILDERS

Norbest

THE YOUNG DESIGN

PEAK
REFUEL

KNEADERS
BAKERY & CAFE

FatBoy
Ice Cream Sandwich

SUMMIT
PIZZA Co.

References

CLYDE COMPANIES

This project came to REDKOR as a brand architecture assignment. Then each of Clyde Companies sub-brand was extended to include elements for vehicles, buildings, signage and a custom style guide.

Julie **Warnick**
Director of Marketing and Communications
801.802.6932
jwarnick@clydeinc.com

Working with REDKOR was a fantastic experience. Not only do they have great talent and creativity, but they are easy to work with and are very responsive. They were able to solve our complex re-branding situation and balanced many internal views and opinions to find the solution that was just right for us.

INFINITE MIND

Infinite Mind needed to build a new brand that would help refine its message, guide customers to see what they did, and be easily used in training materials, apps, websites, and much more. As they grew, the Style guide gave them the direction they needed internally and externally.

Brian **Green**
Director of Marketing
801.573.2069
bryan@infinitemind.io

REDKOR has been amazing. We did a full branding package with them, including research, target market personas, brand language, icons, logos, colors, style guide. Rushford helped us address some tough questions about who our target market is, and how they want to consume our brand and products. This helped us get out of our own way. Their designs were modern and attractive. The style guide is perfect. We have given it to other vendors of ours and they knew exactly how we wanted to be represented.

BLUFFDALE, UTAH

REDKOR worked with the city of Bluffdale to align its unique horse properties and history with its new growth and modernization. Afterward, we helped them with their wayfinding, signage, and other projects.

Natalie **Hall**
Mayor
801.633.6833
nhall@bluffdale.com

Not only did REDKOR provide a fantastic service, they have followed up with us year after year to see how they can support us with our branding. From the beginning REDKOR approached our re-branding with open minds and wanted to hear from all stakeholders. We were happy with the branding process but even more happy with the follow up support.

STAGE 1

Research, Evaluation and Goals

EXPECTED TIMELINE: 1-2 MONTHS

RESEARCH

We understand that negative feedback and sentiment is innate within human society. We also know that there are many advocates of Eagle Mountain. So it is vital to identify the current position of both residents and non-residents in order to develop a strategy to control the Eagle Mountain narrative and ultimately shift the overall sentiment as we see necessary.

- Identify public sentiment and misconceptions about Eagle Mountain with non-residents.
- Maintain regular feedback mechanisms to gauge public sentiment changes and adjust strategies accordingly.

EVALUATION

Without growth, there is no future. For Eagle Mountain, we will evaluate the current landscape both digitally and in the real world. Once we have gathered all the data, we will establish baselines and goals we will look to periodically achieve.

- Establish baselines for measurements
- Create quarter, annual and longer-term goals

GOALS

Once strategy is fully developed and implementation takes place, we will consistently measure key performance indicators to ensure the strategy does not deviate from intended goals. Some of those measurements may be, but are not limited to:

- Identify changes in sentiment
- Measure positive engagement trends
- Measure social followers
- Measure tourism rates
- Measure resident fluctuations
- Measure business applications

BI-WEEKLY TOUCH BASE MEETINGS FOR UPDATES ON RESEARCH FINDINGS WILL BE HELD UP TO THE IMPLEMENTATION STAGE.

Tactic Implementation

STAGE 2

EXPECTED TIMELINE: ONGOING

ESTABLISHING CONTROL & OWNERSHIP OF THE NARRATIVE:

In today's digital landscape, misinformation spreads rapidly, often overshadowing the truth.

Allowing our social media narrative to be shaped solely by external forces leaves us vulnerable to misrepresentation and manipulation. By taking control of our narrative we can combat misinformation, correct misconceptions, and actively shape the stories we tell, we can safeguard our city's reputation, values, and aspirations.

HOW DO WE CHANGE & MANAGE PUBLIC SENTIMENT:

- Showcase curated success stories of residents, businesses, and community initiatives.
- Partner with local cheerleaders and community leaders to amplify positive narratives about Eagle Mountain.
  I.e. Ben Lyne (Runnerguywithasign), Joy Roberts (Pres., Eagle Mountain Senior Citizens Council)
- Proactively position projects prior to initiation and throughout progress.
- Curate public announcement posts with a positive narrative.
  I.e. regarding Transportation Funding, develop posts regarding the benefits of roads like Mountain View Corridor and Hidden Valley Road.

ENGAGING RESIDENTS AND FOSTERING COMMUNITY SPIRIT:

Social media platforms serve as powerful tools for connecting with residents on a personal level, fostering a sense of belonging and positive community spirit. By curating engaging content that highlights local events, achievements, and stories, we can strengthen the bond among residents, instill pride in our city and promote positive engagement.

HOW DO WE PROMOTE POSITIVE ENGAGEMENT TRENDS:

- Develop interactive social media campaigns encouraging residents to share their Eagle Mountain experiences using branded hashtags.
- Highlight community events such as festivals, clean-up drives, and cultural celebrations to foster a sense of belonging.
- Encourage/employ local cheerleaders and community leaders to initiate positive feedback on a regular basis.
  I.e. A local outdoor cheerleader posts about their excitement about the city-wide trail network plan.
- Maintain a 48-hour response arc to negative feedback.
- Push extensive and/or unruly feedback to a non-digital forum as necessary.
- Expand news story exposure through community cheerleaders shares, comments and branded hashtags.

PROMOTING SMART GROWTH ON ALL LEVELS:

A well-crafted social media narrative can showcase Eagle Mountain City as an attractive destination for tourists, residents and businesses alike. Through strategic branding and storytelling, we can attract visitors, new residents who align with our values, entrepreneurs, and investors, ultimately stimulating economic growth and prosperity.

Tactic Implementation

EXPECTED TIMELINE: ONGOING

HOW DO WE ENCOURAGE GROWTH BY INCREASE NON-RESIDENT FOLLOWERS:

- Externally promote engaging ads showcasing Eagle Mountain's recreational activities, local events, new developments and unique local businesses.
- Identify and promote the advantages of Eagle Mountain as a destination and home, including statistics, imagery and accolades.

TOURISM:

- Employ residents or local cheerleaders to highlight Eagle Mountain's scenic trails, parks, and outdoor recreational opportunities.
- Promote local events outside resident followers.
- Create themed tourism incentives catering to adventure seekers, nature enthusiasts, and family travelers via partnership with EM Wildlife and other entities.

RESIDENTIAL:

- Promote smart growth with potential residents that align with our values.
- Showcase Eagle Mountain's affordable housing options, quality education system, and family-friendly amenities through statistics, imagery and partnered posts.
  I.e. The city promotes their generational planning including a balanced city that is proactively managing smart growth and maintaining quality home-ownership.
- Promote developer resources and support for individuals and families considering relocation to Eagle Mountain, including relocation guides, virtual tours, and community introductions.

BUSINESS

- Highlight Eagle Mountain as a prime location for startups, entrepreneurs, and established businesses through statistics and business testimonials.
  I.e. 4/5 businesses say Eagle Mountain is an attractive place for businesses to locate.
- Foster partnerships between local businesses and educational institutions to support Eagle Mountain through branded hashtags.

By implementing this comprehensive public awareness social strategy, Eagle Mountain City can, over time, effectively manage its own narrative to realize its full potential as a vibrant and thriving community for generations.

Marketing Development

Every successful brand needs an experienced marketing team that fits the budget. After we've established your messaging and design strategies, we will begin defining your marketing strategy in the final phase.

YOU CAN EXPECT...

- A prioritized plan of attack, defining the marketing channels and elements to be worked on
- A list of internal, external, and existing assets required to get the most out of the marketing efforts
- Monthly check-ins to see how the marketing is going and where assistance may be needed
- Established KPIs to ensure the new brand, messaging, and marketing are working
- Brand training with your team on the importance of the new brand and current marketing efforts
- Coordination and training with your team to get them up to speed as quickly as possible

BRAND POSITIONING
SWOT ANALYSIS
BRAND NARRATIVE
MARKETING GOALS

MARKETING ASSETS
KEY MARKETING GOALS
MARKETING STRATEGY
KEYWORD ANALYSIS

SOCIAL MEDIA AUDIT
STRATEGY TIMELINE
TAGLINES & HEADLINE
CONCEPTS

EXAMPLE FROM FARMINGTON CITY MARKETING PLAN

Time + Cost Breakdown

We've been building beautiful–and most important, effective!–brands for nearly 30 years, and we've developed our phased approach to streamline and smooth out the process. Each step builds on the next so that the final project works, builds ROI, and keeps everyone on the same page.

Whether our client is a city, a smaller start-up, a franchise, a nonprofit, or a large corporation they deserve the very best results for a fair price! Let us help you build the very best brand in your industry.

STAGE 1	RESEARCH EVALUATIONS & GOALS	TIMING: 1-2 MONTHS
STAGE 2	TACTIC IMPLIMENTATION	TIMING: 6-12 MONTHS
MONTHLY COST - *discontinue at any time*		**TOTAL COST $3,500/MO**

Term and Conditions

CONFIDENTIALITY AGREEMENT Both parties recognize and agree that client is subject to the Utah Government Records Access and Management Act, Utah Code Title 63G, Chapter 2 ("GRAMA"). As such, client may be required by law to disclose information provided by REDKOR, and both parties agree that any disclosure of information pursuant to GRAMA shall not be a violation of the parties' agreement. Both parties recognize that they will need information from one another or that information will be gathered through research that may include trade secrets. REDKOR and client agree to maintain proprietary information and trade secrets to the extent they may do so under GRAMA. Both parties will assume that all information is confidential and will treat such information and documents with strictest confidence. Information about the other party shall only be disclosed to employees who have need to know and as required by GRAMA. Unless disclosure is required by GRAMA, any disclosure to a third party can only be made after a written agreement is obtained by both REDKOR and the client and the third party has agreed to a similar confidentiality agreement. REDKOR and client agree not to produce products, solicit customers, or otherwise compete with the other party in any manner using the information about negotiations between REDKOR and client without prior written consent of the other party or parties.

RIGHTS The client shall not have any rights to services performed, data gathered, or work created by REDKOR for the client until all services and other work have been paid for in full. After payment in full, the client shall have exclusive rights to the design concepts, services performed, data gathered, and work created by REDKOR. We advise the client to seek competent legal counsel to know what should be registered with The United States Patent and Trademark Office or The United States Copyright Office.

PAYMENT TERMS All bills are due upon receipt. As a general rule, no project will begin until the first payment is received from the client.

APPROVALS AND CLIENT-DIRECTED CHANGES During the course of the project the client will be asked to provide reviews and written approvals for various stages of design work. REDKOR is not responsible for delays caused by the client's failure to approve work in a timely manner. Additional charges will be made when the client requests changes after research setup or creative work has been approved. Additional charges will also be made when additional work is requested.

INDEMNIFICATION AND WARRANTY The parties hereby acknowledge and agree that client is a government entity under the Utah and the Utah Governmental Immunity Act. Nothing in this agreement, including without limitation any indemnity obligations shall be construed as a waiver of any rights, immunities, or defenses applicable including, without limitations, limitation of judgements. Without waiving any rights under the client shall hold harmless and indemnify REDKOR for any third-party claim arising out of the use of any concept, design, or other work, including infringement of rights, defamation, invasion of privacy, or other. Also, that the contract will be construed in accordance with the laws of the State of Utah without regard to any conflict of laws.

FORCE MAJEURE Neither party shall be liable to the other for delay in or failure to perform obligation or duty to the other if that failure or delay is a result of circumstances beyond the party's control. This includes strike, fire, riot, communication line failures, power failures, natural disaster, or other similar cause beyond such party's control. Payment for services already performed does not fall under this exception.

MISCELLANEOUS NOTICES - Any notice required or allowed shall be applicable if made in writing and sent by registered U.S. mail to the address of the other party, or to another address specified by that party. TITLES - The titles of the paragraphs in the standard terms and conditions are for convenience only and should not affect the interpretation of these terms.

SEVERABILITY If any provision of these terms and conditions is determined void, all remaining provisions shall remain in full force.

COST AND FEES If either party is required to seek legal assistance to enforce this agreement, the prevailing party in any resulting action shall be entitled to all costs of the action, including reasonable attorney's fees, costs of collection, legal and court costs, and any litigation arising out of the agreement will occur in Utah County.

NO OTHER AGREEMENT No other agreements, oral or written, have been relied upon by the parties when entering into this agreement.

DISPUTE RESOLUTION If a controversy arises between the parties and the parties mutually agree, the Any controversy between parties shall be submitted to arbitration before the American Arbitration Association. If the parties agree to arbitration, the Association's decision shall bind all parties, and the prevailing party shall recover his or her costs of said proceeding, including reasonable attorney fees.

This quote is subject to REDKOR's "Standard Terms and Conditions" dated October 2021.

TERMS

This proposal is based upon the price shown above. REDKOR will begin by billing 60% of the price. This 60% is due before REDKOR begins work on the project. If REDKOR goes over the allotted time during the project, REDKOR will add the higher amount to the final billing upon your approval. An additional 20% will be billed about 75% through the project and a final bill upon completion of the project.

REDKOR will not turn over the final files until this final payment has been received. Client will not have rights to use the concepts or deliverables until they are paid for in full. REDKOR will not begin work on the project until the first payment is received. Everything developed for and paid for by Eagle Mountain City will be the property of and will not be used without written permission.

APPROVAL

SIGNATURE

PRINT NAME

DATE (DD/MM/YYYY)

EMAIL ADDRESS

BILLING INFORMATION

AP CONTACT

PHONE (XXX-XXX-XXXX)

ADDRESS

CITY

ST

ZIPCODE

EMAIL ADDRESS

REDKOR

WE LOVE WHAT WE DO!

Our favorite moment is when we've been able to pull together the insights from the research with creative ways to communicate it—both with words and visuals—and we see the excitement in our clients' faces. Building successful brands is about learning and listening at each step, and then coming up with the most unique answer for the organization. If it looks like we'd be a good fit, let's answer your questions and get started!

RUSHFORD LEE
801.372.0213
RUSHFORD@REDKORBRANDS.COM

ORDINANCE NO. O- -2024

AN ORDINANCE OF EAGLE MOUNTAIN CITY, UTAH, AMENDING THE EAGLE MOUNTAIN MUNICIPAL CHAPTERS 2.10 MAYOR AND 2.15 CITY COUNCIL REGARDING ELECTED OFFICIAL COMPENSATION

PREAMBLE

WHEREAS the City Council of Eagle Mountain City finds that it is in the public interest to amend the Eagle Mountain Municipal Code Chapters 2.10 Mayor and 2.15 City Council, 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 amend the Eagle Mountain Municipal Code Chapters 2.10 Mayor and 2.15 City Council.

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 on the 2nd day of July, 2024.

EAGLE MOUNTAIN CITY, UTAH

_____
Tom Westmoreland, Mayor

ATTEST:

_____
Fionnuala B. Kofoed, MMC
City Recorder

CERTIFICATION

The above Ordinance was adopted by the City Council of Eagle Mountain City, Utah on this the 2nd day of July, 2024.

Those voting yes:	Those voting no:	Those excused:	Those abstaining:
☐ Donna Burnham	☐ Donna Burnham	☐ Donna Burnham	☐ Donna Burnham
☐ Melissa Clark	☐ Melissa Clark	☐ Melissa Clark	☐ Melissa Clark
☐ Jared Gray	☐ Jared Gray	☐ Jared Gray	☐ Jared Gray
☐ Rich Wood	☐ Rich Wood	☐ Rich Wood	☐ Rich Wood
☐ Brett Wright	☐ Brett Wright	☐ Brett Wright	☐ Brett Wright

_____

Fionnuala B. Kofoed, MMC
City Recorder

Posted on _____by_____.

Exhibit A

Chapter 2.10
MAYOR

2.10.020 Compensation.

A. Subject to compliance with the requirements of this section, the mayor of Eagle Mountain City shall be paid compensation according to the compensation schedule in subsection B of this section. The amount of compensation paid to the mayor shall be dependent on whether or not the mayoral compensation is the primary source of income or the secondary source of income of the mayor of the city. Upon filing a declaration as a candidate for the office of mayor, the mayoral candidate shall execute and file with the city recorder a verified statement on a form to be provided by the city recorder, affirming that the income to be received by the mayoral candidate from the city for service in the office of the mayor of Eagle Mountain City will constitute the primary source of income of the mayor-elect as mayor or a secondary source of income for the mayor. After assuming the office of the mayor of Eagle Mountain City, the mayor may change the designation of the mayor's compensation as the primary or secondary source of income of the mayor but only after notice, public hearing and ordinance of the city council as provided by law.

B. 1. Mayor's annual compensation as primary source of income: ~~$70,000~~ $77,000 plus $600.00 per month transportation allowance.

2. Mayor's annual compensation as secondary source of income: ~~$27,700~~ $30,470 plus $600.00 per month transportation allowance.

3. The mayor shall be entitled to all city-sponsored benefits on the same basis and employer contribution as other city employees.

C. Employer contributions required by federal or state law to be paid by the city or otherwise paid by the city shall not be deducted from the compensation payment amount provided herein. If the mayor elects to participate in other voluntary benefit plans sponsored by the city, the costs of the voluntary retirement or other benefit plans for the mayor shall be deducted from the amount stated in subsection B of this section as the mayor's compensation.

D. The mayor and each member of the city council shall be entitled to reimbursement for authorized expenses personally advanced on city business or for the purposes of the city. [Ord. O-05-2021 § 2 (Exh. A); Ord. O-30-2019 § 2 (Exh. A); Ord. O-09-2007 §§ 3, 4, 6. Formerly § 2.10.010].

Chapter 2.15
CITY COUNCIL

2.15.010 Compensation.

A. Each member of the city council shall be paid monthly compensation in the amount of ~~$1,100~~$1,210 and shall be entitled to receive other benefits that are provided by the city or incidental to the city council member's duties such as a computer (tablet), conference fees, professional memberships, etc.

B. Each member of the city council shall be paid an additional monthly compensation in the amount of $200.00 for nonreimbursed incidentals that are necessary to fulfill their duties, such as local travel, home internet, personal phones, etc.

C. The mayor and each member of the city council shall be entitled to reimbursement for authorized expenses personally advanced on city business or for the purposes of the city. [Ord. O-30-2019 § 3 (Exh. A); Ord. O-09-2007 §§ 5, 6].

	EAGLE MOUNTAIN CITY **CITY COUNCIL MEETING** **JULY 2, 2024**
TITLE:	ORDINANCE/PUBLIC HEARING - An Ordinance of Eagle Mountain City, Utah, Amending Eagle Mountain Municipal Code Section 16.35.090 Privacy Fencing, Chapter 17.10 Definitions, and Chapter 17.60 Landscaping Buffering Fencing and Transitioning, and Enacting Chapter 17.64 Retaining Walls.
ITEM TYPE:	Development Code Amendment
FISCAL IMPACT:	N/A
APPLICANT:	City Staff

CURRENT GENERAL PLAN DESIGNATION & ZONE	ACREAGE
N/A	N/A

PUBLIC HEARING	PREPARED BY	PRESENTED BY
Yes	Robert Hobbs, Senior Planner	Robert Hobbs

RECOMMENDATION:
Staff recommends the City Council approve an Ordinance of Eagle Mountain City, Utah, amending the Eagle Mountain Municipal Code Section 16.35.090 Privacy Fencing, Chapter 17.10 Definitions, and Chapter 17.60 Landscaping Buffering Fencing and Transitioning, and Enacting Chapter 17.64 Retaining Walls.

BACKGROUND:
Many months ago, Staff perceived, in contemplating possible future build-out issues, the need for the City to address (given its topography) the topic of retaining walls. Code drafting effort was accelerated to draft reasonable code language when it was shared by Neighborhood Improvement that a non-City approved retaining wall system (basically stacked rock) was apparently failing in place around the periphery of a residential subdivision. Following Planning Commission review of draft code language respecting retaining walls that incorporated some planning commissioner comments and suggestions, Staff returned to the Planning Commission and the went on to the City Council with the draft amendments. The Council desired varying minor changes, which are incorporated into the attached exhibit. The blue color-coded changes show the City Engineer's, a Councilman's, and Staff's edits.

ITEMS FOR CONSIDERATION:
Policy direction, codified by ordinance, respecting the use and construction of retaining walls in City limits. Are the attached draft regulations appropriate, reasonable, enforceable and comprehensive enough to address the majority of situations where retaining walls are, or will be, proposed and/or built within the City? The draft language has been simplified to identify but one type of wall, has been aligned with current Utah building code interpretation and application, and has been adjusted to meet past Planning Commission review comments respecting the proposed amendment(s).

PLANNING COMMISSION ACTION/RECOMMENDATION:
The Planning Commission recommended approval of the code amendment.

ATTACHMENTS:

1. ORD--EMMC Titles 16 & 17 Regarding Retaining Walls
2. EMMC Titles 16 & 17 Regarding Retaining Walls - Redlines

ORDINANCE NO. O- -2024

AN ORDINANCE OF EAGLE MOUNTAIN CITY, UTAH, AMENDING THE EAGLE MOUNTAIN MUNICIPAL CODE SECTION 16.35.090 PRIVACY FENCING, CHAPTER 17.10 DEFINITIONS, AND CHAPTER 17.60 LANDSCAPING BUFFERING FENCING AND TRANSITIONING, AND ENACTING CHAPTER 17.64 RETAINING WALLS

PREAMBLE

WHEREAS the City Council of Eagle Mountain City finds that it is in the public interest to amend the Eagle Mountain Municipal Code Section 16.35.090 Privacy Fencing, Chapter 17.10 Definitions, and Chapter 17.60 Landscaping Buffering Fencing and Transitioning, and enact Chapter 17.64 Retaining Walls, 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 amend the Eagle Mountain Municipal Code Section 16.35.090 Privacy Fencing, Chapter 17.10 Definitions, and Chapter 17.60 Landscaping Buffering Fencing and Transitioning, and enact Chapter 17.64 Retaining Walls.

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 on the 2nd day of July, 2024.

EAGLE MOUNTAIN CITY, UTAH

_____
Tom Westmoreland, Mayor

ATTEST:

_____
Fionnuala B. Kofoed, MMC
City Recorder

CERTIFICATION

The above Ordinance was adopted by the City Council of Eagle Mountain City, Utah on this the 2nd day of July, 2024.

Those voting yes:	Those voting no:	Those excused:	Those abstaining:
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☐ Rich Wood	☐ Rich Wood	☐ Rich Wood	☐ Rich Wood
☐ Brett Wright	☐ Brett Wright	☐ Brett Wright	☐ Brett Wright

_____

Fionnuala B. Kofoed, MMC
City Recorder

Posted on _____by_____.

Exhibit A

17.10.30 Definitions.

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

16.35.090 Privacy ~~fencing~~ screening.

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

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

Residential subdivisions, business park, commercial, commercial storage, and industrial developments shall install six-foot (6') tall (see height control in EMMC 17.60.120.A) privacy screening made of durable materials consisting of either stone, masonry or decorative concrete (including pre-cast concrete) along the rear and/or side lot lines of a project that abut(s) an arterial or collector road right-of-way, or one designated as such on the city's existing future transportation plan. Developers/builders are required to install privacy screening prior to any building permits being issued in that phase of development that abuts such right-of-way. Property purchasers, at any such time as they desire to install screening along an arterial or collector where such is absent, shall install an acceptable wall.

> Exception: In cases where a residential property abuts Ranches Parkway and screening has not already been installed by a developer/builder prior to

occupancy of that property, screening installed by that lot's owner shall be a "Monterey Gray" wood fence.

Chapter 17.60
LANDSCAPING, BUFFERING, FENCING AND TRANSITIONING

Sections:

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

17.60.120 General fencing/screening provisions.

…

B. Residential Perimeter Fencing Standards.

1. Material Type(s).

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

…

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

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

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

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

Residential subdivisions, business park, commercial, commercial storage, and industrial developments shall install six-foot (6’) tall (see height control in EMMC 17.60.120.A) privacy screening made of durable materials consisting of either stone, masonry or decorative concrete (including pre-cast concrete) along the rear and/or side lot lines of a project that abut(s) an arterial or collector road right-of-way, or one designated as such on the city’s existing future transportation plan. Developers/builders are required to install privacy screening prior to any building permits being issued in that phase of development that abuts such right-of-way. Property purchasers, at any such time as they desire to install screening along an arterial or collector where such is absent, shall install an acceptable wall.

Exception: In cases where a residential property abuts Ranches Parkway and/or the north side of Pony Express between N. Cedar Drive and N. Porter’s Crossing, screening has not already been installed by a developer/builder prior to occupancy of that property, screening installed by that lot’s owner shall be a “Monterey Gray” wood fence.

…

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

17.60.130 Retaining Wall Construction Standards.

A. Appearance/Materials: Retaining walls' colors and materials shall harmonize with the surrounding natural landscape. Use of rock (e.g., boulders with diameters greater than 1'), masonry, decorative concrete, stone manufactured concrete units (modular block walls) is allowed. Unreinforced CMU or stacked concrete blocks, railroad ties and large timbers or free stacked tiers of loose materials are not allowed for purposes of establishing a formal retaining wall. Stacked boulders or similar walls under 4' tall shall use filter fabric to restrain loose sediment particulates from penetrating the wall. Walls should provide adequate anchor tie backs and be embedded a minimum of 18 inches at the foot of a wall.

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

C. Multiple retaining wall tiers: When more than one retaining wall is constructed on a property, a terrace must be created between the top of the lower retaining wall and the base of the upper retaining wall. The terrace separating the two retaining walls shall have a minimum horizontal separation distance equal to .5 times the average height of the two adjacent retaining walls. Walls should be sloped at a 2V:1H ratio or flatter or per manufacturers' recommendations. ~~The surface slope of terrace shall not exceed a 5:1 slope gradient (or 20%).~~

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

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

        a. The proposed means and methodology for wall drainage; and,

        b. Evidence of the ability of the wall to withstand soil bearing pressure.

        c. Boulders used in rockery walls should be durable, non-weathering and not placed in a manner that will significantly weaken their integrity. Laboratory testing data demonstrating a 10-year durability of the rock shall be required.

d. Surface drainage at the top and bottom of the walls should drain away from the walls as much as possible.

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

	EAGLE MOUNTAIN CITY **CITY COUNCIL MEETING** **JULY 2, 2024**
TITLE:	ORDINANCE - An Ordinance of Eagle Mountain City, Utah, Enacting Eagle Mountain Municipal Code Chapter 17.32, Historic Zones.
ITEM TYPE:	Development Code Amendment
FISCAL IMPACT:	N/A
APPLICANT:	City Staff

CURRENT GENERAL PLAN DESIGNATION & ZONE	ACREAGE
N/A	N/A

PUBLIC HEARING	PREPARED BY	PRESENTED BY
No	Robert Hobbs, Senior Planner	Robert Hobbs

RECOMMENDATION:
Staff recommends the City Council approve an ordinance of Eagle Mountain City, Utah, enacting Eagle Mountain Municipal Code Chapter 17.32, Historic Zones.

BACKGROUND:
Regular zoning administration, including answering questions regarding property zoning and associated rules (e.g., those governing use of land, setbacks, heights, architecture, unit density, etc.) revealed the need to either temporarily re-codify old zones verbatim, or, re-codify them with equivalencies established between their standards and those made a part of currently adopted land use zones. The attached draft takes the second track and seeks to assist the City in sharing and enforcing its development rules in a consistent and legally supportable manner while awaiting rezoning of some properties in the community to bring the same into conformance with 2024 codes.

ITEMS FOR CONSIDERATION:
Draft Format and Wording Summation

The proposed code changes, expected to be temporary in nature (i.e., an effectual "band-aid") are prefaced with the following statement: "Historic Zones: Eagle Mountain City's unique zoning district history and configurations included various land use zones -- including several historical residential districts. Those zoning districts were once a part of either Eagle Mountain Municipal Code or adopted Master Development Plans and Agreements but are no longer codified. Properties once regulated by their standards shall be governed instead by current zoning regulations as stated hereafter. This section does not change existing zoning in areas already approved by the City. Landowners may apply to rezone property as outlined in Chapter 17.90 EMMC."

In lieu of simply re-inserting the language of old zones into EMMC Title 17, administration determined that the practice of establishing "equivalencies" between old zones and those currently codified when handling zoning matters or inquiries could be formalized. That decision is manifest in the draft code language that pertains to the "old" Residential Zone with its density tier system where certain tiers

are keyed to existing zones -- with corresponding effects on density and land use allowances.

Notes

1. The draft code changes are meant to: 1) impact properties within historic zoned areas but out-board of a master planned community with a development agreement; and, 2) those that are in communities with an active agreement; and, 3) those in a master planned community with an agreement that is still in force.

2. The "Residential Zone" with its units per acre tier system was the most recent, prevalent residential rule set that is no longer in code. The attached "Current vs. Historical Residential Densities Comparison Tables" exhibit reports that zone's formerly allowed residential density allotments. The exhibit also shows effectually equivalent residential unit density allowances that are associated with the City's currently adopted land use zones. Neither lot frontage requirements nor setbacks are noted in the exhibit. Formerly allowed land uses germane to the Residential Zone are briefly summarized on the exhibit.

3. A provision (found in a couple of places -- 17.30.010.B. 5 & 6) of the proposed code amendments allows the planning director to make determinations regarding zoning minutiae (e.g., required setbacks for an accessory structure like a shed) where such is not specified in a development agreement attached to a master planned community. Specifically noted are the following zones: "Town Core Residential", "Village Core Residential" or "Country Residential", "Townhome", “FlexUse Tier – III-IV”, “Residential 5k, 6k, 8k, 10k Average”, “Low Density”, “Medium Density”, “Residential”, “Mixed Residential”, “Single-Family Residential”, etc.); however, any historic zone is intended to have such a standard or allowance. The intent is to allow Staff to use an "equivalency measure" in relaying or applying standards (e.g., setbacks for a shed) where such standards are absent from an agreement. It is expected that such an approach would improve consistency in applying land development standards and keep a somewhat frequent micro decision-making task from showing up in front of, and over-burdening, the Planning Commission or City Council.

4. It was interesting to find that which Staff did not suppose -- that of 22 master planned communities (see table under subsection C in 17.30.010), only eight had definitive sunset dates, with two of those having already occurred (Eagle Mountain Properties and The Ranches).

5. Legal counsel has proposed an approach to deal with scenarios where a development agreement has lapsed or been voided. It is recommended that the draft code formalize the following position respecting such situations until affected land is rezoned to [be within] a current codified district: "Perseverance of master development plans and master development agreements: Any zoning adopted in a master development plan or master development agreement shall survive the expiration of either or both and shall remain in full force and effect after expiration."

6. Many of the older commercial or quasi-commercial zones found on City books and/or within approved development agreements had language that was later cropped as those zones were absorbed into a new zone that still referenced them. Examples include the "Town Core" and "Village Core" Zones, Airpark Zone, etc.

The amendment addresses the afore-noted phenomenon stating that, "Eagle Mountain City’s unique zoning district history and configurations included various land use zones -- including historical commercial districts, the “Commercial Zone" being the most prevalent. Those commercial districts were once a part of either Eagle Mountain Municipal Code or adopted Master Development Plans and Agreements but were removed at one time from code. Before being ultimately removed, some of those zones took the place of other prior districts and provided certain (mostly limited) equivalencies

in the way of land use controls and regulations."

...

Staff, legal counsel and leadership have reviewed the proposed, revised [i.e., current] amendments and are again willing to sanction their being put forth at this time for review by the Council. The Planning Commission, as elsewhere noted in this report, motioned positively on the draft wording. It is anticipated, that at a future time, this code amendment will be partially or fully repealed as appropriate as properties are rezoned and come into conformance with presently adopted land use districts and their attendant regulations.

PLANNING COMMISSION ACTION/RECOMMENDATION:
The Planning Commission, during their regularly scheduled public hearing of May 14, 2024, voted to recommend to the City Council that the attached safeguard code amendment be approved as written.

ATTACHMENTS:
1. ORD--EMMC 17.32 Historic Zones
2. EMMC 17.32 Historic Zones - Redlines

ORDINANCE NO. O- -2024

AN ORDINANCE OF EAGLE MOUNTAIN CITY, UTAH, ENACTING EAGLE MOUNTAIN MUNICIPAL CODE CHAPTER 17.32 HISTORIC ZONES

PREAMBLE

WHEREAS the City Council of Eagle Mountain City finds that it is in the public interest to enact Eagle Mountain Municipal Code Chapter 17.32 Historic 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 enacting Eagle Mountain Municipal Code Chapter 17.32 Historic 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 on the 2nd day of July, 2024.

EAGLE MOUNTAIN CITY, UTAH

_____
Tom Westmoreland, Mayor

ATTEST:

_____
Fionnuala B. Kofoed, MMC
City Recorder

CERTIFICATION

The above Ordinance was adopted by the City Council of Eagle Mountain City, Utah on this the 2nd day of July, 2024.

Those voting yes:	Those voting no:	Those excused:	Those abstaining:
☐ Donna Burnham	☐ Donna Burnham	☐ Donna Burnham	☐ Donna Burnham
☐ Melissa Clark	☐ Melissa Clark	☐ Melissa Clark	☐ Melissa Clark
☐ Jared Gray	☐ Jared Gray	☐ Jared Gray	☐ Jared Gray
☐ Rich Wood	☐ Rich Wood	☐ Rich Wood	☐ Rich Wood
☐ Brett Wright	☐ Brett Wright	☐ Brett Wright	☐ Brett Wright

_____

Fionnuala B. Kofoed, MMC
City Recorder

Posted on _____by_____.

Exhibit A

Chapter 17.32
HISTORIC ZONES

Sections:

17.32.010 Historic residential development standards.
17.32.020 Historic commercial development standards.

17.32.010 Historic residential development standards.

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

B. Residential Zone equivalencies and controls.

1. Prior Zone: "Residential Tier 1"

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

a. Allowable density for all other properties shall be equivalent to the ~~RD2~~ RD1 zone.

b. Minimum dimensional standards shall be equivalent to the ~~RD2~~ RD 1 zone as denoted in Table 17.25.040.

c. Uses shall be as allowed in Table 17.25.030 for the ~~RD2~~ RD1 Zone.

d. Development standards as outlined for the ~~RD2~~ RD1 zone in the residential development standards table in 17.25.040 EMMC. Exception: Primary structure setbacks shown on a plat recorded prior to <effective date of ordinance> shall apply to the lots within the plat, rather than the primary structure setbacks included in 17.25.040 EMMC.

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

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

2. Prior Zone: "Residential Tier II"

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

a. Allowable density for all other properties shall be equivalent to the ~~R3~~ R2 zone.

b. Minimum dimensional standards shall be equivalent to the ~~R3~~ R2 zone as denoted in Table 17.25.040.

c. Uses shall be as allowed in Table 17.25.030 for the ~~R3~~ R2 zone.

d. Development standards as outlined for the ~~R3~~ R2 zone in the residential development standards table in 17.25.040 EMMC. Exception: Primary structure setbacks shown on a plat recorded prior to <effective date of ordinance> shall apply to the lots within the plat, rather than the primary structure setbacks included in 17.25.040 EMMC.

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

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

3. Prior Zone: "Residential Tier III"

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

a. Allowable density for all other properties shall be equivalent to the MF1 Zone.

b. Minimum dimensional standards shall be equivalent to the MF1 zone as denoted in Table 17.25.040.

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

d. Development standards as outlined for the MF1 zone in the residential development standards table in 17.25.040 EMMC. Exception: Primary structure setbacks shown on a plat recorded prior to <effective date of ordinance> shall apply to the lots within the plat, rather than the primary structure setbacks included in 17.25.040 EMMC.

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

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

4. Prior Zone: "Residential Tier IV"

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

a. Allowable density for all other properties shall be equivalent to the MF2 Zone.

b. Minimum dimensional standards shall be equivalent to the MF2 zone as denoted in Table 17.25.040.

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

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

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

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

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

Properties once zoned either Town Core Residential or Village Core Residential or Country Residential shall be regulated as per the that zone's regulations found within Ordinance 98-05 adopted March 30, 1998, excepting for current

residential property development standards (e.g., property sizes, setbacks, heights, accessory structure controls, etc.) in EMMC Table 17.25.040 and use allowances as stated in EMMC Table 17.25.030. Applicable development standards and allowable uses shall be determined [as] by the Planning Director, appealable to the Planning Commission and City Council. Consideration shall be given to comparable zone standards when determining equivalencies.

6. Prior Zones – Other:

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

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

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

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

Village (re-stated)					
Eagle Mountain Properties	10/07/1997	Per Approved Plan	Per Approved Plan	n/a	Expired 10/07/2017
Evans Ranch	10/16/13	Per Approved Plan (Residential Zone Tier system density equivalency)	Per Approved Plan	n/a	In Perpetuity
Harmony	09/27/18	Residential	Per Approved Plan	Single & Multi	In Perpetuity
Lower Hidden Valley (Amended 2022)	06/23/11	Residential	Per Approved Plan (Residential Zone Tier system density equivalency)	Per Approved Plan	In Perpetuity
Oak Hollow	09/02/16	Residential/Commercial	Tier II	n/a	In Perpetuity
Oquirrh Mountain Ranch (Amended & Re-Stated)	03/28/22	RC, OS-I, OS-N	Per Planning Area Table 3.1	n/a	03-28-28
Overland SITLA/Ivory	07/03/18	Per Approved Plan	Per Approved Plan	n/a	In Perpetuity with 10-yr Reviews Beginning Jan.-Feb. 28
Sage Park	10/27/2020	Business Park	Per Approved Plan	n/a	10/27/2040
Sage Valley	07/06/99	Per Approved Plan	Per Approved Plan	n/a	In Perpetuity
Scenic Mountain	09/10/09	Residential	Per Planning Area Table 2.1	n/a	In Perpetuity

Silver Lake (formerly Evans Ranch)	05/06/03	Town Core Residential (single and multi)	Per Paragraph 4 & Approved Plan	n/a	In Perpetuity
SITLA Pony Express	10/07/03	Town Core Residential, Village Core Residential and Satellite Commercial	Per Approved Plan & Vesting Section III	n/a	In Perpetuity
Spring Run	10/18/16	Per Approved Plan	Per Approved Plan	n/a	12/31/30
Sunset Flats	01/16/18	Residential	Tier I & II	n/a	01/16/28 → 01/16/31
The Ranches	05/06/1999	Per Approved Plan	Per Approved Plan	TDRs Allowable	03/10/18 or Until Build-Out
Upper Hidden Valley	03/25/16	Residential	Per Approved Plan	Certain Comm. And Mixed-Uses Allowed by CUP(s)/TDRs Allowable	In Perpetuity
Valley View	10/19/04	Valley View	Per Approved Plan (Low and Medium Density Areas)	n/a	In Perpetuity

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

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

17.32.020 Historic commercial development standards.

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

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

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

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

D. Commercial Zone - Land Use Control Table.

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

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

Land Use Table
Commercial Uses

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

E. Property area requirement(s).

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

F. Required minimum setbacks.

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

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

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

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

G. Building height.

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

H. Commercial zone development standards.

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

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

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

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

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

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

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

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

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

4. Country Residential (CR). Permitted uses within the country residential zone included only single-family detached dwellings on individual building lots. Conditional uses within the zone include(d) multiple-family dwellings, commercial uses as identified in the town core residential not to exceed 10 percent, places of worship, bed and breakfast and public and private schools. The Country Residential Zone ~~shall be~~ was regulated as per the Country Residential's regulations found within Ordinance 98-05 adopted March 30, 1998. Effective <effective date of ord.>, only single-family detached dwellings on individual lots at least 3 acres in size are, or shall be, permitted. For the purpose of applying property development rules, this zone shall be treated as equivalent to the RA2 zone.

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

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

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

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

9. Satellite Commercial (SC). Permitted uses within the satellite commercial zone included supermarkets, gas stations and professional offices. Conditional uses include(d) automobile, truck, recreational vehicle and equipment sales or rentals, automotive repair and service

stations, retail service establishments, restaurants, hotels, motels, bed and breakfast facilities, banks, theaters, art galleries and museums and retail goods establishments or any other uses that the planning commission may determine are similar and compatible with the foregoing. All other uses are/were expressly prohibited. This zone shall be treated as the Community Commercial Zone when applying standards found in titles 16 or 17 of the city's code.

10. Town Core Residential (TCR). Permitted uses within the town core residential zone included single-family dwellings, both attached and detached, and recreational facilities designed to service a group of residential structures. Conditional uses included multiple-family dwellings, restaurants, office uses, day care centers, art galleries, museums, places of worship and public and private schools or any other uses that the planning commission determine are similar and compatible with the foregoing. All other uses are/were expressly prohibited. The Town Core Residential Zone ~~shall otherwise be~~ was regulated as per the Town Core's regulations found within Ordinance 98-05 adopted March 30, 1998. Effective <effective date of ord.>, only single-family detached dwellings on individual lots at least 1/2 acre in size are, or shall be, permitted. For the purpose of applying property development rules, this zone shall be treated as equivalent to the RD2 zone.

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

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

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

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

	EAGLE MOUNTAIN CITY **CITY COUNCIL MEETING** **JULY 2, 2024**
TITLE:	UPDATE - Legislative Priorities List
ITEM TYPE:	Communication Item
FISCAL IMPACT:	N/A
APPLICANT:	N/A

CURRENT GENERAL PLAN DESIGNATION & ZONE	ACREAGE
N/A	N/A

PUBLIC HEARING
No

PREPARED BY
Clifford Strachan, Director of Legislative Affairs

PRESENTED BY
Clifford Strachan

RECOMMENDATION:

BACKGROUND:
EMMC 2.15.100 establishes a legislative priorities list to clarify by adoption or amendment the authorized ongoing priorities of the City Council and to provide direction to the City Administrator in prioritizing the day-to-day activities of the Director of Legislative Affairs. The list is provided for information and discussion. The City Council may make changes to the list of priorities via majority vote. The attached list includes a description of the issues prioritized, prioritization, status designation, and comments or updates concerning the item.

ITEMS FOR CONSIDERATION:

PLANNING COMMISSION ACTION/RECOMMENDATION:
N/A

ATTACHMENTS:
1. Legislative Priorities List
2. Legislative Priorities List Updates

Legislative Priorities List																	
Order	Dept	Issue / Item	Description	Priority [see EMMC 2.15.100]	E Matrix:	Status	Target Date	Date of last update	Comments/Update	Date Adopted		Assigned		Economic	Infrastruc	Reputatio	Generatio	Environm	Service E
2023.001	11	**City Hall Land Acquisition**	Need to prioritize land acquisition for future civic uses, of different types.	**High Priority**	**Schedule**	**Long Horizon**	<2035	6/10/2024	Related to the Facilities Master Plan project. Council would like to move the city hall project forward with more funding, concept plan, etc. Strategy discussion scheduled with Council for 6/18/24.	5/16/2023		City Manager			X		X		
2023.037	12	**MIHP re Transfer of Development Rights**	Create a program to transfer development rights for moderate income housing.	**Secondary Priority**	**Schedule**	**In Progress**	7/16/2024	1/16/2024	Per MIHP 9.4, Strategy 4. Adopted as a strategy for the MIHP 1/3/2023. Working on drafting the code.	8/15/2023		Draper							
2023.035	14	**MIHP re Mortgage Assistance Program**	Implement a mortgage assistance program for employees of the municipality, an employer that provides contracted services to the municipality, or any other public employer that operates within the municipality.	**Secondary Priority**	**Do**	**In Progress**	9/30/2024	6/26/2024	Per MIHP 9.4, Strategy 2. Adopted as a strategy for the MIHP 1/3/2023. Council discussed possible program elements on 6/18/2024. Staff will return with a draft framework on 7/16/2024.	1/3/2023		Strachan							
2023.038	16	**MIHP re Planned uses for RDA housing allocation funds**	Create a policy or approve a plan that identifies the planned uses for the RDA housing allocation funds that come from economic development projects, in compliance with UCA§17C-1-412.	**Secondary Priority**	**Schedule**	**In Progress**	5/1/2024	6/10/2024	Per MIHP 9.4, Strategy 5. Adopted as a strategy for the MIHP 1/3/2023. The draft LRB report is being reviewed by staff.	8/15/2023		Berrett					X		
2023.018	21	**Transportation Funding**	Work with MAG/UDOT/Lehi/Saratoga etc. to promote EMC's transportation funding needs. Specifically, the overpass for Mountain View Corridor and SR73, future funding for Hidden Valley Road.	**High Priority**	**Do**	**Long Horizon**	<2030	5/14/2024	Mid-Valley / Hidden Valley road study and additional funding for Airport road was approved by MAG on 2/1/24. In May, Utah Transportation Commission approved $553M funding for the Mountain View Corridor from Cory Wride Fwy to 2100 North; $459M for the Cory Wride Fwy from Ranches Parkway to Mountain View Corridor; and projects making it easier to cross Lehi and Saratoga Springs. Work is already happening on MVC at 2100 N but the timing of other projects is to be determined.	5/16/2023		Mumford			X		X		
2023.013	21	**City-wide Trail Network Plan**	Do a trail network plan separate from the bike and pedestrian plan; address power line corridor preservation. Connect trail along wash.	**Secondary Priority**	**Schedule**	**In Progress**	7/30/2024	1/31/2024	Interns have obtained GPS data of the trails in the Hidden Valley area of the City. Staff is working on next steps for the off-street trails master plan and will provide updates in the near future as to the status.	5/16/2023		Mumford			X			X	
2023.039	21	**MIHP re Adopt Land Use ordinance re 10% moderate income housing dedication**	Adopt a land use ordinance that requires 10% or more of new residential development in certain residential zones be dedicated to moderate income housing.	**Secondary Priority**	**Schedule**	**Not Started**	12/31/2024	6/10/2024	Per MIHP 9.4, Strategy 5. Adopted as a strategy for the MIHP 1/3/2023. The draft LRB report is being reviewed by staff.	1/3/2023		Mumford				X			
2023.036	21	**MIHP re Impact fees for ADUs**	Eliminate impact fees for any accessory dwelling unit that is not an internal accessory dwelling unit as defined in Section 10-9a-530.	**Secondary Priority**	**Schedule**	**Not Started**	12/31/2024	6/4/2024	Per MIHP 9.4, Strategy 3; Once per year staff will provide a report to the Council concerning ADU fees. Last report provided December 2023. An update on MIHP strategies was presented on 6/4/2024.	8/15/2023		Mumford							
2023.044	22	**A review of Conditional Uses in Zoning Code leading to reclassification based on defined specifications.**	The goal is to eliminate conditional uses in Commercial Storage, Agriculture, and Industrial zones by adopting defined specifications for such uses. See EMMC 17.38.040, 17.40.020, and 17.40.040, for conditional uses listed in each zone.	**High Priority**	**Do**	**In Progress**	4/30/2024	6/10/2024	Agriculture, Industrial, and Commercial Storage zones have been to PC, coming to Council in July.	9/19/2023		Larsen				X			

Legislative Priorities List																		
Order	**Dept**	**Issue / Item**	**Description**	**Priority [see EMMC 2.15.100]**	**E Matrix:**	**Status**	**Target Date**	**Date of last update**	**Comments/Update**	**Date Adopted**		**Assigned**		**Economic**	**Infrastru**	**Reputatio**	**Generatio**	**Environm**	**Service E**
2023.024	22	**Neighborhood Residential 1 - Lot Size Distribution**	Redo residential zoning to specify housing unit mix. Within the Neighborhood Residential 1 Future Land Use Category there are 3 zones with various lot sizes, developers can propose all smaller size; wants a variety in each development by # of units, not by acreage.	**High Priority**	**Do**	**In Progress**	3/31/2024	6/10/2024	This item received a public hearing and was tabled on 2/6/2024; going to Council on July 16th.	5/16/2023		Larsen					X	
2024.001 (was 2023.003)	22	**General Plan Update**	A general plan update has commenced. The project is expected to continue through August 2025.	**High Priority**	**Do**	**In Progress**	8/31/2025	6/18/2024	Staff presented and the council approved a timeline for updating the General Plan (GP) on March 6, 2024. It outlines a step by step process culminating in a targeted completion of August 2025. Staff has obtained bids from three consultants for some portions of the GP and are preparing to bring a recommendation in July to the Council for which consultant to use.	5/16/2023		Larsen			X		X	
2024.001a	22	**General Plan Update**	Survey Data and Outline to the City Council	**High Priority**	**Do**	**In Progress**	6/30/2024	6/26/2024	Staff is drafting the GP survey with Onpointe and will be bringing the survey to the Council on July 16th.	3/6/2024		Larsen						
2024.001b	22	**General Plan Update**	**Future Land Use Map:** Do all designated areas make sense? Consider additional zoning designations (i.e.. separate RC from MF1).	**High Priority**	**Do**	**In Progress**	9/30/2024	6/18/2024	Staff has obtained bids from three consultants and are preparing to bring a recommendation in July to the Council for which consultant to use.	3/6/2024		Larsen						
2024.001c	22	**General Plan Update**	**Annexation Policy Declaration**: Review and preparation (to be included as an Appendix).	**Secondary Priority**	**Schedule**	**Not Started**	6/30/2025	6/10/2024	Start in September.	4/2/2024		Larsen						
2024.001d	22	**General Plan Update**	**Part 1** (Planning context, community context, framework for the future, decision-making framework)	**Secondary Priority**	**Schedule**	**Not Started**	10/31/2024	3/21/2024	Future	3/6/2024		Larsen						
2024.001e	22	**General Plan Update**	**Part 2** (Land use, Transportation, Open Space, Environment)	**Secondary Priority**	**Schedule**	**Not Started**	1/31/2025	3/21/2024	Future	3/6/2024		Larsen						
2024.001f	22	**General Plan Update**	**Part 3** (Housing, Moderate Income Housing, Water)	**Secondary Priority**	**Schedule**	**Not Started**	4/30/2025	3/21/2024	Future	3/6/2024		Larsen						
2024.001g	22	**General Plan Update**	**Part 4** (Plan Administration, Best Practices, Appendices)	**Secondary Priority**	**Schedule**	**Not Started**	6/30/2025	3/21/2024	Future	3/6/2024		Larsen						
2024.001h	22	**General Plan Update**	**Review and approve** General Plan: Schedule targets draft to PC in July 2025; to Council for discussion in July 2025; with goal to adopt in August 2025.	**Secondary Priority**	**Schedule**	**Not Started**	7/31/2025	3/21/2024	Future	3/6/2024		Larsen						
2024.001i (was 2023.028)	22	**GP Full Build Out Scenarios**	As part of the GP process, given zoning and land use maps, determine the city's full build out scenarios? What would we want to change? What roads are needed? How much water is needed?	**Secondary Priority**	**Schedule**	**Not Started**	12/31/2024	3/28/2024	Not started. This item will be evaluated further by staff.	4/2/2024		Larsen Trusty			X			
20243.001j (was 2023.023 & 2023.049)	24	**GP Water Study**	Complete a water study to determine how much water is needed in EMC, based on residential and commercial density, balanced with transportation needs. Establish a policy to ensure adequate water is reserved for future commercial uses.	**High Priority**	**Do**	**In Progress**	12/31/2024	6/18/2024	Staff has obtained bids from three consultants and are preparing to bring a recommendation in July to the Council for which consultant to use.	4/2/2024		Larsen			X		X	X
2023.005	22	**Establish discontinued zoning ordinances**	Establish discontinued zoning ordinances for vested undeveloped expired zones or other antiquated land uses. Use Saratoga Springs' 19.04.09-6 Discontinuation of Office Warehouse Zone as a reference.	**Secondary Priority**	**Do**	**In Progress**	5/31/2024	6/26/2024	An Historic Zones Code Amendment has received a recommendation from the PC for adoption. It was discussed and tabled at the June 18 meeting. Staff will consult with Council members on needed changes. Staff will bring this back to the Council in July.	5/16/2023		Larsen					X	
2023.004	22	**MDP/MDA Amendment Proposals**	Establish criteria for MDP/MDA amendment proposals. Require side by side vesting comparison (may be appropriate for EMMC 16.10.090).	**Secondary Priority**	**Schedule**	**On Hold**	4/30/2024	5/14/2024	Staff has begun work on this issue, but paused briefly because of HB476. We want to make sure we work in harmony with the Utah Code. Staff will resume exploring this issue now that the 2024 regular legislative session has concluded.	5/16/2023		Larsen					X	
2023.015	22	**Zone Transition Code**	Review Zone Transition Code (17.60.160).	**Secondary Priority**	**Schedule**	**Not Started**	6/30/2024	9/19/2023	This has been assigned to a planner and the research/drafting process is beginning.	5/16/2023		Larsen					X	

Legislative Priorities List																		
Order	Dept	Issue / Item	Description	Priority [see EMMC 2.15.100]	E Matrix:	Status	Target Date	Date of last update	Comments/Update	Date Adopted		Assigned		Economic	Infrastruc	Reputatio	Generatio	Environm	Service E
2023.025	22	**Powerline Corridor Development**	We have applications and need to think about how to develop the power corridor and what uses, vegetation, etc., benefit the city.	**Secondary Priority**	**Schedule**	**In Progress**	6/30/2024	5/14/2024	Map all City properties and designate each property with an appropriate designation, along with criteria for which designations could be developed (to what extent), which ones could be improved with trails and/or landscaping, and which ones could be disposed of (sold). Todd has said his work is mostly complete in cataloging properties. A summer intern is currently helping Todd with this project, which should help with completion.	8/15/2023		Larsen				X		
2023.048	22	**Parking and storage**	Consider a code to enable parking garages based on counting as two parking spaces.	**Secondary Priority**	**Schedule**	**Not Started**		4/30/2024	Staff believed that the Legislature would address this issue, but did not. Staff will review.	10/3/2023		Larsen					X		
2023.009	23	**Facilities Master Plan**	Create or update the Facilities Master Plan. Include civic buildings in the plan. Need to have a financial plan to accomplish.	**High Priority**	**Do**	**In Progress**	6/30/2024	5/21/2024	The consultant, Galloway, presented the draft plan to the Council for discussion on May 21.	5/16/2023		Weber			X		X		X
2023.032	24	**Irrigation pipe requirements**	Currently, we don't require it everywhere. EMMC 15.40 authorizes where city can supply water within 3 years. All 3 phases of the plan would cost >$70M.	**High Priority**	**Do**	**In Progress**	6/30/2024	6/26/2024	A report will include proposed upgrades to the system and where it can be implemented. Report was expected in June, now July.	5/16/2023		Trusty			X			X	
2023.011a	24	**Airport Road**	Road needs to be prioritized and upgraded. Don't use the funds for this road on other projects. Council wants to know where this is in the process.	**High Priority**	**Do**	**In Progress**	12/31/2024	5/30/2024	Contractor is on site.	5/16/2023		Trusty			X		X		
2023.011b	24	**Mid Valley Road**	Road needs to be prioritized and upgraded. Don't use the funds for this road on other projects. Council wants to know where this is in the process.	**High Priority**	**Schedule**	**In Progress**	12/31/2025	6/26/2024	Extension to Eagle Mountain Blvd plans are ready but ROW issues are delaying the project. Completion estimate is pushed a year. City is awarding a new design contract this week.	5/16/2023		Trusty			X		X		
2023.043	24	**Adjust Transportation Master Plan to designate MidValley as an expressway**	Extend it via the future Hidden Valley Road as an expressway as a expedited way in/out of the city. Bring forward earlier the MAG project priority. The Hidden Valley Road project from East Expressway (aka Airport Road) eastward to Redwood Road is unfunded but included in consideration for Phase 3 covering 2043-2050.	**Secondary Priority**	**Do**	**In Progress**	12/5/2023	5/30/2024	Included in MAG's TIP process (under consideration). The feasibility study funding is recommended but MAG wants us to delay and any RFP until after August 1 when the TIP funding is adopted.	8/15/2023		Trusty			X		X		
2023.041	24	**Shared Parking**	17.55.100 Add traffic engineer's data into the city code to determine what is the right amount of shared parking; and for the Council to become the land use authority rather than PC.	**Secondary Priority**	**Schedule**	**In Progress**	6/30/2024	5/30/2024	The council wants clarity to the parking code and become the land use authority. Engineering is collaborating with Planning to move this forward.	8/15/2023		Trusty			X				
2023.033	32	**Capital Asset Management Plan**	Incorporate into our planning and budget process, financing etc. Do impact fees sufficiently cover state mandates like ADUs?	**Secondary Priority**	**Schedule**	**In Progress**	12/31/2024	1/31/2024	Public Works selected OpenGov - Cartegraph software for asset management. Staff working on draft capital asset policy.	5/16/2023		Ruesch			X		X		
2023.042	41	**Safe Routes for Schools as a Calendar Item**	Bring forward each year a staff report on safe routes for school including completing infrastructure projects before school commences.	**Secondary Priority**	**Schedule**	**In Progress**	5/31/2024	3/7/2024	Put this on the calendar by May 31 each year.	8/15/2023		Hickman Kofoed Hilton							
2023.008	41	**Rodeo Feasibility Study**	Coordinate a feasibility study to consider relocating the rodeo.	**Secondary Priority**	**Schedule**	**Not Started**		1/16/2024	The rodeo facility is not included in the Facilities Master Plan. A study for relocating would be done separately.	5/16/2023		Hickman					X		X
Proposed																			

Legislative Priorities List																		
Order	Dept	Issue / Item	Description	Priority [see EMMC 2.15.100]	E Matrix:	Status	Target Date	Date of last update	Comments/Update	Date Adopted		Assigned		Economic	Infrastruc	Reputatio	Generatio	Environm	Service E
2024.002		**Matching Grant Program for Neighborhood/Parks Improvements**	Create a grants program to support residents/groups who wish to install make parks or other neighborhood improvements.	**Proposed**	-	-		4/16/2024	A program was established in 2016, funded with $1M. The program fell into disuse by 2020. Council discussed this item and determined to not adopt move forward at this time.			Strachan Hickman							X
2023.019	31	**Advise and Consent**	Coordinate with city boards, committees, and commissions.	**Proposed**	-	-		1/16/2024	Currently there are empty positions. See what the EMMC directs. What is the status now? There is one PC vacancy, 2 still to fill on the cemetery.										
2023.012	41	**City Food Orchard**	Suggests planting wild fruit trees in the city. Mayor supports? Put property to use for community benefit…use city resources to beautify and create a commodity for	**Proposed**	-	-			Write a memo; also relates to EMMC 2.19.030.J.			Hickman						X	
2023.029	21	**Master Plan Process**	How can the City Council be involved?	**Proposed**	-	-		6/12/2024	Need clarification from Council. Is this specific to the various city infrastructure master plans? Or developer-proposed master development plans? (Write a memo; also relates to EMMC 2.19.030.J.)			Mumford				X			
2023.031	21	**Dashboard of city data and demographics**	Provide a dashboard showing data and demographics, for example, permits, population, etc.	**Proposed**	-	-		2/13/2024	Evan has created a dashboard that satisfies the majority of this request. It's designed for the economic development community in mind, but can temporarily serve a dual purpose for City Council until OpenGov starts feeding data sufficient for a much more expanded dashboard.			Mumford Berrett				X			
2023.045	21	**Review business licensing with a view to approving or denying licenses based on parking or other code constraints.**	The goal is to ensure that businesses seeking licensing are compliant with other code sections.	**Proposed**	-	-		1/31/2024	Staff will review the code to determine any necessary or suggested updates.			Mumford							X
2023.050	21	**City-sponsored Waterwise Landscaping Grants Program**	Create a grants program to support residents who wish to install waterwise landscaping instead of grass.	**Proposed**	-	-		1/31/2024	This is currently on hold until it is approved to be added to the priorities list and to allow us to work on other higher priority items.			Mumford				X			
2023.016	22	**Staff Report for Development Projects**	Wants a staff report before unofficial council feedback. Developments - need more information before meeting with developers. Suggest having the staff report (even the one before the PC) before such meetings. Its hard to meet with the developer without useful information (#units, setbacks, etc.). SM - perhaps a summary of the project, a	**Proposed**	-	-		9/19/2023	This is a process issue. Planners don't always know developers are already talking to councilors. It may be possible to provide the staff report to the PC to the Council. Could also provide a memo or "heads up" email of some sort to the Council if requested.			Larsen							
2023.026	22	**Visitor Parking in Code**	Visitor parking proximity in multi-family housing. Wants parking close to units, not all grouped in one area. It requires a code amendment.	**Proposed**	-	-		9/19/2023	This is on hold while we work on higher priority code amendments. Will pursue as those are approved/completed.			Larsen					X		
Completed																			
2023.003c	22	**Development Code: Mobile Business Regulations**	In 2023, HB408 Mobile Business Licensing Amendments, necessitated a review of the code. It deals with the distinction between "Enclosed Mobile Business" and food trucks, carts, etc.	**High Priority**	-	**Completed**	5/16/2024	5/7/2024	If a local mobile business owner needs a license, we will issue it as a normal business license; but state law requires us to honor other instate business licenses. There is no action required.	5/16/2023		Larsen					X		
2023.003b	22	**Development Code: Military Compatibility Amendment**	In 2023, HB265 Sentinal Landscape Amendments, required municipalities and counties to develop a compatible use plan to ensure proposed land uses within a certain distance of military land are compatible with military uses.	**High Priority**	-	**Completed**	4/30/2024	4/16/2024	The Council adopted code amendments based on 2023's HB265 and 2024's HB 256 Military Compatible Land Use Amendment.	5/16/2023		Larsen					X		
2023.006	22	**Wildlife Overlay Zone**	Facilitate bringing forward a presentation soon.	**Secondary Priority**	-	**Completed**	3/31/2024	4/2/2024	Adopted with amendments.	5/16/2023		Larsen						X	

Legislative Priorities List																		
Order	Dept	Issue / Item	Description	Priority [see EMMC 2.15.100]	E Matrix:	Status	Target Date	Date of last update	Comments/Update	Date Adopted		Assigned		Economic	Infrastruc	Reputatio	Generatio	Environm	Service E
2023.003a	22	**Development Code**	The Utah Legislature passed several bills in 2023 that necessitate changes to the city's code. SB174, HB364, HB406, HB265, and SB118 all affect the city's development codes. SB199 makes certain land use laws not referrable but no changes are needed to the code.	**High Priority**	-	**Completed**	3/19/2024	3/7/2024	Most required ordinance changes have been completed. Some unfinished items are split into new priority items. The final EMMC code changes due to SB174 and HB406 regarding lot line adjustment item was presented and adopted on 3/6/2024.	5/16/2023		Larsen					X		
2023.002	22	**Zoning Map Update**	Update the city's zoning map(s).	**High Priority**	-	**Completed**	2/20/2024	2/20/2024	Staff presented and the CC adopted the new zoning map which was demonstrated electronically. Staff is expected to maintain the map going forward.	5/16/2023		Larsen			X		X		
2023.048	12	**Residential Development Standards**	17.25.040 Residential Development Standards: Footnote #7 requires the average lot size be calculated across the preliminary plat.	**High Priority**	-	**Completed**	2/28/2024	2/6/2024	Approved by the CC on 2/6/2024.	11/7/2023		Draper					X		
2023.047	13	**Standard background for online meetings**	Create a standard background for use in public, teams, and zoom meetings.	**Secondary Priority**	-	**Completed**	1/31/2024	1/31/2024	A new, post-branding, background has been created and sent via email along with instructions for uploading to online meeting programs.	10/3/2023		Maffitt							
2023.007	14	**Annual Council Training**	Code to establish yearly training of Council by DOLA; to include duties, responsibilities, and authorities granted to the council by the state; LUDMA, OPMA, Ethics, etc.	**Secondary Priority**	-	**Completed**	1/2/2024	1/30/2024	State code requires annual training for OPMA - on January 2 agenda; an orientation manual for council members was presented and new council orientation on December 6.	5/16/2023		Strachan							
2023.004	22	**Fencing Code**	Council has made a lot of exceptions and wants to be very clear about fencing standards. See also 16.35.090.	**Secondary Priority**	-	**Completed**	3/31/2024	2/6/2024	The CC adopted new fencing and buffer code on 2/6/2024.	8/15/2023		Larsen					X		
2023.001	21	**Title 16 Subdivisions**	Review and update language, address concerns in preliminary and final plat approvals regarding language and requirements due to SB174.	**High Priority**	-	**Completed**	2/1/2024	10/3/2023	Ordinance changes were approved on 9/19/2023. On 10/3/2023 added an effective date.	5/16/2023		Mumford					X		
2023.034	24	**Water Conservation Issues**	Adjust water rates to save for infrastructure needs.	**High Priority**	-	**Completed**	1/31/2024	10/3/2023	Rate changes to cover operations and maintenance were approved 9/19/2023.	5/16/2023		Trusty			X				
2023.027	14	**Second Class City Requirements**	What needs to be done? When?	**Secondary Priority**	-	**Completed**		10/3/2023	Provided a memo listing requirements and trigger for changes.			Strachan					X		

Summary of Changes Since Last Report						
Issue / Item	**Description**	**Priority [see EMMC 2.15.100]**	**Status**	**Target Date**	**Date of last update**	**Comments/Update**
General Plan Update	Survey Data and Outline to the City Council	**High Priority**	**In Progress**	6/30/2024	6/26/2024	Staff is drafting the GP survey with Onpointe and will be bringing the survey to the Council on July 16th.
General Plan Update	**Future Land Use Map:** Do all designated areas make sense? Consider additional zoning designations (i.e.. separate RC from MF1).	**High Priority**	**In Progress**	9/30/2024	6/18/2024	Staff has obtained bids from three consultants and are preparing to bring a recommendation in July to the Council for which consultant to use.
GP Water Study	Complete a water study to determine how much water is needed in EMC, based on residential and commercial density, balanced with transportation needs. Establish a policy to ensure adequate water is reserved for future commercial uses.	**High Priority**	**In Progress**	12/31/2024	6/18/2024	Staff has obtained bids from three consultants and are preparing to bring a recommendation in July to the Council for which consultant to use.
MIHP re Mortgage Assistance Program	Implement a mortgage assistance program for employees of the municipality, an employer that provides contracted services to the municipality, or any other public employer that operates within the municipality.	**Secondary Priority**	**In Progress**	9/30/2024	6/26/2024	Per MIHP 9.4, Strategy 2. Adopted as a strategy for the MIHP 1/3/2023. Council discussed possible program elements on 6/18/2024. Staff will return with a draft framework on 7/16/2024.
Establish discontinued zoning ordinances	Establish discontinued zoning ordinances for vested undeveloped expired zones or other antiquated land uses. Use Saratoga Springs' 19.04.09-6 Discontinuation of Office Warehouse Zone as a reference.	**Secondary Priority**	**In Progress**	5/31/2024	6/26/2024	An Historic Zones Code Amendment has received a recommendation from the PC for adoption. It was discussed and tabled at the June 18 meeting. Staff will consult with Council members on needed changes. Staff will bring this back to the Council in July.
Mid Valley Road	Road needs to be prioritized and upgraded. Don't use the funds for this road on other projects. Council wants to know where this is in the process.	**High Priority**	**In Progress**	12/31/2025	6/26/2024	Extension to Eagle Mountain Blvd plans are ready but ROW issues are delaying the project. Completion estimate is pushed a year. City is awarding a new design contract this week.
Master Plan Process	How can the City Council be involved?	**Proposed**	**-**		6/12/2024	Need clarification from Council. Is this specific to the various city infrastructure master plans? Or developer-proposed master development plans? (Write a memo; also relates to EMMC 2.19.030.J.)

Mayor & City Council Updates as of 6/27/2024

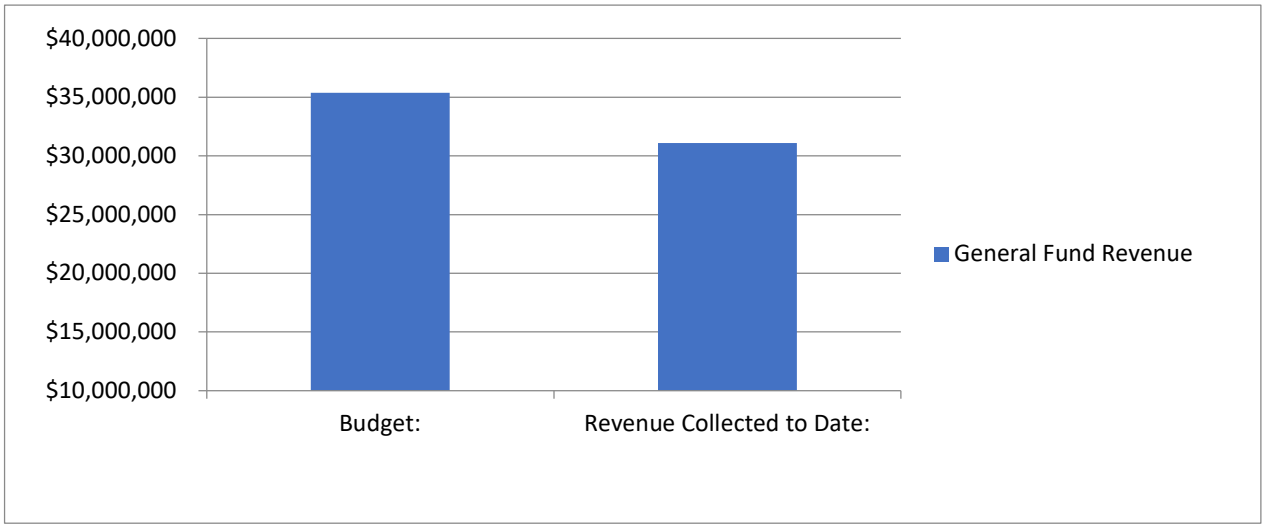
Department	Topic	Update	
Community Development			
Building	Permits issued as of 6/24	New Residential	85 (62 SFD, 23 MDF)
		New Commercial	1 - Wendy's in the Ranches
Neighborhood Improvement	Neighborhood Cleanup	Curently outfitting the tools/equipment trailer with necessary items for yard maintenance and cleanup. Staff will begin coordinating with neighborhoods for cleanup projects	
Planning	General Plan Survey	Initial draft of General Plan survey has been completed. Revisions will take place before going to Council on July 16 for feedback.	
	Moderate Income Housing	The 2024 Moderate Income Housing Report due August 1st is underway.	
Engineering	Well 8	Consultant preparing a purchase package to pre-purchase long lead time items. Bid package expected to go out this week.	
	Well 7	Casings have been placed and drilling will recommence	
	Well 1	Numerous difficulties have been encountered during this repair. If it continues, water restriction requests may be needed in the near future.	
	Pole Canyon Water Tank	Wall pours begin next week and is expected to continue for the next 8 weeks.	
Facilities / Fleet / Emergency Mgmt	Fuel tank	10,000 gallon fuel tank has been ordered and will be fully installed Nov 1, 2024.	
	Sewer Conference Room	New conference room in the sewer office building is complete. Just awaiting furniture delivery.	
	Fleet Vehicles	New fleet vehicles ordered August 2023 have been delivered	
	CERT Program	A third CERT trailer will be added.	
General / Admin	School District	As a result of newly passed HB3003, the public comment period for the school district matter will need to be extended to July 31. A City Council vote will take place on August 6 to detemine whether the matter will be put on the ballot.	
	UFA Fire Response	Grateful for UFA's quick response to the Lone Tree brush fire. Discussions are taking place to improve communication and seek options for road access across west of Lone Tree.	
Communications	Website	Content migration still in the works. Designs are being completed. Staff is researching options for hosting, and search functionality	
	OneView	Updates have been made to make it easier for teams to manage and respond to issues. jA tumbleweeds request opiton has been added.	
Human Resources	Hires	Wastewater Collections Op, Seasonal Streets Op (2), Streets Op (2), City Forrester, Daytime Custodian	
	Openings	Seasonal Parks (2), Engineer I, Digital Comms Asst, HR Specialist, Chief Deputy Recorder or City Recorder, Planner I or Planner II, Water System Op Lead, Bldg Inspector II or III	
	Engagement	First employee/family BBQ held 6/21. Paid for by the Sunshine Committee, funded by employees through voluntary payroll deductions. To become a member or contribute contact Angela.	
	Evaluations	New process in the works	
Administrative Services			
Finance	Water & Sewer Rates	New rates effective July 1, but residents will not see an impact until they receive that statement during early August	

EXECUTIVE SUMMARY OF REVENUES AND EXPENSES*
Through May 2024

GENERAL FUND

General Fund Revenues

Budget:	$	35,374,922
Revenue Collected to Date:	$	31,078,897
Percent of Total Budget Collected:		88%
Percent of Year Completed:		92%



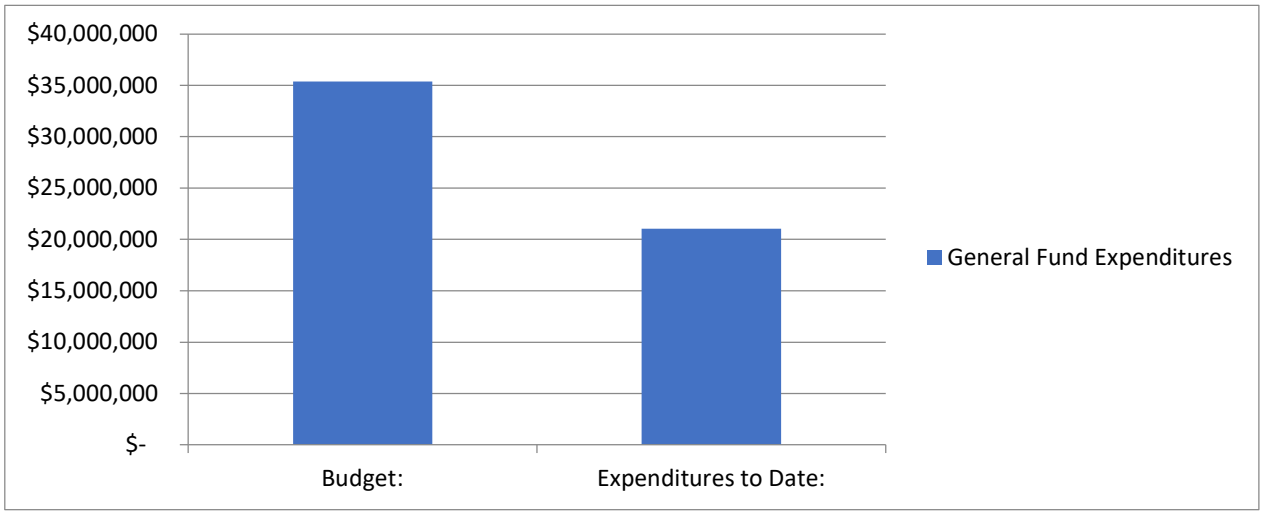
Revenue Analysis

Revenue Sources	Budget	To Date	% Collected
Taxes	$ 20,551,470	$ 18,290,137	89.00%
Licenses and Permits	$ 30,000	$ 33,904	113.01%
Planning Building & Eng Fees	$ 5,356,953	$ 5,656,599	105.59%
Intergovernmental	$ 2,682,426	$ 2,758,070	102.82%
Charges for Services	$ 405,500	$ 399,553	98.53%
Recreation	$ 129,000	$ 132,037	102.35%
Utility Revenue	$ -	$ 163,800	0.00%
Fines & Forfeitures	$ 15,000	$ 18,601	124.01%
Other Revenues	$ 1,269,252	$ 658,164	51.85%
Interfund Transfers	$ 2,430,387	$ 1,923,863	79.16%
Special Revenues & Resources	$ 2,504,934	$ 1,044,170	41.68%

Note:

General Fund Expenditures

Budget:	$	35,374,922
Expenditures to Date:	$	21,028,667
Percent of Total Budget Expended:		59%
Percent of Year Completed:		92%



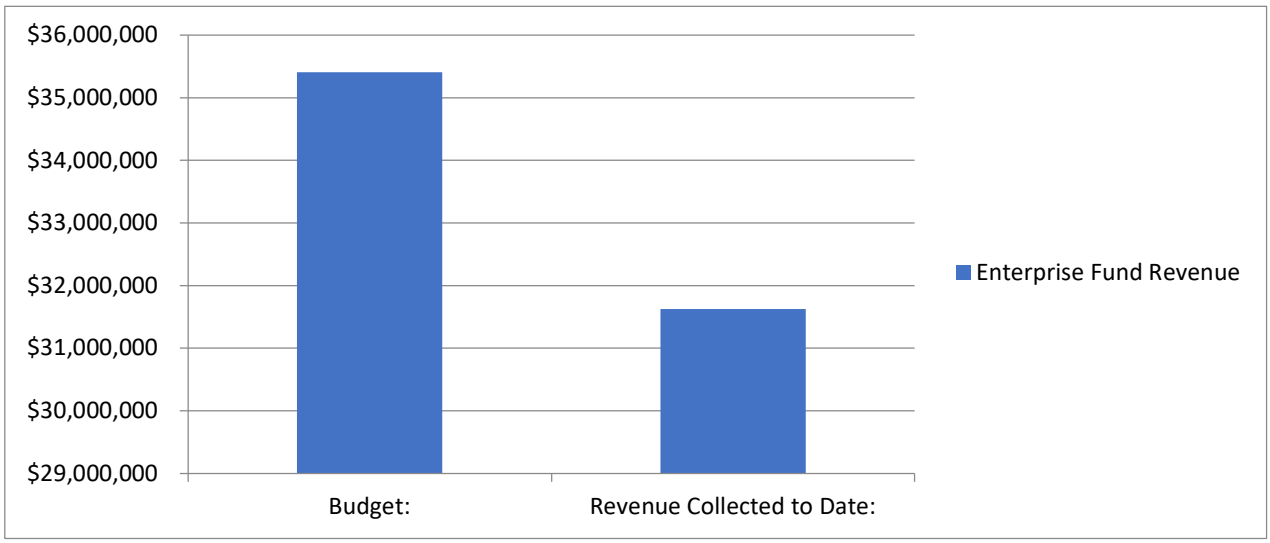
Expense Analysis

		Budget	To Date	% Expended	% Yr. Completed
11	General Government	$ 4,681,354	$ 3,767,134	80%	92%
18	Community Services	$ 5,938,832	$ 2,810,731	47%	92%
19	Department Services	$ 3,364,911	$ 2,541,687	76%	92%
21	Public Safety	$ 6,695,094	$ 4,812,884	72%	92%
32	Planning & Zoning	$ 1,685,491	$ 1,005,635	60%	92%
33	Building Inspections	$ 1,723,504	$ 1,331,808	77%	92%
41	Public Works	$ 7,136,080	$ 4,758,788	67%	92%
61	Interfund Transfers	$ 4,149,656	$ -	0%	92%

ENTERPRISE FUNDS

Enterprise Fund Revenues

Budget:	$	35,406,286
Revenue Collected to Date:	$	31,624,342
Percent of Total Budget Collected:		89%
Percent of Year Completed:		92%



Revenue Analysis

		Budget	To Date	% Received	% Yr. Completed
51	Water Fund	$ 19,264,005	$ 18,637,794	97%	92%
52	Sewer Fund	$ 11,840,098	$ 9,041,747	76%	92%
57	Solid Waste Fund	$ 2,620,833	$ 2,486,607	95%	92%
59	Storm Drain Fund	$ 1,681,350	$ 1,458,194	87%	92%

Fund 51 - Water Fund:

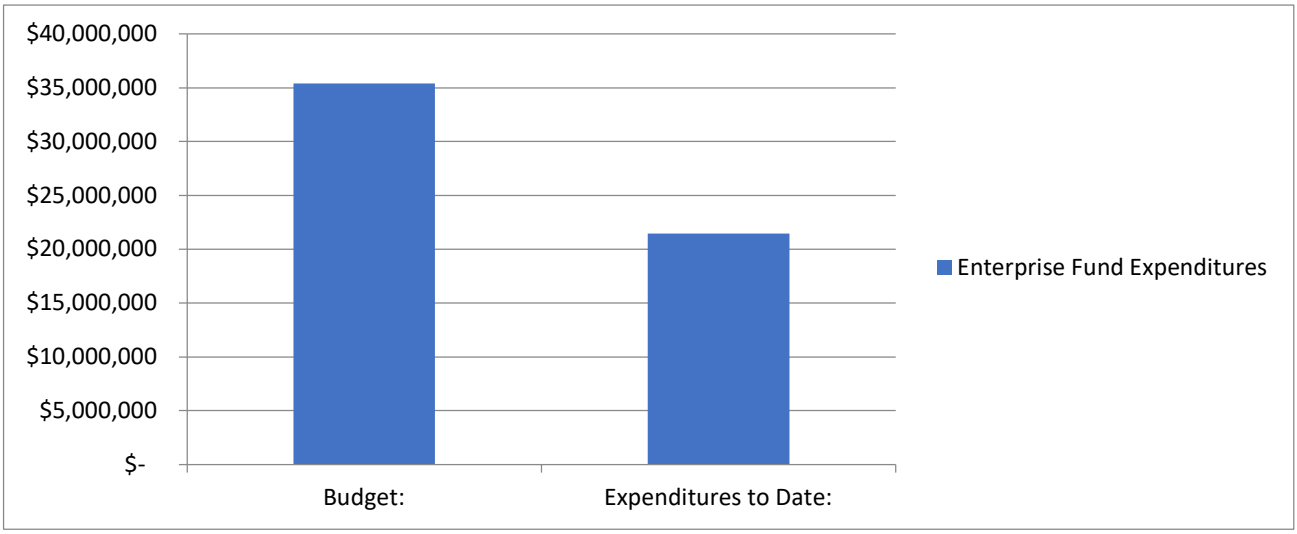
Fund 52 - Wastewater Fund:

Fund 57 - Solid Waste Fund:

Fund 59 - Storm Water Fund:

Enterprise Fund Expenditures

Budget:	$	35,406,286
Expenditures to Date:	$	21,458,836
Percent of Total Budget Expended:		61%
Percent of Year Completed:		92%



Expense Analysis

		Budget	To Date	% Expended	% Yr. Completed
51	Water Fund	$ 19,264,005	$ 12,359,534	64%	92%
52	Sewer Fund	$ 11,840,098	$ 6,306,643	53%	92%
57	Solid Waste Fund	$ 2,620,833	$ 2,132,561	81%	92%
59	Storm Drain Fund	$ 1,681,350	$ 660,098	39%	92%

Note:

The Water Fund had a $5.3M payment to Central Utah Water Conservancy District for payment of Development Fees that took place in Ju

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 future 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 05/31/2024	Committed Balance	Available Balance	Projected Available Balance by 6/30/2024**
11 - Water Impact Fee Fund	$22,614,002	$22,485,575	$128,427	$468,522
12 - Wastewater Impact Fee Fund	$2,651,896	$1,205,851	$1,446,045	$1,759,697
15 - Parks/Trails Impact Fee Fund	$7,845,940	$3,952,599	$3,893,341	$4,252,668
16- Public Safety Impact Fee Fund	$144,437	$10,000	$134,437	$139,663
17 -Stormwater Impact Fee Fund	$2,380,616	$2,211,564	$169,052	$226,358
18 -Transportation Impact Fee Fund	$1,013,811	$2,675,572	($1,661,761)	($1,543,681)

****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.**

Tentative Upcoming Agenda Items for City Council Information

Development Projects

- Tract Monte Vista Development Agreement
- Firefly IFFP/IFA - Water, Sewer, Transportation, and Storm Drain

Code Amendments

- Off-Street Shared Parking Agreements for Non-Single Family
- Residential Zoning Definitions
- Second Kitchen Code Amendments
- Parking Requirements for Hotel, Motel, Bed & Breakfast Uses
- Residential Zone Bonus Density Entitlements
- Drive-Thru Regulations
- Clarifications to the Agriculture Zone, Commercial Storage Zone, and Industrial Zone
- Livestock Housing Setbacks
- Right-of-way Illustrations

Other Items

- Vote on Creation of New School District, Ballot Measure
- Consolidated Fee Schedule – Impact Fee Appendix
- Commercial Water Rights Requirements
- City Brand & Marketing Playbook Amendments
- Amended/Restated Rodeo Grounds Lease Agreement with Pony Express Events
- Purchase Agreements for northern ROW of Old Airport Road
- Strategic Planning Retreat/Conference
- City Website – Update
- Consideration of a Demonym
- Local Building Authority meeting (to adopt bylaws)

Please note all items are tentative and are subject to change.