



EAGLE MOUNTAIN CITY COUNCIL MEETING

April 2, 2024, 4:00 PM

Eagle Mountain City Council Chambers
1650 East Stagecoach Run, Eagle Mountain, Utah 84005

4:00 P.M. WORK SESSION - CITY COUNCIL CHAMBERS

1. CITY ADMINISTRATOR INFORMATION ITEMS

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

- 1.A PRESENTATION - Colin Baenziger & Associates, Recruitment Firm
- 1.B PRESENTATION - 2024 Business Climate Survey Results
- 1.C DISCUSSION - Fireworks Restrictions
[UFA Letter - Fireworks Season](#)

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 P.M. POLICY SESSION - CITY COUNCIL CHAMBERS

4. CALL TO ORDER

5. PLEDGE OF ALLEGIANCE

6. 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.)

7. CITY COUNCIL/MAYOR'S ITEMS

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

CONSENT AGENDA

8. AGREEMENTS

- 8.A [First Addendum to a Professional Service Agreement - Brown's Amusements Inc.](#)
[First Addendum - Brown's Amusement](#)

9. **BOND RELEASES**

- 9.A [Marketplace at Eagle Mountain Town Center 2 - Into Warranty](#)
[Bond Release Letter](#)
[Recorded Plat](#)
- 9.B [Eagle Heights Village III - Into Warranty](#)
[Bond Release Letter](#)
[Recorded Plat](#)
- 9.C [The Towns at Brylee Farms Phase B, Plat 2 - Out of Warranty](#)
[Bond Release Letter](#)
[Recorded Plat](#)

10. **MINUTES**

- 10.A [March 19, 2024 Minutes - Regular City Council Meeting](#)
[03.19.2024 CC Minutes - Draft](#)

11. **SITE PLANS**

- 11.A [SITE PLAN - Oquirrh Mountain Ranch and Eagle Mountain, UT, Central Stake Church Site](#)
[Plan located off 7000 N Pony Express Parkway \(County Parcel #58:048:0077\) and the](#)
[continuation of E Oquirrh Mountain Parkway \(County Parcel #58:048:0078\)](#)
[Oquirrh Mountain Ranch - Site Drawings](#)

SCHEDULED ITEMS

12. **ORDINANCES/PUBLIC HEARINGS**

- 12.A [ORDINANCE/PUBLIC HEARING - An Ordinance of Eagle Mountain City, Utah, Amending](#)
[Eagle Mountain Municipal Code 17.10.030 Definitions, 17.40.040 Conditional Uses, and](#)
[17.53.040 Land Uses](#)

BACKGROUND: *(Presented by David Stroud, Senior Planner)* The applicant proposed Code amendment would permit, as a conditional use, the recycling of food-grade oil and would amend the definitions, as needed.

[ORD--EMMC 17.10.030 Def, 17.40.040 Cond Use & 17.53.040 Land Use](#)
[Food Grade Oil Recycling - Redlines](#)

- 12.B [ORDINANCE/PUBLIC HEARING - An Ordinance of Eagle Mountain City, Utah, Amending](#)
[the Eagle Mountain Municipal Code Chapter 17.60.120 General Fencing Provisions](#)

BACKGROUND: *(Presented by Robert Hobbs, Senior Planner)* The proposed Ordinance addresses how the City measures fence or wall heights based on a request from the City Council after approval of a previous amendment to the fence code.

[ORD--EMMC 17.60.120 - Fence Height](#)
[Follow-up Fence Code Amendment](#)

12.C [ORDINANCE/PUBLIC HEARING - An Ordinance of Eagle Mountain City, Utah, Amending the Eagle Mountain Municipal Code Chapter 17.49 Wildlife Corridor Overlay Zone](#)

BACKGROUND: *(Presented by Todd Black, Wildlife Biologist and Environmental Planner)*
The proposed Ordinance has been presented to the Planning Commission and City Council within the past year and several revisions have been made based on feedback. While not changing the intent of the Code, it has been modified to add clarity and definitions, as needed. Additionally, the proposal provides more wildlife overlay zones, and amends the existing overlay zones.

[ORD--EMMC 17.49 - Wildlife Corr.](#)
[Wildlife Corr. - Redlines](#)
[Wildlife Corr. - Clean](#)

13. **ORDINANCES**

13.A [ORDINANCE - An Ordinance of Eagle Mountain City, Utah, to Repeal and Replace Eagle Mountain Municipal Code Chapter 2.16 City Administrator](#)

BACKGROUND: *(Presented by City Council Members)* The proposed ordinance would repeal and replace EMMC Chapter 2.16, to change the title of City Administrator to City Manager. It also provides greater detail regarding appointment, duties, and transitions between City Managers.

[ORD--EMMC 2.16 City Administrator Repeal - Replace](#)
[City Manager Code](#)

14. **LEGISLATIVE ITEMS**

14.A [UPDATE - Legislative Priorities List](#)
[Cliff Notes](#)

15. **CITY COUNCIL/MAYOR'S BUSINESS**

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

16. **CITY COUNCIL BOARD LIAISON REPORTS**

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

17. **COMMUNICATION ITEMS**

17.A [UPDATE - Department Reports](#)

17.B [UPDATE - Upcoming Agenda Items](#)
[Upcoming Agenda Items](#)

17.C UPDATE - Financial Summary
[February 2024 Budget Summary](#)

18. **ADJOURNMENT**

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

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

CERTIFICATE OF POSTING

The undersigned, duly appointed City Recorder, does hereby certify that the above agenda notice was posted on this this 28th day of March, 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



UNIFIED FIRE AUTHORITY

March 11, 2024

All City, Town, Township and Salt Lake County Governments:

In anticipation of fireworks season, this information will assist your legislative bodies in efforts to assure compliance with Utah fireworks laws and setting of restricted areas.

Please review your fireworks restricted areas for accuracy and proper alignment. If changes to the 2023 fireworks restrictions map are necessary, Title 15A-5-202.5 lists the steps and requirements to implement those changes. If changes are made, please ensure that City Ordinances are updated for the 2024 fireworks season.

Key points:

- Each municipal legislative body must, before May 1 of each year the defined area is closed, provide a map to the county in which the defined area is located
- The county must have a map in place and available to the public and fireworks vendors before June 1
- If UFA Fire Prevention Division does not receive notice of any changes prior to that date, the map published will be the same map for the city as the year before

Links to the Utah fireworks law:

https://le.utah.gov/xcode/Title15A/Chapter5/15A-5-S202.5.html?v=C15A-5-S202.5_2018050820180508
https://le.utah.gov/xcode/Title53/Chapter7/53-7-S225.html?v=C53-7-S225_2018050820180508
<https://rules.utah.gov/publicat/code/r710/r710-015.htm#T4>

Current fireworks law summary:

- Discharge dates for fireworks: 2 days before, day of, and 1 day after July 4 and 24
- Provide a restriction area map to UFA by May 1
- Provide a county wide map on county website before June 1 (UFA Responsibility)
- Provides strict liability for negligence, reckless or intentional conduct for damage caused by fire:
 - In prohibited or non-prohibited area
 - Within times of allowed discharge
- Clarifies areas where cities can restrict fireworks discharge
- Persons guilty of an infraction if: (up to \$1,000 fine)
 - Discharge of fireworks outside of legal dates
 - Discharge of fireworks in an area where fireworks are prohibited

If fire conditions worsen as the fireworks season approaches, causing concern for areas not currently defined or create a “hazardous environmental condition”, please contact your Liaison, our office, or your Area Fire Marshal. Please also feel free to contact me should you have any questions or concerns.

Thank you,

Brad Larson

Fire Marshal / Unified Fire Authority

blarson@unifiedfire.org



EAGLE MOUNTAIN CITY
CITY COUNCIL MEETING
APRIL 2, 2024

TITLE:	First Addendum to a Professional Service Agreement - Brown's Amusements Inc.		
ITEM TYPE:	Agreement		
FISCAL IMPACT:	N/A		
APPLICANT:	Sherry Brown of Brown's Amusements Inc.		
GENERAL PLAN DESIGNATION	CURRENT ZONE	ACREAGE	COMMUNITY

PUBLIC HEARING:

No

PREPARED BY:

Brad Hickman, Parks and Recreation

PRESENTED BY:

Dawn Hancock

RECOMMENDATION:

Staff recommends the City Council approve the First Addendum to the Professional Service Agreement with Brown's Amusements Inc.

BACKGROUND:

Brown's Amusements Inc. has provided carnival services and concessions during the annual Pony Express Days celebration since 2016. Due to inflation, they are requesting an addendum to the original agreement regarding the cost of their all-day ride pass.

Prices for all of the products they use have increased exponentially. Some examples provided by Brown's Amusements include:

- Tires. The company averages 500 tires on the road with their traveling equipment. They report tire costs having tripled over the years.
- Fuel. This is a necessary product and one where everyone has been affected. They have also had more delivery charges and increased mileage.
- Wages.
- Parts to repair carnival rides.
- Auto parts.

Ms. Brown stated all aspects of their business have been impacted, but they continue to work hard to keep prices as low as possible. They are requesting an addendum to the contract changing the on-site wristband purchase price from \$35 to \$40. The purchase price for the advance-sale wristband will remain the same at \$30. Patrons are encouraged to take advantage of the advance wristband sales.

Rides may also be enjoyed through the purchase of individual tickets instead of an all-day pass. Tickets are \$1 each and ride take between 3 to 7 tickets.

All other terms of the original agreement will remain in effect.

ITEMS FOR CONSIDERATION:

REQUIRED FINDINGS:

PLANNING COMMISSION ACTION/RECOMMENDATION:

ATTACHMENTS:

[First Addendum - Brown's Amusement](#)

**FIRST ADDENDUM TO
“ATTACHMENT B: SCOPE OF WORK/COST SCHEDULE”
OF THE PROFESSIONAL SERVICE AGREEMENT
WITH BROWN’S AMUSEMENTS INC.**

Section H – Other Specifications, Item No. 4 “Cost to Fair Patron” is amended to state the following:

H – OTHER SPECIFICATIONS

4. Cost to Fair Patron

Credits values are \$1.00 each. They are sold individually. Rides take 3-7 tickets each. Wristbands are ~~\$30.00~~ **\$40.00**. This allows the rider to ride unlimited rides all day for this price as long as the band has not been tampered with, i.e. taken off, switched, or taped. Wristbands are sold in an advance-sale program for \$30.00 a ~~\$5.00~~ **\$10.00** savings. Games accept credits as well. Games range from 2 to 10 credits each. Many games are a prize every time.

Food concession prices are listed separately. If necessary (due to unprecedented inflation and rising fuel costs). Brown’s will consult with Pony Express Days each year before implementing prices increases.

All other terms of the original agreement remain in effect.

IN WITNESS WHEREOF, the parties sign and cause this addendum to be executed.

Dated this _____ day of _____, 2024.

EAGLE MOUNTAIN CITY

Signature

Name:_____

Title:_____

ATTEST

Fionnuala B. Kofoed, MMC
City Recorder

APPROVED AS TO FORM

Marcus Draper
City Attorney

Dated this _____ day of _____, 2024.

CONTRACTOR

Signature

Name:_____

Title:_____



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

ENGINEERING

Wednesday, March 20, 2024

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

SUBJECT: Market Place at Eagle Mountain Town Center phase 2 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



DATE: Wednesday, March 20, 2024
TO: Chris Trusty
FROM: Robert Ballif Engineering Assistant
SUBJECT: **Market Place 2 lot #202 walk through into warranty-updated**

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

Robert Ballif – EM Engineering Assistant

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

General:

1. ~~Need the Auto-CAD as build.~~
2. ~~Clean up any construction debris.~~
3. ~~Send all testing results to Marty Bahr, mbahr@emeity.org.~~
4. ~~All water meter vaults to be built to city spec. 4 concrete blocks and brass or ridged copper for the supports on the blocks and clean out any debris in the vaults.~~
5. ~~All marker boards to be 3 feet out of the ground for utility stubs in the property, water painted blue, sewer painted green, & marker boards for any storm drain stubs. Mark sure all stubs for utilities are within the property 15' back of curb.~~
6. ~~Stamps in the curb for sewer and water services, place a brass pin with a "W" stamped on it for water and a "S" for sewer.~~
7. ~~All sidewalks are to have expansion boards every 50 to 60 feet, place them if they are missing.~~
8. ~~Back fill all park strips and behind walk.~~
9. ~~Remove plastic covers off ADA placards.~~

Private Road:

1. ~~Water valve at intersection by Taco Bell to be cleaned out.~~
2. ~~Sewer manhole by Taco bell clean.~~
3. ~~Taco Bell water meter vault, fix the leak on the setter.~~
4. ~~Sewer manhole north of Taco Bell clean & add step.~~
5. ~~Fire hydrant by Wing Stop place 6" riser on hydrant. Clean out valve.~~
6. ~~Storm drain manhole clean, grout, & add step at intersection by Wendy's.~~

Raven Way:

1. ~~Storm drain manhole south of round about add step.~~
2. ~~Storm drain manhole west of round about trim the pipe, add 1 steps and grout around the pipe.~~
3. ~~Storm drain inlet south west trim the pipe.~~
4. ~~Sewer manhole west of round about add step & clean.~~
5. ~~West end expose blow off and valve & bring to grade and place valve boxes over valve and blow off, blow off to have galvanized hand tight cap.~~
6. ~~West end of the road the storm drain combo box needs snout place on the pipe to the pond. It is on the plans.~~
7. ~~ADA placard by streetlight to be replaced, damaged.~~
8. ~~The south water valve in the round about to be brought to grade and collar placed around it, concrete can be regular mix 12" wide and 6" deep.~~

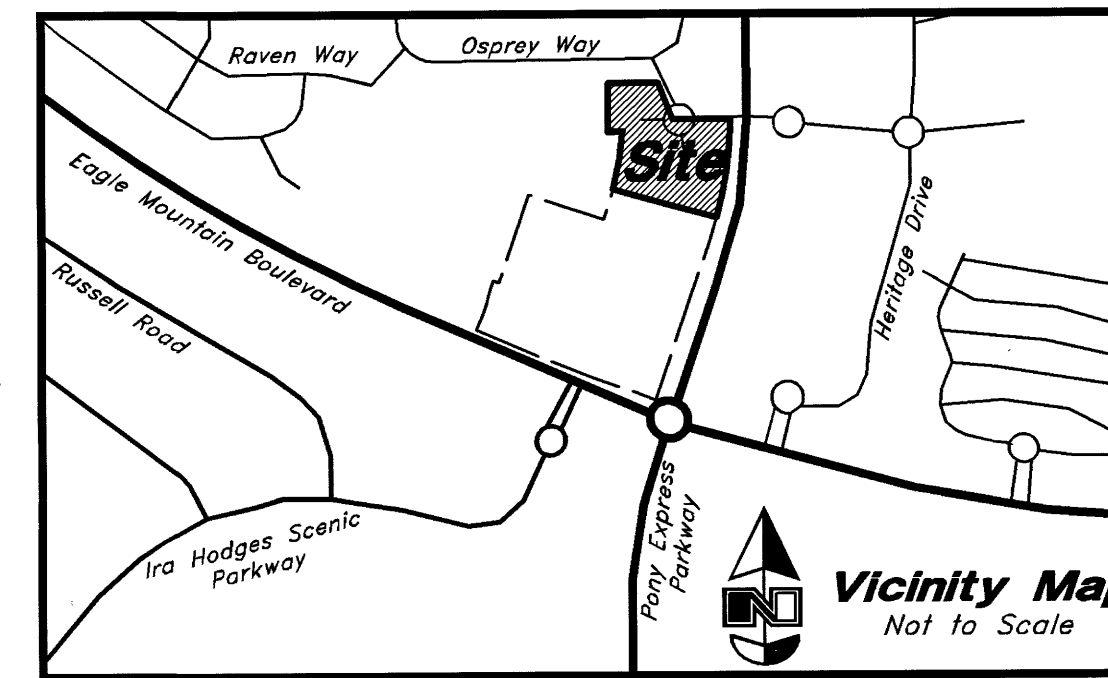
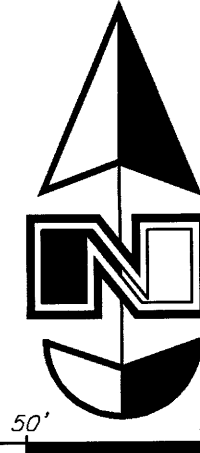
~~9. Southeast side of round about trim pipe in the inlet.~~

~~10. Southeast ADA ramp clean out gap and place sika flex in the gap.~~

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 entering warranty.

18-180518 02

Scale: 1" = 50'



I, Bruce D. Pimpa, do hereby certify that I am a Licensed Professional Land Surveyor in the State of Utah and that I hold Certificate No. 362256 in accordance with Title 58, Chapter 22, of the Professional Engineers and Land Surveyors Licensing Act; I further certify that I am duly qualified and duly sworn to perform the duties of a Professional Land Surveyor. I have completed a survey of the property described on this Subdivision Plat in accordance with Section 17-23-17 and have verified all measurements; that the reference monuments shown on this plat are located as indicated and are sufficient to retrace or reestablish this plat; and that the information is sufficient to accurately establish the lateral boundaries of the herein described tract of real property; hereafter known as The Marketplace at Eagle Mountain Town Center Phase 2.

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

sec 12, T6S, R2W S4BM T438 DE

28 Feb, 2022
Date:

Bruce D. Pimper
Bruce D. Pimper
Utah PLS No. 362256

We, the undersigned owners of all the real property depicted on this plat described in the surveyors certificate on this plat, have caused the land described on this plat to be divided into 5 Lots, roads, easements and other public uses as designated on the plat and now do hereby dedicate under the provisions of 10-9a-607, Utah Code, without condition, restriction or reservation to Eagle Mountain City, Utah, all streets, water, sewer and other utility easements and improvements, open spaces shown as public open spaces, parks and all other places of public use shown on the plat. Eagle Mountain City, Utah, along with all improvements required by the Development Agreement between the undersigned and Eagle Mountain City for the benefit of the City and the inhabitants thereof.

In witness whereof we have hereunto set our hands this 4, day of March,
A.D. 2022.

by: EM, LLC, a Utah limited liability Company
for: William Gaskill
its: Manager

State of _____
County of _____

On the 4 day of March, 2022, personally appeared before me, the undersigned Notary Public, William Gaskill, who being by me duly sworn did say that he is the Manager of EM, LLC which is the Manager of EM Commercial Development, LLC a Utah limited liability company, by authority of its members or its articles of organization, and he acknowledged to me that said limited liability company executed the same.

Notary Public Full Name: Christine Giordano
Commission Number: 707893

My Commission Expires: 8/22/2023

A Notary Public Commissioned in Utah

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

Chas. Gilman

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 24 day of March, 2022.

Approved by Mayor _____
Approved by City Attorney _____

Approved by City Engineer [Signature]

Attest by City Recorder [Signature]
(See Seal Below)

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

SURVEYORS SEAL /	NOTARY PUBLIC SEAL	CITY ENGINEER SEAL	CLERK-RECORDER SEAL
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SURVEYORS SEAL	NOTARY PUBLIC SEAL	CITY ENGINEER SEAL	CLERK-RECORDER SEAL
			

This Subdivision was requested by Bill Gaskill to create 5 Lots.

This Survey retraces and honors a previous 2016 Boundary/Topographical Survey by Focus Engineering and Surveying, LLC, File No. 18-288, a 2020 ALTA Survey by Anderson Wahlen and Associates, and the adjacent The Marketplace at Eagle Mountain Subdivision.

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

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

Declaration of Covenants, Conditions, Restrictions and Easements of Marketplace at Eagle Mountain Town Center recorded concurrent with Phase 1 on July 27, 2021 as Entry No. 130929:2021.

Declarations recorded October 29, 2009 as Entry No. 113261:2009 of Official Records, Amendment to Declarations recorded December 13, 2010 as Entry No. 108314:2010 of Official Records, Amendment to Declarations recorded May 25, 2018 as Entry No. 491866:2018 of Official Records, Amendment to Declarations recorded August 14, 2019 as Entry No. 54420:2019 of Official Records, Amendment to Declarations recorded September 17, 2019 as Entry No. 922448:2019 of Official Records and Amendment to Declarations recorded November 1, 2019 as Entry No. 11208:2019 of Official Records affects this site along with more land but contains nothing to plot.

Notice of Reinvestment Fee Covenant (Pursuant to Utah Code Ann. 56-1-46) and the terms, conditions and limitations contained therein, recorded May 20, 2010 as Entry No. 1553:2010 of Official Records affects this site along with more land but contains nothing to plot.

Communications Easement Agreement in favor of FirstDigital Telecom, LLC, a Utah limited liability company recorded August 15, 2018 as Entry No. 77533:2018 of Official Records blankets this site along with more land but contains nothing to plot.

The diagram illustrates a section corner marker and its associated survey lines. At the top, three horizontal lines are shown: a solid line labeled "Property Line", a dashed line labeled "Easement Line", and another solid line labeled "Adjolner Line". Below these lines is a diamond-shaped marker with a cross inside, labeled "Section Corner". To the right of the marker, text specifies "Set 5/8\" rebar with plastic cap or nail with Brass Tag stamped \"AWA\"". At the bottom, a rectangular area with diagonal hatching is labeled "Road Dedication to Eagle Mountain City".

State of _____ } ss
County of _____ }
On the 4 day of March, 2022 personally appeared
before me, the undersigned Notary Public, Tiffany Walden, who being by me duly sworn did say that she is the Manager of Diamante Vista, LLC a Utah limited liability company, by authority of its members or its articles of organization, and she acknowledged to me that said limited liability company executed the same

Notary Public Full Name: Christine Giordano
Commission Number: 707893
My Commission Expires: 8/22/2023

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

Chad Miller
NOTARY PUBLIC OF UTAH

18201

18306

[illegible]

Total Acreage	= 5.189 acres
Total Acreage in Lots after dedication	= 4.321 acres
Average Lot size	= 37,643 sq. ft. or 0.880 acre
Largest Lot size	= 1.239 acres
Smallest Lot size	= 0.631 acre
Total Number of Lots	= 5 Lots
Total Acreage in Right-of-Way	= 0.868 acre



ANDERSON WAHLEN & ASSOCIATES

2010 North Redwood Road, Salt Lake City, Utah 84116
801 521-8529 - AWAengineering.net



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

ENGINEERING

Thursday, October 19, 2023

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

SUBJECT: Eagle Heights Village plat 3 into warranty Bond Release

City Recorder:

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

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

Sincerely,

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

Cc: Fionnuala Kofoed, City Recorder



DATE: Thursday, October 19, 2023
TO: Chris Trusty
FROM: Robert Ballif Engineering Assistant
SUBJECT: **Eagle Heights Village plat 3 walk through-updated**

A walk-thru was performed. The following were present.
Robert Ballif – EM Engineering Assistant

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

General Notes:

1. All water cans to be checked at time of meter install, the water cans will need to meet Eagle MTN City standards, i.e. level to 1 inch above the plane of the curb & sidewalk and the setters are to be 18 to 22 inches from top of lid to top of setter. Setters to be centered in the can. All water cans to have collar and EM City lid w/2 inch hole.
2. ~~Need the Auto CAD as build.~~
3. ~~All storm drain inlets to have wood forms removed and grouted.~~
4. ~~Remove the plastic cover off the ADA placards.~~
5. ~~Check all sidewalk expansion boards to make sure they are 50 to 60 feet apart at exit warranty.~~

Lake Mountain Rd.:

1. ~~Crack seal phase line.~~

Eagle Meadows Dr.:

1. ~~All storm drain inlets marked with a "G" will need to follow general note 3.~~
2. ~~Missing sewer & water stamps on the curb marked with a red dot, place a brass pin with a "W" for water and "S" for sewer.~~
3. ~~Missing sewer and water boards in the lots.~~
4. ~~Expose blow off and valve at south end of the road and place the temp. turn around.~~
5. ~~Sewer manhole by garden area to have vented lid, cleaned, and grouted.~~
6. ~~Lot #'s 303-304 the patch to be fixed for the water add in.~~
7. ~~Intersection of Desert Dr. storm drain manhole grout pipes.~~
8. ~~Intersection of Desert Dr. sewer manhole needs vented lid and step added.~~
9. ~~Section of walk to replace south end.~~
10. ~~Crack seal phase line.~~

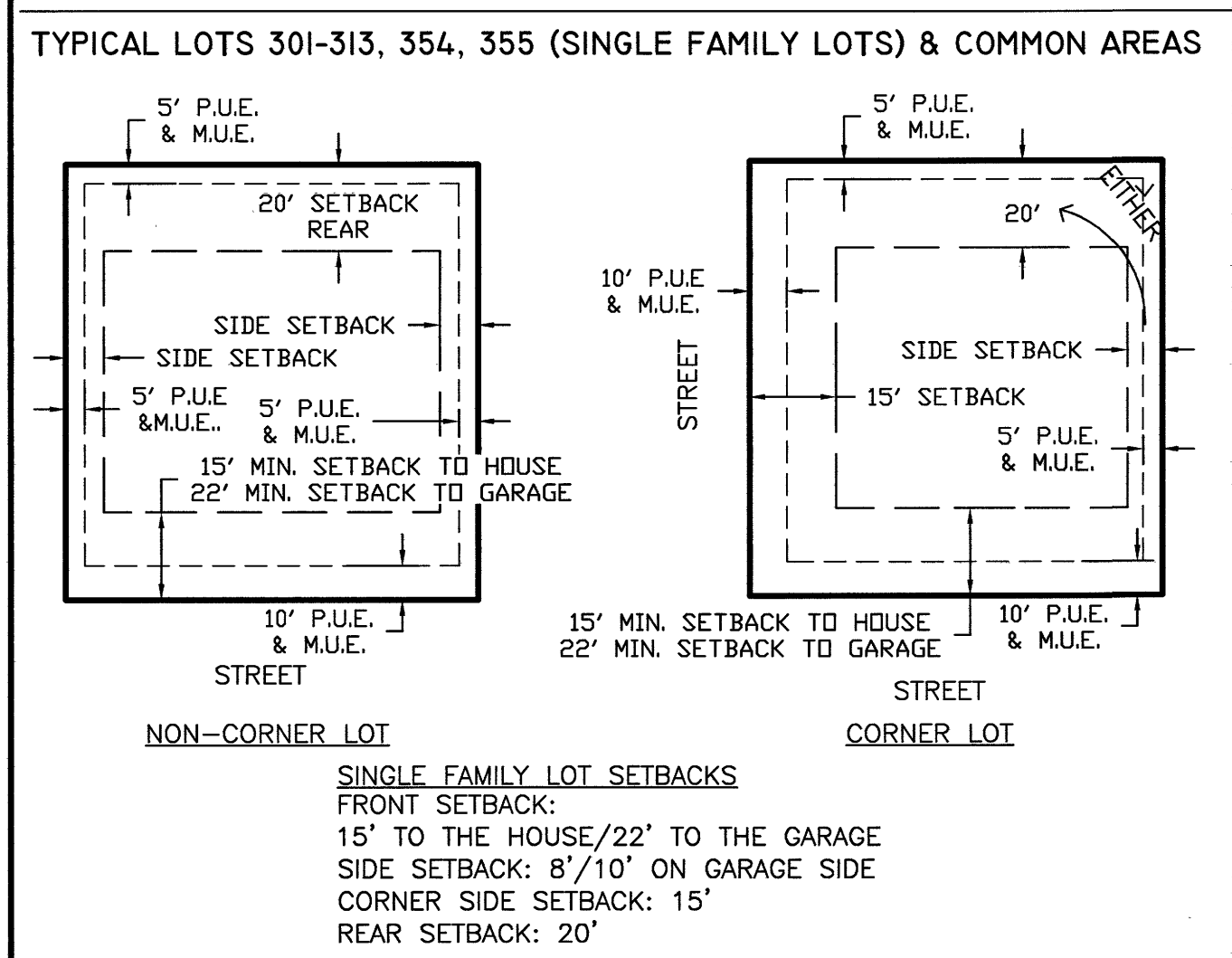
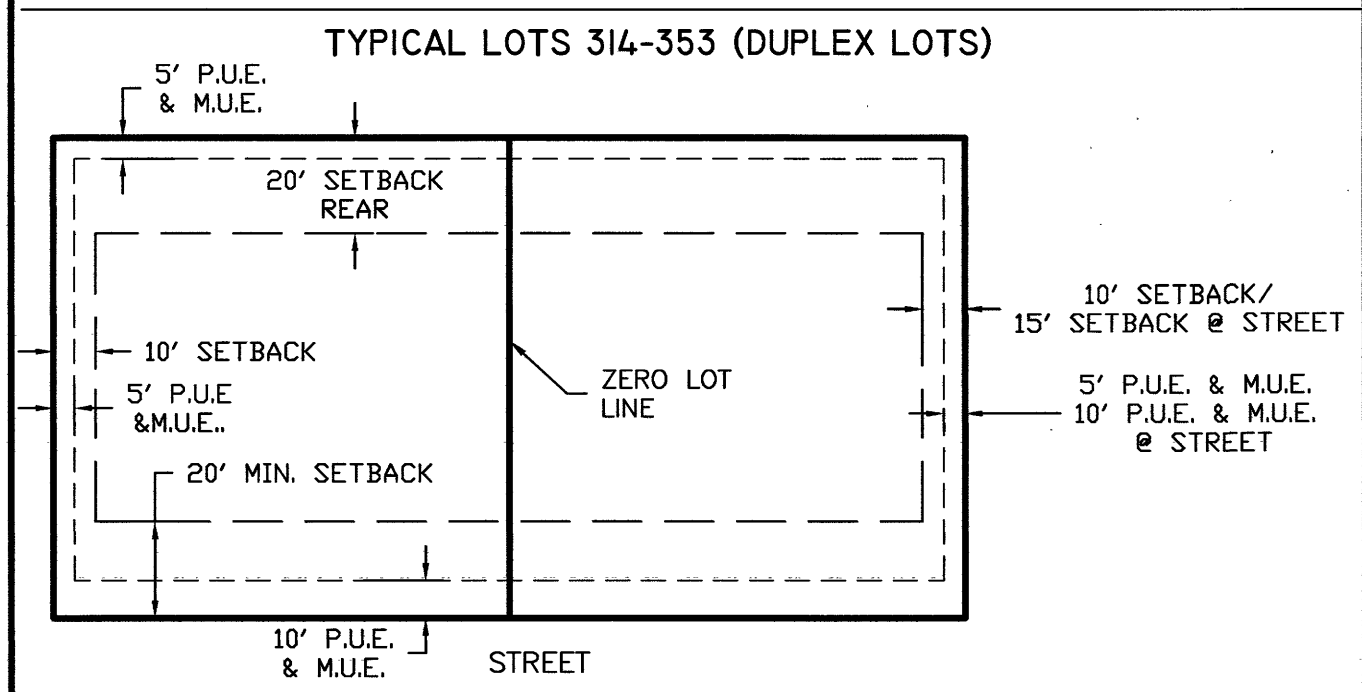
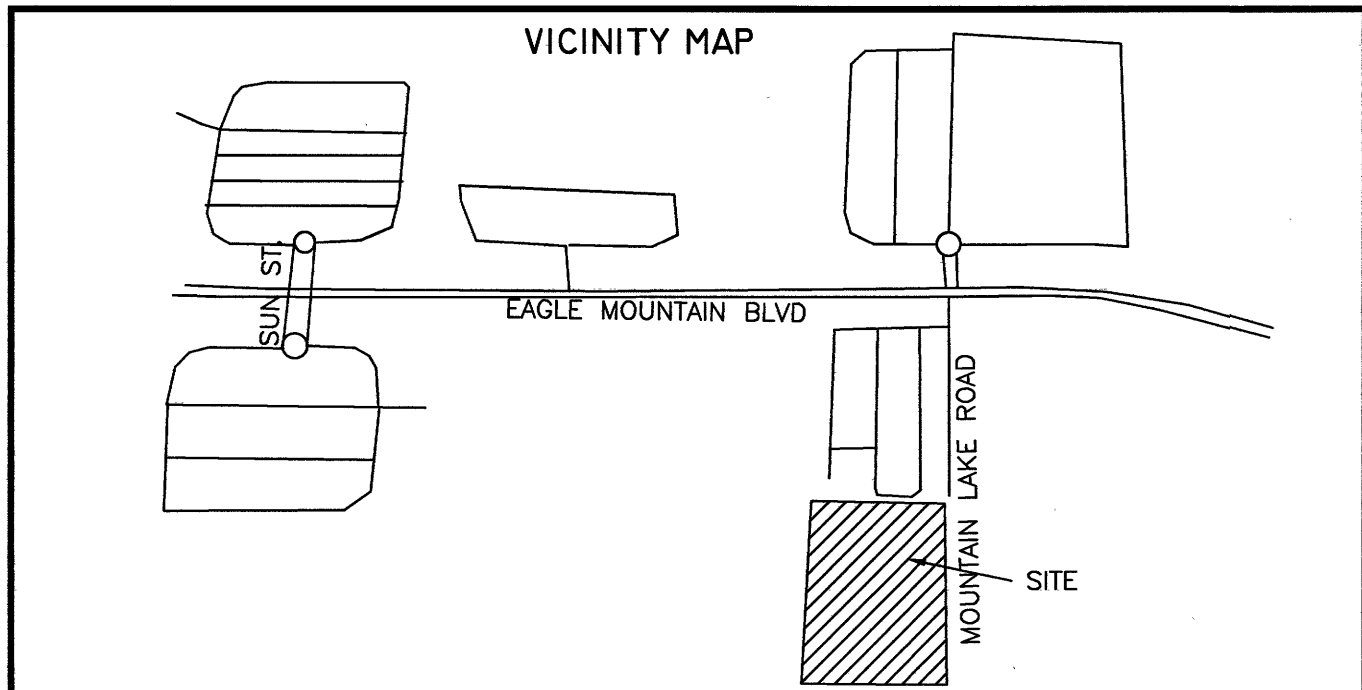
Oak Blvd.:

1. ~~All storm drain inlets marked with a "G" will need to follow general note 3.~~
2. ~~Missing sewer & water stamps on the curb marked with a red dot, place a brass pin with a "W" for water and "S" for sewer.~~
3. ~~Missing sewer and water boards in the lots.~~
4. ~~Expose blow off and valve at south end of the road and place the temp. turn around.~~
5. ~~Lot #311 section of walk to replace.~~
6. ~~Intersections of Desert Dr. sewer manhole patch and sewer lid to be fixed, also clean. Collar manhole.~~
7. ~~Intersection of Desert Dr. fire hydrant find location wire.~~
8. ~~Crack seal phase line~~

Stallion St.:

- ~~1. All storm drain inlets marked with a "G" will need to follow general note 3.~~
- ~~2. Missing sewer & water stamps on the curb marked with a red dot, place a brass pin with a "W" for water and "S" for sewer.~~
- ~~3. Missing sewer and water boards in the lots.~~
- ~~4. Expose blow off and valve at south end of the road and place the temp. turn around.~~
- ~~5. Lot #327 sewer manhole needs a vented lid and clean.~~
- ~~6. Crack seal phase line.~~
- ~~7. Lot #328 or club house the water can lid is inside the grade ring and needs to be on top.~~
- ~~8. Sewer manhole lid to be vented at the park or club house.~~
- ~~9. Old, exposed pipe in the pond to be cut towards the west side and the pipe end filled with concrete so no water runs into it.~~
- ~~10. Lot #322 fire hydrant valve clean out. Fine the location wire,~~

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 entering warranty.



DOMINION ENERGY UTAH

Questar Gas Company, dba Dominion Energy Utah, hereby approves this plat solely for the purposes 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 Owner Dedication or in 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 17 day of October, 2023.
By [Signature]
Title President

ROCKY MOUNTAIN POWER

1. Pursuant to Utah Code Ann § 54-3-27 this plat conveys to the owner(s) or operators of utility facilities a public utility easement along with all the rights and duties described therein.

2. Pursuant to Utah Code Ann § 17-27a-603(4)(c)(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 effect 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

[Signature] 10/10/23
ROCKY MOUNTAIN POWER
DATE

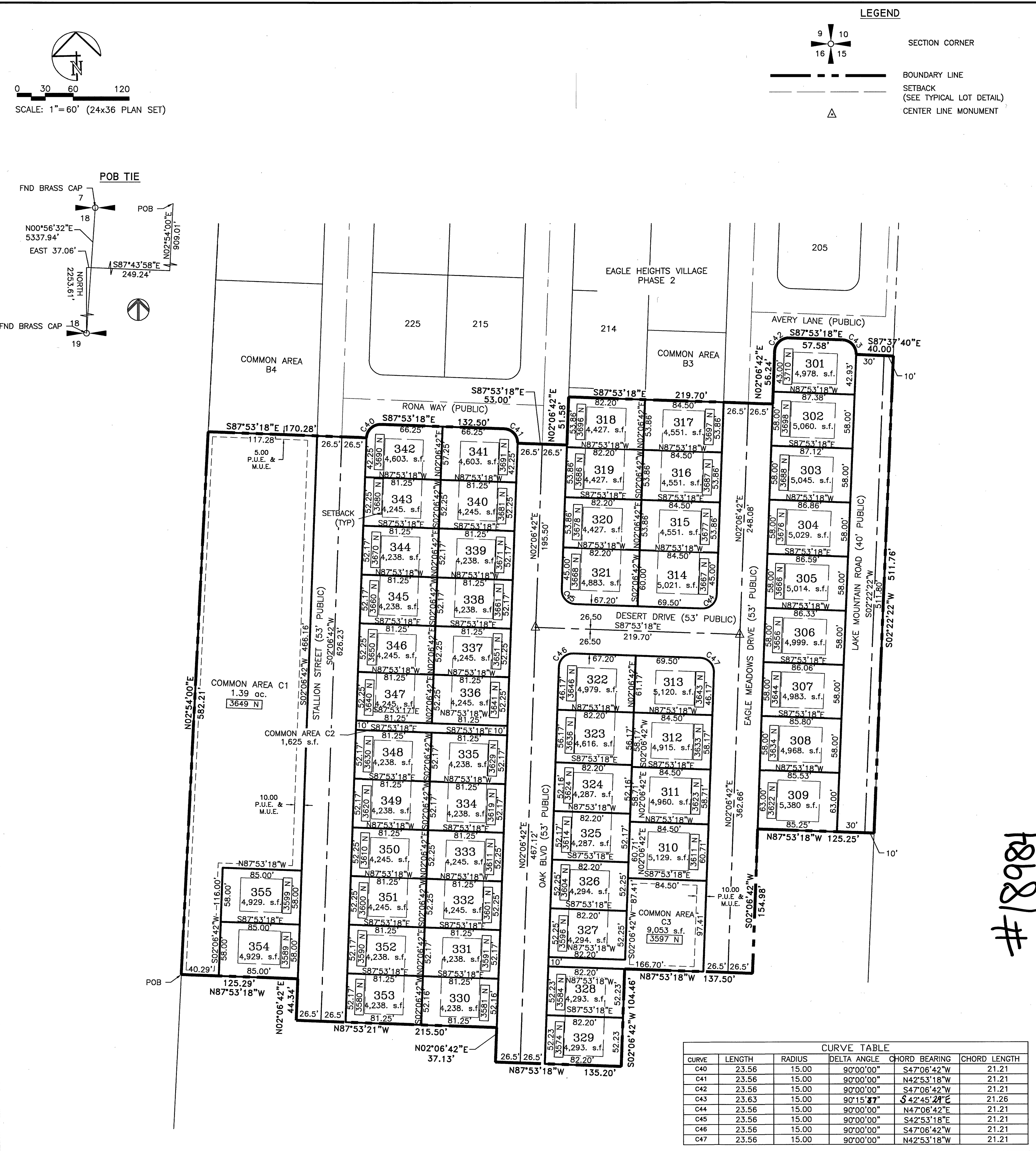
FIRSTDIGITAL TELECOM

Firstdigital Telecom, LLC certifies that it will provide telecommunications services to this subdivision.

[Signature] 10/18/23
FIRSTDIGITAL TELECOM
DATE

ALLIANCE CONSULTING ENGINEERS

150 EAST 200 NORTH SUITE P
LOGAN, UTAH 84321
(435)755-5121
alliancecogan@yahoo.com



CURVE	LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C40	23.56	15.00	90°00'00"	S47°06'42"W	21.21
C41	23.56	15.00	90°00'00"	N42°53'18"W	21.21
C42	23.56	15.00	90°00'00"	S47°06'42"W	21.21
C43	23.63	15.00	90°15'37"	S42°45'24"E	21.26
C44	23.56	15.00	90°00'00"	N47°06'42"E	21.21
C45	23.56	15.00	90°00'00"	S42°53'18"E	21.21
C46	23.56	15.00	90°00'00"	S47°06'42"W	21.21
C47	23.56	15.00	90°00'00"	N42°53'18"W	21.21

SURVEYOR'S CERTIFICATE

I, BRIAN G. LYON, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 275617, AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, BLOCKS, STREETS, AND EASEMENTS AND THAT THE SAME AS SHOWN ON THIS PLAT. I FURTHER CERTIFY THAT ALL LOTS HAVE BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND, MEET FRONTAGE WIDTH AND AREA REQUIREMENTS OF THE APPLICABLE ZONING ORDINANCES.

LEGAL DESCRIPTION

Part of the Northeast Quarter of Section 18, Township 6 South, Range 1 West of the Salt Lake Base & Meridian described as follows:

Commencing at the South Quarter Corner of Section 18, Township 6 South, Range 1 West of the Salt Lake Base and Meridian (North Quarter Corner Bears N00°56'32"E 5337.94 feet; thence North 2253.61 feet; thence East 37.06 feet; thence S87°43'58"E 249.24 feet; thence N 02°54'00" E 909.01 feet to the POINT OF BEGINNING and running

thence N 02°54'00" E 582.21 feet;

thence along the boundary of Eagle Heights Village Phase 2 the next twelve courses:

1) thence S 87°53'18" E 170.28 feet;

2) thence Northeasterly, a distance of 23.56 feet along a non tangent curve to the right of which the radius point lies S 87°53'18" E, with a radius of 15.00 feet, having a central angle of 90°00'00" and a chord that bears N 47°06'42" E 21.21 feet;

3) thence S 87°53'18" E 132.50 feet;

4) thence Southeasterly, 23.56 feet along a curve to the right having a radius of 15.00 feet, a central angle of 90°00'00" and a chord that bears S 42°53'18" E 21.21 feet;

5) thence S 87°53'18" E 53.00 feet;

6) thence N 02°06'42" E 51.58 feet;

7) thence S 87°53'18" E 219.70 feet;

8) thence N 02°06'42" E 56.24 feet;

9) thence Northeasterly, 23.56 feet along a curve to the right having a radius of 15.00 feet, a central angle of 90°00'00" and a chord that bears N 47°06'42" E 21.21 feet;

10) thence S 87°53'18" E 57.58 feet;

11) thence Southeasterly, a distance of 23.63 feet along a curve to the right, with a radius of 15.00 feet, having a central angle of 90°15'37" and a chord that bears S 42°45'29" E 21.26 feet;

12) thence S 87°37'40" E 40.00 feet;

thence N 87°53'18" W 125.25 feet;

thence S 02°06'42" W 154.98 feet;

thence N 87°53'18" W 137.50 feet;

thence S 02°06'42" W 104.46 feet;

thence N 87°53'18" W 135.20 feet;

thence N 02°06'42" E 37.13 feet;

thence N 87°53'21" W 215.50 feet;

thence N 02°06'42" E 44.34 feet;

thence N 87°53'18" W 125.29 feet to the point of beginning, containing 10.37 acres, more or less.

OWNER'S CERTIFICATE, CONSENT TO RECORD, CONVEYANCE OF UTILITY EASEMENTS AND DEDICATION

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

Pursuant to Utah Code 10-9a-604(1)(d) the owner conveys Common Areas C1, C2 and C3 to Cedar Grove Owners Association with an address of 12896 South Pony Express Rd., Suite 400, Draper, Utah 84020. Said common areas to be maintained by the Cedar Grove Owners Association.

Eagle Heights Development, Inc.
Optionee TROY GARLER, PRESIDENT

Peterson Ranch Holdings, LLC.
Owner
By its Agent J. Kirt Peterson

CORPORATE ACKNOWLEDGEMENT

STATE OF UTAH
COUNTY OF SALT LAKE

On this 18 day of October, A.D., 2023, personally appeared before me, Troy Garler, President of Eagle Heights Development, Inc., a Utah Corporation, signers of the within instrument who declared to me, that they signed this instrument on behalf of the corporation pursuant to a resolution of the board of directors of said corporation.

My commission expires: 1/19/2025

Notary Public Mindy Dansie

Residing at: West Jordan

LIMITED LIABILITY ACKNOWLEDGEMENT

STATE OF UTAH
COUNTY OF Davis

On this 18 day of October, A.D., 2023, personally appeared before me, J. Kirt Peterson, who being by me duly sworn did say, for him/herself, that he/she is the Manager/Member of Peterson Ranch Holdings LLC, a Utah Limited Liability Company and that the within and foregoing instrument was signed on behalf of said Limited Liability Company by authority of its Articles of Organization and each duly acknowledged to me that said Limited Liability Company executed the same.

MY COMMISSION EXPIRES 10/2/23 NOTARY PUBLIC RESIDING AT Farmington

ATTEST: [Signature]
CITY RECORDER
(See Seal Below)

EAGLE HEIGHTS VILLAGE, PLAT 3
PART OF SECTION 18
TOWNSHIP 6 SOUTH RANGE 1 WEST
SALT LAKE BASE AND MERIDIAN
EAGLE MOUNTAIN, UTAH
FINAL PLAT

ENT 73001:2023 MAP# 18984
ANDREA ALLEN
UTAH COUNTY RECORDER
2023 Nov 7 01:02 PM FEE 166.00 BY NG
RECORDED FOR EAGLE MOUNTAIN CITY

SURVEYORS SEAL

NOTARY PUBLIC SEAL

CITY ENGINEERS SEAL

CLERK-RECORDER SEAL

NOTES

1. THE PURPOSE OF THIS SURVEY WAS TO CREATE A SUBDIVISION ON THE SUBJECT PROPERTY. THE SURVEY WAS REQUESTED BY EAGLE HEIGHTS DEVELOPMENT, INC.

2. THE BASIS OF BEARING IS N 00°56'32" E BETWEEN THE SOUTH QUARTER CORNER AND NORTH QUARTER CORNER OF SECTION 18, TOWNSHIP 6 SOUTH, RANGE 1 WEST OF THE SALT LAKE BASELINE AND MERIDIAN.

3. THIS SURVEY WAS REQUESTED BY EAGLE HEIGHTS DEVELOPMENT, INC.

4. COMMON AREA C2 IS A PUBLIC UTILITY EASEMENT (P.U.E.) & MUNICIPAL UTILITY EASEMENT (M.U.E.). COMMON AREA C1 AND C3 HAVE P.U.E. AND M.U.E. AS SHOWN ON THE PLAT AND IN THE TYPICAL LOT DIAGRAMS.

EAGLE MOUNTAIN CITY ENGINEER

APPROVED THIS 30th DAY OF October, A.D., 2023, BY THE CITY ENGINEER

[Signature]
EAGLE MOUNTAIN CITY ENGINEER

EAGLE MOUNTAIN CITY ATTORNEY

APPROVED THIS 30th DAY OF October, A.D., 2023, BY THE CITY ATTORNEY

[Signature]
EAGLE MOUNTAIN CITY ATTORNEY



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

ENGINEERING

Tuesday, March 26, 2024

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

SUBJECT: The Towns at Brylee Farms phase B plat 2 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



DATE: Tuesday, March 26, 2024
TO: Chris Trusty
FROM: Robert Ballif Engineering Assistant
SUBJECT: **The Towns at Brylee Farms phase "B" plat 2 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. ADA ramps marked are hollow and need to be fixed, also concrete is broken, and the concrete in front has failed and needs to be removed and replaced with sika flex. At the stop sign at the intersection of Ryegrass & Evergreen the ADA is coming up and is hollow. The ADA at the park side is broken.~~

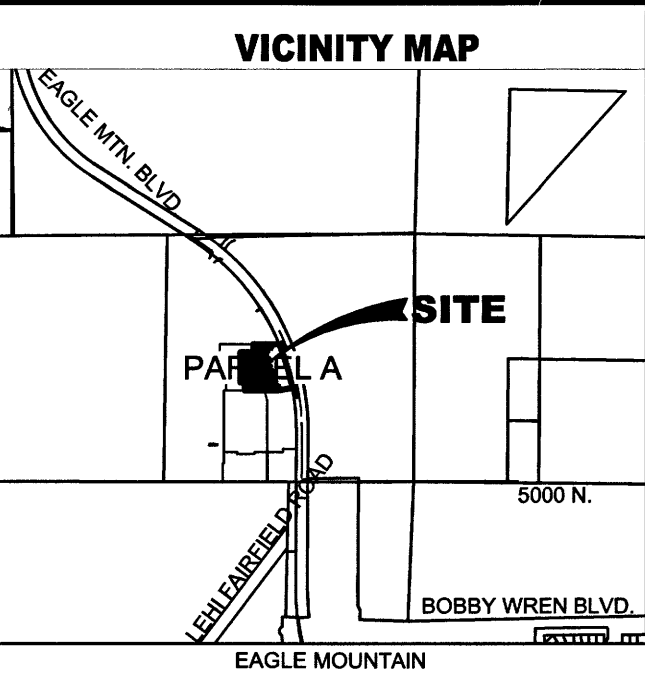
Ryegrass Dr.:

- ~~1. House #686 sewer manhole add step to bottom of manhole.~~
- ~~2. House #700 sewer manhole replace collar. Clean manhole, rocks & dirt in the bottom after they replaced the collar.~~
- ~~3. Blow off at west end fix blow off, straighten. The valve boxes are missing that were their last time, they will need to be placed over the valve and the blow off and they will need to be to grade with a plastic cap hand tight.~~

Offsite storm drain:

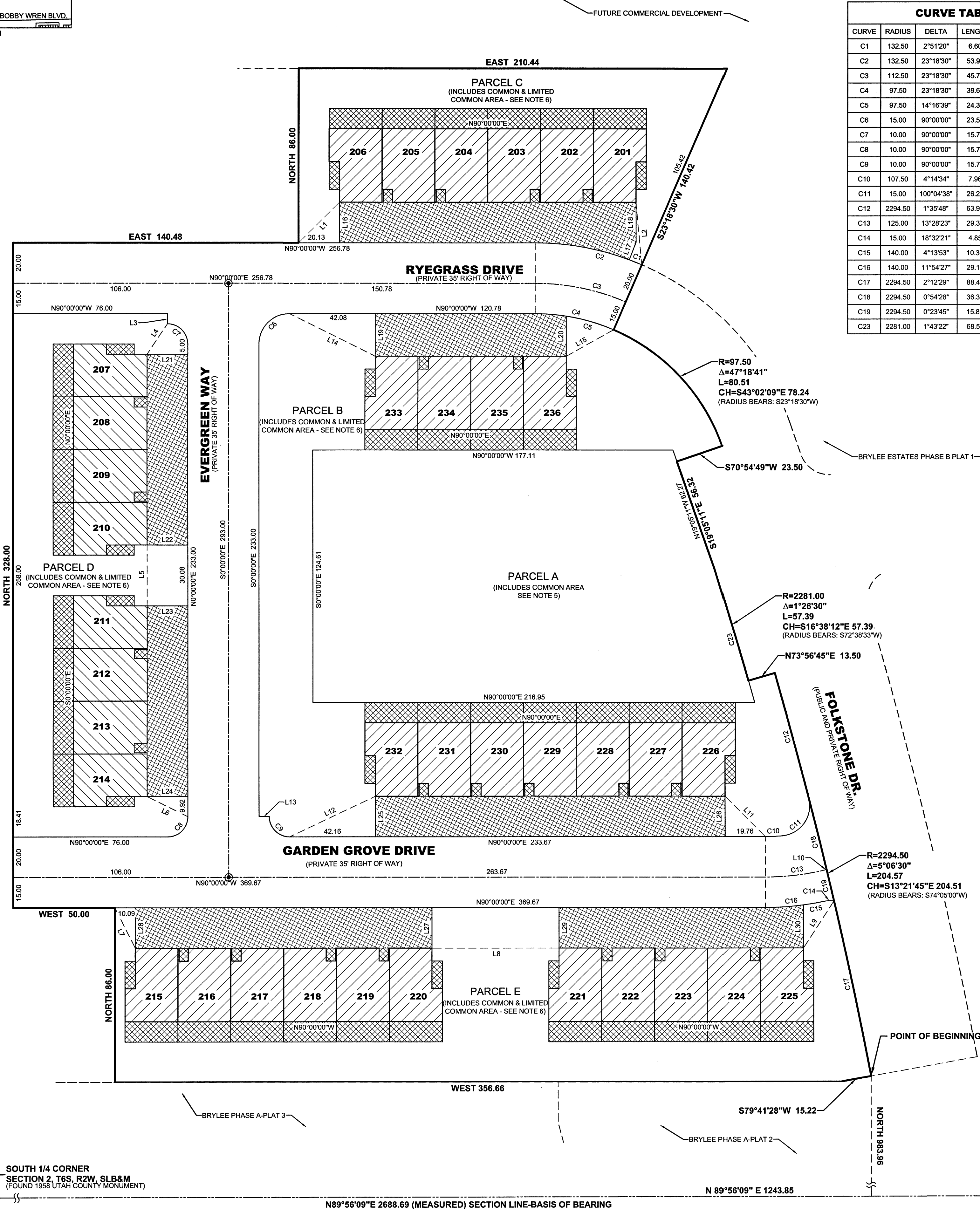
- ~~1. South manhole in the pond add steps and fill in around the manhole.~~

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.



THE TOWNS AT BRYLEE FARMS PHASE B PLAT 2

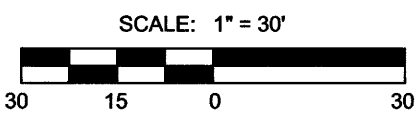
A PORTION OF THE SOUTHEAST QUARTER OF SECTION 2, TOWNSHIP 6 SOUTH, RANGE 2
WEST, SALT LAKE BASE & MERIDIAN
EAGLE MOUNTAIN, UTAH



CURVE TABLE				
CURVE	RADIUS	DELTA	LENGTH	CHORD
C1	132.50	2°51'20"	6.80	N68°07'10"W 6.60
C2	132.50	23°18'30"	53.90	S78°20'45"E 53.53
C3	112.50	23°18'30"	45.77	S78°20'45"E 45.45
C4	97.50	23°18'30"	39.66	N78°20'45"W 39.39
C5	97.50	14°16'39"	24.30	S73°49'49"E 24.23
C6	15.00	90°00'00"	23.56	S45°00'00"W 21.21
C7	10.00	90°00'00"	15.71	N45°00'00"W 14.14
C8	10.00	90°00'00"	15.71	N45°00'00"E 14.14
C9	10.00	90°00'00"	15.71	S45°00'00"E 14.14
C10	107.50	4°14'34"	7.96	N87°52'43"E 7.96
C11	15.00	100°04'38"	26.20	N35°43'07"E 22.99
C12	2294.50	1°35'48"	63.95	N15°07'06"W 63.94
C13	125.00	13°28'23"	29.39	N83°15'49"E 29.33
C14	15.00	18°32'21"	4.85	S87°21'43"W 4.83
C15	140.00	4°13'53"	10.34	N80°12'29"E 10.34
C16	140.00	11°54'27"	29.10	S84°02'46"W 29.04
C17	2294.50	2°12'29"	88.42	S11°54'44"E 88.42
C18	2294.50	0°54'28"	36.35	S13°51'58"E 36.35
C19	2294.50	0°23'45"	15.88	S13°12'51"E 15.88
C23	2281.00	1°43'22"	68.59	N16°29'46"W 68.59

LINE TABLE		
LINE	DIRECTION	LENGTH
L1	S45°11'03"W	28.38
L2	S5°13'04"E	30.94
L3	N0°00'00"E	5.00
L4	N33°41'24"E	18.03
L5	N0°00'00"E	30.08
L6	S63°37'35"E	22.32
L7	N26°45'43"W	22.40
L8	N90°00'00"W	62.50
L9	N32°52'09"E	27.68
L10	N76°31'37"E	0.99
L11	S44°38'40"E	28.11
L12	S64°37'09"W	46.66
L13	N90°00'00"E	4.97
L14	N63°28'02"W	47.05
L15	N60°39'16"E	26.70
L16	S0°00'00"E	20.00
L17	N20°50'52"E	9.31
L18	N0°00'00"E	19.65
L19	S0°00'00"E	21.04
L20	N0°00'00"E	19.83

LINE TABLE		
LINE	DIRECTION	LENGTH
L21	N90°00'00"W	20.00
L22	N90°00'00"E	20.00
L23	N90°00'00"W	20.00
L24	N90°00'00"E	20.00
L25	N0°00'00"E	20.00
L26	S0°00'00"E	20.00
L27	N0°00'00"E	20.00
L28	N0°00'00"E	20.00
L29	S0°00'00"E	20.00
L30	N0°00'00"W	21.25



NOTES:

1. TYPE II MONUMENT (ALUMINUM CAP AND REBAR) TO BE SET. #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.
2. ALL SITE PLANS SUBMITTED WITH BUILDING PERMIT APPLICATION SHALL SHOW THE LOCATION OF UTILITY CONNECTIONS. NO WATER METERS ALLOWED IN DRIVEWAYS.
3. ALL OPEN SPACE DEDICATED TO EAGLE MOUNTAIN CITY TO BE PUBLIC UTILITY AND ACCESS/PEDESTRIAN EASEMENTS IN THEIR ENTIRETY.
4. ALL COMMON AREAS AND LIMITED COMMON TO BE PUBLIC UTILITY AND DRAINAGE EASEMENTS AS INDICATED HEREON. TO THE TOWNS AT BRYLEE FARMS HOME OWNERS ASSOCIATION, WITH A REGISTERED ADDRESS OF 12898 SOUTH PONY EXPRESS PARKWAY, STE 400, DRAPER, UTAH 84020.
5. PARCELS B-E ARE DEDICATED TO THE TOWNS AT BRYLEE FARMS OWNERS SUB ASSOCIATION, WITH A REGISTERED ADDRESS OF 9089 SOUTH 1300 WEST #100, WEST JORDAN, UTAH 84088.

ADDRESS TABLE	
UNIT #	ADDRESS
201	709 E RYEGRASS DR.
202	703 E RYEGRASS DR
203	699 E RYEGRASS DR
204	695 E RYEGRASS DR
205	689 E RYEGRASS DR
206	685 E RYEGRASS DR
207	5281 N EVERGREEN WY
208	5277 N EVERGREEN WY
209	5271 N EVERGREEN WY
210	5267 N EVERGREEN WY
211	5255 N EVERGREEN WY
212	5249 N EVERGREEN WY
213	5245 N EVERGREEN WY
214	5239 N EVERGREEN WY
215	668 E GARDEN GROVE DR
216	672 E GARDEN GROVE DR
217	676 E GARDEN GROVE DR
218	680 E GARDEN GROVE DR
219	684 E GARDEN GROVE DR
220	688 E GARDEN GROVE DR
221	706 E GARDEN GROVE DR
222	710 E GARDEN GROVE DR
223	714 E GARDEN GROVE DR
224	718 E GARDEN GROVE DR
225	722 E GARDEN GROVE DR
226	715 E GARDEN GROVE DR
227	711 E GARDEN GROVE DR
228	707 E GARDEN GROVE DR
229	701 E GARDEN GROVE DR
230	697 E GARDEN GROVE DR
231	693 E GARDEN GROVE DR
232	687 E GARDEN GROVE DR
233	686 E RYEGRASS DR
234	692 E RYEGRASS DR
235	696 E RYEGRASS DR
236	700 E RYEGRASS DR

TABULATIONS

TOTAL ACREAGE:	3.75 ACRES
TOTAL SQ. FT:	163,286 SQ. FT.
BUILDABLE ACREAGE:	3.75 ACRES
TOTAL ACREAGE BUILDING UNITS:	1.37 ACRES
TOTAL OPEN SPACE:	1.50 ACRES
TOTAL IMPROVED OPEN SPACE:	1.50 ACRES
TOTAL ACREAGE IN RIGHT-OF-WAY:	.88 ACRES
OVERALL DENSITY:	9.6 UNITS/ACRE
TOTAL # OF UNITS:	36 UNITS

LEGEND

—	BOUNDARY LINE
- - -	CENTERLINE
- - - - -	EASEMENT LINE
- - - - -	EXISTING LOT LINES
- - - - -	PROPOSED LOT LINE
●	PROPOSED STREET MONUMENT
▨	LIMITED COMMON AREA
▩	PRIVATE AREA
□	COMMON AREA

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.

Maurya Cuffin
DIRECT COMMUNICATIONS
6/7/2021
DATE

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-803(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 86, DAMAGE TO UNDERGROUND UTILITY FACILITIES.
(4) ANY OTHER PROVISION OF LAW.

Blair Hill
ROCKY MOUNTAIN POWER
June 7 2021
DATE

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, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT LOCATED N89°56'09"E ALONG THE SECTION LINE 1243.85 FEET AND NORTH 983.96 FEET FROM THE SOUTH QUARTER CORNER OF SECTION 2, TOWNSHIP 6 SOUTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN; THENCE S79°41'28"W 15.22 FEET; THENCE WEST 356.66 FEET; THENCE NORTH 86.00 FEET; THENCE WEST 50.00 FEET; THENCE NORTH 328.00 FEET; THENCE EAST 140.48 FEET; THENCE NORTH 86.00 FEET; THENCE EAST 210.44 FEET; THENCE S23°18'30"W 140.42 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF A 97.50 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT (RADIUS BEARS: S23°18'30"W 80.51 FEET THROUGH A CENTRAL ANGLE OF 47°18'41" (CHORD: S43°02'09"E 78.24 FEET); THENCE S70°54'49"W 23.50 FEET; THENCE S18°06'11"E 56.32 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF A 2281.00 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT (RADIUS BEARS: S72°38'33"W 57.39 FEET THROUGH A CENTRAL ANGLE OF 1°26'30" (CHORD: S16°38'12"E 57.39 FEET); THENCE N73°56'45"E 13.50 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF A 2294.50 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT (RADIUS BEARS: S74°05'00"W 204.51 FEET THROUGH A CENTRAL ANGLE OF 05°06'30" (CHORD: S13°21'45"E 204.51 FEET) TO THE POINT OF BEGINNING.

CONTAINS: 33.75 ACRES
163,286 SQ. FT.

JUNE 3, 2021

DATE

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, PURSUANT TO UTAH CODE 10-9a-604(1)(D), THE OWNER(S) HEREBY CONVEYS PARCEL A AS INDICATED HEREON, TO THE BRYLEE FARMS HOME OWNERS ASSOCIATION, WITH A REGISTERED ADDRESS OF 12898 SOUTH PONY EXPRESS PARKWAY, STE 400, DRAPER, UTAH 84020 AND CONVEYS PARCELS B-E AS INDICATED HEREON, TO THE TOWNS AT BRYLEE FARMS OWNERS SUB ASSOCIATION, WITH A REGISTERED ADDRESS OF 9089 SOUTH 1300 WEST #100, WEST JORDAN, UTAH 84088.

IN WITNESS WHEREOF WE HAVE HERETO SET OUR HANDS THIS 9th DAY OF JUNE, A.D. 2021.
Samuel A. Brown as Manager on behalf of Brylee Estates Development Inc.

ACKNOWLEDGMENT

STATE OF UTAH
COUNTY OF UTAH

ON THE 9th DAY OF JUNE, A.D. 2021, PERSONALLY APPEARED BEFORE ME *Samuel A. Brown* THE SIGNER(S) OF THE FOREGOING DEDICATION WHO DULY ACKNOWLEDGE TO ME THAT THEY DID EXECUTE THE SAME.



NOTARY PUBLIC FULL NAME: *Tanner Faragher*
COMMISSION NUMBER: *707251*
MY COMMISSION EXPIRES: *07-17-2023*
A NOTARY PUBLIC COMMISSIONED IN UTAH

ACCEPTANCE BY LEGISLATIVE BODY

THE *Eagle Mountain City* 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.

APPROVED BY MAYOR: *Samuel A. Brown*
APPROVED BY CITY ATTORNEY: *Samuel A. Brown*
APPROVED: *Samuel A. Brown* ENGINEER (See Seal Below)
ATTEST: *Samuel A. Brown* CLERK/RECORDER (See Seal Below)

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 GRANTS. 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 ABRIGATION 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 801-368-8532.

QUESTAR GAS COMPANY DBA DOMINION ENERGY UTAH

APPROVED THIS 9 DAY OF JUNE, 2021
BY: *Quincy Edmunds*

ENT 127877-2021 Map # 17812
ANDREA ALLEN
UTAH COUNTY RECORDER
2021 JUN 20 3:31 PM FEE 182.00 BY SA
RECORDED FOR EAGLE MOUNTAIN CITY

TITLE: *Re-Con*

COUNTY RECORDER STAMP

PHASE B PLAT "2"

THE TOWNS AT BRYLEE FARMS

SUBDIVISION

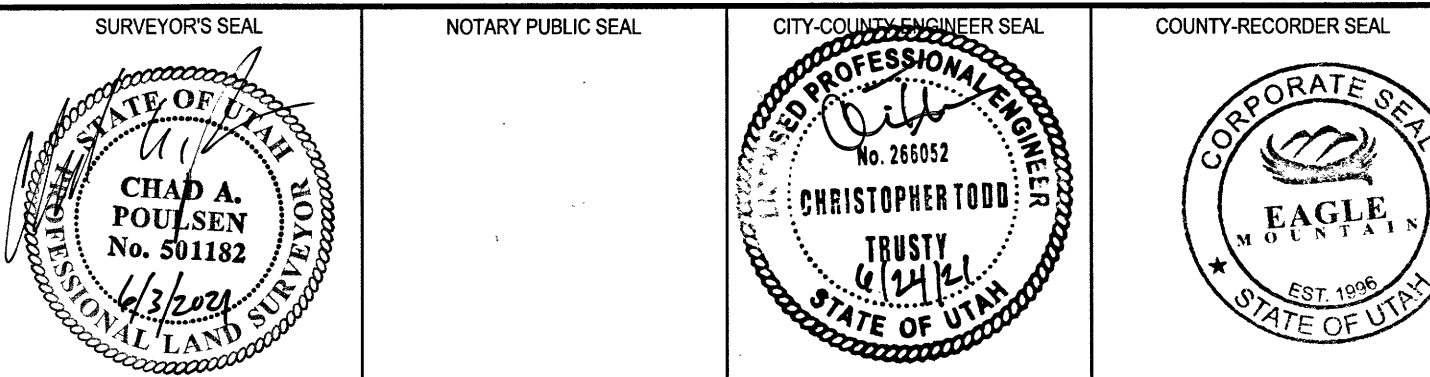
(A PORTION OF THE SOUTHEAST QUARTER OF SECTION 2, T6S, R2W, SLB&M)

EAGLE MOUNTAIN

UTAH COUNTY, UTAH

SCALE: 1" = 30'

SHEET 1 OF 2



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

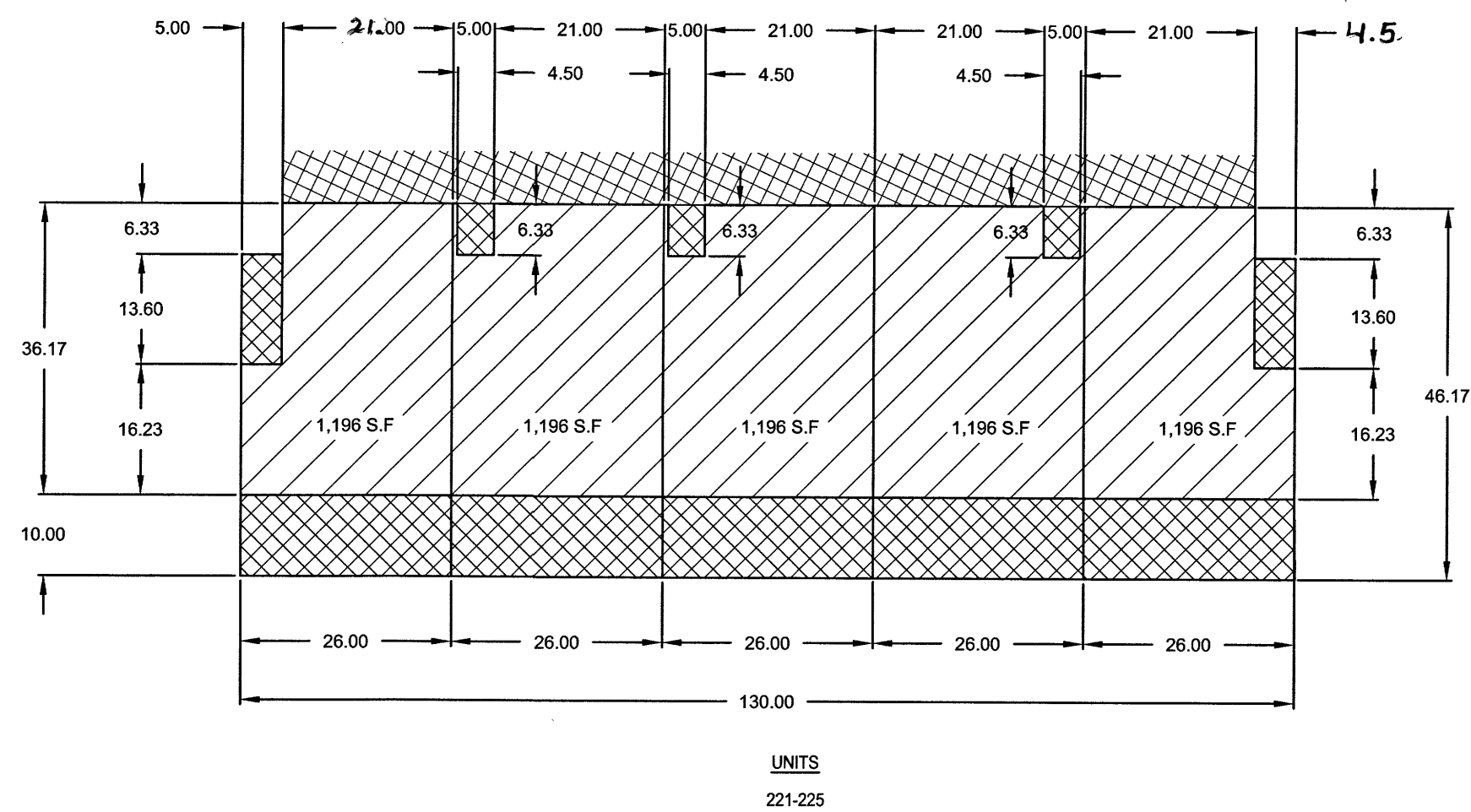
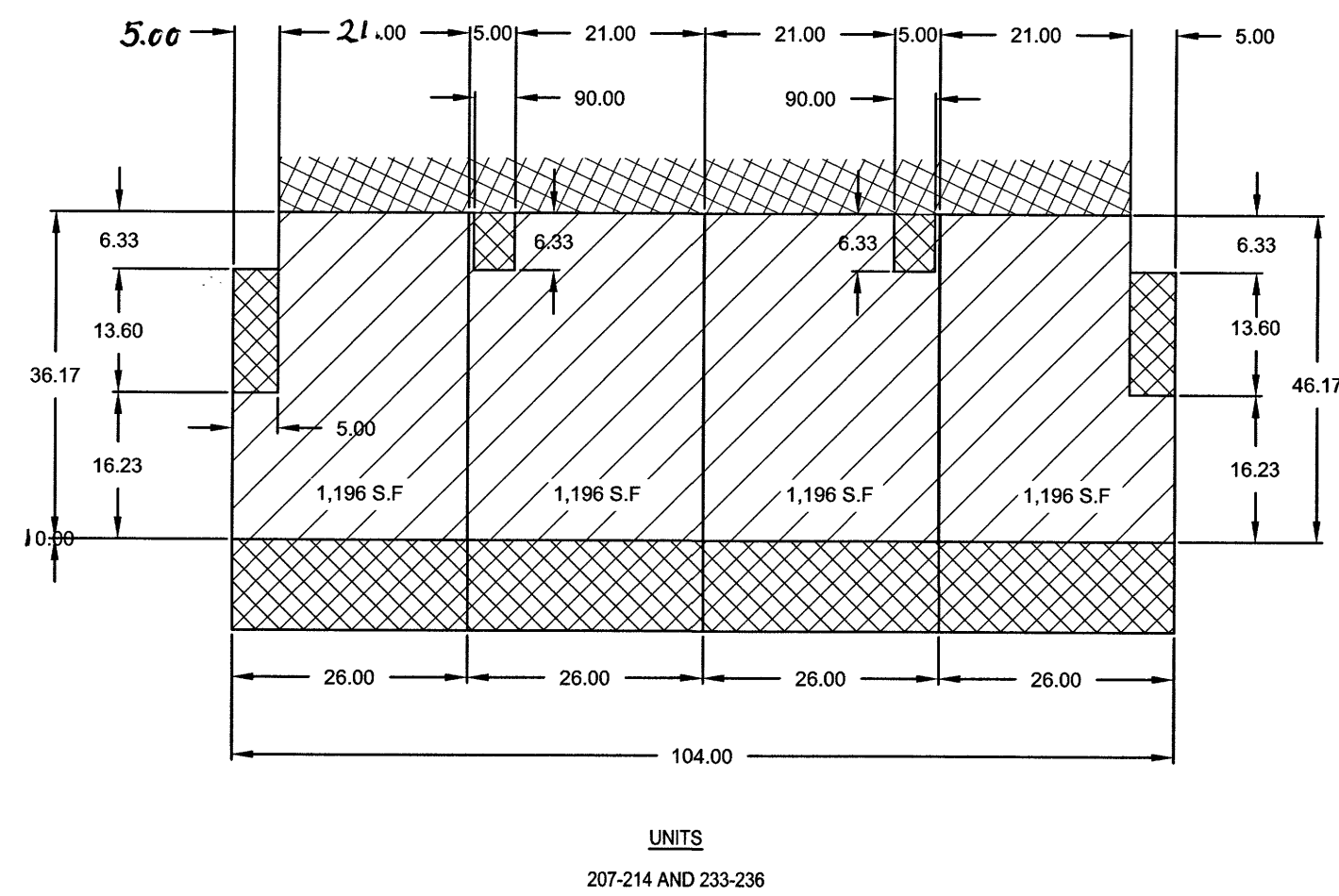
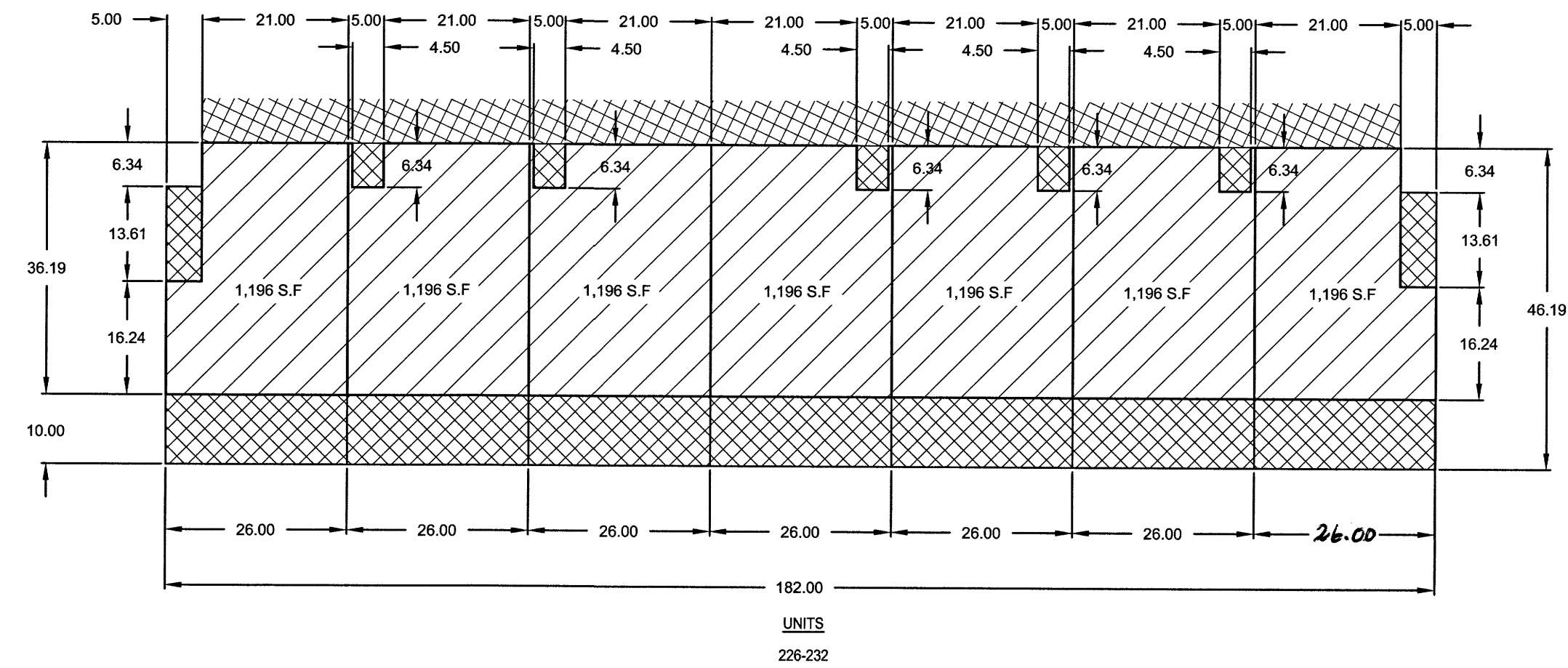
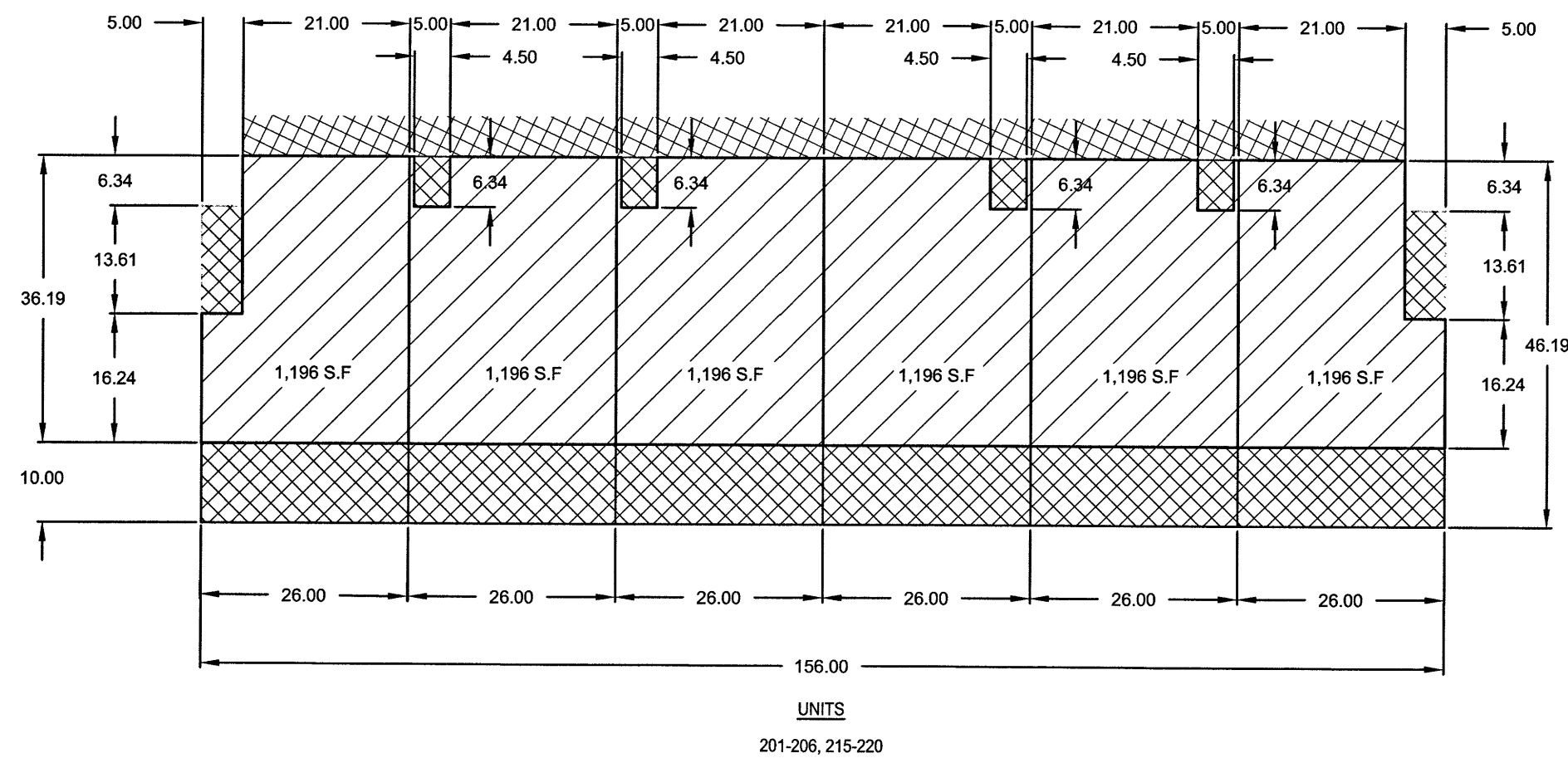
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N 89°56'09" E 1243.85

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

17812
Sheet 1 of 2

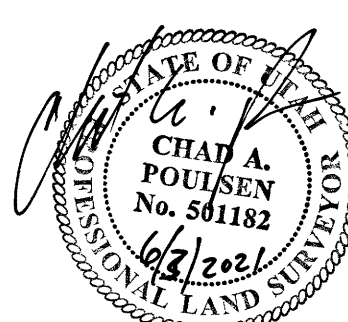
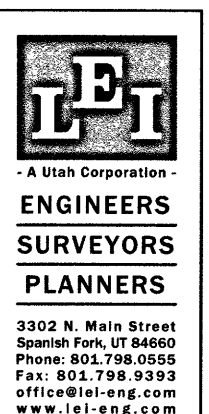
DEC 26-24 70-03P



ENT 127877:2021 Map # 17812
 ANDREA ALLEN
 UTAH COUNTY RECORDER
 2021 JUL 20 3:21 PM FEE 102.00 BY SA
 RECORDED FOR EAGLE MOUNTAIN CITY

LEGEND

- BOUNDARY LINE
- - - CENTERLINE
- - - EASEMENT LINE
- - - EXISTING LOT LINES
- - - PROPOSED LOT LINE
- PROPOSED MONUMENT
- ▨ LIMITED COMMON AREA
- ▨ PRIVATE AREA
- ▨ COMMON AREA



17812
 sheet 2 of 2

PHASE B PLAT "2"
**THE TOWNS AT
 BRYLEE FARMS**

SUBDIVISION
 EAGLE MOUNTAIN UTAH COUNTY, UTAH
 SCALE: 1" = 20'
 SHEET 2 OF 2



EAGLE MOUNTAIN CITY COUNCIL MEETING MINUTES

March 19, 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, Deputy City Administrator/Community Development Director; Fionnuala Kofoed, Assistant City Administrator/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; Natalie Winterton, Grants Coordinator/Management Analyst; Terrence Dela Pena, Finance/Management Analyst; Brandon Larsen, Planning Director; Todd Black, Wildlife Biologist/Environmental Planner; David Stroud, Senior Planner; Jody Bates, Chief Deputy Recorder; 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; Embret Fossum, Unified Fire Authority Battalion Chief; and Eric McDowell, Chief Deputy Sheriff.

CITY STAFF PRESENT ELECTRONICALLY: Chas Glenn, Administrative Assistant; and Elizabeth Fewkes, Recording Secretary.

Mayor Westmoreland called the meeting to order at 4:09 p.m.

1. CITY ADMINISTRATOR INFORMATION ITEMS

1.A. DISCUSSION – Mountainland Association of Governments "Growth and Mobility Vision" Study

Mountainland Association of Governments (MAG) Community Planning Manager Dan Wayne spoke about the TAG (Technical Assistance Grant) funding awarded to the City. He explained the criteria and options to qualify for grant funding and project eligibility. MAG proposed for Eagle Mountain and Saratoga Springs to consider a coordinated Mobility Vision study for west Utah County. The scope of the study would include an existing and future conditions update, community values and priorities assessment, alternative growth and mobility scenarios, and performance metrics. Community outreach and consensus building are important parts of the process in addition to the technical aspects provided through consultants hired by MAG. Some of the information gathered as a part of this study could be utilized in the update to the Eagle Mountain General Plan and reduce costs to the City.

Discussion:

- The uniqueness of the program
- The program supports a focus of the City to work in partnership with surrounding communities to achieve mutually beneficial goals
- The next steps and timeline for the project

- Concerns with how the study will address competing needs between Eagle Mountain and Saratoga Springs and focusing the scope on areas of joint benefit
- Holding a meeting with MAG and Saratoga Springs staff to discuss shared needs to include in the study

1.B. DISCUSSION – Mountainland Supply (Wolverine Ventures) Site Plan

Senior Planner David Stroud presented the site plan for Mountainland Supply, which is a wholesaler of plumbing, heating, cooling, piping, and other supplies. A new location is desired and the applicant has acquired property in the recently approved/recorded Rush Creek subdivision. Staff has reviewed two proposed site plans with submittal dates of January 16, 2024, and February 8, 2024. Staff redlined each submitted architectural plan as not compliant with Eagle Mountain Municipal Code (EMMC) requirements. Staff received updated elevations today that were emailed to the City Council that have not undergone review.

The proposed building is located in the Light Manufacturing/Distribution (LMD) zone which is in the Business Park/Light Industry land use designation. The west elevation contains a large panelized and featureless surface and two material elements, one of which, metal, can only be used as an accent in all zones except the Sweetwater Industrial Overlay Zone. The architectural requirements are implemented to provide an aesthetically pleasing building and should only be altered under specific circumstances.

Applicant Bert Bradford said the site was selected because of its location near trucking routes and visibility. The front of the building will have smooth paneling that does not look like metal. The Hardie board popout panels can be in a contrasting color. He is amenable to adding awnings that do not hold snow. They ordered the metal building frame early to avoid a \$500,000 cost increase, not anticipating concerns with the material. They were unaware of the prohibition of metal and did not anticipate it being an issue as they had not encountered it in other cities. Municipal Code allows applicants to request an exception. They are reaching their financial feasibility threshold for the project. Should they be unable to reach an agreement with Eagle Mountain, they will need to purchase property elsewhere.

Applicant representative Dan Ford explained the difficulty in adding architectural features to a building this large. He requested reduced standards for the portions of buildings not facing major roadways or populated areas and for the City to consider including him or other developers in reviewing standards to meet the needs of other businesses desiring to locate in Eagle Mountain.

Councilmember Wood noted his preference for a concrete masonry unit (CMU) or concrete tilt-up buildings rather than steel buildings and recommended adding those options to Municipal Code.

Discussion ensued regarding the following:

- Concerns with the aesthetics of metal buildings;
- The height and size of the building;
- Support for the company and the use;
- Hesitancy to reduce standards because the building will set the tone for the area;
- Adding additional design features such as increased articulation, decorative windows, awnings, and contrasting colors; and
- Objection to corrugated metal and a willingness to consider flat metal paneling.

1.C. DISCUSSION – Open Space GIS Layer

Wildlife Biologist/Environmental Planner Todd Black presented Geographic Information System (GIS) data with the location of wildlife corridors and City-owned open space. He discussed and showed examples of misuse of public property by residents through installing gardens and landscaping, waste disposal, fencing, erecting structures, and other methods. He estimates that the City has between 200 to 500 instances of land encroachment. Funds from the disposal of insignificant property could be used to purchase land for wildlife corridor preservation.

Assistant City Administrator/City Recorder Fionnuala Kofoed explained that the City has allowed land disposals to residents in the past. Issues arose when the residents later sold their properties and the parcel had not been reported to the County or mortgage companies and property taxes had not been paid by the residents for the land they purchased from the City. Within 15 years of the dedication of land to the City, the City has to offer the land back to the original owner prior to disposing of the property to another party.

Staff and the City Council discussed options for informing residents of violations; possible methods to address encroachment; benefits and challenges of insignificant and significant land disposals, fines, or use agreements; and impacts on staffing costs and time.

Councilmember Gray stated that while he sympathizes with the residents, he feels that the City should charge market value for any property it is willing to dispose of as the land was intended to be used as public open space.

City Attorney Marcus Draper explained that adverse possession does not apply against the government and that fencing an area cannot establish a claim against a neighboring property as the person is not paying property taxes on the additional land. Since a duty of care for an individual would not likely be assumed, it is improbable that a lawsuit would be successful against the City for an injury to a party on City land that a resident had incorporated into their property. Mr. Draper suggested if the City Council desires, it could pass an ordinance at a future meeting declaring land encroachment through building improvements and trespassing on public land without permission a nuisance. From there, the nuisance abatement procedures would facilitate enforcement.

1.D. DISCUSSION – Pony Express Days Float

Public Works Director Brad Hickman presented pictures of past City floats and concept renderings for a new float with updated city branding. City floats have operated off a trailer but could be changed to a car chassis for an additional \$7,000 to \$10,000. Staff plans for the float to have a lower profile and space for five to six individuals. The City is working with Modern Display on a float design with a trail, landscaping, and wildlife native to Eagle Mountain. Involvement in other cities' celebrations, and having other cities participate in Eagle Mountain celebrations, is an important networking tool. The Miss Eagle Mountain royalty could ride in a car rather than a float. A car does not showcase the City as well but it could be used this season to allow more time to construct a float to be used in future years.

Miss Eagle Mountain Cofounder and Codirector Melissa Smith explained that if the float were on a car chassis, the City could participate in larger parades and celebrations that prohibit trailers and increase their attendance from about six parades a year to 12. She invited the City Council to attend the Miss Eagle Mountain 20th anniversary celebration at the end of June.

The elected officials provided the following feedback:

- The suggestion to include the City's theme – Ascend Together;
- Support of the float having a youthful feel to appeal to children while being something that stands out and can make residents and royalty feel proud;
- Preference for building the float on a car chassis to enable the City to participate in more parades;
- The request to have the float incorporate the City's past (by depicting Pony Express riders and petroglyphs), present, and future;
- Investing in a quality float;
- Consulting with royalty about the functionality of the float; and
- Ensure that the design of the float is complimentary rather than conflicting with the individuals riding in the float.

2. AGENDA REVIEW

10. AGREEMENTS

10.A. Purchase Agreement – Old Airport Road Right-of-Way - D&B Cedars LLC

City Engineer Chris Trusty verified that there is only one ingress/egress for Sage Valley.

14. SITE PLANS

14.A. SITE PLAN – LKL Associates, located at 1053 East Belladonna Drive (Parcel #66:797:0002)

Councilmember Wright requested to remove the item from the consent agenda and place it as a scheduled item for further discussion and review.

15. RESOLUTIONS

15.B. RESOLUTION – A Resolution of Eagle Mountain City, Utah, Approving the Process for Hiring a City Administrator

Councilmember Wood requested to remove the item from the consent agenda and place it as a scheduled item for further discussion and review.

3. ADJOURN TO A CLOSED EXECUTIVE SESSION

No closed session was held. The work session was adjourned at 6:29 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, Deputy City Administrator/Community Development Director; Fionnuala Kofoed, Assistant City Administrator/City Recorder; Cliff Strachan, Director of Legislative Affairs; Marcus Draper, City Attorney; Kimberly Ruesch, Finance Director; Angela Valenzuela, Human Resource Manager; Brandon Larsen, Planning Director; David Stroud, Senior Planner; Jody Bates,

Chief Deputy Recorder; Chris Trusty, City Engineer; Zac Hilton, Streets and Storm Drain Manager/Parks and Recreation Manager; Brad Hickman, Public Works Director; Embret Fossum, Unified Fire Authority Battalion Chief; and Eric McDowell, Chief Deputy Sheriff.

CITY STAFF PRESENT ELECTRONICALLY: Evan Berrett, Economic Development Director; Mack Straw, Public Utilities Manager; and Elizabeth Fewkes, Recording Secretary.

4. CALL TO ORDER

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

5. PLEDGE OF ALLEGIANCE

Councilmember Wood led the Pledge of Allegiance.

6. INFORMATION ITEMS/UPCOMING EVENTS

None.

7. PUBLIC COMMENTS

Mayor Westmoreland opened public comment at 7:12 p.m.

Chris Diepeveen suggested and volunteered to oversee an organization to maintain, utilize, and beautify unimproved City open spaces with gardens, small livestock, or orchards.

Bryan Free introduced himself to the City Council and provided information about his background as a State appraiser for over 18 years.

Mayor Westmoreland closed public comment at 7:23 p.m.

8. CITY COUNCIL/MAYOR'S ITEMS

Councilmember Clark

Councilmember Clark welcomed everyone in attendance. She expressed appreciation to staff and community volunteers for their service.

Councilmember Burnham

Councilmember Burnham said when she is asked what her favorite thing is about Eagle Mountain, she always says the people. She appreciates residents that see a problem and step up and fix it and make the City amazing.

Councilmember Wood

Councilmember Wood thanked the in-person and virtual meeting participants. He's grateful for residents who are willing to come and pitch great ideas to the Council. The City is better when the citizens are involved and assist the Council in making decisions that are beneficial to the people who live in the City.

Councilmember Wright

Councilmember Wright recognized staff and thanked them for their selfless service to the public and the Council in the face of challenges.

Councilmember Gray

Councilmember Gray echoed the appreciation to the residents for making the City better through their contributions and service.

9. APPOINTMENTS

9.A. Planning Commission

MOTION: *Councilmember Wright moved to consent to the appointment of Bryan Free as a Planning Commission Alternate completing a two-year term through December 2025. Councilmember Wood seconded the motion.*

Donna Burnham	No
Melissa Clark	Yes
Jared Gray	Yes
Rich Wood	Yes
Brett Wright	Yes

The motion passed with a vote of 4:1.

MOTION: *Councilmember Wright moved to consent to the appointment of Craig Whiting to the Planning Commission completing a three-year term through December 2026. Councilmember Gray seconded the motion.*

Donna Burnham	No
Melissa Clark	Yes
Jared Gray	Yes
Rich Wood	Yes
Brett Wright	Yes

The motion passed with a vote of 4:1.

Assistant City Administrator/City Recorder Fionnuala Kofoed administered the Oath of Office to Bryan Free.

CONSENT AGENDA

10. AGREEMENTS

10.A. Purchase Agreement – Old Airport Road Right-of-Way - D&B Cedars LLC

11. BOND RELEASE

11.A. Antelope Meadows Phase B, Plat 2 – Out of Warranty

11.B. Eagle Point Phase G, Plat 3 – Out of Warranty

12. CHANGE ORDERS

12.A. Old Airport Road Design Change Order #5 – Civil Science

13. MINUTES

13.A. March 6, 2024 Minutes – Regular City Council Meeting

14. SITE PLANS

14.A. SITE PLAN – LKL Associates, located at 1053 East Belladonna Drive (Parcel #66:797:0002)

15. RESOLUTIONS

15.A. RESOLUTION – A Resolution of Eagle Mountain City, Utah, Approving the Decision-making Process and Specific Projects to be completed with the Community Development Block Grant (CDBG) Funds

15.B. RESOLUTION – A Resolution of Eagle Mountain City, Utah, Approving the Process for Hiring a City Administrator

MOTION: *Councilmember Gray moved to approve the consent agenda removing items 14.A. and 15.B. and placing them as scheduled items. 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

14.A. SITE PLAN – LKL Associates, located at 1053 East Belladonna Drive (Parcel #66:797:0002)

Senior Planner David Stroud presented the item. This request is for site plan approval of a light industrial building to be used by LKL Associates, a business that sells construction and building materials. The subject property is platted as Lot 2, Plat 1 of Sweetwater Industrial Phase A Subdivision which was recorded in February 2021. The site address is 1053 E. Belladonna Drive and is 5.14 acres. This site plan approval is based upon compliance with Municipal Code requirements, which can be found in EMMC 17.100 with other chapters referenced therein. Site plan approval is also based on EMMC 17.53.060 which outlines development standards in the Sweetwater Industrial Overlay (SIO) Zone where metal buildings are permitted. Development in the SIO Zone is given relaxed standards in regard to architecture as opposed to industrial or commercial zones.

Councilmember Wright explained that he requested that the item be removed from the consent agenda to converse about the development standards in the SIO Zone specifically, EMMC 17.53.060(A), “Buildings must comply with the City’s commercial design standards found in EMMC 17.72.040, except that metal may be used as a primary exterior building material, and pedestrian-scaled architectural details are not required.” He desires to better define pedestrian-scaled architectural details for the benefit of the City and applicants. Councilmember Clark agreed.

Mr. Stroud presented the standards found in EMMC 17.72.030(A)(1), “Commercial Building Orientation. The primary entrance to a commercial building should be oriented toward the street and the sidewalk. Orienting the primary entrance to a parking area without addressing the street-facing facade with entrances, display windows, awnings, increased architectural elements, increased landscaping, and/or other pedestrian-oriented features is prohibited,” to illustrate staff’s understanding of pedestrian-oriented features.

Councilmember Wood referenced EMMC 17.72.040(C), “Roof Design. The primary roof form of a structure should help reduce the perceived scale of the building. All commercial buildings shall contain either sloping roofs with overhanging eaves, or a decorative parapet and multiple roof planes and heights. Decorative cornices and roof projections such as cupolas or towers are also encouraged. Multifamily buildings shall contain overhanging eaves and multiple roof planes when pitched roofs are used, and varying parapet heights when flat roofs are used,” and stated that the application failed to meet this requirement. He concurs with Councilmember Wright that SIO standards need to be better defined.

Mr. Stroud stated that staff viewed EMMC 17.72.040(C) standards as open to interpretation, especially considering that other buildings in the area have been approved without the specified roof design features. Staff plans to review design standards with a consultant to propose amendments to clarify ambiguities and can include any standards of concern to the Council.

Councilmember Gray stated that this is the appropriate area of the City for this type of building and use.

Discussion ensued regarding the following:

- Municipal Code allowances and requirements;
- Consistency in the interpretation of standards, and equity in enforcement;
- The intention of the Sweetwater Industrial Overlay Zone to allow reduced standards;
- Plans and preparations by Staff to hire an architectural firm to assist with reviewing and updating multifamily, commercial, and industrial design standards; and
- The proximity of the site to the sewer plant and the distance of the site from homes.

MOTION: ***Councilmember Burnham moved to approve the site plan for LKL Associates. Councilmember Gray seconded the motion.***

Donna Burnham	Yes
Melissa Clark	Yes
Jared Gray	Yes
Rich Wood	No
Brett Wright	Yes

The motion passed with a vote of 4:1.

15.B. RESOLUTION – A Resolution of Eagle Mountain City, Utah, Approving the Process for Hiring a City Administrator

City Attorney Marcus Draper provided background information about the item. He explained that during the previous meeting, Councilmembers Wood and Wright suggested using the International City/County Management Association (ICMA) Recruitment Guidelines Handbook to develop a process for engaging a recruiter to hire a new City Administrator rather than the Mayor's proposal. A summary comparison of the two options was included in the packet materials.

After discussion, the City Council elected to utilize the ICMA Recruitment Guidelines Handbook.

MOTION: *Councilmember Wood moved to approve a resolution of Eagle Mountain City, Utah, approving the process for hiring a City Administrator following the International City/County Management Association Recruitment Guidelines Handbook. 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.

The City Council determined to have staff devise a rubric, in accordance with procurement code procedure, to evaluate the recruitment firms on the list prepared by Human Resource Manager Angela Valenzuela. The rubric was requested by the end of the week and the Council will rank value metrics including:

- Cost
- Familiarity with and personal connection to Eagle Mountain City, elected officials, and employees
- Relevant experience in placing a City Administrator in Utah
- The length of employment guaranteed
- References from municipalities that have used the firms
- Included services

The City Council decided to appoint Deputy City Administrator/Community Development Director Steve Mumford as the Interim City Administrator for clarity and in accordance with ICMA guidelines. Ms. Kofoed and Mr. Mumford will continue to jointly fulfill the responsibilities of the City Administrator until the City fills the position.

MOTION: *Councilmember Wright moved to appoint Steve Mumford as the Interim City Administrator. Councilmember Clark seconded the motion.*

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

Brett Wright **Yes**
Tom Westmoreland **Yes**

The motion passed with a unanimous vote.

The City Council scheduled a Special Meeting for March 26, 2024, at 2:00 p.m. to select a recruitment firm to hire a City Administrator and to discuss and begin preparing an administrator profile, a compensation process schedule, and an application form and information packet.

16. ORDINANCES/PUBLIC HEARINGS

**16.A. ORDINANCE/PUBLIC HEARING – An Ordinance of Eagle Mountain City, Utah,
Adopting the Fourth Amendment to the Fiscal Year 2023-2024 Annual Budget**

The Fourth Amendment to the Fiscal Year 2023-2024 Budget includes changes to the General, Enterprise, Capital Project, Internal Service, and Impact Fee funds – 92% of this amendment accounts for internal transfers and contractual obligations. A few additional key items are a request for a part-time planner, funding for the General Plan and Master Trail Plan update, equipment for the rodeo grounds, and several other professional services. The bulk of the increase, about \$5,700,000, is related to a contractual development agreement and transfers between funds versus additional spending.

Changes to the budget from the packet, resulting in a total budget increase of \$57,636 from \$6,223,572 to \$6,281,208, include:

- Economic Development: Membership with 47G trade association connected with aerospace, defense, and technology decreased from \$7,500 to \$2,500
- Economic Development: Reallocation of \$25,000 from the hotel study toward the MAG Growth and Mobility Vision study and reduced budget. The hotel feasibility study estimate is under budget and changed from a reduction of \$18,000 to a reduction of \$36,000
- Planning: Request for a part-time planner prorated for the remainder of the fiscal year from \$40,000 to \$10,636
- Facilities – Diesel Fuel Storage Tank: increase of \$110,000. This is part of the \$1,200,000 committed in FY2023 toward improvements at the Public Works yard. The diesel fuel storage tank is the only part moving forward. The rest will be reviewed once the Facilities Master Plan has been completed.

City Engineer Chris Trusty clarified that the \$5,000 increase for the Capital Project Fund should be for the Mid Valley Road widening project rather than Walden Park Road.

Discussion ensued regarding the following aspects of the budget:

- IT needs, contractual services, and staffing to be further examined during budget review meetings;
- The request for a part-time rather than full-time planner;
- The adjustment to the lease allocation between Planning and Building represents a movement of funds between budget categories rather than an increase in cost;
- The request for staff to attempt to negotiate a lower percentage with merchant services and payment processing; and
- Rodeo equipment not qualifying for Impact fee eligibility as it does not increase the level of service to the community.

Councilmember Clark encouraged the other Councilmembers to vote in favor of the diesel fuel storage tank as its purpose is to provide fuel for the generators for the City wells during an emergency.

Mayor Westmoreland opened the public hearing at 8:40 p.m. As there were no comments, he closed the hearing.

MOTION: *Councilmember Wright moved to approve an ordinance of Eagle Mountain City, Utah, adopting the Fourth Amendment to the Fiscal Year 2023-2024 Annual Budget in the amount of \$6,281,208 modifying the \$5,000 allotment in the Capital Fund allocated for Walden Park Road to the Mid Valley Road widening project. 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.

17. LEGISLATIVE ITEMS

17.A. UPDATE – Legislative Priorities List

Director of Legislative Affairs Cliff Strachan reviewed the progress on the Legislative Priorities List and informed the Council that staff completed the development code changes from the 2023 General Session.

Items expected in April:

- Conditional uses in agricultural, industrial, and commercial zoning code
- Discontinued zoning ordinance
- Wildlife Corridor Overlay Zone

Staff discussed with the City Council establishing benchmarks for the completion of items on the Legislative Priorities List that overlap with the update to the General Plan including:

- General Plan Land Use Map Update
- Water Plan – Residential
- Water Study for Commercial Development
- Full Build-Out Scenario

Mr. Strachan identified Strategic Plan Objectives and Actions that overlap with the General Plan and are scheduled to be completed within the next couple of years which will require budgetary action.

18. CITY COUNCIL/MAYOR'S BUSINESS

Councilmember Gray verified with staff that the farewell for former City Administrator Paul Jerome on March 28th is for employees but Councilmembers may attend if they desire. He reported that the crane for the bathroom placement at Brandon Park requiring the \$18,000 change order is at the park if the Council would like to see how large it is.

19. CITY COUNCIL BOARD LIAISON REPORTS

Councilmember Burnham

Councilmember Burnham reported that she has been in contact with the Eagle Mountain Arts Alliance and obtained their meeting schedule.

Councilmember Clark

Councilmember Clark announced that the Senior Digital Literacy Center will have a Soft Open House on April 25th from 2:00 to 4:00 p.m. She welcomed the Council to attend. She requested a copy of the Utah League of Cities and Towns book.

Councilmember Gray

Councilmember Gray said that the Youth Council has questions about their upcoming election.

Councilmember Wood

Councilmember Wood stated that Pony Express Events has requested clarification from the City about the preparation of the rodeo grounds for the event. The Chamber of Commerce meeting was well run and he enjoyed being able to see the great things happening in the City.

Councilmember Wright

None.

20. COMMUNICATION ITEMS

20.A. UPDATE – Department Reports

20.B. UPDATE – Accessory Dwelling Unit Report and Moderate-Income Housing Plan
ADU Report – Council Memo

20.C. Upcoming Agenda Items

21. ADJOURNMENT

MOTION: *Councilmember Gray moved to adjourn at 10:03 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 10:03 p.m.

Approved by the City Council on April 2, 2024.

Fionnuala B. Kofoed, MMC
City Recorder

DRAFT



EAGLE MOUNTAIN CITY
CITY COUNCIL MEETING
APRIL 2, 2024

TITLE:	SITE PLAN - Oquirrh Mountain Ranch and Eagle Mountain, UT, Central Stake Church Site Plan located off 7000 N Pony Express Parkway (County Parcel #58:048:0077) and the continuation of E Oquirrh Mountain Parkway (County Parcel #58:048:0078)
ITEM TYPE:	Site Plan
APPLICANT:	Chad Spencer, EA Architecture

ACTION ITEM:

Yes

PUBLIC HEARING:

No

PREPARED BY:

Caden Lyon, Planning

BACKGROUND:

Chad Spencer with EA Architects requests the Planning Commission review and forward a positive recommendation to the City Council regarding the Oquirrh Mountain Ranch and Eagle Mountain UT Central Stake LDS Church site plan. The lot is located at the parcel number listed above and contains 4.85 acres. The Church has owned the property since 2009. The site is flanked by a major road on the west, namely Pony Express Parkway, with the Oquirrh Mountain Ranch subdivision on the west side of the road. Surrounding uses are single-family residences, and Religious or Cultural Meeting Halls are Special Uses in a residential zone. The site plan contains the main building, a storage building, and a pavilion.

ITEMS FOR CONSIDERATION:

Staff found that the height of the building is 71.5 ft, which exceeds the maximum 70 ft height standard for this use according to EMMC 17.75.052B

REQUIRED FINDINGS:

As a Special Use, Religious or Cultural Meeting Halls are to meet the following use-specific standards in addition to the general standards regarding lighting, parking, landscaping, etc.: 17.75.052 Religious or Cultural Meeting Hall. Main structure height shall not exceed 35 feet. Non-habitable ancillary structures such as steeples or other similar structures that are generally located on the roof of a religious or cultural meeting hall may extend to a maximum overall height of 70 feet, which is done and is described below in the section "Items for Consideration." Otherwise, the proposed site plan meets all EMMC site development standards.

RECOMMENDATION:

Planning Commission recommends 5-0 approval of the Oquirrh Mountain Ranch and Eagle Mountain, UT, Central Stake Church Site Plan located off 7000 N Pony Express Parkway (County Parcel #58:048:0077) and the continuation of E Oquirrh Mountain Parkway (County Parcel #58:048:0078) with the following conditions:

1. Building does not exceed 70ft in height according to EMMC 17.75.052B

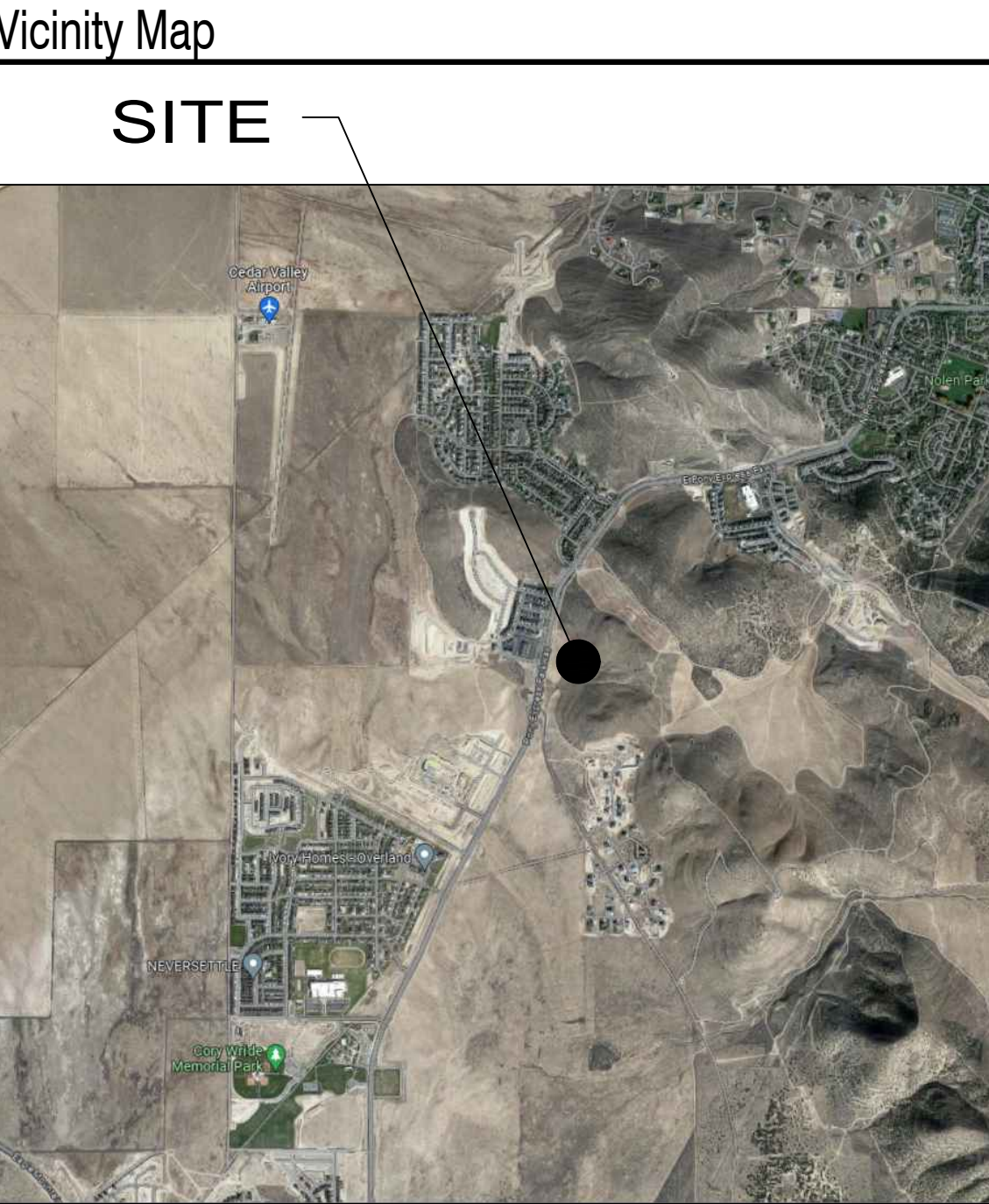
ATTACHMENTS:

[Oquirrh Mountain Ranch - Site Drawings](#)

A New Meetinghouse for:

Oquirrh Mountain Ranch & Eagle Mountain UT Central Stake

Consultant	Consultant Name	Address	Contact	Phone	Fax	E-mail
ARCHITECT:	Evans & Associates Architecture	11576 South State Street #103B Draper, Utah 84020	Chad Spencer	(801) 553-8272	(801) 553-8273	<i>chad@studio-ea.com</i>
CIVIL ENGINEER:	Excel Engineering, Inc.	12 West 100 North #201 American Fork, Utah 84003	David Peterson	(801) 756-4504	(801) 756-4511	<i>david@excelcivil.com</i>
LANDSCAPE ARCHITECT:	In Site Design Group	17 North 470 West American Fork, Utah 84003	Darren Wilson	(801) 756-5043	(801) 756-5279	<i>darren@isdgllc.com</i>
ELECTRICAL ENGINEER:	Envision Engineering	240 East Morris Avenue, Suite 200 Salt Lake City, Utah 84115	Scott Kingery	(801) 534-1130	(801) 534-1080	<i>skingery@envisioneng.com</i>



DRAWING INDEX			
General		Landscaping	
G101	Cover Sheet	LS100	Dimension Plan
Site Development		LS101	Dimension Plan
1 of 1	Survey	LS200	Planting Plan
C001	Context Site Plan	LS201	Planting Plan
C201	Grading and Drainage Plan North	LS202	Landscape Legend and Notes
C202	Grading and Drainage Plan South	LS300	Irrigation Design
C203	Utility Plan	LS301	Irrigation Plan
C203	Erosion Control Plan	LS400	Planting Details
C204	Oquirrh Ranch Parkway Plan/Profile	LS500	Irrigation Details
C205	Oquirrh Ranch Parkway Plan/Profile	LS501	Irrigation Details
C206	Erosion Control Plan	Architectural	
C207	Stormtech Details	A201	Building Elevations
C301	Electrical Site Plan	A202	Building Elevations
C302	Electrical Site Illumination Plan		
C303	Electrical Site Plan Details		
C401	Architectural Site Plan		
C411	Enlarged Architectural Site Plans		
C412	Enlarged Architectural Site Plans		
C413	Enlarged Architectural Site Plans		
C414	Enlarged Architectural Site Plans		
C415	Enlarged Architectural Site Plans		
C501	Site Details		
C502	Site Details		
C503	Site Details		
C504	Site Details		
C511	Stair Sections		
C811	Pavilion Plans Views		
C812	Pavilion Plan Views		
C813	Pavilion Section and Detail Views		
C814	Pavilion Roof Views and Details		
ST101	Storage Building		

evans + associates architecture
11576 south state street, suite 103b, draper, utah 84020
phone (801) 553-8272 fax (801) 553-8273

Stamp

A New Building for

Oquirrh Mountain Ranch & Eagle Mountain UT Central Stake

7062 North Pony Express Parkway
Eagle Mountain, Utah 84005

Project for:

THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS

Revisions	Description				
	Mark	Date			

Project Number

23-84

Plan Series

Heritage 23-2

Property Number

500-3627-22010101

Date

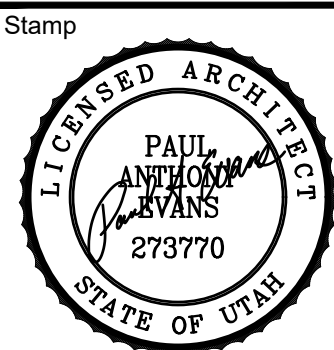
August 30, 2023

Sheet Title

COVER SHEET

Sheet

G101



A New Building for
**Oquirrh Mountain Ranch &
Eagle Mountain UT Central Stake**

Project for:

**THE CHURCH OF
JESUS CHRIST
OF LATTER-DAY SAINTS**

Revisions		
Mark	Date	Description

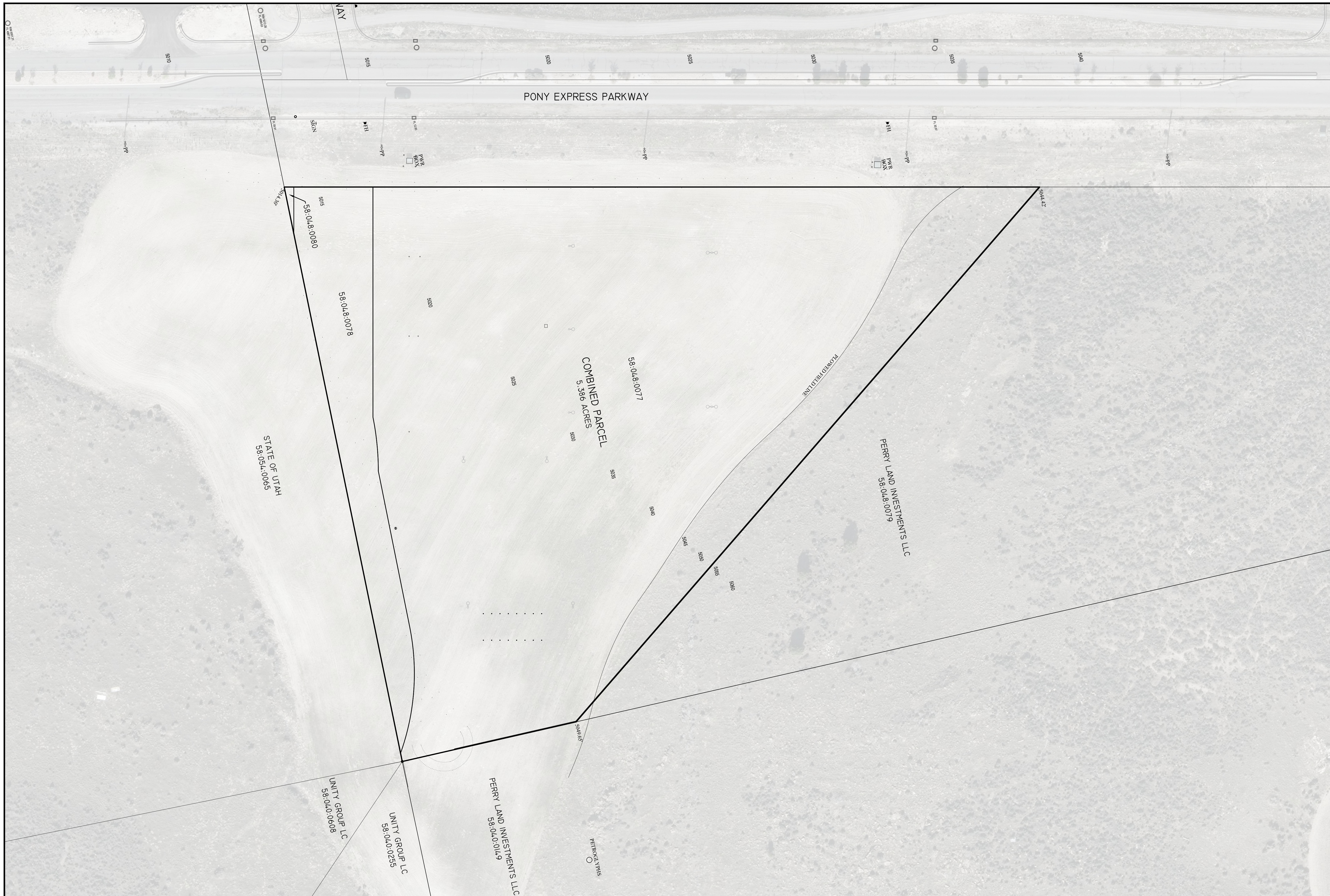
Project Number 23-84
Plan Series Heritage 23-2
Property Number 500-3627-22010101
Date August 30, 2023

Sheet Title

CONTEXT SITE PLAN

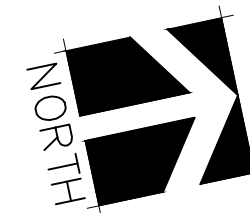
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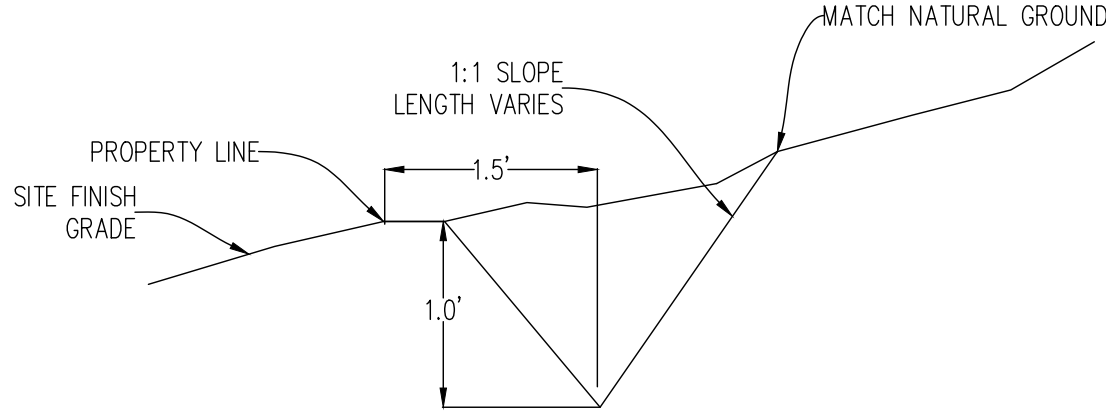
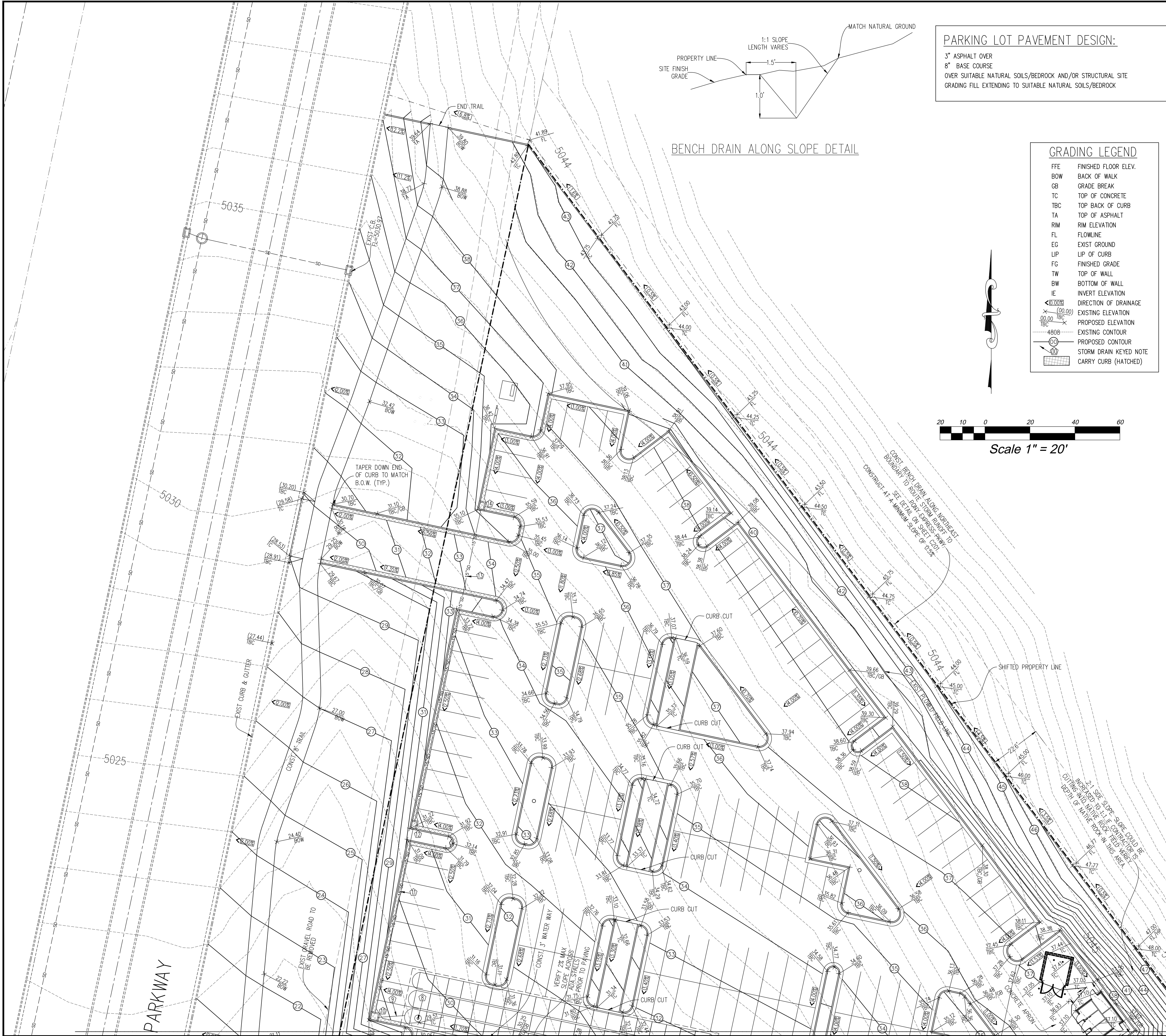
C001



CONTEXT SITE PLAN

SCALE: 1" = 40'-0"



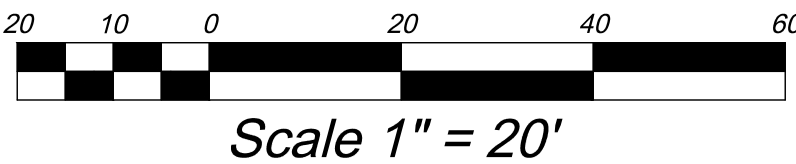


BENCH DRAIN ALONG SLOPE DETAIL

PARKING LOT PAVEMENT DESIGN:

3" ASPHALT OVER
8" BASE COURSE
OVER SUITABLE NATURAL SOILS/BEDROCK AND/OR STRUCTURAL SITE
GRADING FILL EXTENDING TO SUITABLE NATURAL SOILS/BEDROCK

GRADING LEGEND	
FFE	FINISHED FLOOR ELEV.
BOW	BACK OF WALK
GB	GRADE BREAK
TC	TOP OF CONCRETE
TBC	TOP BACK OF CURB
TA	TOP OF ASPHALT
RIM	RIM ELEVATION
FL	FLOWLINE
EG	EXIST GROUND
LIP	LIP OF CURB
FG	FINISHED GRADE
TW	TOP OF WALL
BW	BOTTOM OF WALL
IE	INVERT ELEVATION
◀0.00%	DIRECTION OF DRAINAGE
× (00.00)	EXISTING ELEVATION
00.00 TBC	PROPOSED ELEVATION
-4809	EXISTING CONTOUR
①0	PROPOSED CONTOUR
10	STORM DRAIN KEYED NOTE
10	CARRY CURB (HATCHED)



STORM DRAIN KEYED NOTES

1. CONNECT TO EXIST CATCH BASIN, EXIST GRATE=5012.59, PROPOSED 15" IE IN=5009.91, EXIST 15" IE OUT=5009.91
2. CONST. 43.4 L.F. 15" RCP @ S=0.5%
3. CONST. DOUBLE 2'X3' CATCH BASIN (NO FACE INLET) PLACED FOR FUTURE ROAD WIDENING, TBC=5013.65, GRATE=5013.15, 15" IE THRU=5010.13
4. CONST. 40.0 L.F. 15" RCP @ S=0.4%
5. CONST. DOUBLE 2'X3' CATCH BASIN (NO FACE INLET), TBC=5013.65, GRATE=5013.15, 15" IE OUT=5010.29
6. CONST. STORMTECH UNDERGROUND STORAGE SYSTEM WITH (60) MC-7200 CHAMBERS W/ (6) END CAPS. INSTALL 9" OF STONE BETWEEN CHAMBERS, 12" ABOVE CHAMBERS AND 9" OF STONE UNDER SYSTEM. SYSTEM STORES 16,730 CUBIC FEET. TOP OF GRAVEL=5028.00, TOP OF CHAMBERS=5027.00, 15" IE INTO CHAMBERS=5024.73, BOTTOM OF CHAMBERS=5022.00, BOTTOM OF GRAVEL=5021.25. INSTALL PER STORMTECH STANDARD DETAILS AND SPECIFICATIONS. OTHER STORM WATER CHAMBERS ARE ALLOWED; HOWEVER, THEY ARE TO BE SUBMITTED TO EXCEL ENGINEERING TO BE REVIEWED, AND FOUND TO COMPLY WITH ALL PERTINENT DESIGN PARAMETERS PRIOR TO APPROVAL AND INSTALLATION.
7. CONST. ISOLATOR ROW
8. CONST. INSPECTION PORT
9. CONST. 12.1 L.F. 15" ADS HP STORM PIPE @ S=4.6%
10. CONST. 3'X3' CATCH BASIN (NO FACE INLET) W/ SNOOT TYP 18" OVER OUTLET, TBC=5029.04, GRATE=5028.54, 15" IE THRU=5025.29, BOTTOM OF BOX=5022.16
11. CONST. 84.0 L.F. 15" ADS HP STORM PIPE @ S=2.6%
12. CONST. 2'X3' CATCH BASIN (NO FACE INLET), TBC=5031.22, GRATE=5030.72, 15" IE THRU=5027.47
13. CONST. 142.0 L.F. 15" ADS HP STORM PIPE @ S=2.1%
14. CONST. 2'X3' CATCH BASIN (NO FACE INLET), TBC=5035.10, GRATE=5034.60, 15" IE OUT=5030.45
15. CONST. 48.3 L.F. 15" ADS HP STORM PIPE @ S=2.1%
16. CONST. 3'X3' CATCH BASIN W/ SNOOT TYPE 18" OVER OUTLET, RIM=5031.73, 15" IE THRU=5025.74, BOTTOM OF BOX=5022.61
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26. CONST. 2'X3' CATCH BASIN (NO FACE INLET), TBC=5029.55, GRATE=5029.05, 8" IE IN=5026.30, 15" IE OUT=5026.30
27. CONST. 42.9 L.F. 8" ADS N-12 PIPE @ S=0.7%
28. CONST. 10" NYLOPLAST DRAIN BASIN WITH BLACK DOMED GRATE*, TOP OF MULCH=5029.75, BASE OF GRATE=5029.50, 8" IE THRU=5026.59
29. CONST. 63.0 L.F. 8" ADS N-12 PIPE @ S=0.7%
30. CONST. 10" NYLOPLAST DRAIN BASIN WITH BLACK DOMED GRATE*, TOP OF MULCH=5030.50, BASE OF GRATE=5030.25, 8" IE THRU=5027.02
31. CONST. 80.2 L.F. 8" ADS N-12 PIPE @ S=0.7%
32. CONST. 10" NYLOPLAST DRAIN BASIN WITH BLACK DOMED GRATE*, TOP OF MULCH=5030.50, BASE OF GRATE=5030.25, 8" IE THRU=5027.56
33. CONST. 64.6 L.F. 8" ADS N-12 PIPE @ S=0.7%
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35. CONST. 46.3 L.F. 8" ADS N-12 PIPE @ S=2.5%
36. CONST. 10" NYLOPLAST DRAIN BASIN WITH BLACK DOMED GRATE*, TOP OF MULCH=5030.50, BASE OF GRATE=5030.25, 8" IE OUT=5027.75
37. CONST. 15.5 L.F. 8" ADS N-12 PIPE @ S=1.0%
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50. CONST. DOWNSPOUT COLLECTION BOX, SEE DETAIL A/C503
51. CONST. 4" PERFORATED ADS PIPE PLACED AT THE BOTTOM & BEHIND LOWEST ROW OF BLOCK (SEE KEYSTONE BLOCK WALL DESIGN REPORT)
52. 4" PERFORATED PIPE TO CROSS UNDER WALL & TRANSITION TO A SOLD 4" PIPE
53. CONST. 4" SOLID ADS PIPE THAT CONNECTS INTO 2'X2' SUMP BOX
54. 4" PERFORATED PIPE TO CROSS UNDER UPPER WALL AND CONNECT INTO 4" PERFORATED PIPE FOR LOWER WALL
55. CONST. 2'X2' SUMP BOX W/ NO CONCRETE BOTTOM (BOTTOM OF BOX TO DRAIN DIRECTLY INTO GRAVEL), 2" OF GRAVEL TO BE INSTALLED AROUND AND UNDER SUMP BOX. WRAP ENTIRE IN FILTER FABRIC, VOLUME OF GRAVEL IN FILTER FABRIC, GRATE=5018.00, TOP OF GRAVEL=5016.00, 4" IE IN=5015.00, BOTTOM OF BOX SIDES=5014.00, BOTTOM OF GRAVEL=5012.00
56. CONST. 8.7 L.F. 15" ADS HP STORM PIPE @ S=33%
57. CONST. FLARED-END SECTION, FL=5013.0, INSTALL COBBLE RIP-RAP AROUND FLARED-END SECTION.

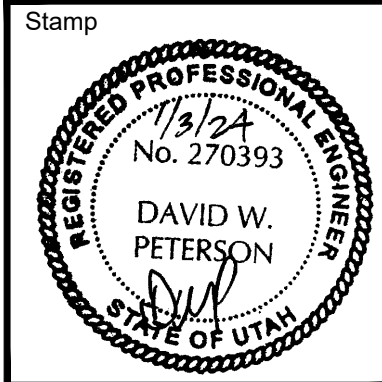
*YARD DRAIN INLET PROTECTION NOTE: SEE DETAIL B/C503

BENCH MARK

SOUTHEAST CORNER,
SEC 25, T5S, R2W,
SLB&M, (FOUND BRASS CAP)
BENCHMARK ELEV = 5047.71



MATCHLINE - SEE SHEET C202



A New Building for
**Oquirrh Mountain Ranch &
Eagle Mountain UT Central Stake**
7002 North Pony Express Parkway
Eagle Mountain, Utah 84005

Project for:
**THE CHURCH OF
JESUS CHRIST
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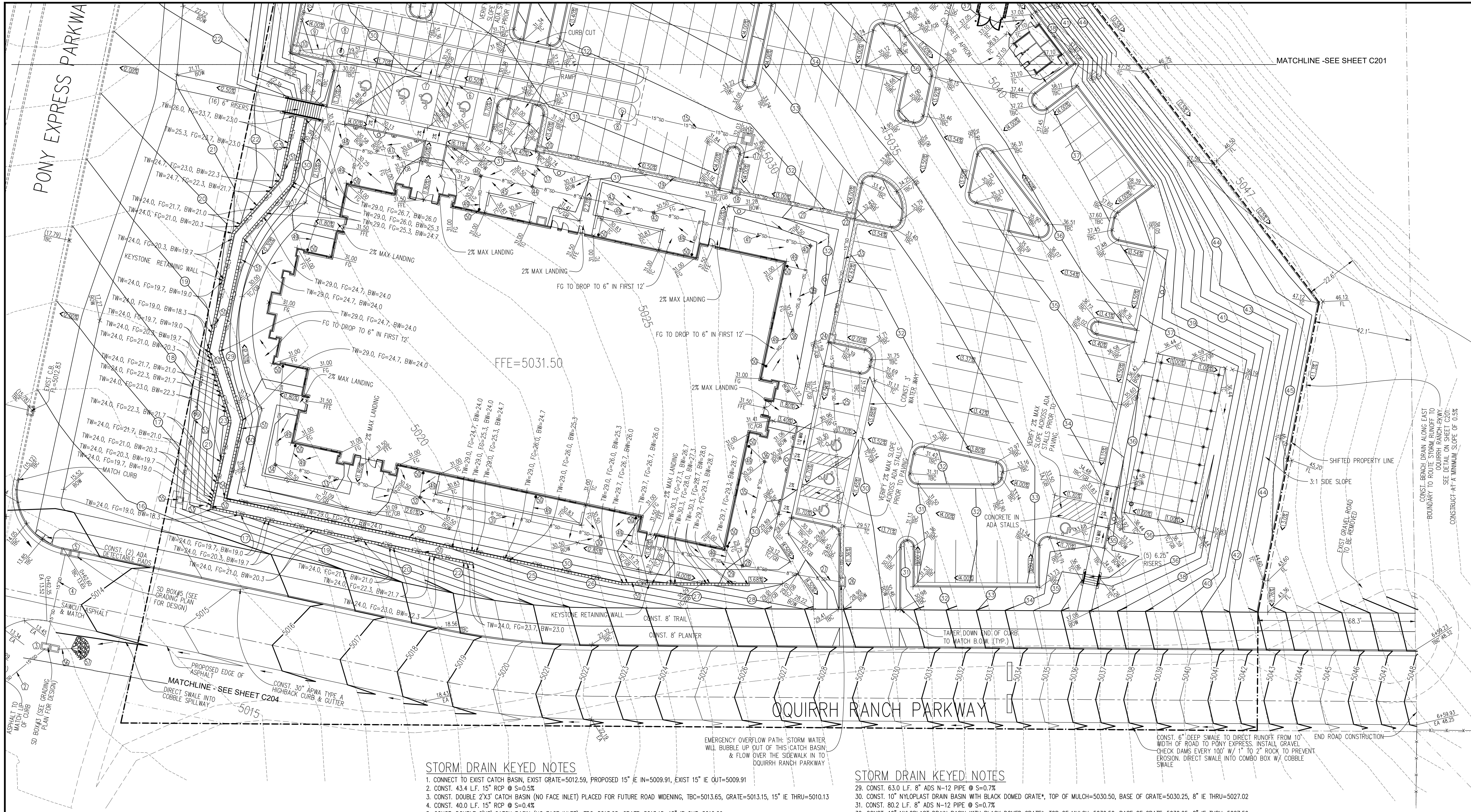
Revisions	Description
Mark	Date

Project Number
23-84
Plan Series
Heritage 23-2
Property Number
500-3627-22010101
Date
August 30, 2023

Sheet Title

GRADING &
DRAINAGE PLAN
NORTH

Sheet
C201



STORM DRAIN KEYED NOTES

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STORM DRAIN KEYED NOTES

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 53. CONST. 4" SOLID ADS PIPE THAT CONNECTS INTO 2'X2' SUMP BOX
 54. 4" PERFORATED PIPE TO CROSS UNDER UPPER WALL AND CONNECT INTO 4" PERFORATED PIPE FOR LOWER WALL
 55. CONST. 2'X2' SUMP BOX W/ NO CONCRETE BOTTOM (BOTTOM OF BOX TO DRAIN DIRECTLY INTO GRAVEL), 2" OF GRAVEL TO BE INSTALLED AROUND AND UNDER SUMP BOX. WRAP ENTIRE VOLUME OF GRAVEL IN FILTER FABRIC, GRATE=5018.00, TOP OF GRAVEL=5016.00, 4" IE IN=5015.00, BOTTOM OF BOX SIDES=5014.00, BOTTOM OF GRAVEL=5012.00
 56. CONST. 8.7 L.F. 15" ADS HP STORM PIPE @ S=33%
 57. CONST. FLARED-END SECTION, FL=5013.0, INSTALL COBBLE RIP-RAP AROUND FLARED-END SECTION.
- *YARD INLET PROTECTION NOTE: SEE DETAIL B/C503

GRADING LEGEND

- FFE FINISHED FLOOR ELEV.
- BOW BACK OF WALK
- GB GRADE BREAK
- TC TOP OF CONCRETE
- TBC TOP BACK OF CURB
- TA TOP OF ASPHALT
- RIM RIM ELEVATION
- FL FLOWLINE
- EG EXIST GROUND
- LIP LIP OF CURB
- FG FINISHED GRADE
- TW TOP OF WALL
- BW BOTTOM OF WALL
- IE INVERT ELEVATION
- Direction of DRAINAGE
- EXISTING ELEVATION
- PROPOSED ELEVATION
- EXISTING CONTOUR
- PROPOSED CONTOUR
- STORM DRAIN KEYED NOTE
- CARRY CURB (HATCHED)

PARKING LOT PAVEMENT DESIGN:

- 3" ASPHALT OVER
- 8" BASE COURSE
- OVER SUITABLE NATURAL SOILS/BEDROCK AND/OR STRUCTURAL SITE
- GRADING FILL EXTENDING TO SUITABLE NATURAL SOILS/BEDROCK

MATCHLINE -SEE SHEET C201

CONST. BENCH DRAIN ALONG EAST BOUNDARY TO ROUTE STORM RUNOFF TO QUIRRH RANCH PARKWAY
SEE DETAIL ON SHEET C201
CONSTRUCT AT A MINIMUM SLOPE OF 0.5%

SHIFTED PROPERTY LINE

3:1 SIDE SLOPE

EXIST GRAVEL ROAD TO BE REMOVED

EMERGENCY OVERFLOW PATH: STORM WATER WILL BUBBLE UP OUT OF THIS CATCH BASIN & FLOW OVER THE SIDEWALK IN TO QUIRRH RANCH PARKWAY

CONST. 6" DEEP SWALE TO DIRECT RUNOFF FROM 10' WIDTH OF ROAD TO PONY EXPRESS. INSTALL GRAVEL CHECK DAMS EVERY 100' W/ 1" TO 2" ROCK TO PREVENT EROSION. DIRECT SWALE INTO COMBO BOX W/ COBBLE SWALE

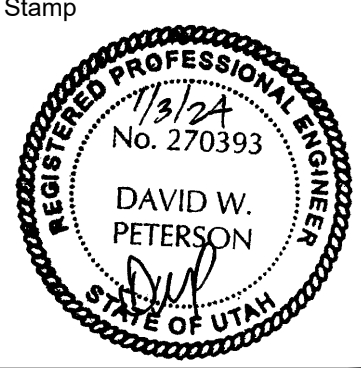


Scale 1" = 20'



BENCH MARK

SOUTHEAST CORNER, SEC 25, T5S, R2W, SL&BM, (FOUND BRASS CAP) BENCHMARK ELEV = 5047.71



A New Building for
Oquirrh Mountain Ranch & Eagle Mountain UT Central Stake
7062 North Pony Express Parkway
Eagle Mountain, Utah 84005

Project for:
THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS

Revisions	Description
Mark	Date

Project Number
23-84
Plan Series
Heritage 23-2
Property Number
500-3627-22010101
Date
August 30, 2023

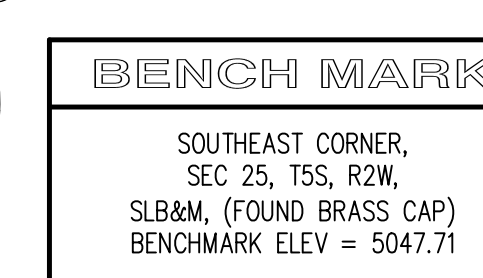
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GRADING & DRAINAGE PLAN SOUTH

Sheet

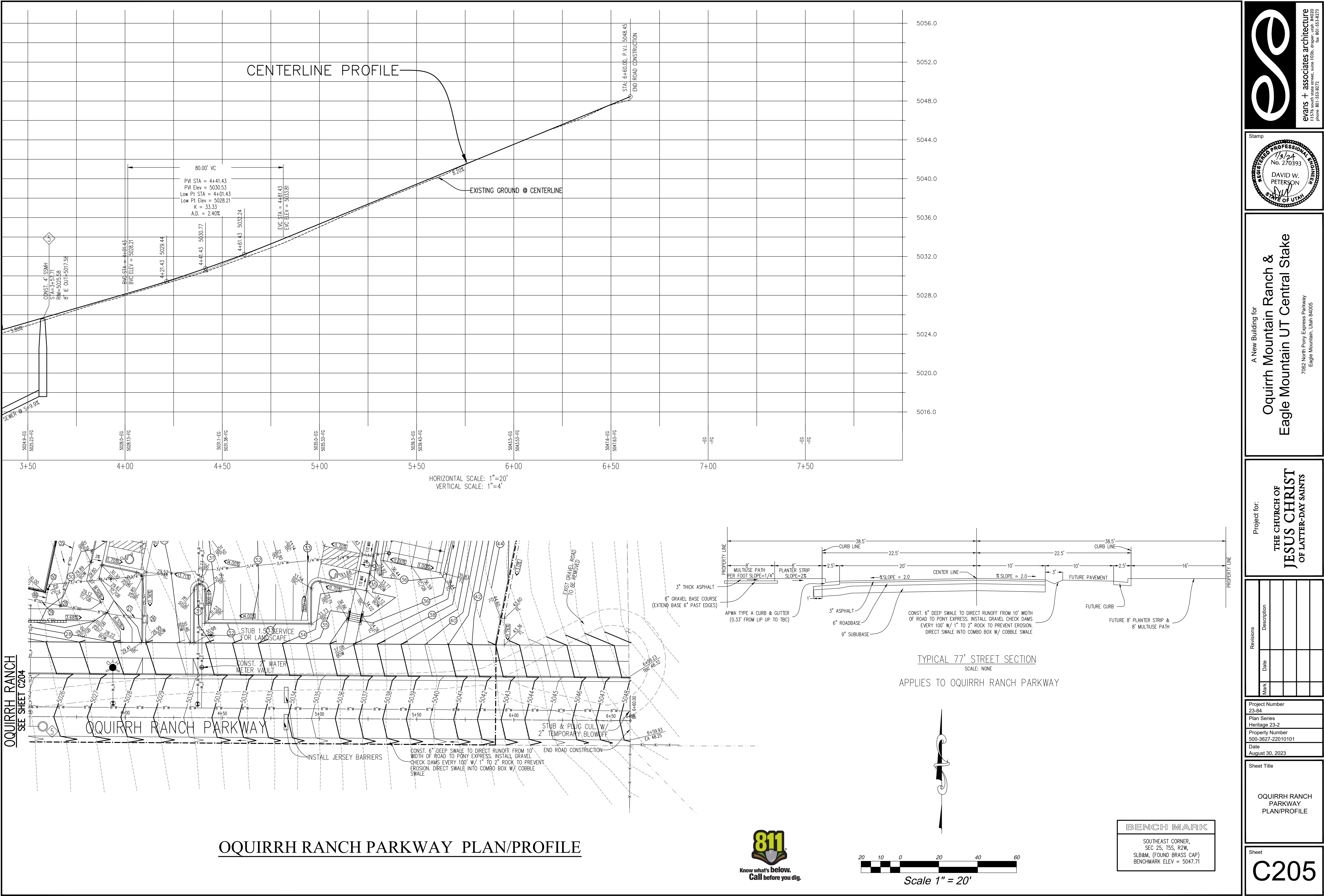
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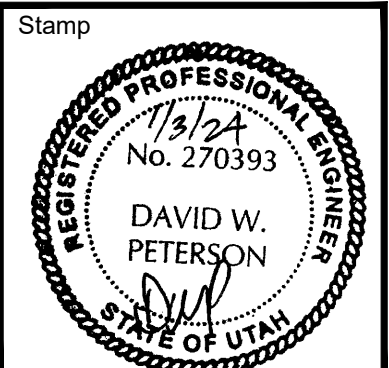
OQUIRRH RANCH PARKWAY PLAN/PROFILE





evans + associates architecture
11576 south state street, suite 103b, draper, utah 84020
Phone 801-933-9212 fax 801-933-9213

Stamp



A New Building for

Oquirrh Mountain Ranch & Eagle Mountain UT Central Stake

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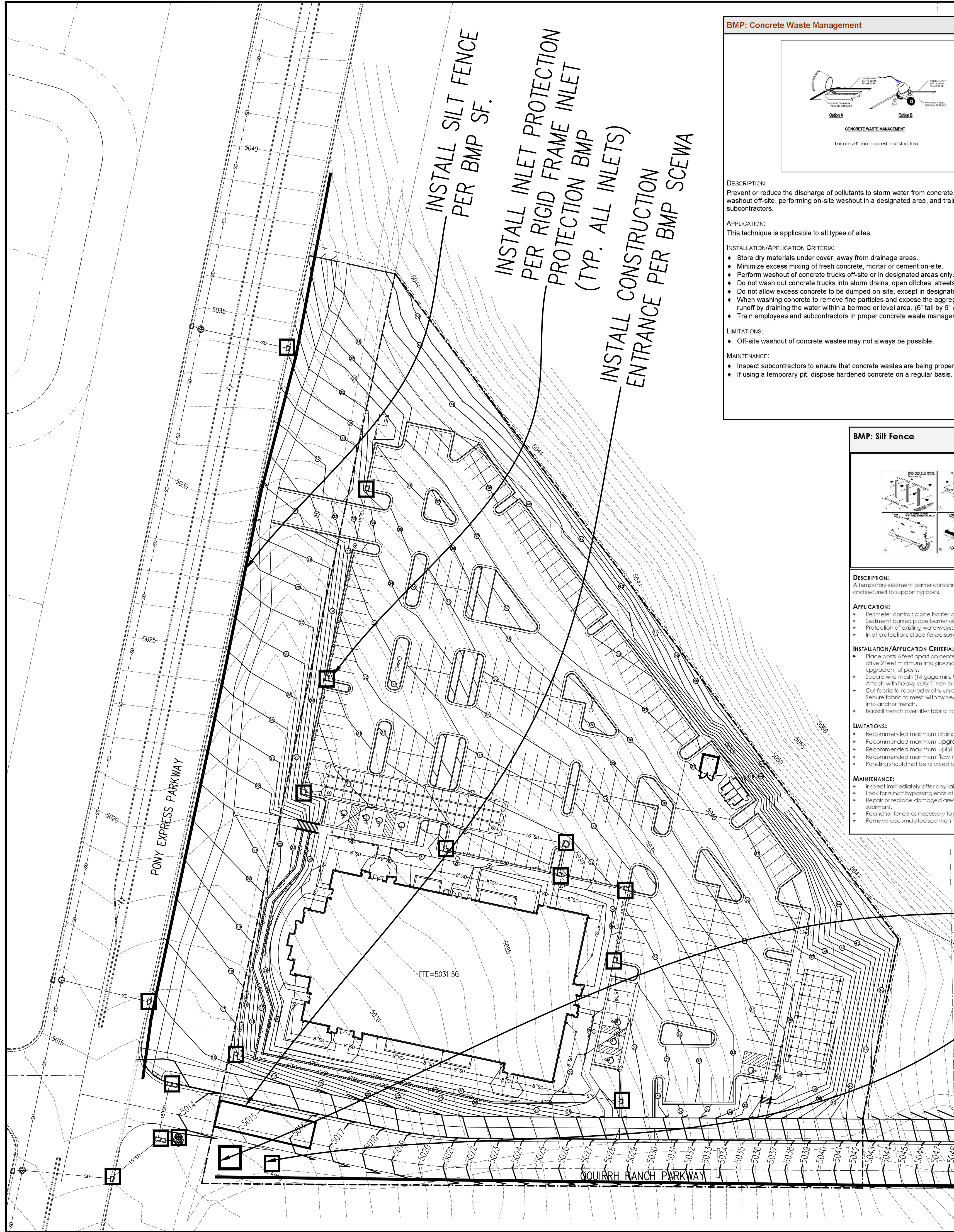
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OQUIRRH RANCH PARKWAY PLAN/PROFILE

Sheet

C205



BMP: Concrete Waste Management
CWM
Construction

CONCRETE WASTE MANAGEMENT

Locate 50' from nearest inlet structure

DESCRIPTION:
Prevent or reduce the discharge of pollutants to storm water from concrete waste by conducting washout off-site, performing on-site washout in a designated area, and training employees and subcontractors.

APPLICATION:
This technique is applicable to all types of sites.

INSTALLATION/APPLICATION CRITERIA:

- ◆ Store dry materials under cover, away from drainage areas.
- ◆ Minimize excess mixing of fresh concrete material or cement on-site.
- ◆ Perform washout of concrete trucks off-site or in designated areas only.
- ◆ Do not wash out concrete trucks into storm drains, open ditches, streets, or streams.
- ◆ Do not allow excess concrete to be dumped on-site, except in designated areas.
- ◆ When washing concrete to remove fine particles and expose the aggregate, avoid creating runoff by draining the water within a bermed or level area. (8' tall by 6' wide).
- ◆ Train employees and subcontractors in proper concrete waste management.

LIMITATIONS:

- ◆ Off-site washout of concrete wastes may not always be possible.

MAINTENANCE:

- ◆ Inspect subcontractors to ensure that concrete wastes are being properly managed.
- ◆ If using a temporary pit, dispose hardened concrete on a regular basis.

BMP: Stabilized Construction Entrance and Wash Area
SCEWA

PAVED ROAD

6" MIN.

3" TO 6" SIZE COARSE AGGREGATE

SEDIMENT FABRIC UNDER GRAVEL

OBJECTIVES

- Housekeeping Practices
- Contain Waste
- Minimize Disturbed Areas
- Stabilize Disturbed Areas
- Protect Slopes/Channels
- Control Site Perimeter
- Control Internal Erosion

DESCRIPTION:
A stabilized pad of crushed stone located where construction traffic enters or leaves the site from or to paved surface. The area can be used to spray off vehicles before they leave the site.

APPLICATIONS:
At any point of ingress or egress of a construction site where adjacent traveled way is paved. Generally applies to sites over 2 acres unless special conditions exist.

INSTALLATION/APPLICATION CRITERIA:

- ◆ Clear and grub area and grade to provide maximum slope of 2%.
- ◆ Compact subgrade and place filter fabric if desired (recommended for entrances to remain for more than 3 months).
- ◆ Place coarse aggregate, 1 to 2 1/2 inches in size, to a minimum depth of 8 inches.
- ◆ Provide water to the area that can be used to spray off vehicles as needed to prevent the tracking of mud off of the construction site. This may not be needed during dry periods of work, but is needed when construction is proceeding under wet conditions.
- ◆ Provide berming as needed to prevent sediment laden wash water from entering storm water facilities or other water bodies, or leaving the site.

LIMITATIONS:

- ◆ Requires periodic top dressing with additional stones.
- ◆ Should be used in conjunction with street sweeping on adjacent public right-of-way.
- ◆ Must be situated such that waste water does not run off site.

MAINTENANCE:

- ◆ Inspect daily for loss of gravel or sediment buildup.
- ◆ Inspect adjacent roadway for sediment deposit and clean by shoveling and sweeping.
- ◆ Repair entrance and replace gravel as required to maintain control in good working condition.
- ◆ Expand stabilized area as required to accommodate traffic and prevent erosion at driveways.

TARGETED POLLUTANTS

- Sediment
- Nutrients
- Toxic Materials
- Oil & Grease
- Pesticide Materials
- Other Waste

IMPLEMENTATION REQUIREMENTS

- Capital Costs
- O&M Costs
- Maintenance
- Training

High Medium Low

BMP: Portable Toilets
PT

CONTAINER WITH LATRINE BOWL

GRAVEL PAD

OBJECTIVES

- Housekeeping Practices
- Contain Waste
- Minimize Disturbed Areas
- Stabilize Disturbed Areas
- Protect Slopes/Channels
- Control Site Perimeter
- Control Internal Erosion

DESCRIPTION:
Temporary on-site sanitary facilities for construction personnel.

APPLICATION:
All sites with no permanent sanitary facilities or where permanent facility is too far from activities.

INSTALLATION/APPLICATION CRITERIA:

- ◆ Locate portable toilets in convenient locations throughout the site.
- ◆ Prepare level, gravel surface and provide clear access to the toilets for servicing and for on-site personnel.
- ◆ Construct earth berm perimeter (See Earth Berm Barrier Information Sheet), control for spill/protection leak.
- ◆ Stake toilets to prevent them from tipping.

LIMITATIONS:
No limitations.

MAINTENANCE:

- ◆ Portable toilets should be maintained in good working order by licensed service with daily observation for leak detection.
- ◆ Regular waste collection should be arranged with licensed service.
- ◆ All waste should be deposited in sanitary sewer system for treatment with appropriate agency approval.

TARGETED POLLUTANTS

- Sediment
- Nutrients
- Toxic Materials
- Oil & Grease
- Pesticide Materials
- Other Waste

IMPLEMENTATION REQUIREMENTS

- Capital Costs
- O&M Costs
- Maintenance
- Training

High Medium Low

BMP: Silt Fence
SF

1. 2x4 MIN.

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100. 2x4 MIN.

OBJECTIVES

- Housekeeping Practices
- Contain Waste
- Minimize Disturbed Areas
- Stabilize Disturbed Areas
- Protect Slopes/Channels
- Control Site Perimeter
- Control Internal Erosion

DESCRIPTION:
A temporary sediment barrier consisting of entrenched filter fabric stretched across and secured to supporting posts.

APPLICATION:

- ◆ Perimeter control: place barrier at downgradient limits of disturbance
- ◆ Sediment barrier: place barrier at toe of slope or soil stockpile
- ◆ Protection of existing waterways: place barrier near top of stream bank
- ◆ Inlet protection: place fence surrounding catchbasins

INSTALLATION/APPLICATION CRITERIA:

- ◆ Place posts 6 feet apart on center along contour (or use preassembled unit) and drive 2 feet minimum into ground. Excavate an anchor trench immediately upgradient of posts.
- ◆ Secure wire mesh (1/4 gauge min. With 6 inch openings) to upslope side of posts. Attach with heavy duty 1 inch long wire staples, tie wires or hog rings.
- ◆ Cut fabric to required width, unroll along length of barrier and drape over barrier.
- ◆ Secure fabric to mesh with twine, staples, or similar with trailing edge extending into anchor trench.
- ◆ Backfill trench over filter fabric to anchor.

LIMITATIONS:

- ◆ Recommended maximum drainage area of 0.5 acre per 100 feet of fence
- ◆ Recommended maximum upgradient slope length of 150 feet
- ◆ Recommended maximum uphill grade of 2:1 (50%)
- ◆ Recommended maximum flow rate of 0.5 cfs
- ◆ Ponding should not be allowed behind fence

MAINTENANCE:

- ◆ Inspect immediately after any rainfall and at least daily during prolonged rainfall.
- ◆ Look for runoff bypassing ends of barriers or undercutting barriers.
- ◆ Repair or replace damaged areas of the barrier and remove accumulated sediment.
- ◆ Re-anchor fence as necessary to prevent shortcutting.
- ◆ Remove accumulated sediment when it reaches 1/2 the height of the fence.

TARGETED POLLUTANTS

- Sediment
- Nutrients
- Toxic Materials
- Oil & Grease
- Pesticide Materials
- Other Waste

IMPLEMENTATION REQUIREMENTS

- Capital Costs
- O&M Costs
- Maintenance
- Training

High Medium Low

CURB BACK EXTENSION

GALVANIZED STEEL FRAMING

WOVEN OUTER BAG LAYER

NON-WOVEN INNER BAG LINER

REPLACEABLE FILTER BAG

ASTM D8057 Requirements

- > Filter system consists of rigid frame and removable geosynthetic bag
- > Filter bag sized to meet treatment flow rate of the drainage location
- > Bag maintains shape to be extracted when completely filled with sediment
- > Rigid frame capable of supporting full load of sediment with grate removed
- > Frame does not interfere or elevate grate by more than 1/8"
- > Bypass flow exceeds design flow of drainage location
- > Filter bag achieves >80% filtration efficiency per ASTM D7351 OR ASTM D5141

Installation Instructions:

1. Remove grate from drainage structure
2. Clean stone and dirt from wedge (lip) of drainage structure
3. Drop the inlet filter through the clear opening such that the hangers rest firmly on the lip of the structure
4. Replace the grate and confirm it is not elevated more than 1/8"

Maintenance Guidelines:

1. Empty the sediment bag if more than half filled with sediment and debris
2. Remove the grate, engage the lifting points, and lift filter from the drainage structure
3. Dispose of sediment and debris as directed by the Engineer or Maintenance Contract
4. Alternatively, an industrial vacuum can be used to collect sediment from filter bag

2020

Eagle Mountain City

RIGID FRAME INLET PROTECTION

STANDARD DETAIL DRAWING

INSTALL LINED CONCRETE WASHOUT AREA PER BMP CWM. CONTRACTOR TO ENSURE THAT ALL EXCESS CONCRETE HAS BEEN REMOVED FROM THE SITE & NOT BURIED IN THE SOIL.

INSTALL PORTABLE TOILET PER BMP PT

EROSION CONTROL NOTES:

1. CONTRACTOR IS TO READ AND UNDERSTAND ALL BMP PRACTICES PRIOR TO ANY CONSTRUCTION ON THIS SITE. CONTRACTOR IS TO FOLLOW ALL BMP PRACTICES CONTAINED IN THESE PLANS.
2. CONSTRUCT A SILT FENCE AS SHOWN ON PLAN. SEE BMP SF.
3. INSTALL A CONSTRUCTION ENTRANCE AS SHOWN ON THE PLAN PRIOR TO ANY GRADING ON THE SITE. SEE BMP SCEWA.
4. INSTALL CONCRETE WASHOUT AREA AS PER BMP CWM.
5. INSTALL INLET PROTECTION ON INLETS ON-SITE. SEE RIGID FRAME INLET PROTECTION DETAIL.
6. THE SITE IS TO BE WATERED AT LEAST TWICE A WEEK TO CONTROL DUST OR MORE FREQUENT AS DETERMINED BY THE CONTRACTOR.
7. CONTRACTOR IS TO REMOVE INLET PROTECTION FROM CATCH BASINS AND CLEAN-OUT ALL CATCH BASINS BEFORE LEAVING THE SITE.
8. CONTRACTOR WILL BE RESPONSIBLE FOR THE IMPLEMENTATION AND MAINTENANCE OF BMP'S DURING CONSTRUCTION.
9. ALL CONSTRUCTION PERIOD BEST MANAGEMENT PRACTICES ARE TO BE INSPECTED & MAINTAINED AT LEAST WEEKLY, ALSO BEFORE AND AFTER EACH STORM EVENT.
10. CONTRACTOR SHALL BE REQUIRED TO KEEP A RECORD OF ALL INSPECTIONS AND MAINTENANCE ON SITE WITH THE STORM WATER POLLUTION PREVENTION PLAN.



MC-7200 STORMTECH CHAMBER SPECIFICATIONS

- CHAMBERS SHALL BE STORMTECH MC-7200.
- CHAMBERS SHALL BE ARCH-SHAPED AND SHALL BE MANUFACTURED FROM VIRGIN, IMPACT-MODIFIED POLYPROPYLENE COPOLYMERS.
- CHAMBERS SHALL MEET THE REQUIREMENTS OF ASTM F2418-18a, "STANDARD SPECIFICATION FOR POLYPROPYLENE (PP) CORRUGATED WALL STORMWATER COLLECTION CHAMBERS" CHAMBER CLASSIFICATION 60x101.
- CHAMBER ROWS SHALL PROVIDE CONTINUOUS, UNOBSTRUCTED INTERNAL SPACE WITH NO INTERNAL SUPPORTS THAT WOULD IMPEDE FLOW OR LIMIT ACCESS FOR INSPECTION.
- THE STRUCTURAL DESIGN OF THE CHAMBERS, THE STRUCTURAL BACKFILL, AND THE INSTALLATION REQUIREMENTS SHALL ENSURE THAT THE LOAD FACTORS SPECIFIED IN THE AASHTO LRFD BRIDGE DESIGN SPECIFICATIONS, SECTION 12.12, ARE MET FOR: 1) LONG-DURATION DEAD LOADS AND 2) SHORT-DURATION LIVE LOADS, BASED ON THE AASHTO DESIGN TRUCK WITH CONSIDERATION FOR IMPACT AND MULTIPLE VEHICLE PRESSIONS.
- CHAMBERS SHALL BE DESIGNED, TESTED AND ALLOWABLE LOAD CONFIGURATIONS DETERMINED IN ACCORDANCE WITH ASTM F2787, "STANDARD PRACTICE FOR STRUCTURAL DESIGN OF THERMOPLASTIC CORRUGATED WALL STORMWATER COLLECTION CHAMBERS". LOAD CONFIGURATIONS SHALL INCLUDE: 1) INSTANTANEOUS <1 MIN AASHTO DESIGN TRUCK LIVE LOAD ON MINIMUM COVER; 2) MAXIMUM PERMANENT (75-YR) COVER LOAD AND 3) ALLOWABLE COVER WITH PARKED (1-WEEK) AASHTO DESIGN TRUCK.
- REQUIREMENTS FOR HANDLING AND INSTALLATION:
 - TO MAINTAIN THE WIDTH OF CHAMBERS DURING SHIPPING AND HANDLING, CHAMBERS SHALL HAVE INTEGRAL, INTERLOCKING STACKING LUGS.
 - TO ENSURE A SECURE JOINT DURING INSTALLATION AND BACKFILL, THE HEIGHT OF THE CHAMBER JOINT SHALL NOT BE LESS THAN 3".
 - TO ENSURE THE INTEGRITY OF THE ARCH SHAPE DURING INSTALLATION, a) THE ARCH STIFFNESS CONSTANT SHALL BE GREATER THAN OR EQUAL TO 450 LBS/IN. THE ASC IS DEFINED IN SECTION 6.2 OF ASTM F2418 AND b) TO RESIST CHAMBER DEFORMATION DURING INSTALLATION AT ELEVATED TEMPERATURES (ABOVE 73° F / 23° C), CHAMBERS SHALL BE PRODUCED FROM REFLECTIVE GOLD OR YELLOW COLORS.
- ONLY CHAMBERS THAT ARE APPROVED BY THE SITE DESIGN ENGINEER WILL BE ALLOWED. UPON REQUEST BY THE SITE DESIGN ENGINEER OR OWNER, THE CHAMBER MANUFACTURER SHALL SUBMIT A STRUCTURAL EVALUATION FOR APPROVAL, BEFORE DELIVERING CHAMBERS TO THE PROJECT SITE AS FOLLOWS:
 - THE STRUCTURAL EVALUATION SHALL BE SEALED BY A REGISTERED PROFESSIONAL ENGINEER.
 - THE STRUCTURAL EVALUATION SHALL DEMONSTRATE THAT THE SAFETY FACTORS ARE GREATER THAN OR EQUAL TO 1.50 FOR DEAD LOAD AND 1.75 FOR LIVE LOAD. THE MINIMUM REQUIRED BY ASTM F2787 AND BY SECTIONS 3 AND 12.12 OF THE AASHTO LRFD BRIDGE DESIGN SPECIFICATIONS FOR THERMOPLASTIC PIPE.
 - THE TEST DERIVED CREEP MODULUS AS SPECIFIED IN ASTM F2418 SHALL BE USED FOR PERMANENT DEAD LOAD DESIGN EXCEPT THAT IT SHALL BE THE 75-YR MODULUS USED FOR DESIGN.
- CHAMBERS AND END CAPS SHALL BE PRODUCED AT AN ISO 9001 CERTIFIED MANUFACTURING FACILITY.

IMPORTANT - NOTES FOR THE BIDDING AND INSTALLATION OF MC-7200 CHAMBER SYSTEM

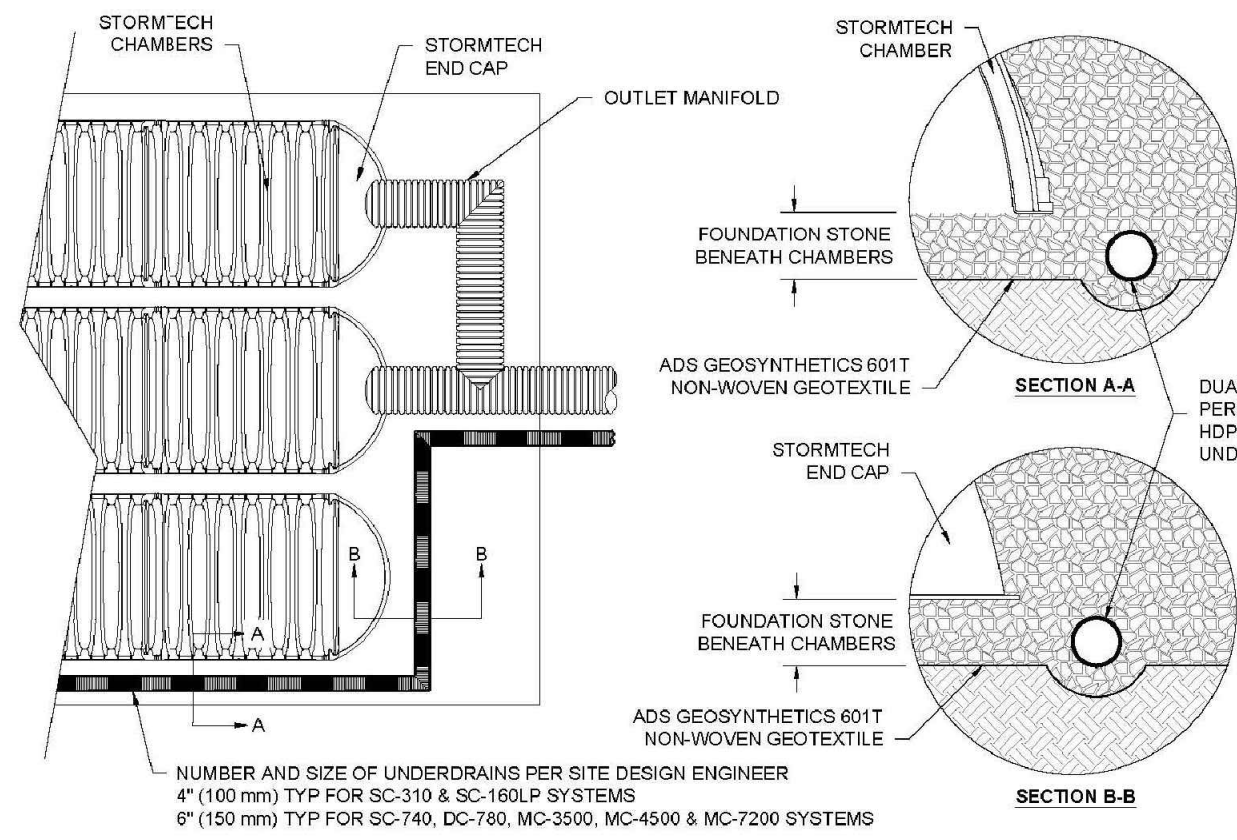
- STORMTECH MC-7200 CHAMBERS SHALL NOT BE INSTALLED UNTIL THE MANUFACTURER'S REPRESENTATIVE HAS COMPLETED A PRE-CONSTRUCTION MEETING WITH THE INSTALLERS.
- STORMTECH MC-7200 CHAMBERS SHALL BE INSTALLED IN ACCORDANCE WITH THE 'STORMTECH MC-7200 CONSTRUCTION GUIDE'.
- CHAMBERS ARE NOT TO BE BACKFILLED WITH A DOZER OR EXCAVATOR SITUATED OVER THE CHAMBERS. STORMTECH RECOMMENDS 3 BACKFILL METHODS:
 - STONESHOOTER LOCATED OFF THE CHAMBER BED.
 - BACKFILL AS ROWS ARE BUILT USING AN EXCAVATOR ON THE FOUNDATION STONE OR SUBGRADE.
 - BACKFILL FROM OUTSIDE THE EXCAVATION USING A LONG BOOM HOE OR EXCAVATOR.
- THE FOUNDATION STONE SHALL BE LEVELED AND COMPACTED PRIOR TO PLACING CHAMBERS.
- JOINTS BETWEEN CHAMBERS SHALL BE PROPERLY SEATED PRIOR TO PLACING STONE.
- MAINTAIN MINIMUM .9" (230 mm) SPACING BETWEEN THE CHAMBER ROWS.
- INLET AND OUTLET MANIFOLDS MUST BE INSERTED A MINIMUM OF 12" (300 mm) INTO CHAMBER END CAPS.
- EMBEDMENT STONE SURROUNDING CHAMBERS MUST BE A CLEAN, CRUSHED, ANGULAR STONE MEETING THE AASHTO M43 DESIGNATION OF #3 OR #4.
- STONE SHALL BE BROUGHT UP EVENLY AROUND CHAMBERS SO AS NOT TO DISTORT THE CHAMBER SHAPE. STONE DEPTHS SHOULD NEVER DIFFER BY MORE THAN 12" (300 mm) BETWEEN ADJACENT CHAMBER ROWS.
- STONE MUST BE PLACED ON THE TOP CENTER OF THE CHAMBER TO ANCHOR THE CHAMBERS IN PLACE AND PRESERVE ROW SPACING.
- THE CONTRACTOR MUST REPORT ANY DISCREPANCIES WITH CHAMBER FOUNDATION MATERIAL BEARING CAPACITIES TO THE SITE DESIGN ENGINEER.
- ADS RECOMMENDS THE USE OF 'FLEXSTORM CATCH IT' INSERTS DURING CONSTRUCTION FOR ALL INLETS TO PROTECT THE SUBSURFACE STORMWATER MANAGEMENT SYSTEM FROM CONSTRUCTION SITE RUNOFF.

NOTES FOR CONSTRUCTION EQUIPMENT

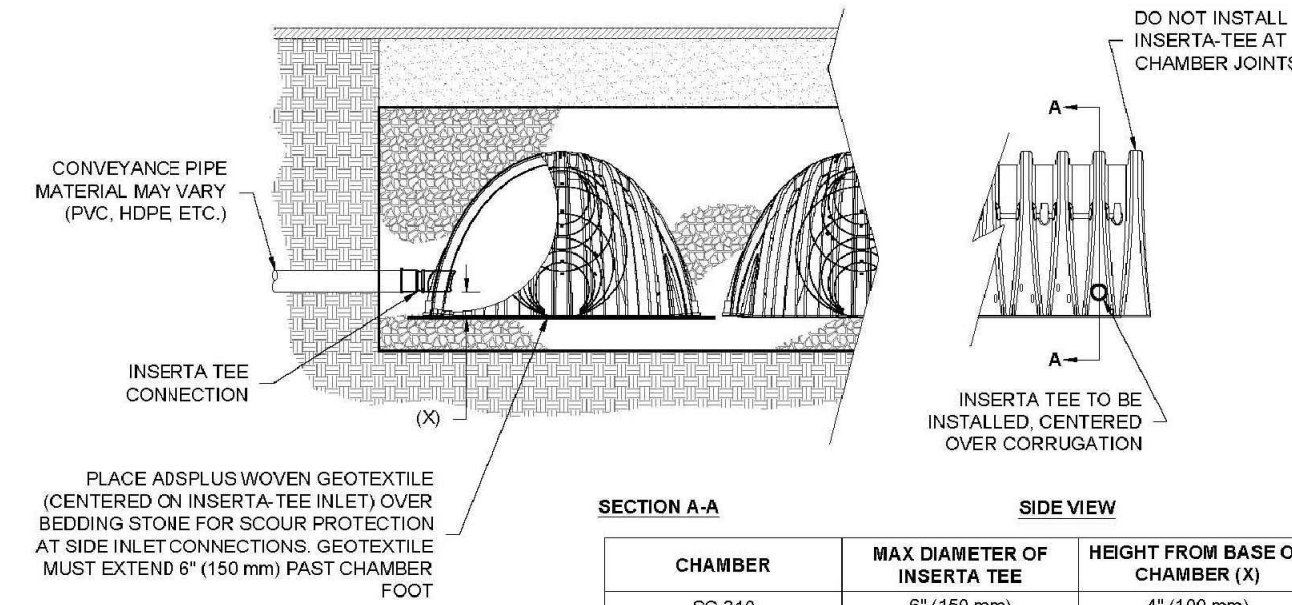
- STORMTECH MC-7200 CHAMBERS SHALL BE INSTALLED IN ACCORDANCE WITH THE 'STORMTECH MC-7200 CONSTRUCTION GUIDE'.
- THE USE OF EQUIPMENT OVER MC-7200 CHAMBERS IS LIMITED:
 - NO EQUIPMENT IS ALLOWED ON BARE CHAMBERS.
 - NO RUBBER TIRE LOADER, DUMP TRUCK, OR EXCAVATORS ARE ALLOWED UNTIL PROPER FILL DEPTHS ARE REACHED IN ACCORDANCE WITH THE 'STORMTECH MC-7200 CONSTRUCTION GUIDE'.
 - WEIGHT LIMITS FOR CONSTRUCTION EQUIPMENT CAN BE FOUND IN THE 'STORMTECH MC-7200 CONSTRUCTION GUIDE'.
- FULL 36" (900 mm) OF STABILIZED COVER MATERIALS OVER THE CHAMBERS IS REQUIRED FOR DUMP TRUCK TRAVEL OR DUMPING.

USE OF A DOZEN TO PUSH EMBEDMENT STONE BETWEEN THE ROWS OF CHAMBERS MAY CAUSE DAMAGE TO CHAMBERS AND IS NOT AN ACCEPTABLE BACKFILL METHOD. ANY CHAMBERS DAMAGED BY USING THE 'DUMP AND PUSH' METHOD ARE NOT COVERED UNDER THE STORMTECH STANDARD WARRANTY.

CONTACT STORMTECH AT 1-888-892-2684 WITH ANY QUESTIONS ON INSTALLATION REQUIREMENTS OR WEIGHT LIMITS FOR CONSTRUCTION EQUIPMENT.

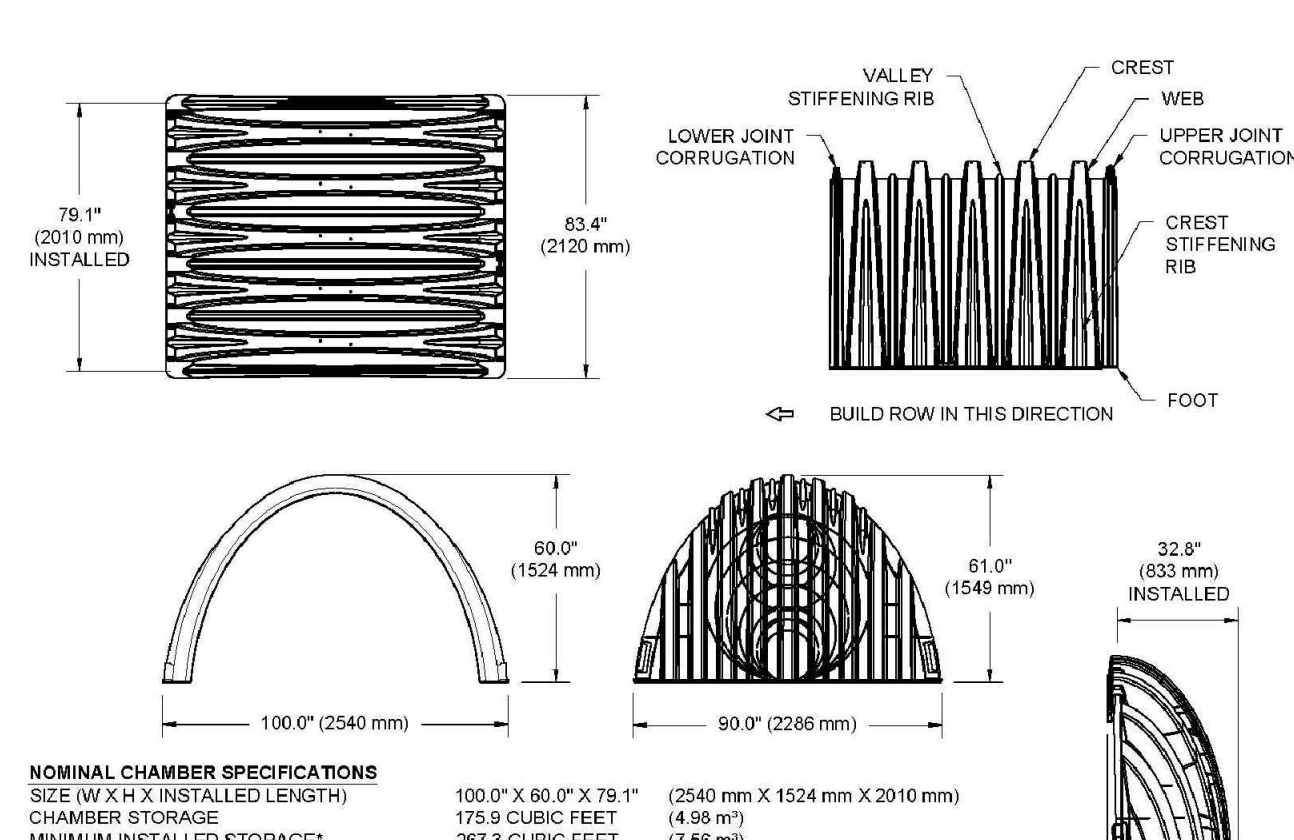


5 UNDERDRAIN DETAIL



NOTE: PART NUMBERS WILL VARY BASED ON INLET PIPE MATERIALS. CONTACT STORMTECH FOR MORE INFORMATION.

6 INSERTA-TEE SIDE INLET DETAIL



NOMINAL CHAMBER SPECIFICATIONS
SIZE (W X H X INSTALLED LENGTH)
CHAMBER STORAGE
MINIMUM INSTALLED STORAGE¹
WEIGHT (NOMINAL)

NOMINAL END CAP SPECIFICATIONS
SIZE (W X H X INSTALLED LENGTH)
END CAP STORAGE
MINIMUM INSTALLED STORAGE¹
WEIGHT (NOMINAL)

*ASSUMES 12" (305 mm) STONE ABOVE 'B' (228 mm) STONE FOUNDATION AND BETWEEN CHAMBERS, 12" (305 mm) STONE PERIMETER IN FRONT OF END CAPS AND 40% STONE POROSITY.

PARTIAL CUT HOLES AT BOTTOM OF END CAP FOR PART NUMBERS ENDING WITH "B"
PARTIAL CUT HOLES AT TOP OF END CAP FOR PART NUMBERS ENDING WITH "T"
END CAPS WITH A PREFABRICATED WELDED STUB END WITH "M"

PART #	STUB	B	C
MC7200IEPP06T	6" (150 mm)	42.54" (1081 mm)	---
MC7200IEPP06B	---	---	0.86" (22 mm)
MC7200IEPP06T	8" (200 mm)	40.50" (1029 mm)	1.01" (26 mm)
MC7200IEPP06B	---	36.31" (923 mm)	---
MC7200IEPP10T	10" (250 mm)	---	1.33" (34 mm)
MC7200IEPP10B	---	35.69" (907 mm)	---
MC7200IEPP12T	12" (300 mm)	---	1.55" (39 mm)
MC7200IEPP12B	---	32.72" (831 mm)	---
MC7200IEPP15T	15" (375 mm)	---	1.70" (43 mm)
MC7200IEPP15B	---	29.38" (746 mm)	---
MC7200IEPP18T	---	---	1.97" (50 mm)
MC7200IEPP18B	---	23.05" (585 mm)	---
MC7200IEPP24B	24" (600 mm)	---	2.28" (57 mm)
MC7200IEPP24B/W	---	---	2.35" (59 mm)
MC7200IEPP36B/W	---	---	3.25" (83 mm)
MC7200IEPP42B/W	---	---	3.55" (90 mm)

NOTE: ALL DIMENSIONS ARE NOMINAL.

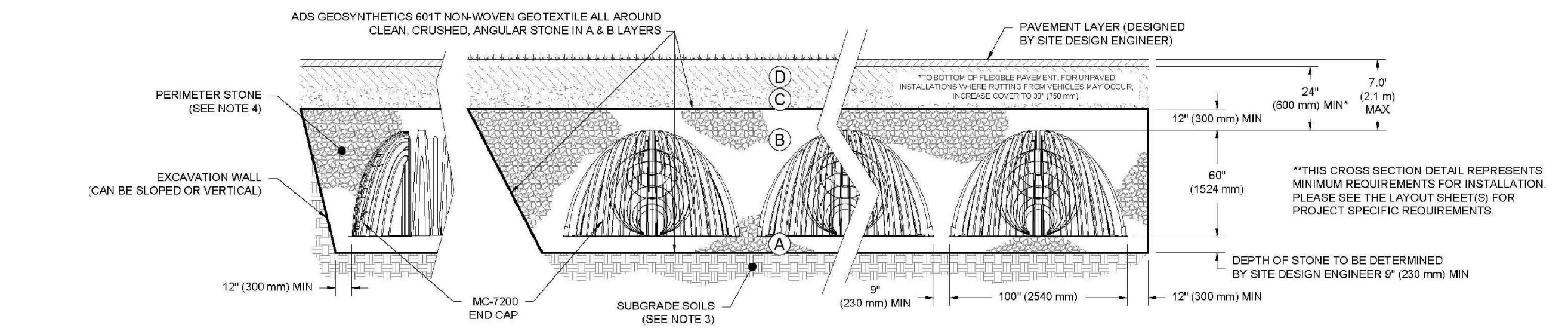
CUSTOM PREFABRICATED INVERTS ARE AVAILABLE UPON REQUEST. INVERTED MANIFOLDS INCLUDE 12-24" (300-600 mm) SIZE ON SIZE AND 15-48" (375-1200 mm) ECCENTRIC MANIFOLDS. CUSTOM INVERT LOCATIONS ON THE MC-7200 END CAP CUT IN THE FIELD ARE NOT RECOMMENDED FOR PIPE SIZES GREATER THAN 10" (250 mm). THE INVERT LOCATION IN COLUMN 'B' ARE THE HIGHEST POSSIBLE FOR THE PIPE SIZE.

ACCEPTABLE FILL MATERIALS: STORMTECH MC-7200 CHAMBER SYSTEMS

MATERIAL LOCATION	DESCRIPTION	AASHTO MATERIAL CLASSIFICATIONS	COMPACTION / DENSITY REQUIREMENT
D	FINAL FILL: FILL MATERIAL FOR LAYER 'D' STARTS FROM THE TOP OF THE 'C' LAYER TO THE BOTTOM OF FLEXIBLE PAVEMENT OR UNPAVED FINISHED GRADE ABOVE. NOTE THAT PAVEMENT SUBBASE MAY BE PART OF THE 'D' LAYER.	N/A	PREPARE PER SITE DESIGN ENGINEER'S PLANS. PAVED INSTALLATIONS MAY HAVE STRINGENT MATERIAL AND PREPARATION REQUIREMENTS.
C	INITIAL FILL: FILL MATERIAL FOR LAYER 'C' STARTS FROM THE TOP OF THE EMBEDMENT STONE ('B' LAYER) TO 24" (600 mm) ABOVE THE TOP OF THE CHAMBER. NOTE THAT PAVEMENT SUBBASE MAY BE A PART OF THE 'C' LAYER.	AASHTO M145 ¹ A-1, A-2, A-3 OR AASHTO M43 ¹ 3, 357, 4, 467, 5, 56, 57, 6, 67, 68, 7, 76, 8, 89, 9, 10	BEGIN COMPACTIONS AFTER 24" (600 mm) OF MATERIAL OVER THE CHAMBERS IS REACHED. COMPACT ADDITIONAL LAYERS IN 12" (300 mm) MAX LIFTS TO A MIN. 95% PROCTOR DENSITY FOR WELL GRADED MATERIAL AND 95% RELATIVE DENSITY FOR PROCESSED AGGREGATE MATERIALS.
B	EMBEDMENT STONE: FILL SURROUNDING THE CHAMBERS FROM THE FOUNDATION STONE ('A' LAYER) TO THE 'C' LAYER ABOVE.	AASHTO M34 ¹ 3, 4	NO COMPACTION REQUIRED.
A	FOUNDATION STONE: FILL BELOW CHAMBERS FROM THE SUBGRADE UP TO THE FOOT (BOTTOM) OF THE CHAMBER.	AASHTO M43 ¹ 3, 4	PLATE COMPACT OR ROLL TO ACHIEVE A FLAT SURFACE ^{2,3}

PLEASE NOTE:

- THE LISTED AASHTO DESIGNATIONS ARE FOR GRADATIONS ONLY. THE STONE MUST ALSO BE CLEAN, CRUSHED, ANGULAR. FOR EXAMPLE, A SPECIFICATION FOR #4 STONE WOULD STATE: "CLEAN, CRUSHED, ANGULAR NO. 4 (AASHTO M43) STONE".
- STORMTECH COMPACTION REQUIREMENTS ARE MET FOR 'A' LOCATION MATERIALS WHEN PLACED AND COMPACTED IN 9" (230 mm) (MAX) LIFTS USING TWO FULL COVERSAGES WITH A VIBRATORY COMPACTOR.
- THE SITE DESIGN ENGINEER IS RESPONSIBLE FOR ASSESSING THE BEARING RESISTANCE (ALLOWABLE BEARING CAPACITY) OF THE SUBGRADE SOILS AND THE DEPTH OF FOUNDATION STONE WITH CONSIDERATION FOR THE RANGE OF EXPECTED SOIL MOISTURE CONDITIONS.
- ONCE LAYER 'C' IS PLACED, ANY SOIL MATERIAL CAN BE PLACED IN LAYER 'D' UP TO THE FINISHED GRADE. MOST PAVEMENT SUBBASE SOILS CAN BE USED TO REPLACE THE MATERIAL REQUIREMENTS OF LAYER 'C' OR 'D' AT THE SITE DESIGN ENGINEER'S DISCRETION.

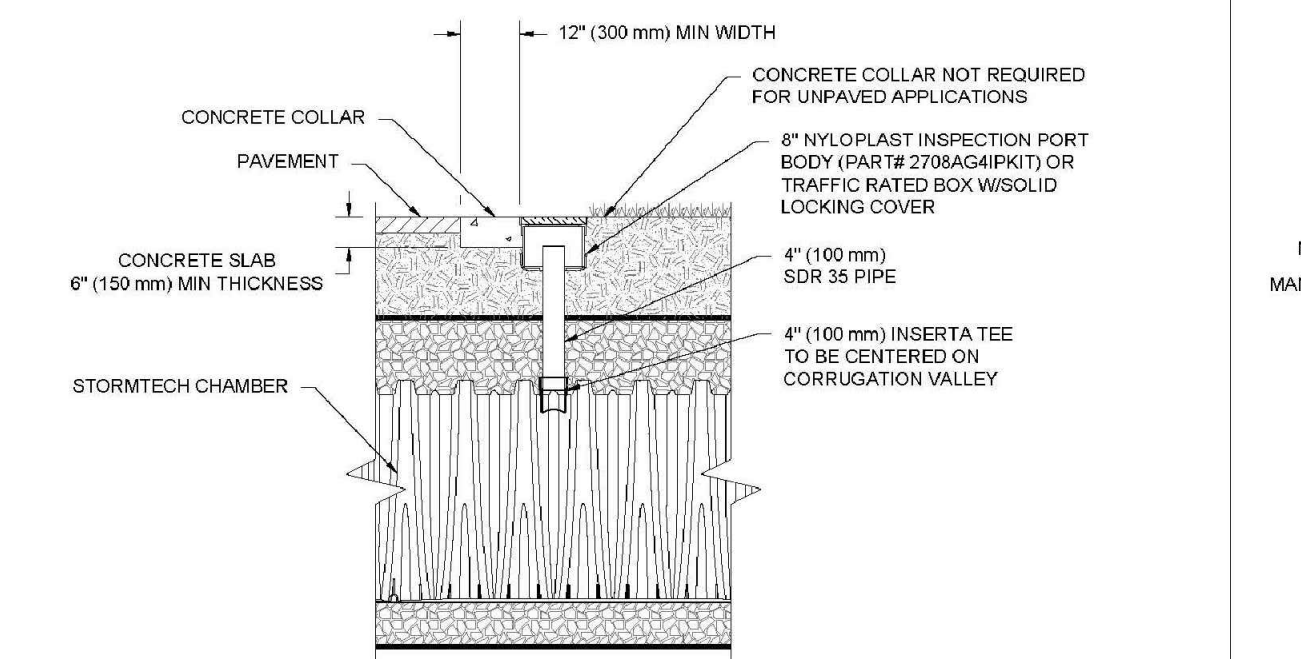


NOTES:

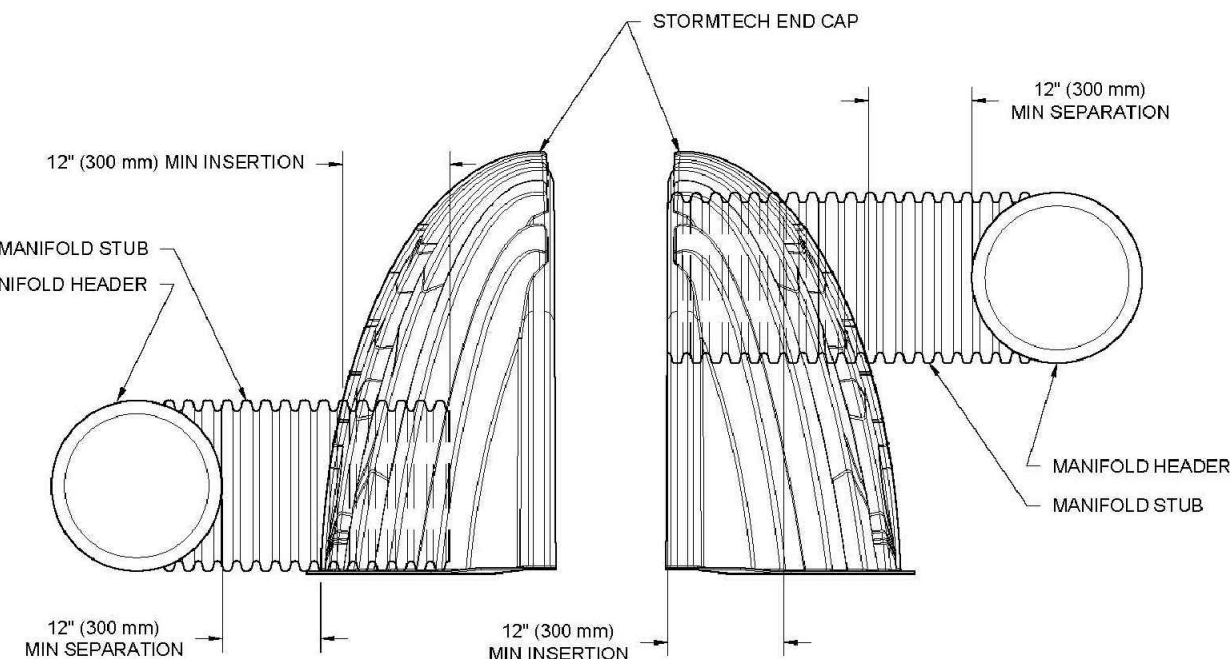
- CHAMBERS SHALL MEET THE REQUIREMENTS OF ASTM F2418, "STANDARD SPECIFICATION FOR POLYPROPYLENE (PP) CORRUGATED WALL STORMWATER COLLECTION CHAMBERS" CHAMBER CLASSIFICATION 60x101.
- MC-7200 CHAMBERS SHALL BE DESIGNED IN ACCORDANCE WITH ASTM F2787 "STANDARD PRACTICE FOR STRUCTURAL DESIGN OF THERMOPLASTIC CORRUGATED WALL STORMWATER COLLECTION CHAMBERS".
- THE SITE DESIGN ENGINEER IS RESPONSIBLE FOR ASSESSING THE BEARING RESISTANCE (ALLOWABLE BEARING CAPACITY) OF THE SUBGRADE SOILS AND THE DEPTH OF FOUNDATION STONE WITH CONSIDERATION FOR THE RANGE OF EXPECTED SOIL MOISTURE CONDITIONS.
- PERIMETER STONE MUST BE EXTENDED HORIZONTALLY TO THE EXCAVATION WALL FOR BOTH VERTICAL AND SLOPED EXCAVATION WALLS.
- REQUIREMENTS FOR HANDLING AND INSTALLATION:
 - TO MAINTAIN THE WIDTH OF CHAMBERS DURING SHIPPING AND HANDLING, CHAMBERS SHALL HAVE INTEGRAL, INTERLOCKING STACKING LUGS.
 - TO ENSURE A SECURE JOINT DURING INSTALLATION AND BACKFILL, THE HEIGHT OF THE CHAMBER JOINT SHALL NOT BE LESS THAN 3".
 - TO ENSURE THE INTEGRITY OF THE ARCH SHAPE DURING INSTALLATION, a) THE ARCH STIFFNESS CONSTANT AS DEFINED IN SECTION 6.2 OF ASTM F2418 SHALL BE GREATER THAN OR EQUAL TO 500 LBS/FT² 7% AND b) TO RESIST CHAMBER DEFORMATION DURING INSTALLATION AT ELEVATED TEMPERATURES (ABOVE 73° F / 23° C), CHAMBERS SHALL BE PRODUCED FROM REFLECTIVE GOLD OR YELLOW COLORS.

MC-7200 CROSS SECTION DETAIL

3 MC-7200 ISOLATOR ROW PLUS DETAIL



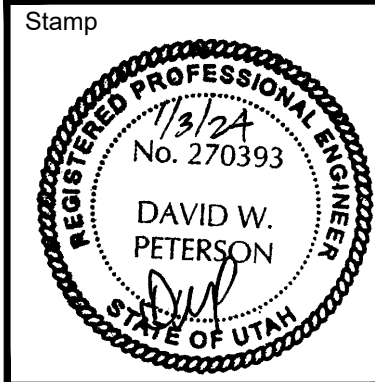
NOTE: INSPECTION PORTS MAY BE CONNECTED THROUGH ANY CHAMBER CORRUGATION VALLEY.



NOTE: MANIFOLD STUB MUST BE LAID HORIZONTAL FOR A PROPER FIT IN END CAP OPENING.

7 MC-SERIES END CAP INSERTION DETAIL

4 4" PVC INSPECTION PORT DETAIL (MC SERIES CHAMBER)



A New Building for
Oquirrh Mountain Ranch & Eagle Mountain UT Central Stake
7002 North Pony Express Parkway
Eagle Mountain, Utah 84005

Project for:
THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS

Revisions	Description
Mark	Date

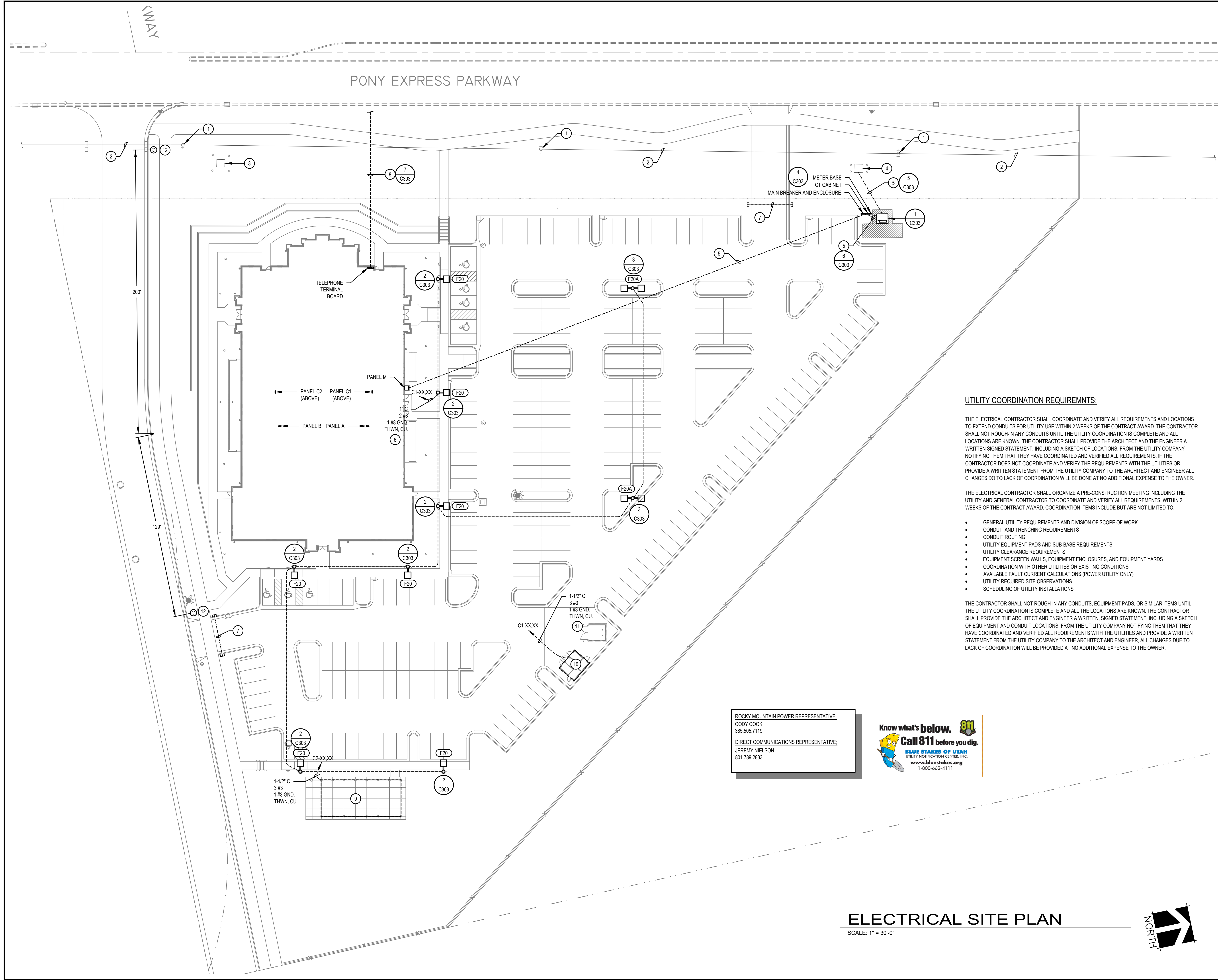
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Plan Series
Heritage 23-2
Property Number
500-3627-22010101
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Sheet Title

STORMTECH DETAILS

Sheet

C207



GENERAL NOTES

1.

ALL CONDUITS THAT ARE ROUGHED-IN UNDER THE SLAB SHALL BE PLACED UNDER THE VAPOR BARRIER.

2.

ALL BELOW GRADE CONDUITS AND LIGHT POLE CONDUITS SHALL BE PLACED BELOW THE GRAVEL BASE. DO NOT INSTALL CONDUIT ON TOP OF GRAVEL, DIRECTLY BELOW THE SIDEWALK / BUILDING SLAB OR WITHIN THE GRAVEL BASE.

UTILITY REQUIREMENTS

1.

BURY CONDUITS PER UTILITY REQUIREMENTS. REFER TO SHEET C303 FOR TYPICAL TRENCHING REQUIREMENTS.

2.

VERIFY AND COMPLY WITH ALL ROCKY MOUNTAIN POWER, AND DIRECT COMMUNICATIONS REQUIREMENTS.

3.

INCLUDE IN BID ALL LINE EXTENSION FEES, UNDERGROUND FEES, AND ALL MISC. FEES CHARGED BY ROCKY MOUNTAIN POWER AND DIRECT COMMUNICATIONS.

EXTERIOR LIGHTING CONTROLS

ALL NONESSENTIAL EXTERIOR LIGHTING SHALL ONLY CONTINUE IN OPERATION UNTIL 11:00 P.M. OR FOR AS LONG AS OPEN OR AREA IS IN ACTIVE USE AND SHALL REMAIN OFF UNTIL DAYLIGHT THE FOLLOWING DAY.

KEYED NOTES

1.

EXISTING ROCKY MOUNTAIN POWER POLE TO REMAIN IN PLACE. PROTECT FROM DAMAGE DURING ALL PHASES OF THE CONSTRUCTION.

2.

EXISTING ROCKY MOUNTAIN POWER OVERHEAD LINE TO REMAIN IN PLACE. PROTECT FROM DAMAGE DURING ALL PHASES OF THE CONSTRUCTION.

3.

EXISTING ROCKY MOUNTAIN POWER GROUND SLEEVE TO REMAIN IN PLACE. PROTECT FROM DAMAGE DURING ALL PHASES OF THE CONSTRUCTION.

4.

EXISTING ROCKY MOUNTAIN POWER SWITCHGEAR TO REMAIN IN PLACE. COORDINATE ALL REQUIREMENTS WITH ROCKY MOUNTAIN POWER PRIOR TO ANY WORK BEING DONE.

5.

REFER TO SINGLE LINE DIAGRAM FOR CONDUIT AND CONDUCTOR REQUIREMENTS.

6.

ROUTE THROUGH LIGHTING CONTROL PANEL. SEE DIAGRAM ON SHEET E607 FOR ADDITIONAL INFORMATION.

7.

TWO (2) 4" CONDUIT SLEEVES.

8.

EXTEND ONE (1) 4" CONDUITS WITH TRUE TAPES FROM THE TELEPHONE TERMINAL BOARD TO THE LOCATION SHOWN. UTILIZE LONG SWEEP ELBOWS. COORDINATE EXACT STUB LOCATION AND ALL REQUIREMENTS WITH DIRECT COMMUNICATIONS PRIOR TO ANY ROUGH-IN.

9.

PROVIDE ALL REQUIRED CONDUIT, BRANCH CIRCUITS, EIGHT (8) LIGHT FIXTURES (F28), FOUR (4) RECEPTACLES WITH WEATHERPROOF COVERS, LOCKABLE NON-FUSED, NEMA 3R, 30A, 2 POLE DISCONNECT AND 0-60 MINUTE TIMER SWITCH WITH WEATHERPROOF FOR LIGHTING CONTROLS FOR PAVILION. REFER TO THE PAVILION DRAWINGS FOR LOCATIONS, QUANTITIES AND OTHER REQUIREMENTS. SEE E601 FOR FIXTURE REQUIREMENTS.

10.

REFER TO ELECTRICAL DRAWINGS FOR STORAGE BUILDING ELECTRICAL REQUIREMENTS.

11.

SEAL CONDUITS AS REQUIRED SO WATER DOES NOT RUN BACK INTO THE BUILDING FROM THE STORAGE BUILDING.

12.

NEW EAGLE MOUNTAIN CITY STREET LIGHT TO BE FURNISHED AND INSTALLED BY BLACK AND MCDONALD. ALL ASSOCIATED COSTS OF THE STREET LIGHT INSTALLATION TO BE INCLUDED IN THE CONTRACTOR BID. CONFIRM ALL REQUIREMENTS WITH BLACK AND MCDONALD PRIOR TO THE BID.

UTILITY COORDINATION REQUIREMNTS:

THE ELECTRICAL CONTRACTOR SHALL COORDINATE AND VERIFY ALL REQUIREMENTS AND LOCATIONS TO EXTEND CONDUITS FOR UTILITY USE WITHIN 2 WEEKS OF THE CONTRACT AWARD. THE CONTRACTOR SHALL NOT ROUGH-IN ANY CONDUITS UNTIL THE UTILITY COORDINATION IS COMPLETE AND ALL LOCATIONS ARE KNOWN. THE CONTRACTOR SHALL PROVIDE THE ARCHITECT AND THE ENGINEER A WRITTEN SIGNED STATEMENT, INCLUDING A SKETCH OF LOCATIONS, FROM THE UTILITY COMPANY NOTIFYING THEM THAT THEY HAVE COORDINATED AND VERIFIED ALL REQUIREMENTS. IF THE CONTRACTOR DOES NOT COORDINATE AND VERIFY THE REQUIREMENTS WITH THE UTILITIES OR PROVIDE A WRITTEN STATEMENT FROM THE UTILITY COMPANY TO THE ARCHITECT AND ENGINEER ALL CHANGES DO TO LACK OF COORDINATION WILL BE DONE AT NO ADDITIONAL EXPENSE TO THE OWNER.

THE ELECTRICAL CONTRACTOR SHALL ORGANIZE A PRE-CONSTRUCTION MEETING INCLUDING THE UTILITY AND GENERAL CONTRACTOR TO COORDINATE AND VERIFY ALL REQUIREMENTS. WITHIN 2 WEEKS OF THE CONTRACT AWARD. COORDINATION ITEMS INCLUDE BUT ARE NOT LIMITED TO:

- GENERAL UTILITY REQUIREMENTS AND DIVISION OF SCOPE OF WORK
- CONDUIT AND TRENCHING REQUIREMENTS
- CONDUIT ROUTING
- UTILITY EQUIPMENT PADS AND SUB-BASE REQUIREMENTS
- UTILITY CLEARANCE REQUIREMENTS
- EQUIPMENT SCREEN WALLS, EQUIPMENT ENCLOSURES, AND EQUIPMENT YARDS
- COORDINATION WITH OTHER UTILITIES OR EXISTING CONDITIONS
- AVAILABLE FAULT CURRENT CALCULATIONS (POWER UTILITY ONLY)
- UTILITY REQUIRED SITE OBSERVATIONS
- SCHEDULING OF UTILITY INSTALLATIONS

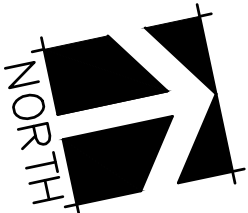
THE CONTRACTOR SHALL NOT ROUGH-IN ANY CONDUITS, EQUIPMENT PADS, OR SIMILAR ITEMS UNTIL THE UTILITY COORDINATION IS COMPLETE AND ALL THE LOCATIONS ARE KNOWN. THE CONTRACTOR SHALL PROVIDE THE ARCHITECT AND ENGINEER A WRITTEN, SIGNED STATEMENT, INCLUDING A SKETCH OF EQUIPMENT AND CONDUIT LOCATIONS, FROM THE UTILITY COMPANY NOTIFYING THEM THAT THEY HAVE COORDINATED AND VERIFIED ALL REQUIREMENTS WITH THE UTILITIES AND PROVIDE A WRITTEN STATEMENT FROM THE UTILITY COMPANY TO THE ARCHITECT AND ENGINEER. ALL CHANGES DUE TO LACK OF COORDINATION WILL BE PROVIDED AT NO ADDITIONAL EXPENSE TO THE OWNER.

ROCKY MOUNTAIN POWER REPRESENTATIVE:
CODY COOK
385.505.7119
DIRECT COMMUNICATIONS REPRESENTATIVE:
JEREMY NIELSON
801.789.2833



ELECTRICAL SITE PLAN

SCALE: 1" = 30'-0"

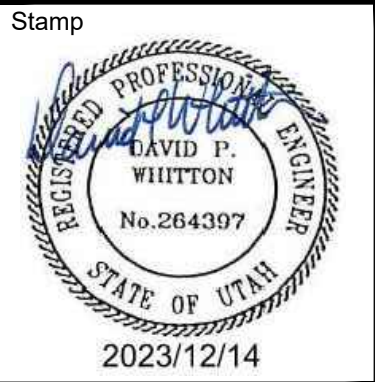


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A New Building for
Oquirrh Mountain Ranch &
Eagle Mountain UT Central Stake

Project for:
THE CHURCH OF
JESUS CHRIST
OF LATTER-DAY SAINTS

Revisions	Mark	Date	Description

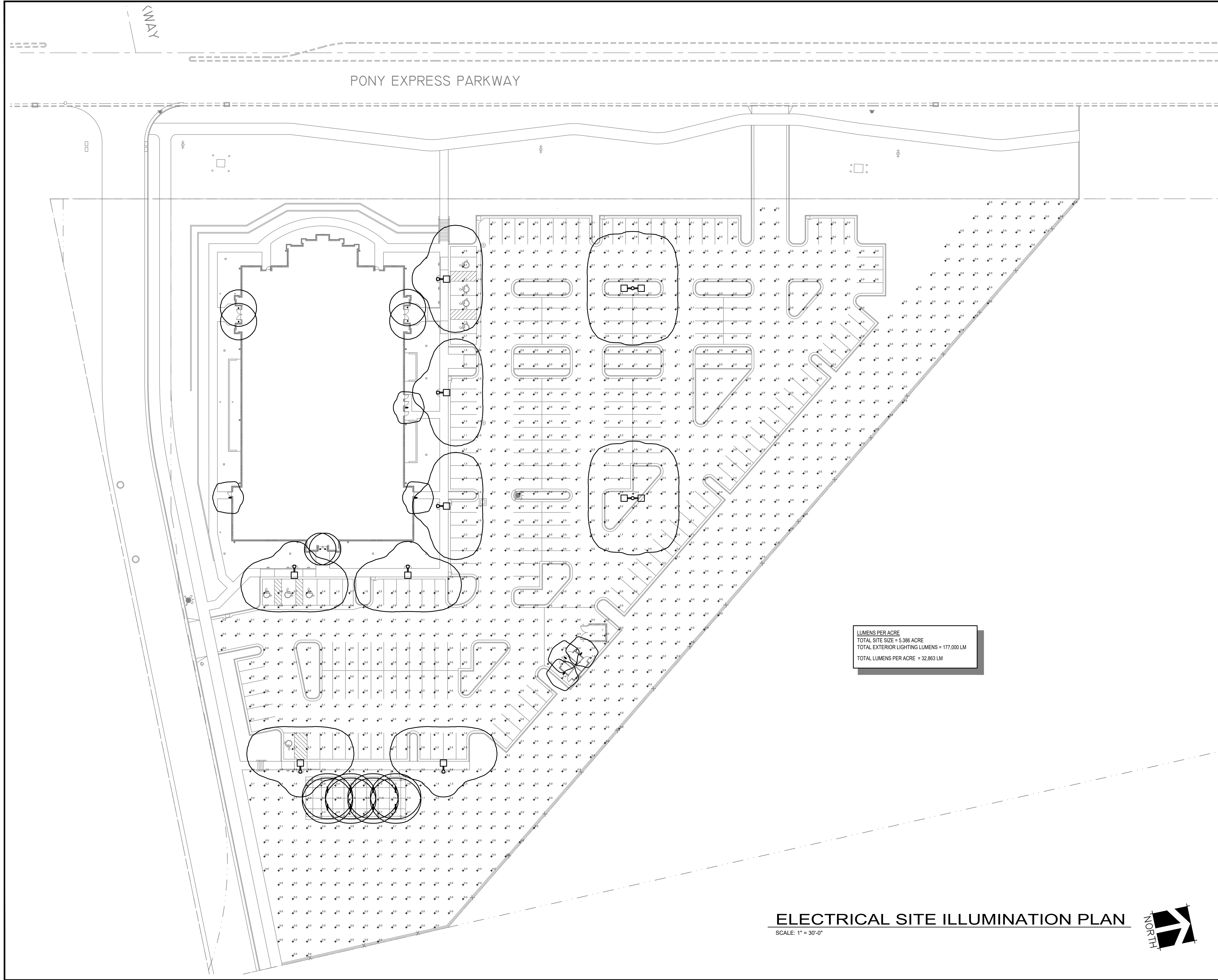
Project Number
23-84
Plan Series
Heritage 23-2
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Date
August 30, 2023

Sheet Title

ELECTRICAL SITE PLAN

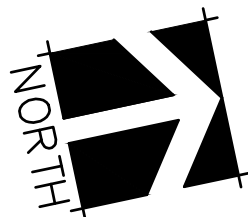
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C301



LUMENS PER ACRE
TOTAL SITE SIZE = 5.386 ACRE
TOTAL EXTERIOR LIGHTING LUMENS = 177,000 LM
TOTAL LUMENS PER ACRE = 32,863 LM

ELECTRICAL SITE ILLUMINATION PLAN
SCALE: 1" = 30'-0"



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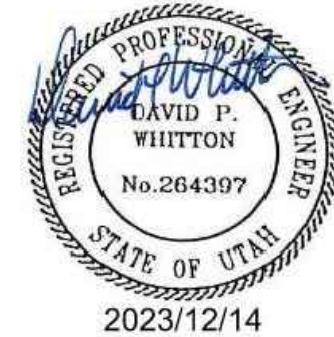
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evans + associates architecture
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Phone (801) 555-9212 fax (801) 555-9213

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A New Building for
Oquirrh Mountain Ranch &
Eagle Mountain UT Central Stake

7000 North Pony Express Parkway
Eagle Mountain, Utah 84005

Project for:

THE CHURCH OF
JESUS CHRIST
OF LATTER-DAY SAINTS

Mark	Revisions	
	Date	Description

Project Number 23-84
Plan Series Heritage 23-2
Property Number 500-3627-22010101
Date August 30, 2023

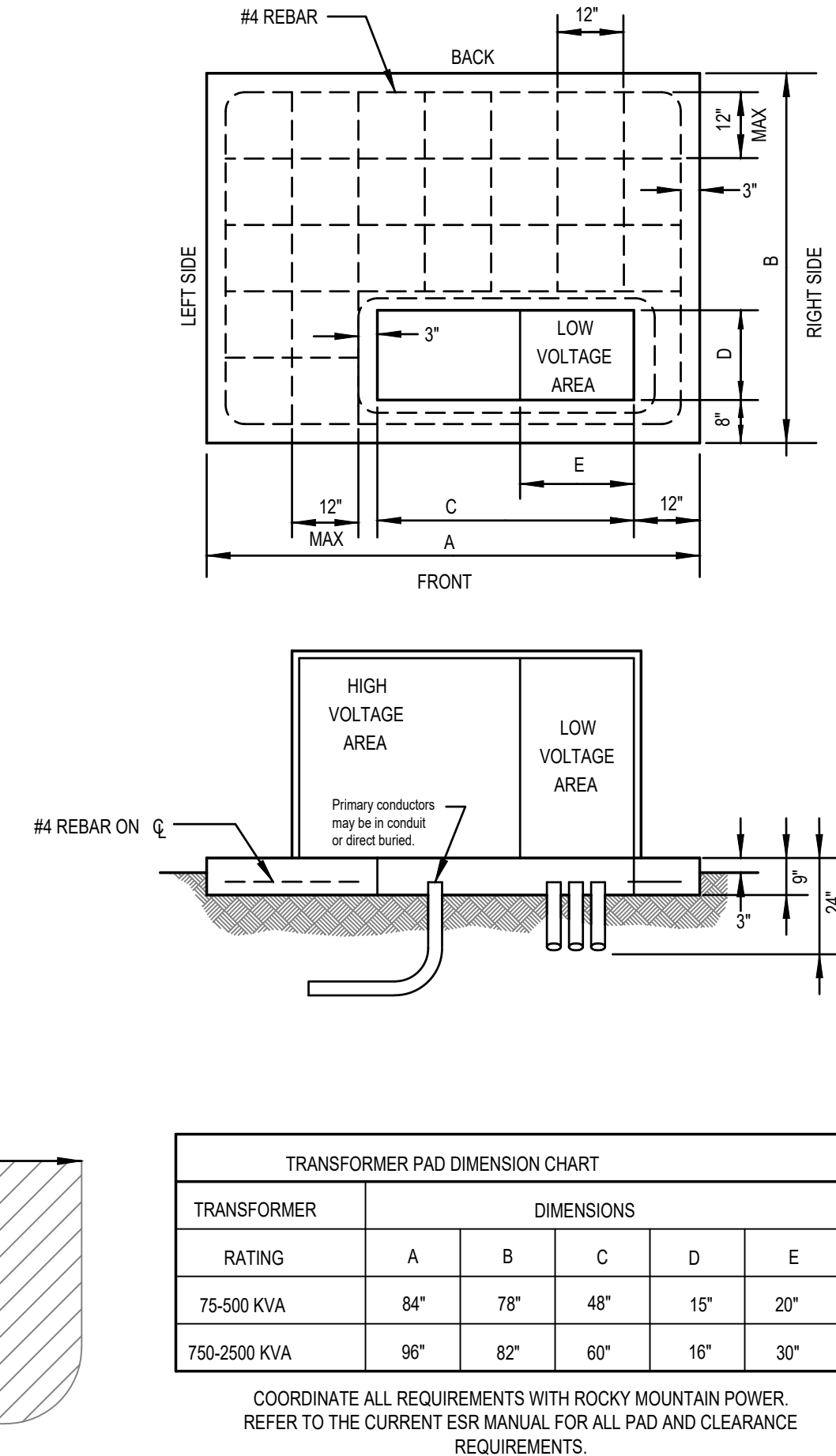
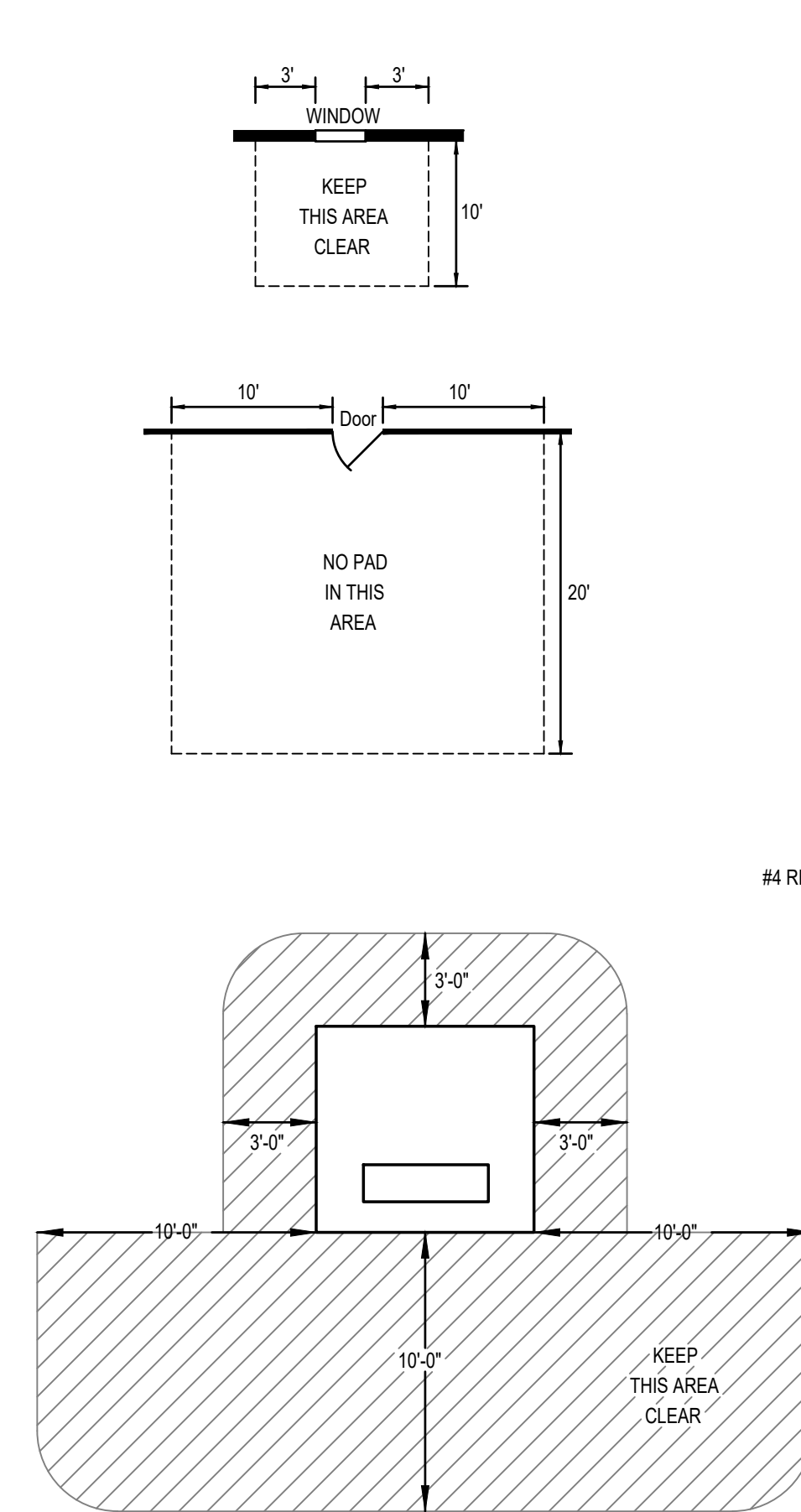
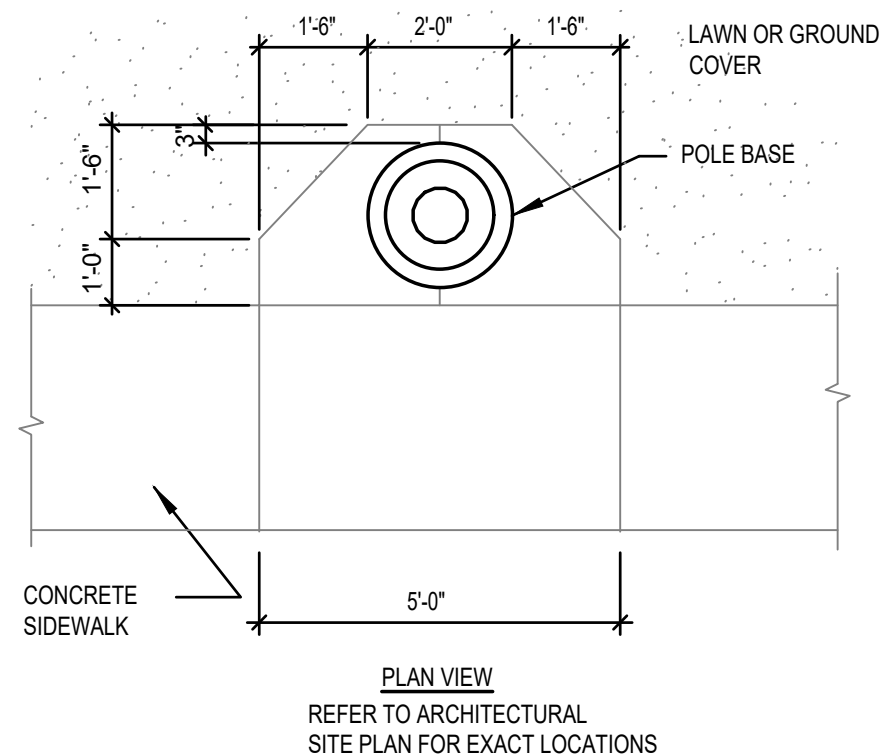
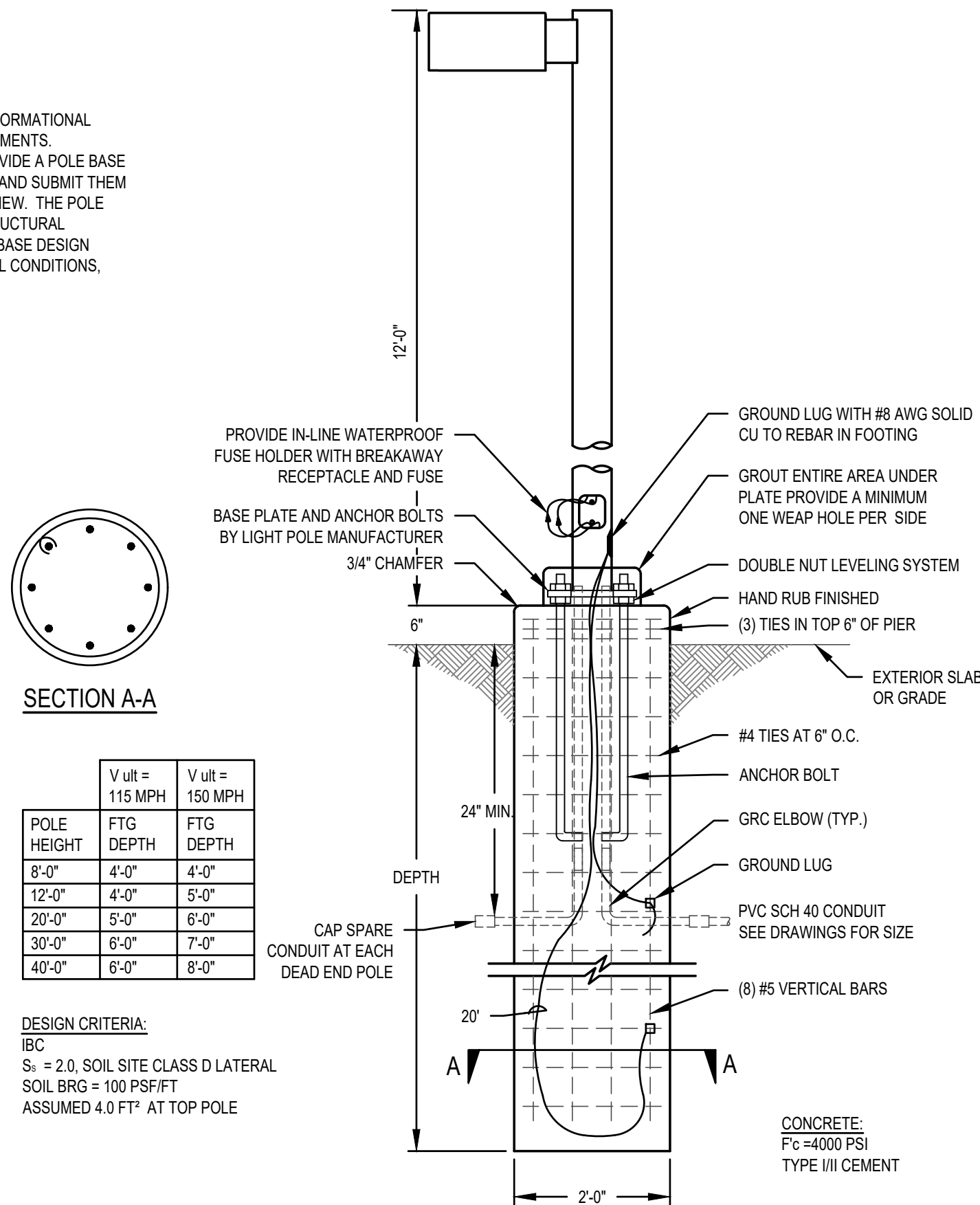
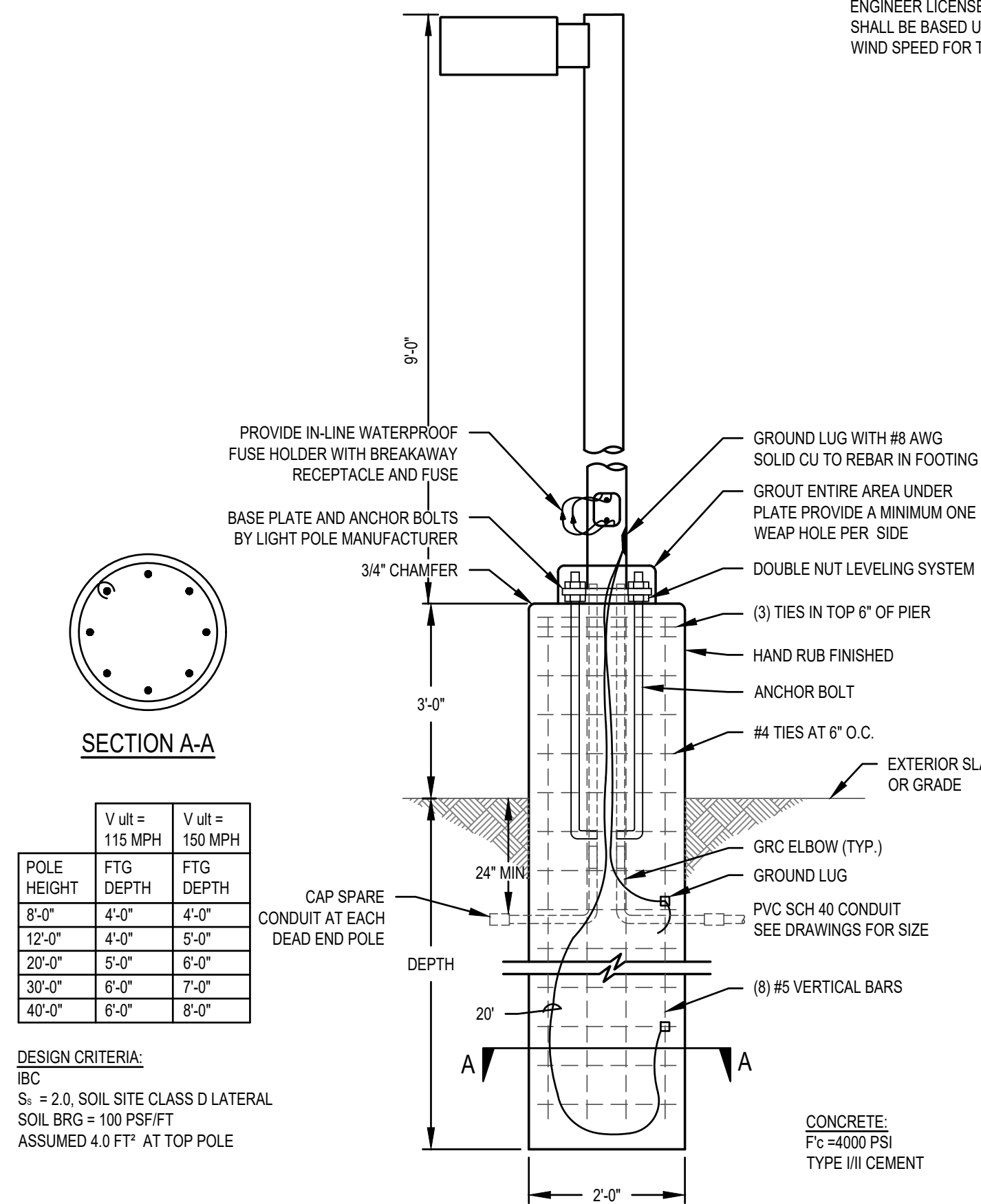
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ELECTRICAL SITE
ILLUMINATION PLAN

Sheet

C302

NOTE:
DESIGN SHOWN FOR CONCRETE POLE BASES IS FOR INFORMATIONAL PURPOSES ONLY TO CONVEY THE NECESSARY REQUIREMENTS. ELECTRICAL CONTRACTOR SHALL BE REQUIRED TO PROVIDE A POLE BASE DESIGN AND ASSOCIATED STRUCTURAL CALCULATIONS AND SUBMIT THEM TO THE ENGINEER AS A DEFERRED SUBMITTAL FOR REVIEW. THE POLE BASE DESIGN SHALL BE STAMPED AND SIGNED BY A STRUCTURAL ENGINEER LICENSED IN THE STATE OF UTAH. THE POLE BASE DESIGN SHALL BE BASED UPON THE ACTUAL POLE, FIXTURE, SOIL CONDITIONS, WIND SPEED FOR THE AREA INSTALLED, ETC.

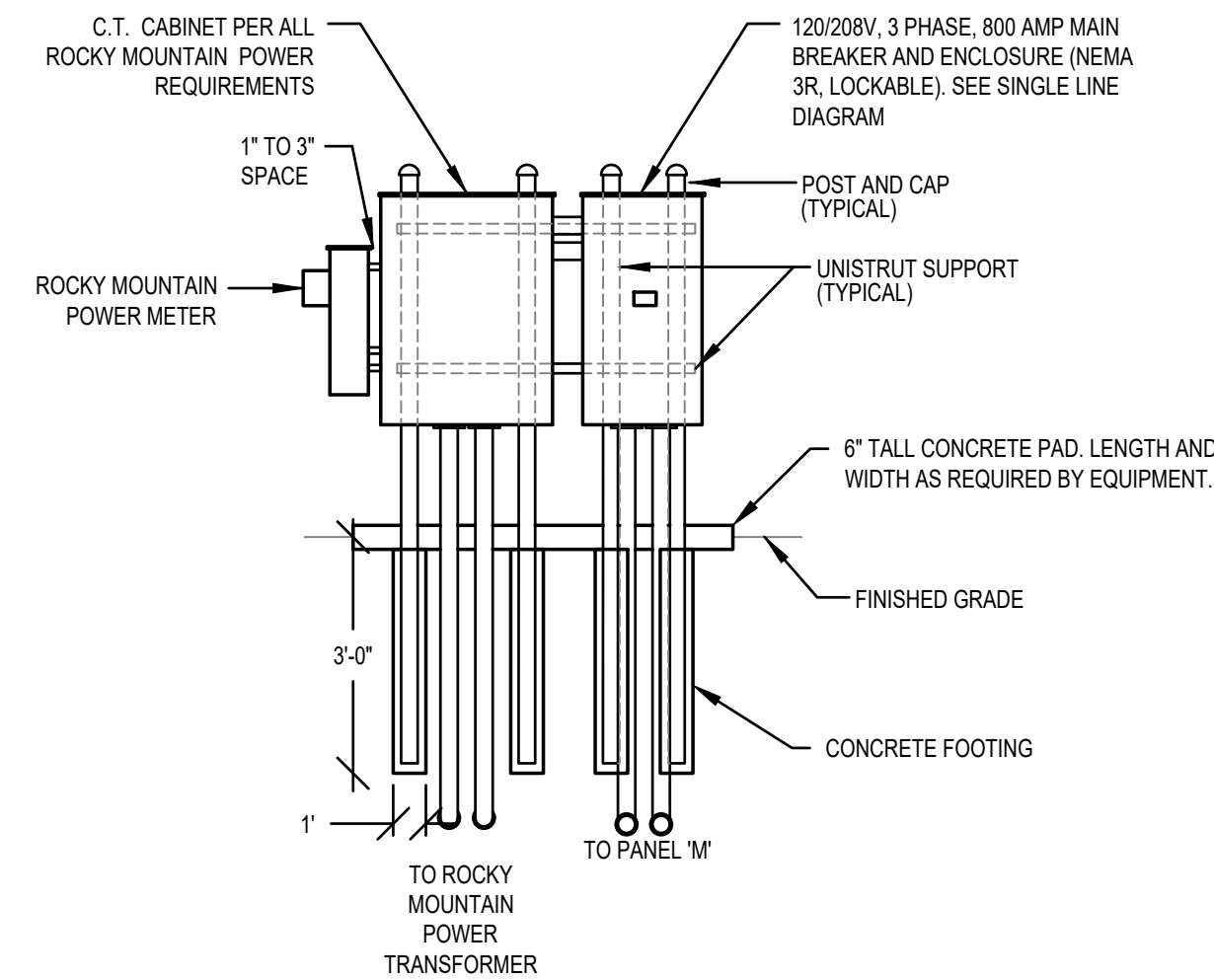
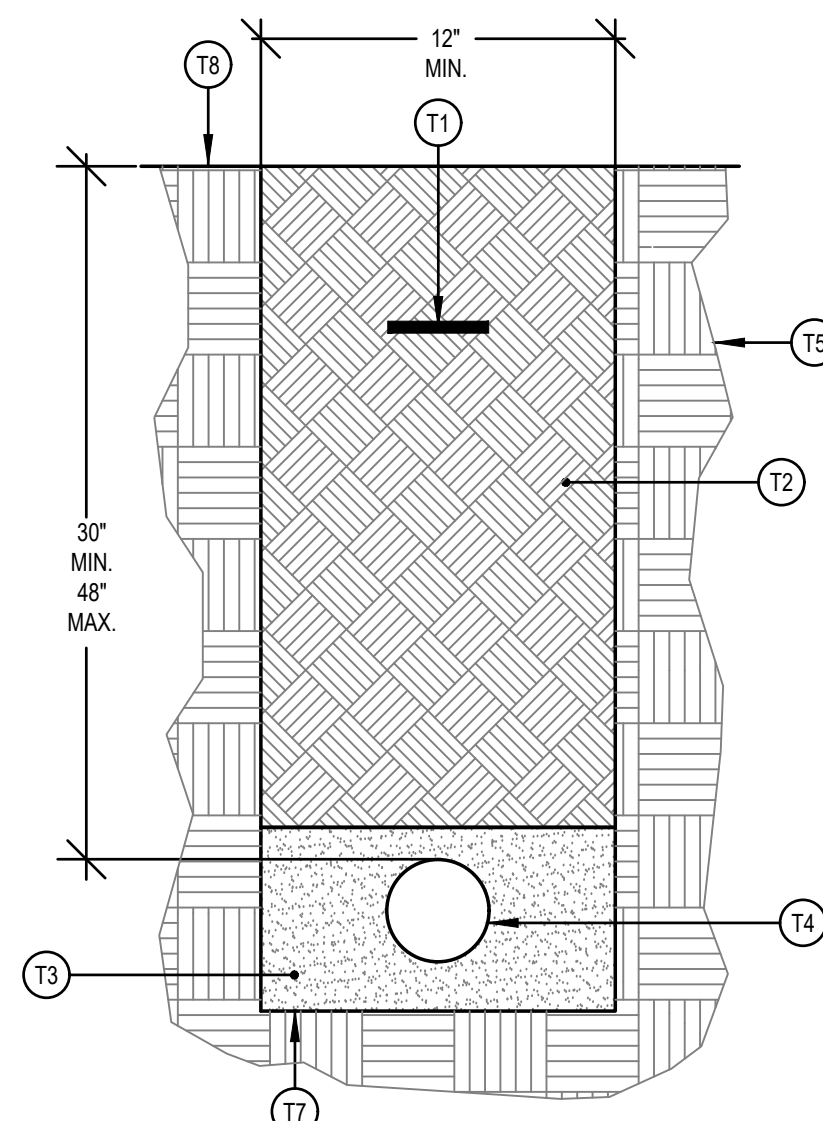
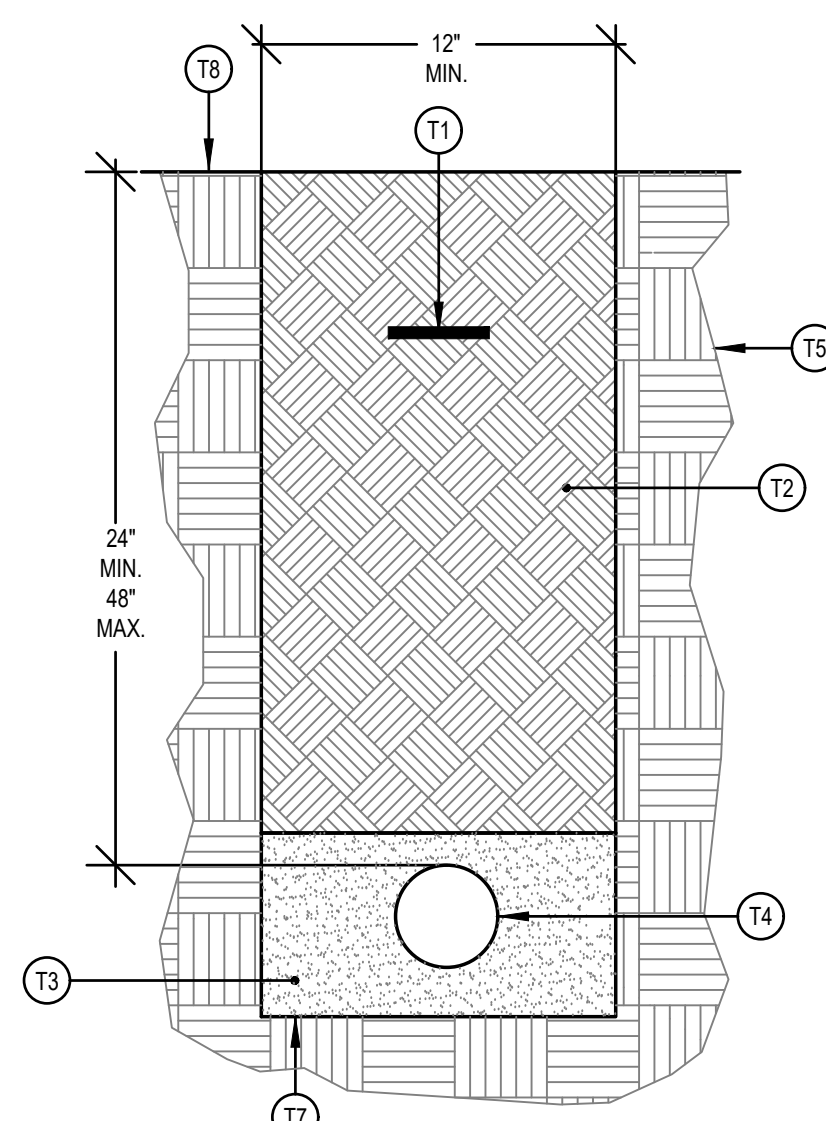
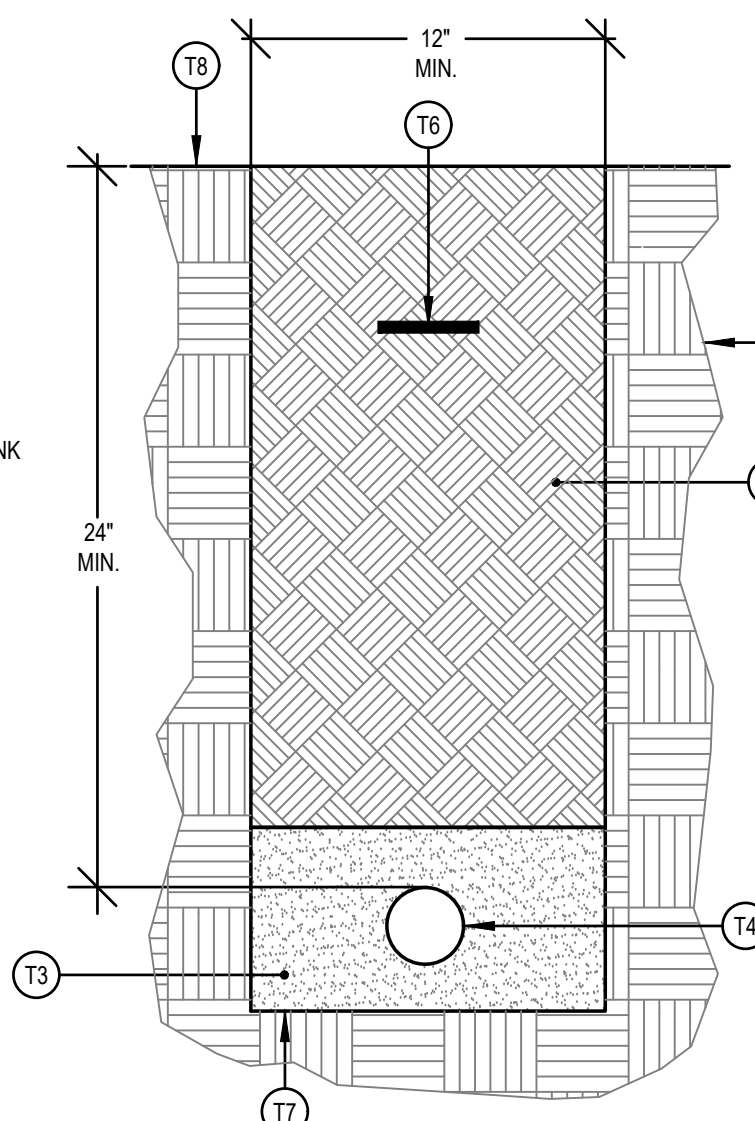
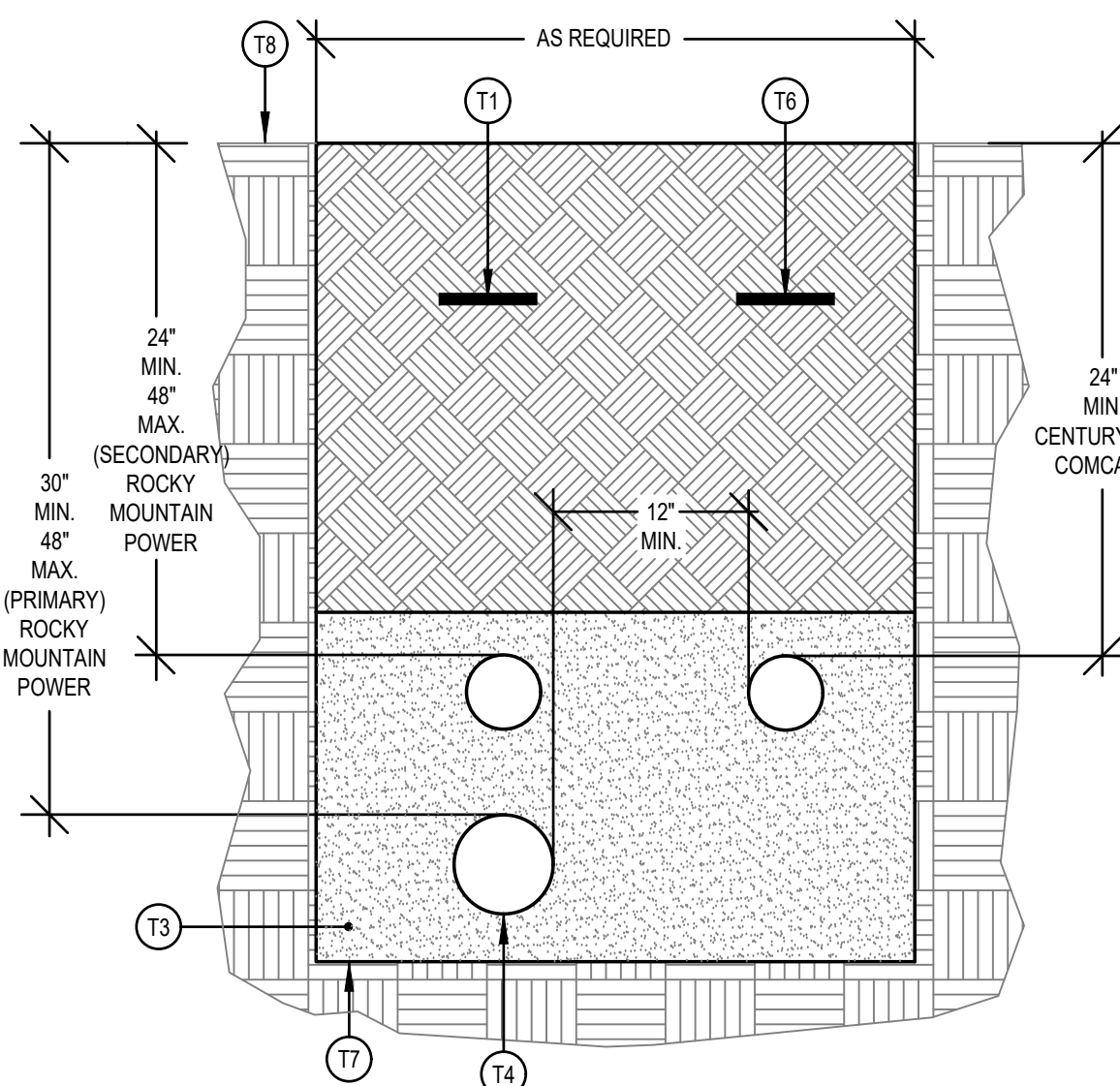


TRENCHING KEYED NOTES: T#

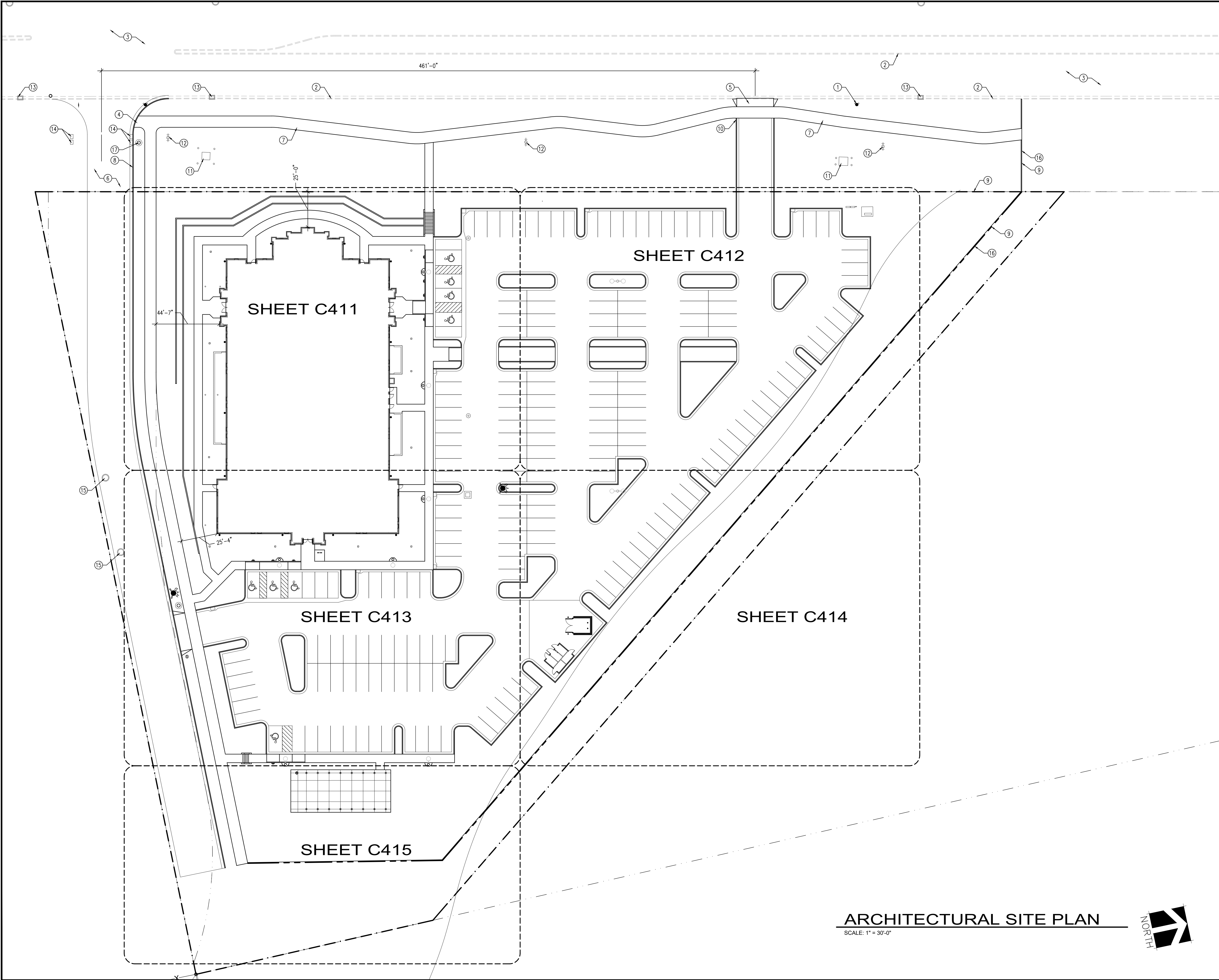
- MARKER TAPE WITH TRACER WIRE LABELED, "CAUTION BURIED ELECTRIC CONDUITS BELOW" DIRECTLY OVER POWER CONDUITS 6" MINIMUM BELOW GRADE.
- CLEAN BACKFILL CONTAINING NO ROCKS LARGER THAN 4" DIA.
- BACKFILL MATERIAL WITHIN 4" TO 6" OF CONDUIT SHALL PASS THROUGH A 3/4" SIEVE FRAME OR SAND WITHOUT ANY SHARP OR FOREIGN OBJECTS.
- ALL CONDUITS SHOWN SHALL BE SCHEDULE 40 PVC.
- UNDISTURBED EARTH.
- MARKER TAPE WITH TRACER WIRE LABELED, "CAUTION BURIED DATA/COMMUNICATION CONDUIT BELOW" DIRECTLY OVER DATA/COMM CONDUITS.
- TRENCHES SHALL BE A UNIFORM DEPTH FOR ENTIRE LENGTH OF TRENCH SO CONDUITS CAN SIT FLAT (HORIZONTAL) WITH THE GROUND.
- FINISHED GRADE.

TRENCHING GENERAL NOTES:

- PROVIDE PULL 1/4" NYLON ROPES IN ALL CONDUITS.
- HORIZONTAL AND VERTICAL SEPARATION BETWEEN CONDUIT SHALL BE MAINTAINED BY INSTALLING HIGH IMPACT SPACERS WITH HORIZONTAL INTERVALS OF EIGHT FEET.
- ALL MARKER TAPE SHALL CONTAIN #10 TRACER WIRE.
- REFER TO THE ROCKY MOUNTAIN POWER SIX STATE ESR MANUAL FOR ADDITIONAL INFORMATION.
- VERIFY ALL REQUIREMENTS WITH DIRECT COMMUNICATIONS PRIOR TO TRENCHING.

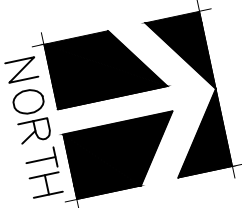


NOTE:
DESIGN SHOWN FOR CONCRETE CONCRETE PAD AND FOOTING ARE FOR INFORMATIONAL PURPOSES ONLY TO CONVEY THE NECESSARY REQUIREMENTS. ELECTRICAL CONTRACTOR SHALL BE REQUIRED TO PROVIDE A CONCRETE PAD / FOOTING DESIGN AND ASSOCIATED STRUCTURAL CALCULATIONS AND SUBMIT THEM TO THE ENGINEER AS A DEFERRED SUBMITTAL FOR REVIEW. THE CONCRETE PAD / FOOTING DESIGN SHALL BE STAMPED AND SIGNED BY A STRUCTURAL ENGINEER LICENSED IN THE STATE OF UTAH. THE CONCRETE PAD / FOOTING DESIGN SHALL BE BASED UPON THE PANELBOARD SIZE / WEIGHT, SOIL CONDITIONS, ETC.



ARCHITECTURAL SITE PLAN

SCALE: 1" = 30'-0"



GENERAL NOTES

1. CONCRETE RADII ARE 4'-0" UNLESS NOTED OTHERWISE.
2. COORDINATE ALL SITE WORK WITH ALL OTHER CONTRACT DOCUMENTS.
3. ALL APPLICABLE ELEMENTS OF THE AMERICAN'S WITH DISABILITIES ACT ACCESSIBILITY GUIDELINES WILL BE ADHERED TO.
4. ALL NOTED ITEMS ARE NEW UNLESS NOTED OTHERWISE.
5. ALL CONSTRUCTION IS TO BE DONE PER THE LATEST EDITION OF THE EAGLE MOUNTAIN CITY DESIGN STANDARDS AND PUBLIC IMPROVEMENTS SPECIFICATIONS.
6. PRIOR TO CONSTRUCTION, AN EROSION AND SEDIMENTATION CONTROL PLAN WILL BE SUBMITTED TO THE PUBLIC WORKS DIRECTOR FOR APPROVAL.
7. ALL ADA ACCESSIBLE SIDEWALK RAMPs WILL BE CONSTRUCTED IN ACCORDANCE WITH THE LATEST EDITION OF THE EAGLE MOUNTAIN CITY DESIGN STANDARDS AND PUBLIC IMPROVEMENTS SPECIFICATIONS.
8. ANY DISTURBED AREA OUTSIDE OF CONSTRUCTION LIMITS/PROPERTY LINE ON ADJACENT LANDOWNERS IN UNDEVELOPED LOTS, WILL NEED TO BE RE-VEGETATED WITH EAGLE MOUNTAIN CITY SEED MIX.

SITE INFORMATION

TOTAL PARCEL AREA: 203,275 sf / 4.667 AC

BUILDING AREAS

- CHAPEL: 24,076 sf
- PAVILION: 1,462 sf
- STORAGE BUILDING: 236 sf

IMPERVIOUS AREAS (ON-SITE)

- WALKS, PADS, APRONS: 15,842 sf
- CURB AND GUTTER (LF): 3,499 lf
- ASPHALT: 74,436 sf

LANDSCAPE AREA: SEE LANDSCAPE PLAN

TOTAL PARKING SPACES REQUIRED

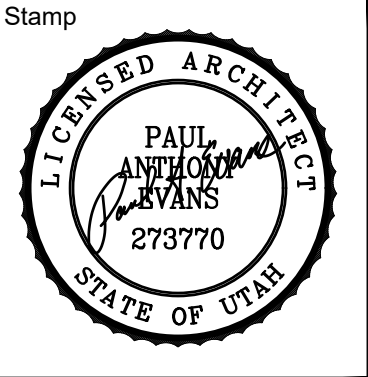
- 1 STALL PER 20 S.F. CHAPEL
- 3,067 sf / 20 sf = 154 REQUIRED SPACES

TOTAL PARKING SPACES PROVIDED

- REGULAR: 200
- ACCESSIBLE: 7
- VAN ACCESSIBLE: 1
- TOTAL SPACES PROVIDED: 208

KEYED NOTES

1. EXISTING FIRE HYDRANT TO REMAIN; PROTECT DURING CONSTRUCTION
2. EXISTING CONCRETE CURB AND GUTTER TO REMAIN; PROTECT DURING CONSTRUCTION
3. EXISTING ASPHALT PAVING TO REMAIN; PROTECT DURING CONSTRUCTION
4. CONCRETE ADA RAMP, LANDING, TRUNCATED DOME PER EAGLE MOUNTAIN CITY STANDARDS
5. DRIVE APPROACH PER EAGLE MOUNTAIN CITY STANDARDS; SAWCUT AND REMOVE EXISTING CONCRETE CURB AND GUTTER AS NECESSARY
6. ASPHALT PAVING; INSTALL PER EAGLE MOUNTAIN CITY STANDARDS
7. 8'-0" WIDE MEANDERING ASPHALT TRAIL; INSTALL PER EAGLE MOUNTAIN CITY STANDARDS
8. CONCRETE CURB AND GUTTER; INSTALL PER EAGLE MOUNTAIN CITY STANDARDS
9. PROPERTY LINE
10. TAPER CONCRETE CURB TO SIDEWALK LEVEL AT DRIVE ENTRANCES; TYPICAL BOTH SIDES; SEE G/C501
11. EXISTING ELECTRICAL EQUIPMENT TO REMAIN; PROTECT DURING CONSTRUCTION
12. EXISTING POWER POLE TO REMAIN; PROTECT DURING CONSTRUCTION
13. EXISTING STORM DRAIN CATCH BASIN TO REMAIN; PROTECT DURING CONSTRUCTION
14. STORM DRAIN CATCH BASIN; SEE C201 AND C503
15. SANITARY SEWER MANHOLE; SEE UTILITY PLAN
16. 6" CONCRETE MOW STRIP
17. LIGHT POLE; SEE ELECTRICAL



A New Building for
Oquirrh Mountain Ranch &
Eagle Mountain UT Central Stake

Project for:
THE CHURCH OF
JESUS CHRIST
OF LATTER-DAY SAINTS

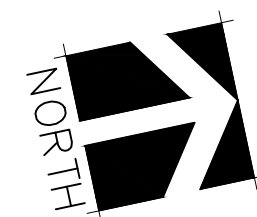
Revisions		Description			
Mark	Date				

Project Number
23-84
Plan Series
Heritage 23-2
Property Number
500-3627-22010101
Date
August 30, 2023

Sheet Title

ARCHITECTURAL SITE PLAN

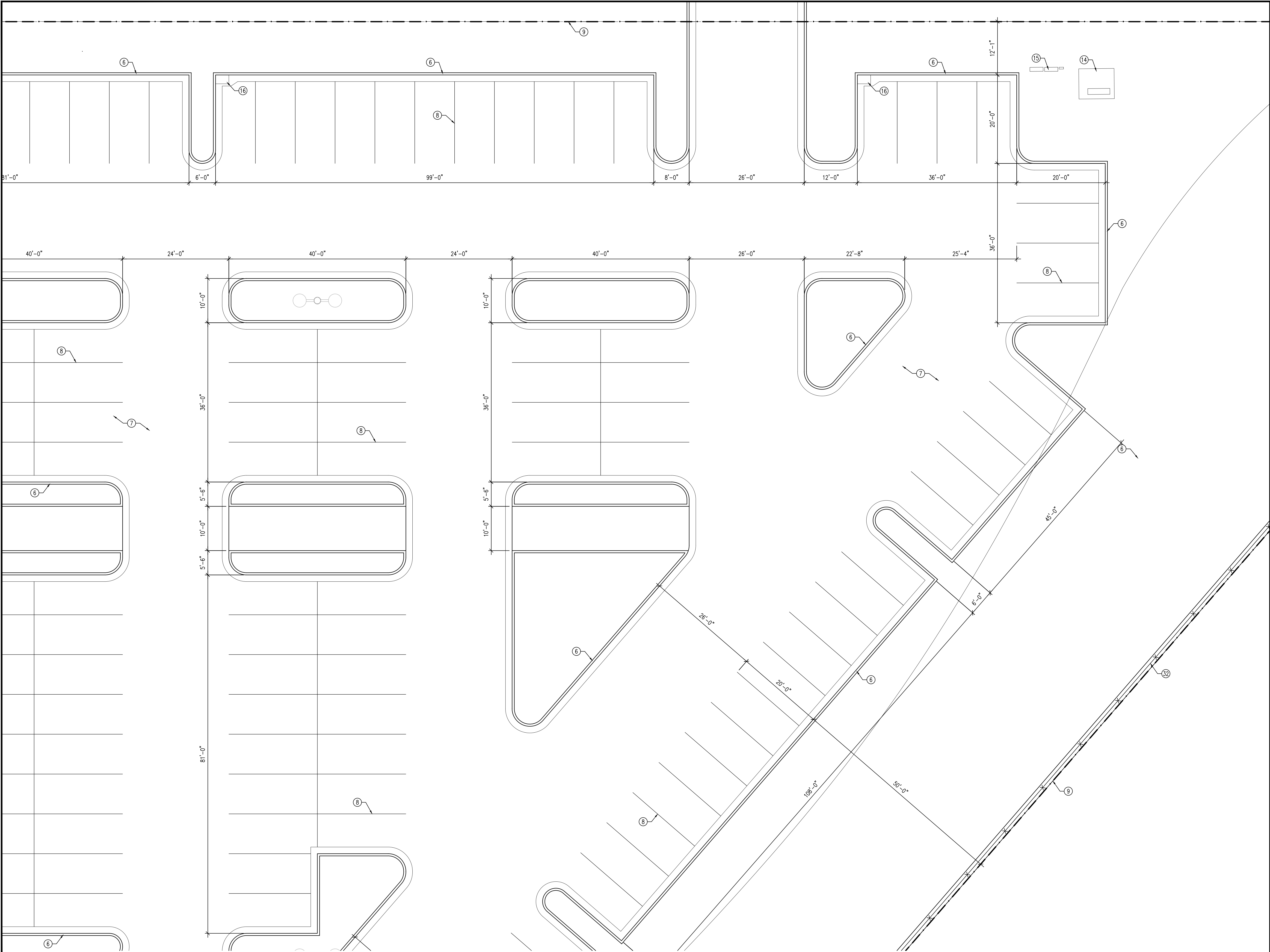
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C401



- Sheet
- C411

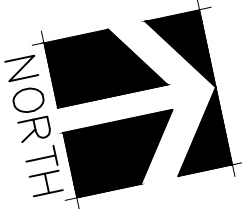
Project for:

THE CHURCH OF
JESUS CHRIST
OF LATTER-DAY SAINTS



KEYED NOTES	
1.	CONCRETE CURB AND GUTTER PER EAGLE MOUNTAIN CITY STANDARDS
2.	DRIVE APPROACH PER EAGLE MOUNTAIN CITY STANDARDS
3.	ASPHALT PAVING; INSTALL PER EAGLE MOUNTAIN CITY STANDARDS
4.	CONCRETE WALK PER EAGLE MOUNTAIN CITY STANDARDS
5.	COMBINATION CONCRETE SIDEWALK-CURB AND GUTTER; SEE B/C501
6.	CONCRETE CURB AND GUTTER; SEE C/C501 AND D/C501
7.	ASPHALT PAVEMENT; SEE A/C502
8.	4" WIDE PAINTED PARKING STRIPS; TYPICAL
9.	PROPERTY LINE
10.	TAPER CONCRETE CURB TO SIDEWALK LEVEL AT DRIVE ENTRANCES; TYPICAL BOTH SIDES; SEE G/C501
11.	DOWNSPOUT CATCH BASIN; SEE C201 AND A/C503
12.	MECHANICAL ENCLOSURE; SEE E/C504 AND F/C504
13.	CONCRETE WALK; SEE A/C501
14.	TRANSFORMER; SEE ELECTRICAL
15.	METER BASE, MAIN BREAKER AND CT CABINET; SEE ELECTRICAL
16.	STORM DRAIN CATCH BASIN; SEE C201 AND C503
17.	STORM DRAIN NYLOPLAST YARD DRAIN WITH DOMED GRATE; SEE C201 AND C503
18.	CLEAN OUT TO GRADE; SEE C203 AND K/C502
19.	WATER METER; SEE C202
20.	CONCRETE PAVEMENT; SEE D/C502
21.	CONCRETE ENTRY; TYPICAL; SEE H/C501
22.	MAIN ELECTRICAL PANEL WITH CONCRETE PAD; SEE ELECTRICAL
23.	ACCESSIBLE STALL SIGNAGE; SEE B/C502
24.	VAN ACCESSIBLE STALL SIGNAGE; SEE B/C502
25.	PAINTED ACCESSIBLE SIGN
26.	PAINTED ACCESSIBLE AISLE
27.	LIGHT POLE WITH CONCRETE APRON; SEE ELECTRICAL
28.	CONCRETE ACCESSIBLE RAMP; K/C501
29.	BIKE RACK WITH CONCRETE PAD; SEE J/C502
30.	10" CONCRETE MOW STRIP; TYPICAL BOTH SIDES
31.	1 1/2" STAINLESS STEEL HANDRAIL; TYPICAL BOTH SIDES
32.	6'-0" HIGH VINYL FENCE; SEE G/C502
33.	KEYSTONE RETAINING WALL; SEE -/-
34.	STORAGE BUILDING; SEE STORAGE BUILDING DRAWINGS
35.	DUMPSTER ENCLOSURE; SEE C/C504
36.	BOLLARD; C/C502
37.	PAVILION WITH CONCRETE PAD; SEE PAVILION DRAWINGS
38.	DRINKING FOUNTAIN; SEE UTILITY PLAN
39.	FIRE HYDRANT; SEE UTILITY PLAN

1 ARCHITECTURAL SITE PLAN
SCALE: 1" = 10'-0"



evans + associates architecture
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Phone 801-933-9212 fax 801-933-9213

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A New Building for

**Oquirrh Mountain Ranch &
Eagle Mountain UT Central Stake**

7000 North Pony Express Parkway
Eagle Mountain, Utah 84005

Project for:

**THE CHURCH OF
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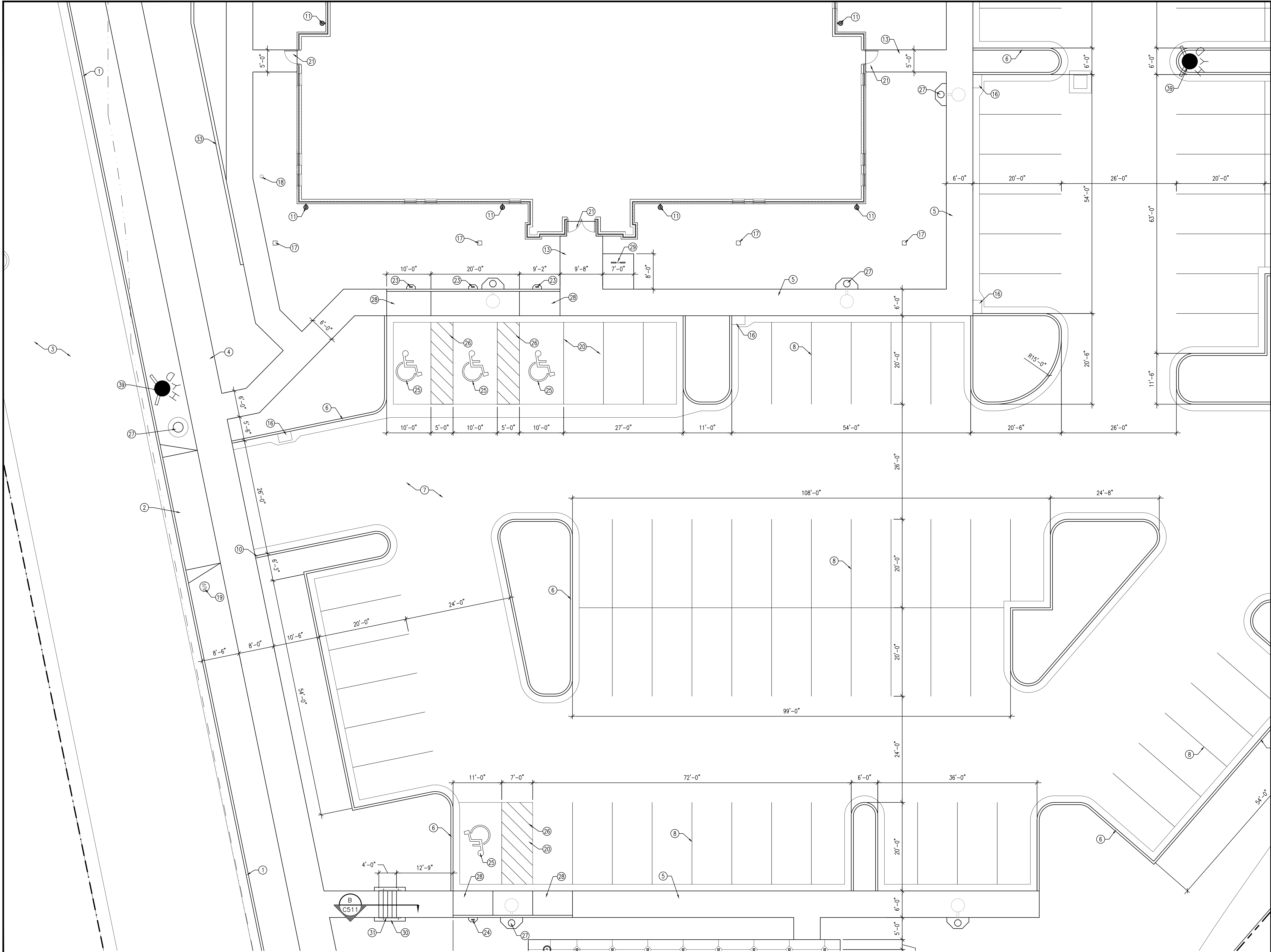
Date
August 30, 2023

Sheet Title

ENLARGED SITE PLAN

Sheet

C412



- KEYED NOTES
1.

CONCRETE CURB AND GUTTER PER EAGLE MOUNTAIN CITY STANDARDS
2.

DRIVE APPROACH PER EAGLE MOUNTAIN CITY STANDARDS
3.

ASPHALT PAVING; INSTALL PER EAGLE MOUNTAIN CITY STANDARDS
4.

CONCRETE WALK PER EAGLE MOUNTAIN CITY STANDARDS
5.

COMBINATION CONCRETE SIDEWALK-CURB AND GUTTER; SEE B/C501
6.

CONCRETE CURB AND GUTTER; SEE C/C501 AND D/C501
7.

ASPHALT PAVEMENT; SEE A/C502
8.

4" WIDE PAINTED PARKING STRIPS; TYPICAL
9.

PROPERTY LINE
10.

TAPER CONCRETE CURB TO SIDEWALK LEVEL AT DRIVE ENTRANCES; TYPICAL BOTH SIDES; SEE G/C501
11.

DOWNSPOUT CATCH BASIN; SEE C201 AND A/C503
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MECHANICAL ENCLOSURE; SEE E/C504 AND F/C504
13.

CONCRETE WALK; SEE A/C501
14.

TRANSFORMER; SEE ELECTRICAL
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METER BASE, MAIN BREAKER AND CT CABINET; SEE ELECTRICAL
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STORM DRAIN CATCH BASIN; SEE C201 AND C503
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STORM DRAIN NYLOPLAST YARD DRAIN WITH DOMED GRATE; SEE C201 AND C503
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CLEAN OUT TO GRADE; SEE C203 AND K/C502
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WATER METER; SEE C202
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CONCRETE PAVEMENT; SEE D/C502
21.

CONCRETE ENTRY; TYPICAL; SEE H/C501
22.

MAIN ELECTRICAL PANEL WITH CONCRETE PAD; SEE ELECTRICAL
23.

ACCESSIBLE STALL SIGNAGE; SEE B/C502
24.

VAN ACCESSIBLE STALL SIGNAGE; SEE B/C502
25.

PAINTED ACCESSIBLE SIGN
26.

PAINTED ACCESSIBLE AISLE
27.

LIGHT POLE WITH CONCRETE APRON; SEE ELECTRICAL
28.

CONCRETE ACCESSIBLE RAMP; K/C501
29.

BIKE RACK WITH CONCRETE PAD; SEE J/C502
30.

10" CONCRETE MOW STRIP; TYPICAL BOTH SIDES
31.

1 1/2" STAINLESS STEEL HANDRAIL; TYPICAL BOTH SIDES
32.

6" CONCRETE MOW STRIP
33.

KEYSTONE RETAINING WALL; SEE -/-
34.

STORAGE BUILDING; SEE STORAGE BUILDING DRAWINGS
35.

DUMPSTER ENCLOSURE; SEE C/C504
36.

BOLLARD; C/C502
37.

PAVILION WITH CONCRETE PAD; SEE PAVILION DRAWINGS
38.

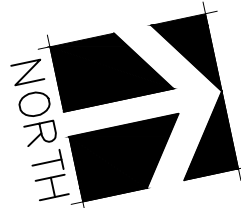
DRINKING FOUNTAIN; SEE UTILITY PLAN
39.

FIRE HYDRANT; SEE UTILITY PLAN

1

ARCHITECTURAL SITE PLAN

SCALE: 1" = 10'-0"



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LICENSED ARCHITECT

PAUL ANTHONY EVANS

2737770

STATE OF UTAH

A New Building for

Oquirrh Mountain Ranch & Eagle Mountain UT Central Stake

7062 North Pony Express Parkway

Eagle Mountain, Utah 84005

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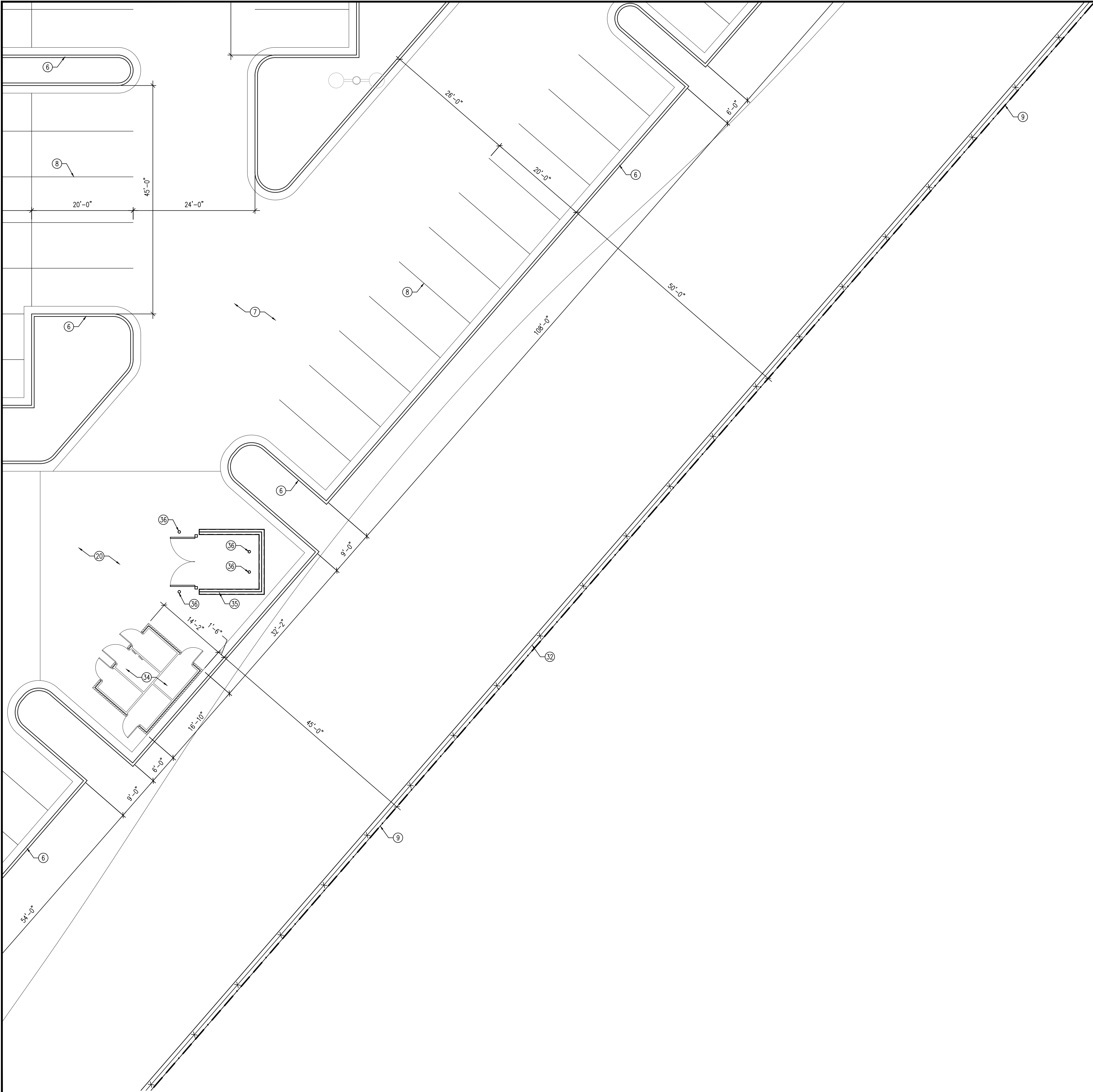
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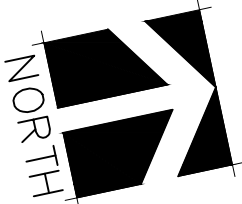
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C413



1 ARCHITECTURAL SITE PLAN

SCALE: 1" = 10'-0"



KEYED NOTES

1. CONCRETE CURB AND GUTTER PER EAGLE MOUNTAIN CITY STANDARDS
2. DRIVE APPROACH PER EAGLE MOUNTAIN CITY STANDARDS
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7. ASPHALT PAVEMENT; SEE A/C502
8. 4" WIDE PAINTED PARKING STRIPS; TYPICAL
9. PROPERTY LINE
10. TAPER CONCRETE CURB TO SIDEWALK LEVEL AT DRIVE ENTRANCES; TYPICAL BOTH SIDES; SEE G/C501
11. DOWNSPOUT CATCH BASIN; SEE C201 AND A/C503
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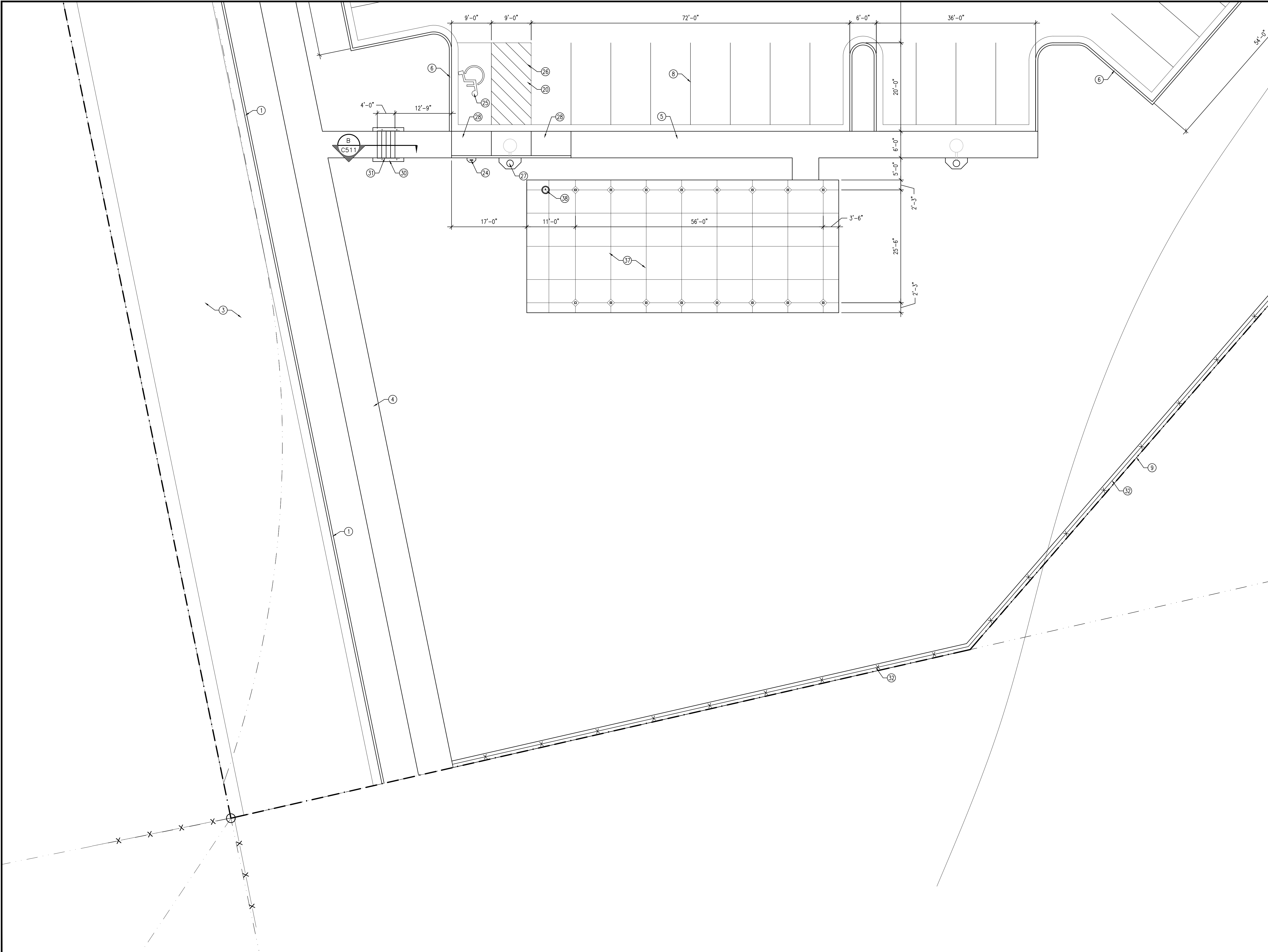
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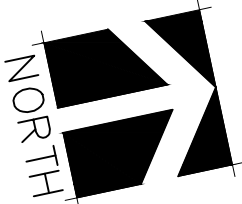
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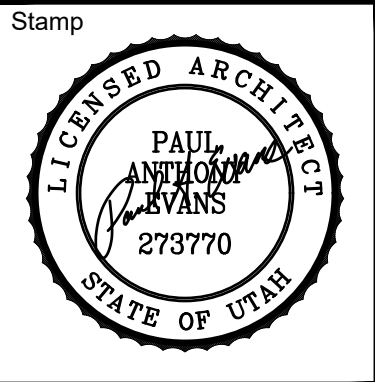
1 ARCHITECTURAL SITE PLAN

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A New Building for
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Project for:
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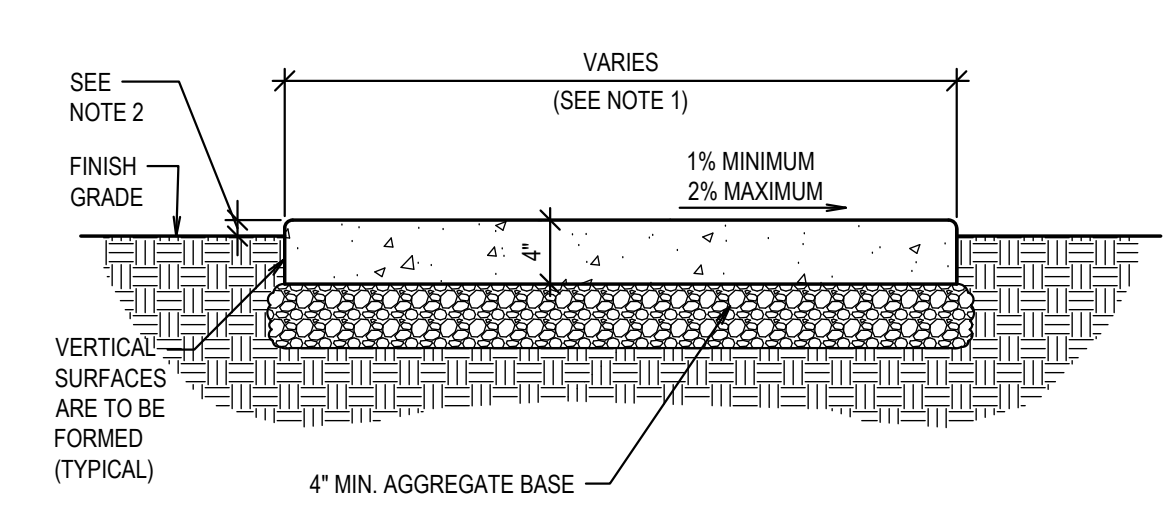
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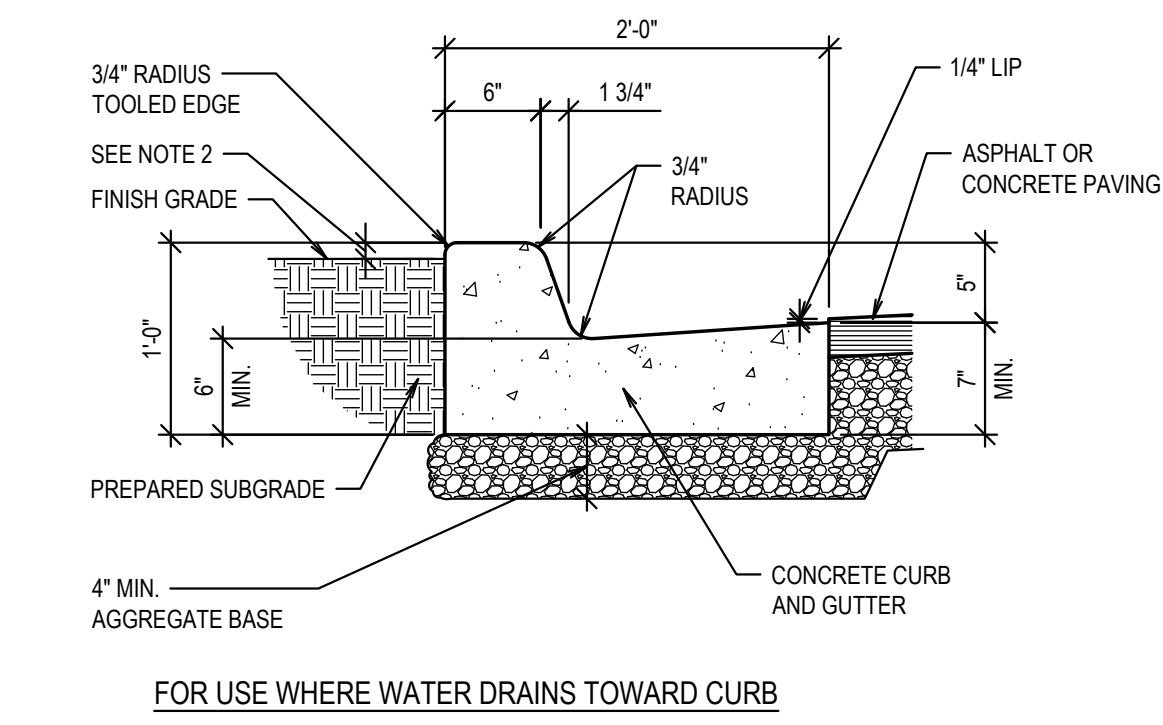
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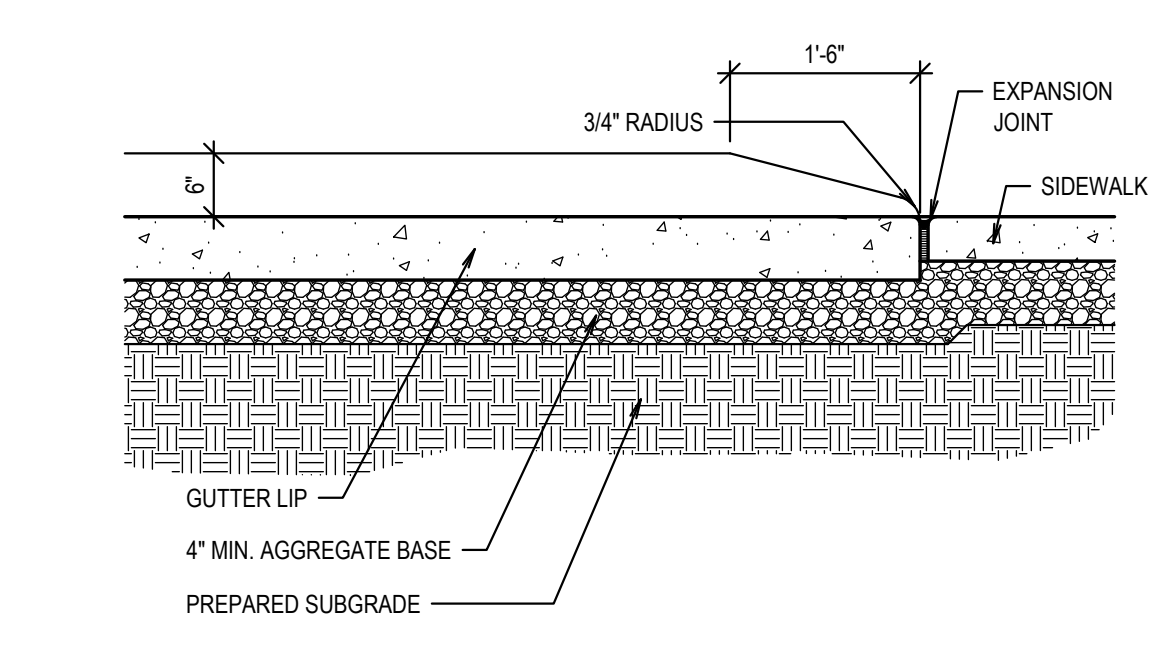
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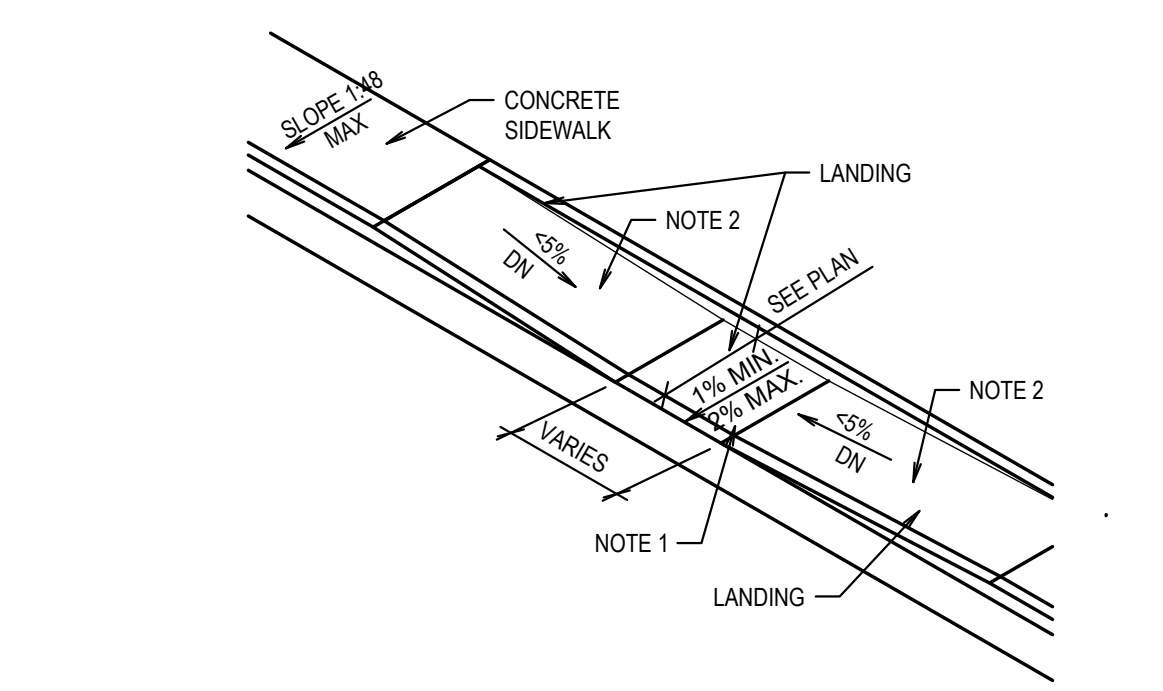
A SIDEWALK DETAIL
SCALE: N.T.S.



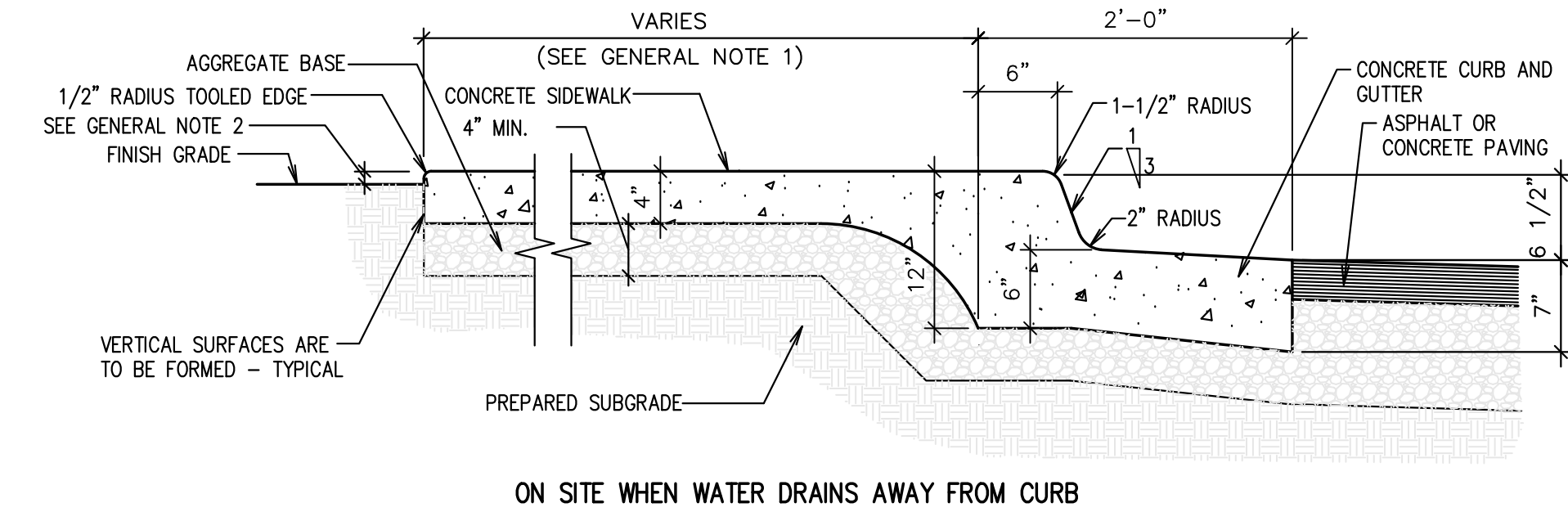
C CURB AND GUTTER - IN FLOW
SCALE: N.T.S.



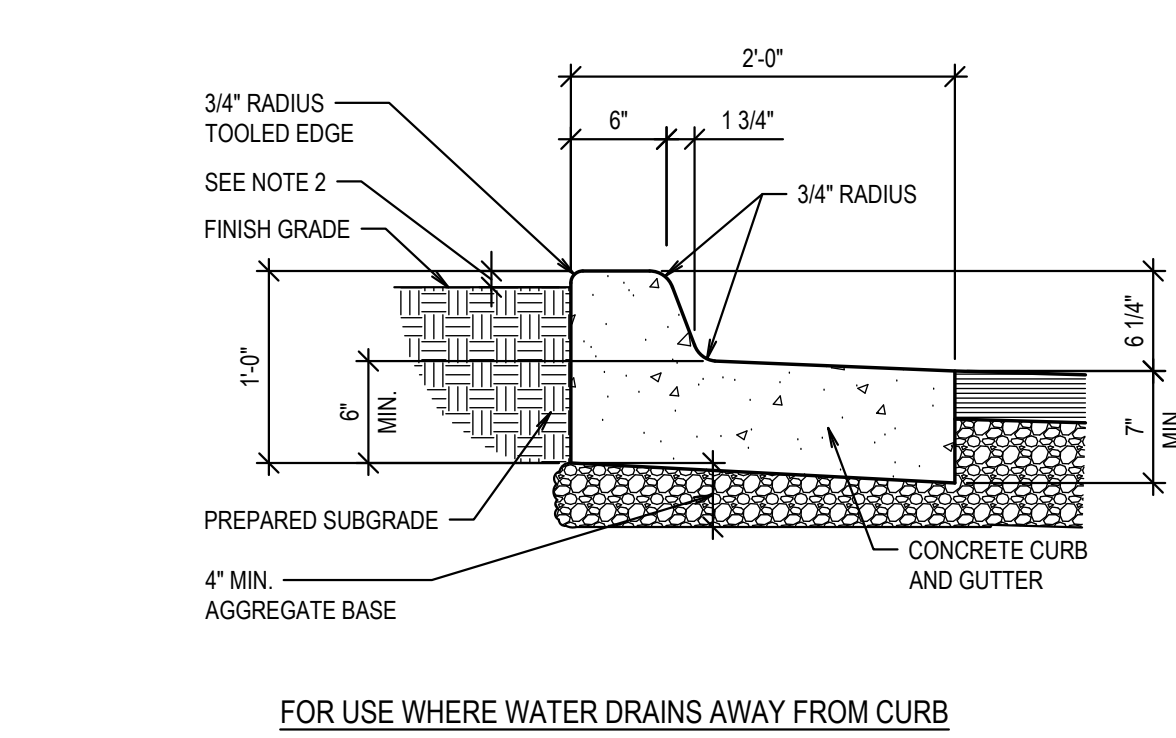
G CURB TRANSITION
SCALE: N.T.S.



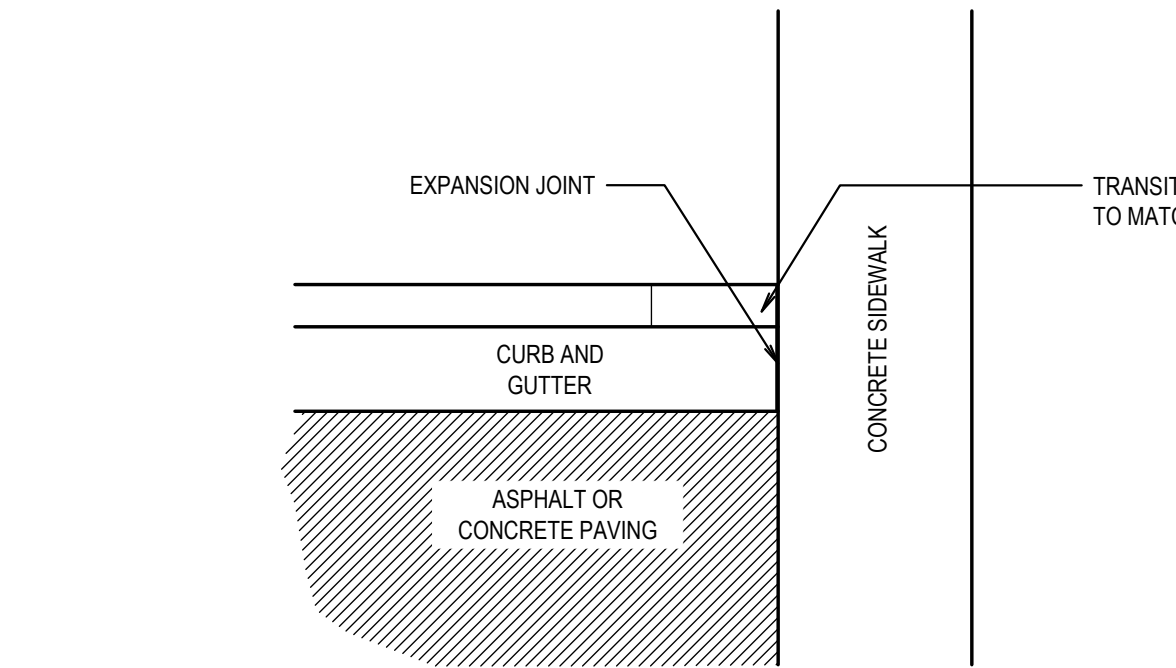
K ACCESSIBLE SLOPED WALK DETAILS
SCALE: N.T.S.



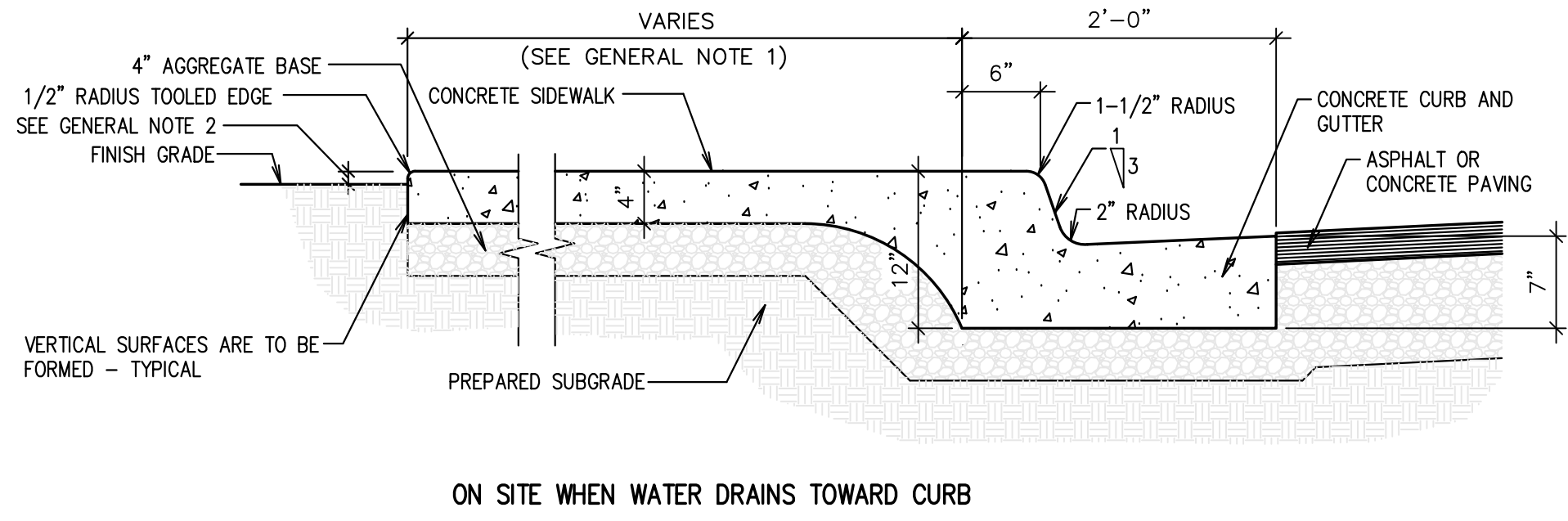
B INTEGRAL SIDEWALK, CURB AND GUTTER
SCALE: N.T.S.



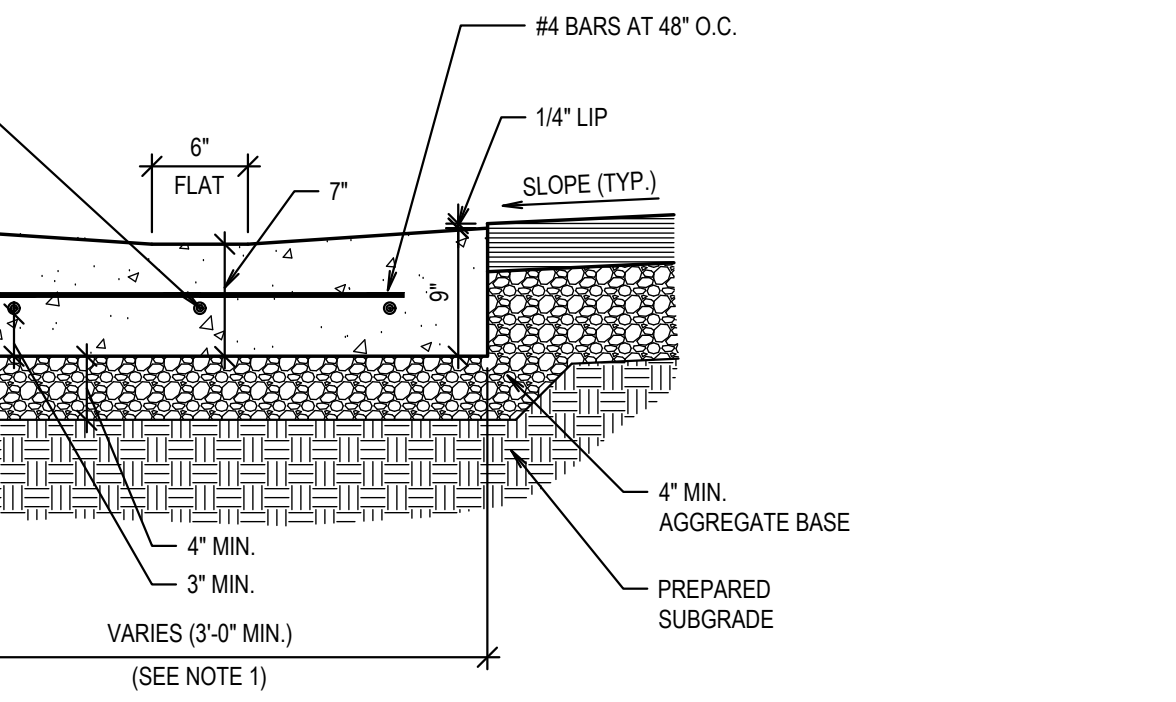
D CURB AND GUTTER - OUT FLOW
SCALE: N.T.S.



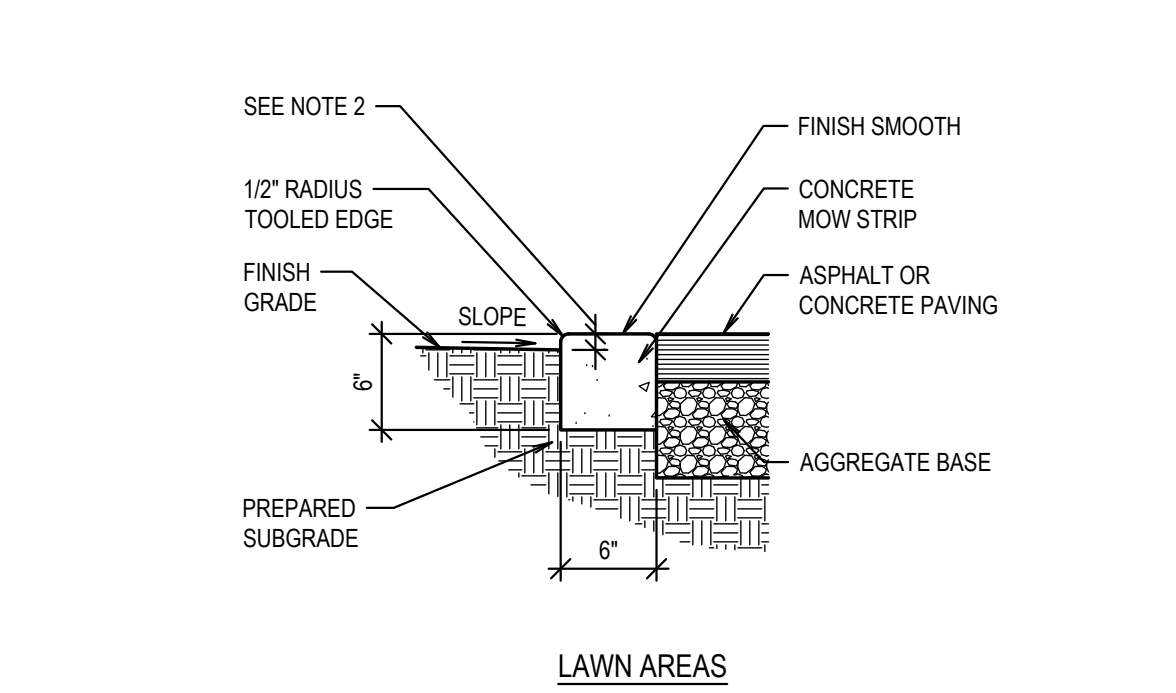
H ENTRY DETAIL
SCALE: N.T.S.



E CONCRETE WATERWAY -
FLAT DRAINAGE STRUCTURE
SCALE: N.T.S.



F EXPANSION AND CONTROL JOINT
SCALE: N.T.S.



J MOW STRIP
SCALE: N.T.S.

- GENERAL NOTES**
- SEE SITE PLAN FOR APRON, MOW STRIP AND SIDEWALK LOCATIONS AND WIDTHS.
 - 1" PRIOR TO SEEDING, 2" PRIOR TO SODDING AND 4" IN PLANTING AREAS.
 - EXPANSION JOINT MATERIAL SHALL BE RECESSED 1/4" WHERE SEALANT IS NOT APPLIED, AND 1/2" WHERE SEALANT IS APPLIED.
 - EXTERIOR CONCRETE: USE 4,500 PSI MIN. IF EXPOSED TO FREEZE-THAW CYCLES AND/OR DE-ICER SALTS. USE 3,000 PSI MIN. OTHERWISE EXCEPT USE 4,000 PSI AT CONCRETE PAVING.
 - CONTRACTOR TO INSTALL EXPANSION AND CONTROL JOINTS AS REQUIRED PER THE SPECIFICATIONS.
 - ALL AGGREGATES SHALL SATISFY ASTM AND DEPARTMENT OF TRANSPORTATION STRENGTH AND DURABILITY REQUIREMENTS. GRANITE AGGREGATES ARE PREFERRED BUT HIGH QUALITY LIMESTONE AGGREGATES ARE ACCEPTABLE. SEE SPECIFICATION.
 - ALL REINFORCING BARS ARE TO BE EPOXY COATED, IN CONCRETE CURBS, GUTTERS, SIDEWALKS, PAVING, BASINS.

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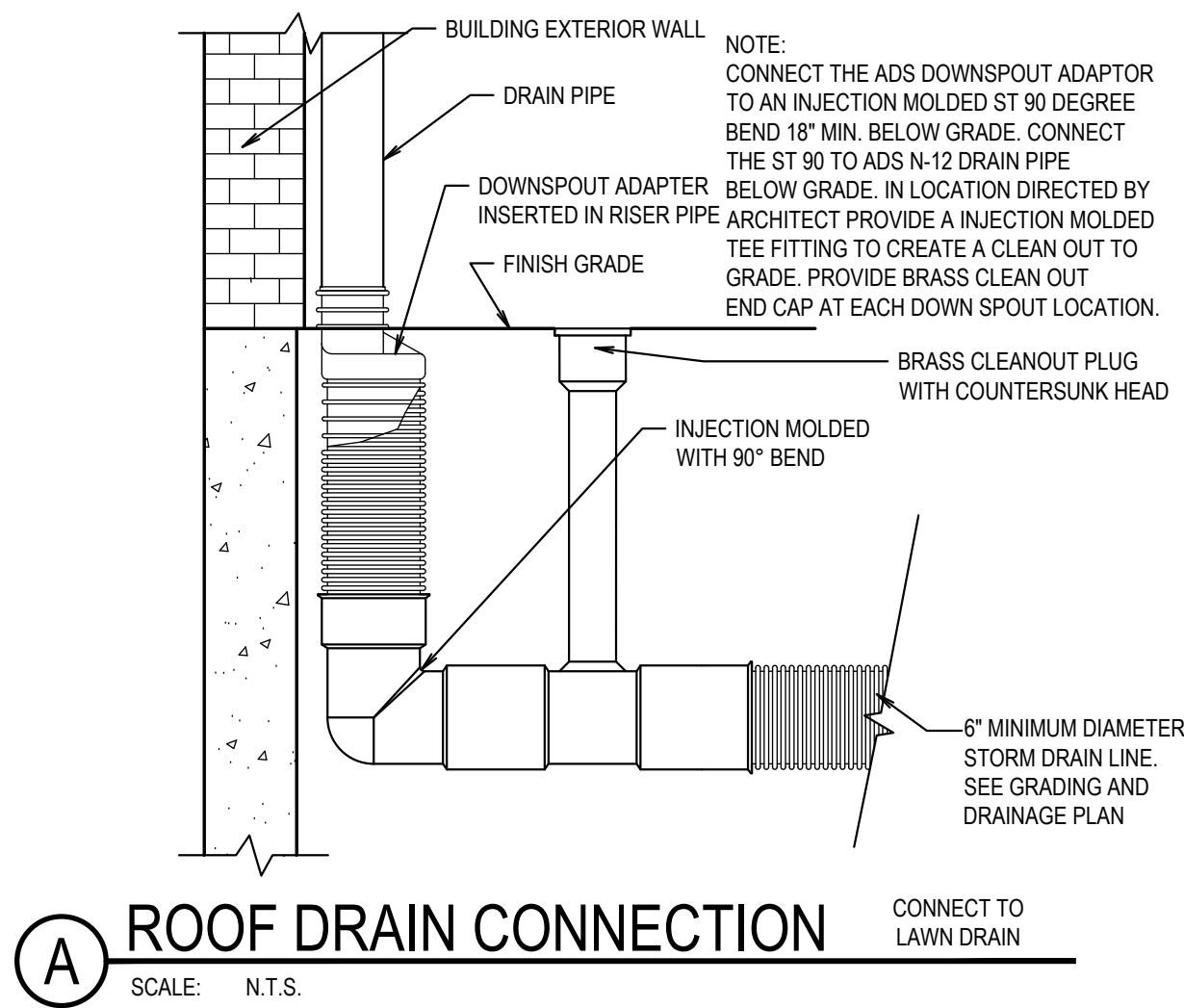
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SITE DETAILS

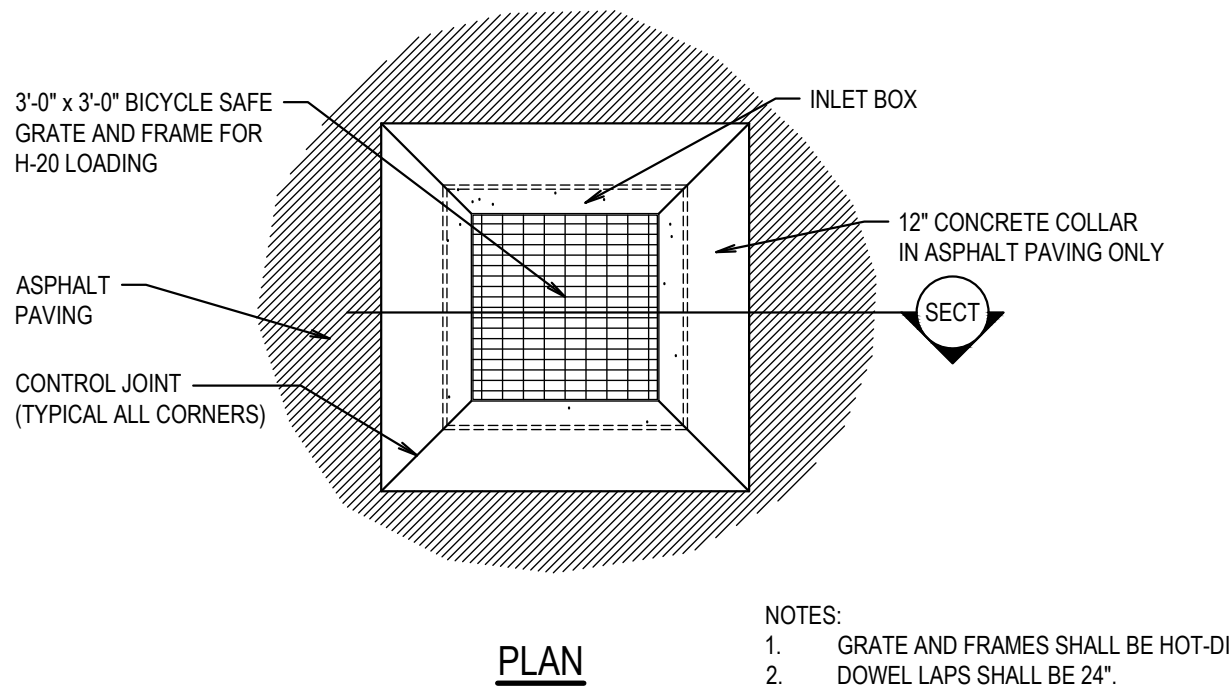
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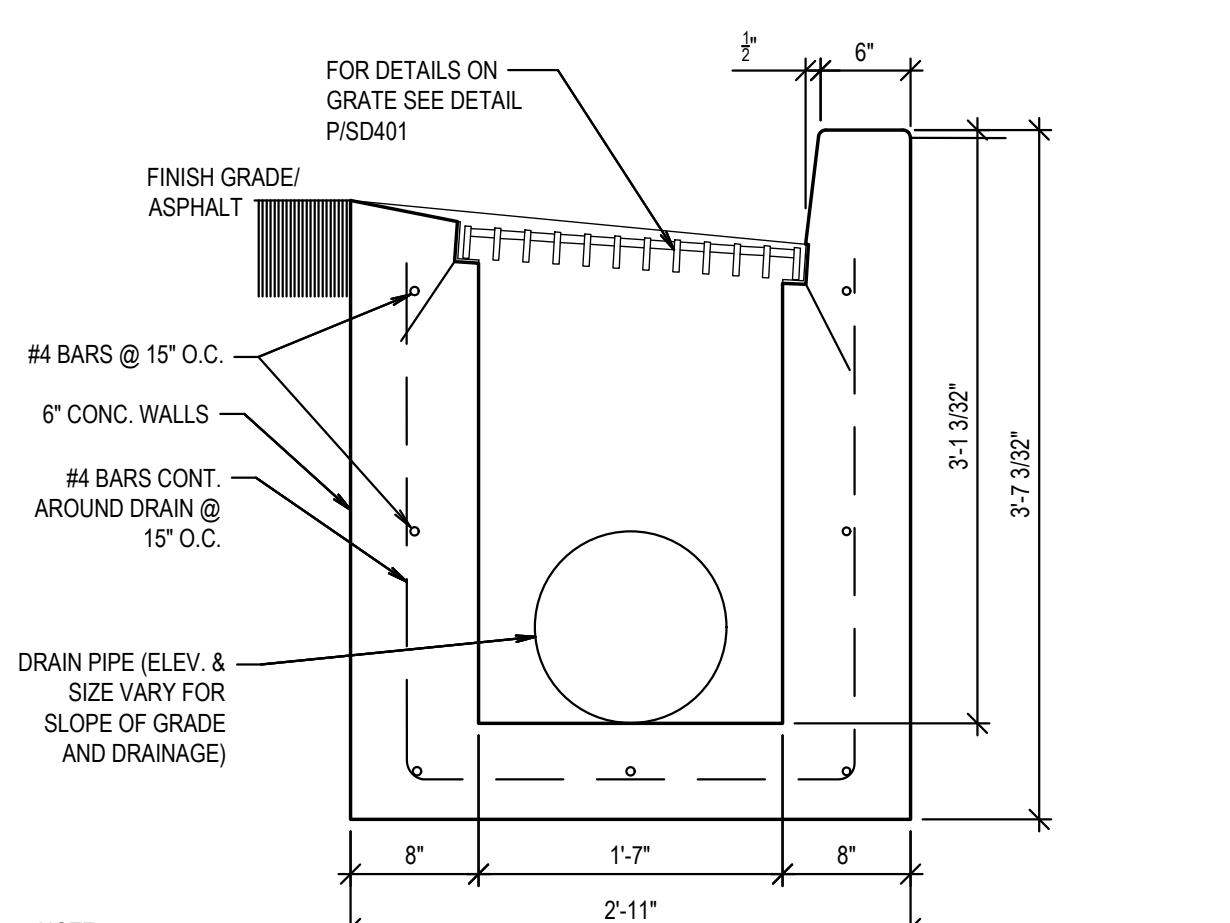


A ROOF DRAIN CONNECTION
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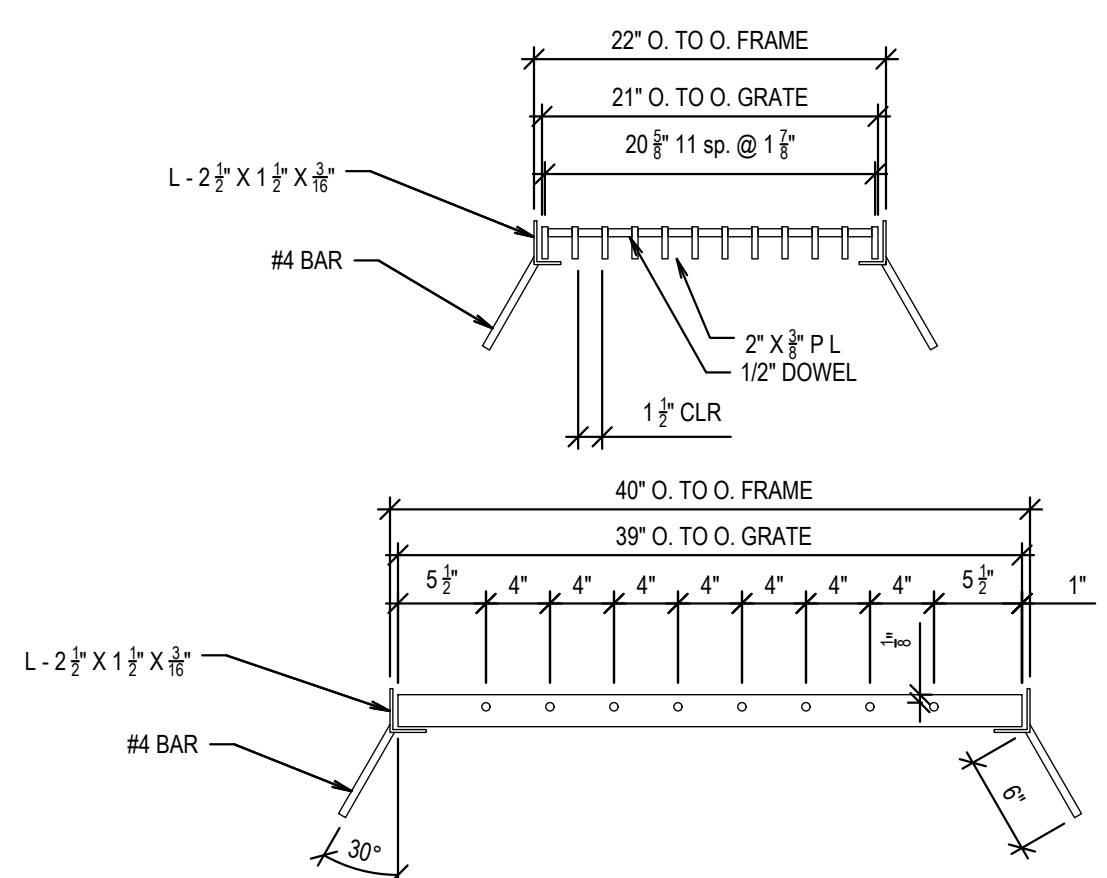
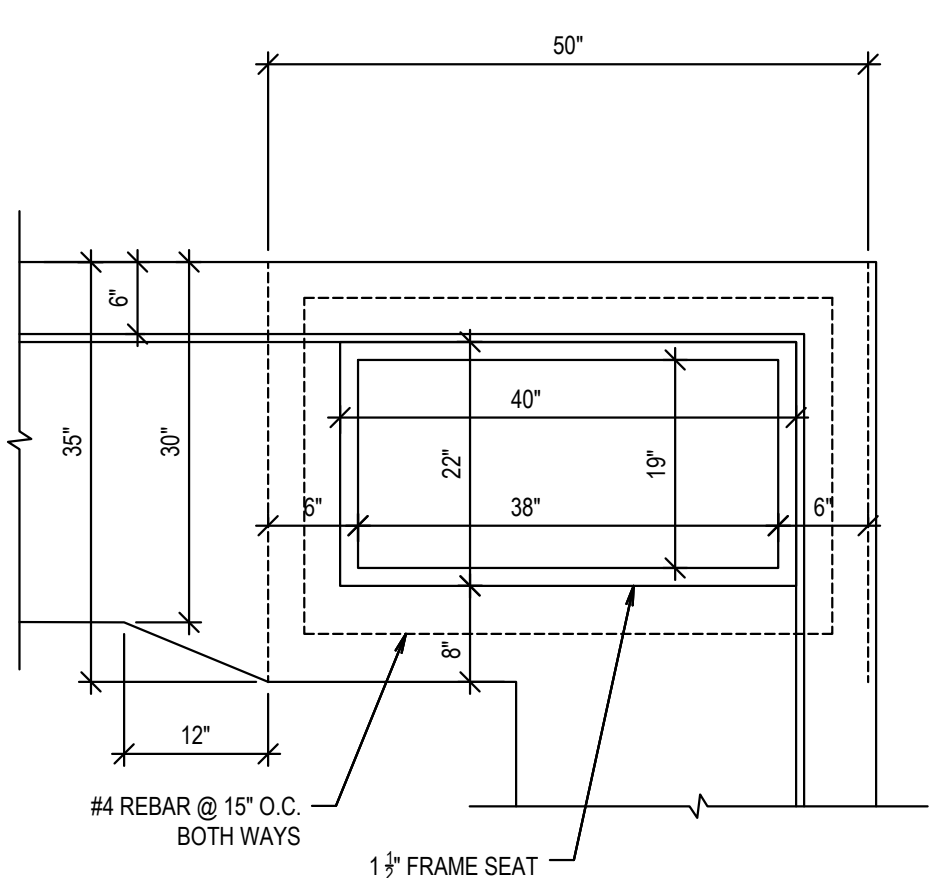


B AREA NYLOPLAST DRAIN BOX
SCALE: N.T.S.

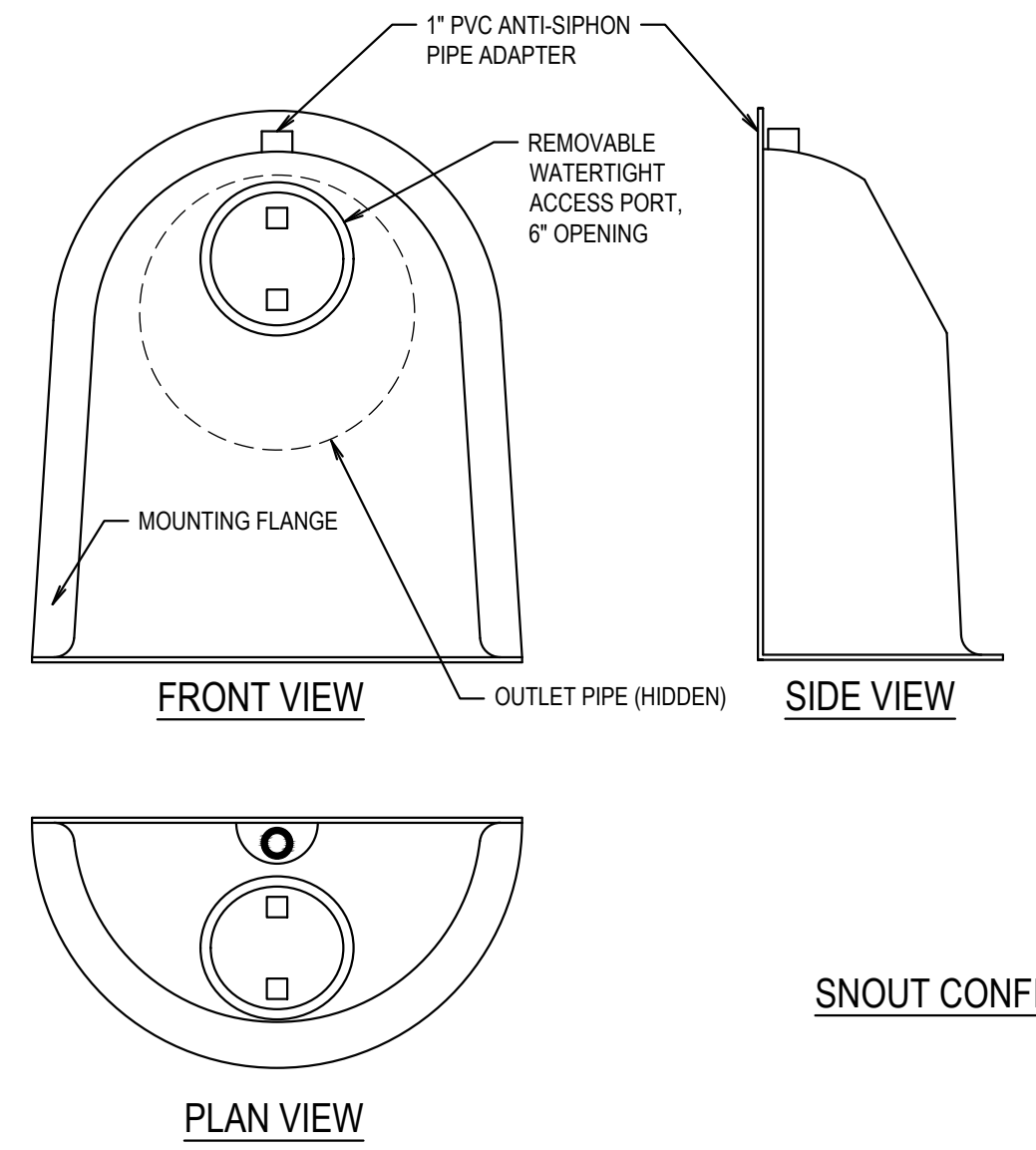
C INLET BOX IN ASPHALT WITH 12\"/>



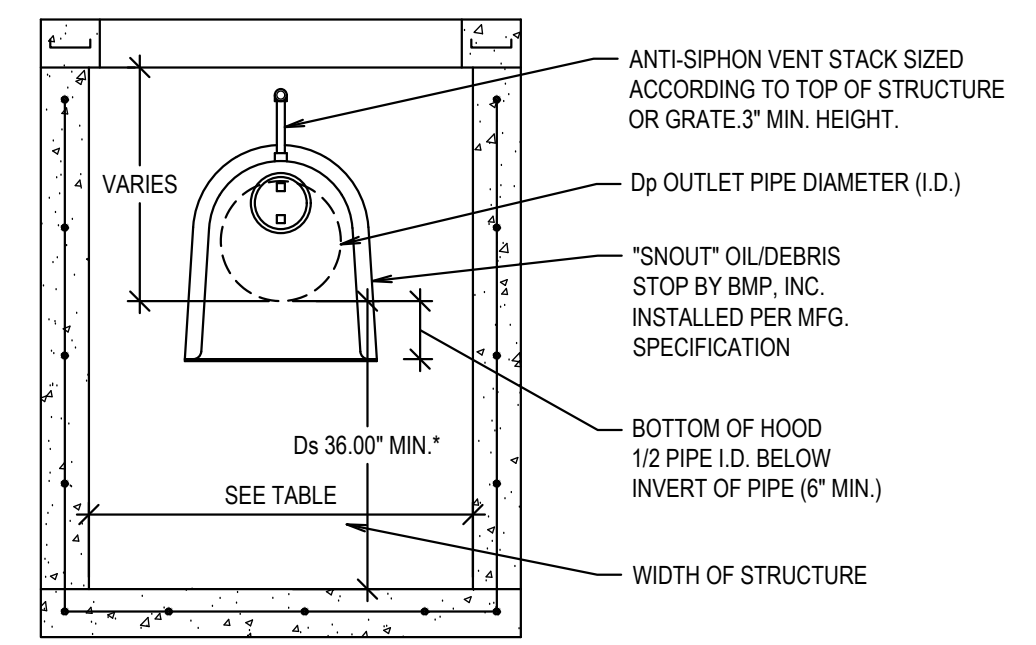
E STORM GRATE AND DRAIN DETAILS
SCALE: N.T.S.



D SNOUT OIL-WATER DEBRIS SEPARATOR
SCALE: N.T.S.



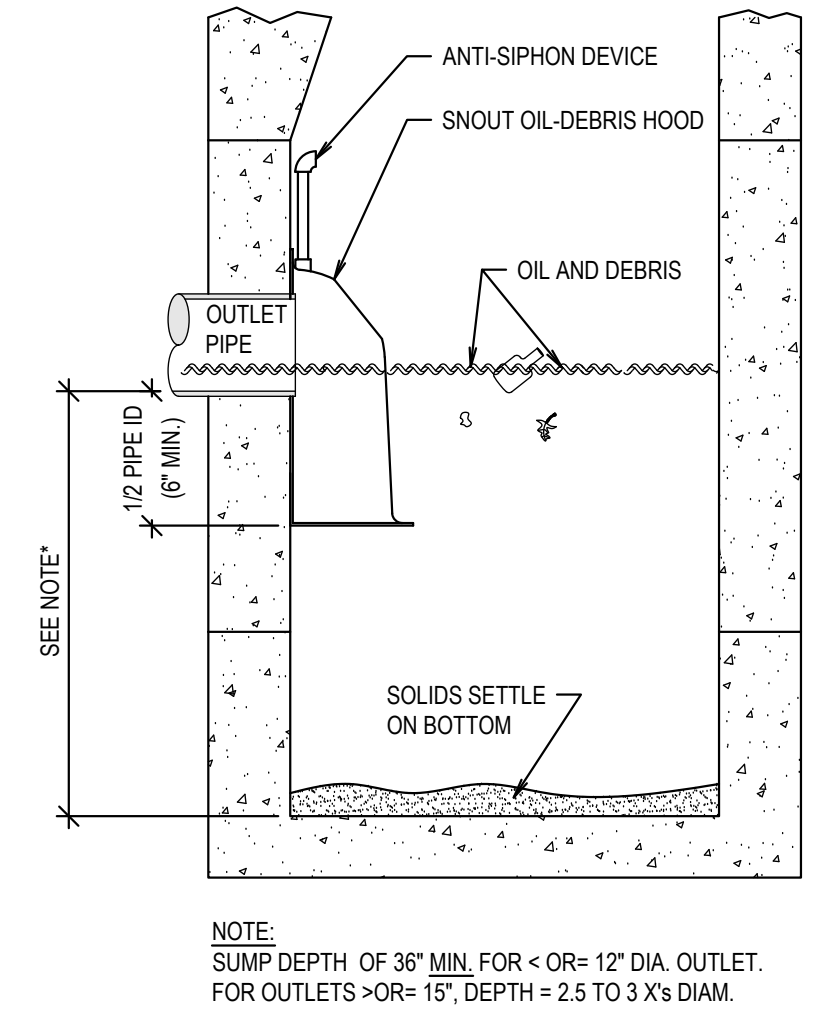
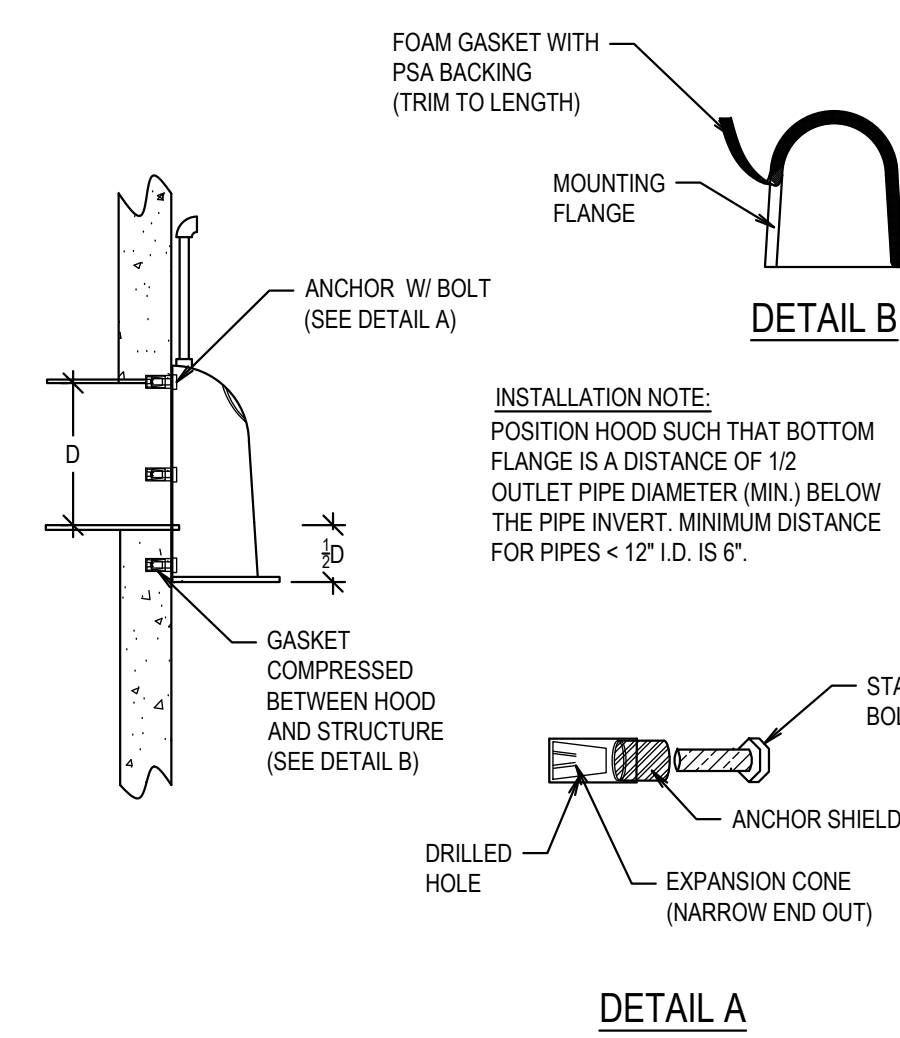
SNOUT CONFIGURATION



SIZING EXAMPLES:

OUTLET HOLE SIZE	SNOUT SIZE	STRUCTURE SIZE
11.9" O.D. OR LESS	12 F or R	R FITS 36"-48" DIAM STRUCTURE
12.0"-17.9" O.D.	18 F or R	R FITS 48"-60" DIAM STRUCTURE
18.0"-23.9" O.D.	24 F or R	R FITS 48"-60" DIAM STRUCTURE
24.0"-29.9" O.D.	30 F or R	R FITS 60"-72" DIAM STRUCTURE
30.0"-47.9" O.D.	48 F	
30.0"-53.9" O.D.	54R/72	FITS 72" DIAM STRUCTURE ONLY
48.0"-95.9" O.D.	96 F	

NOTE: USE ONLY "F" SERIES SNOUTS FOR RECTANGULAR OR SQUARE STRUCTURES, AVAILABLE IN 12", 18", 24", 30", 48", AND 96" SIZES. USE ONLY "R" SERIES SNOUTS FOR ROUND STRUCTURES, AVAILABLE IN 12", 18", 24", 30", AND 54" SIZES.



TYPICAL INSTALLATION

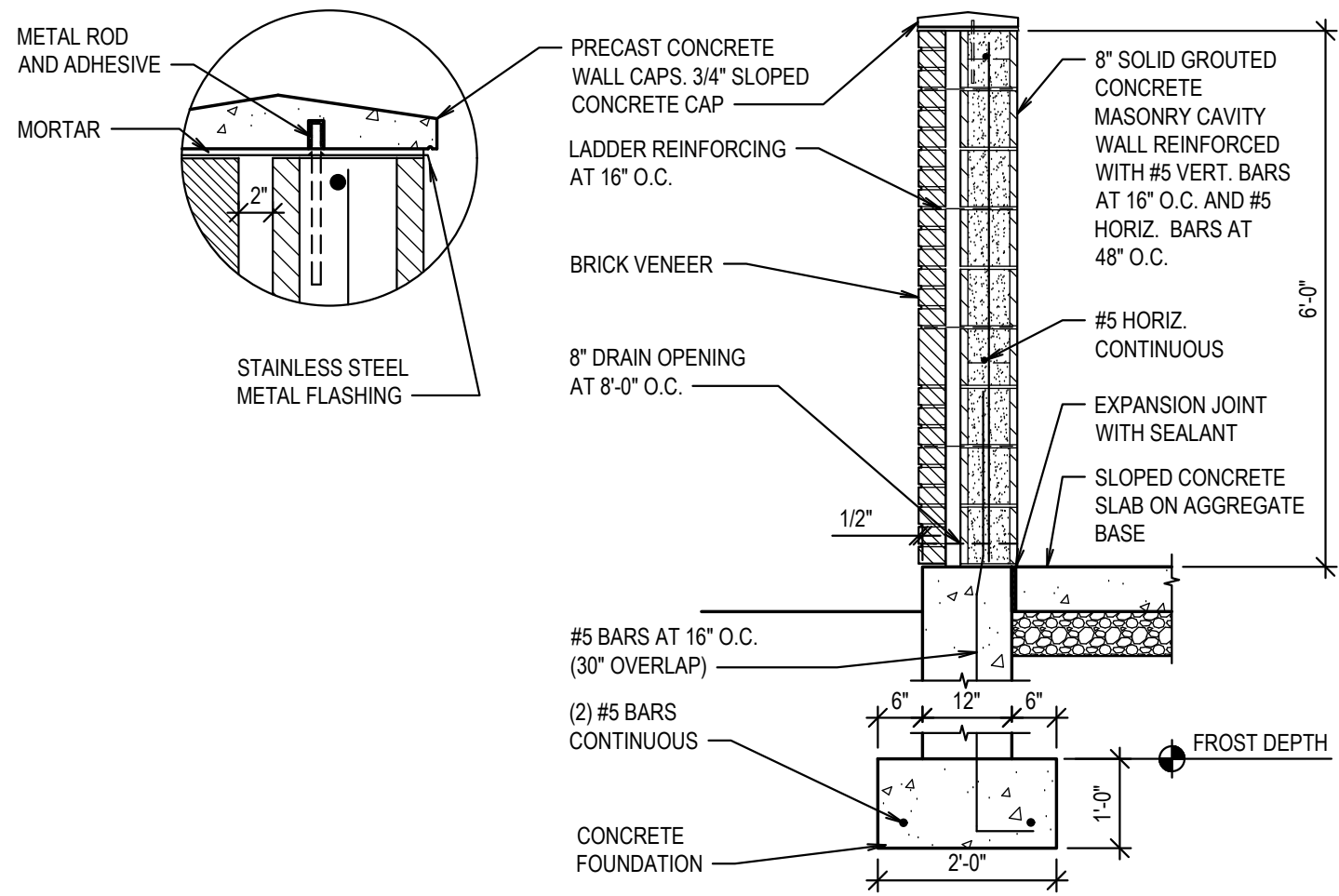
US Patent # 6126817

HOOD SPECIFICATION FOR CATCH BASINS AND WATER QUALITY STRUCTURES		
DESCRIPTION	DATE	SCALE
OIL- DEBRIS HOOD SPECIFICATION AND INSTALLATION (TYPICAL)	09/08/00	NONE
DRAWING NUMBER		SP-SN

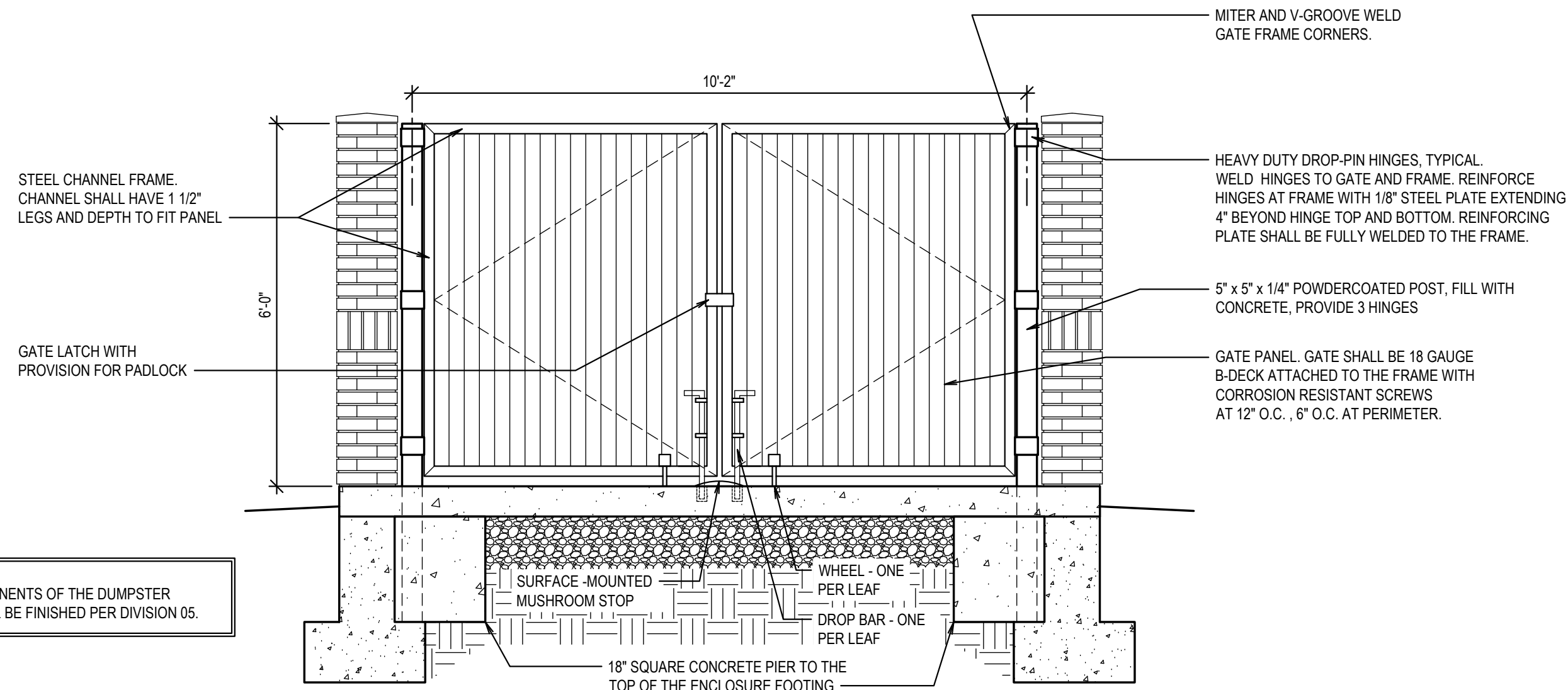
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Property Number	500-3627-22010101
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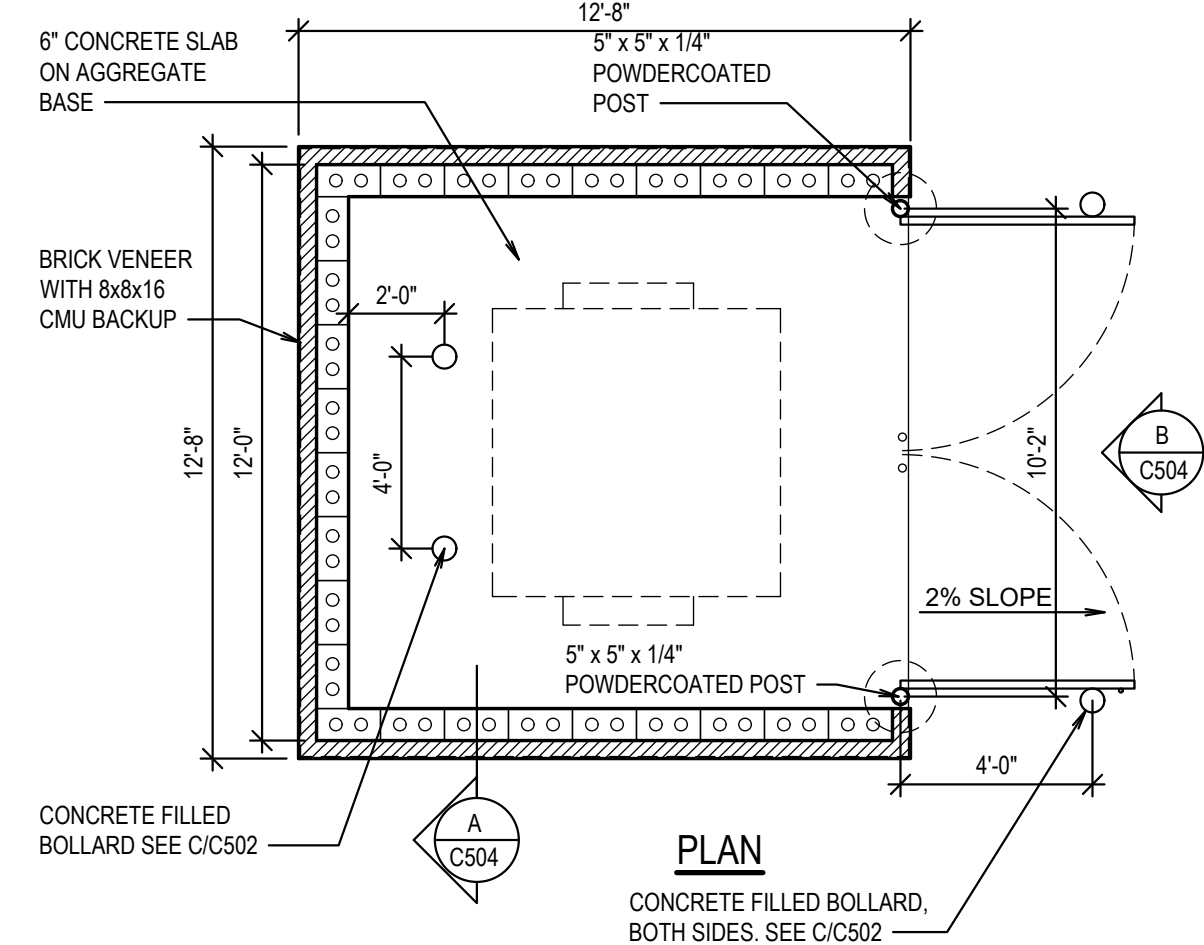
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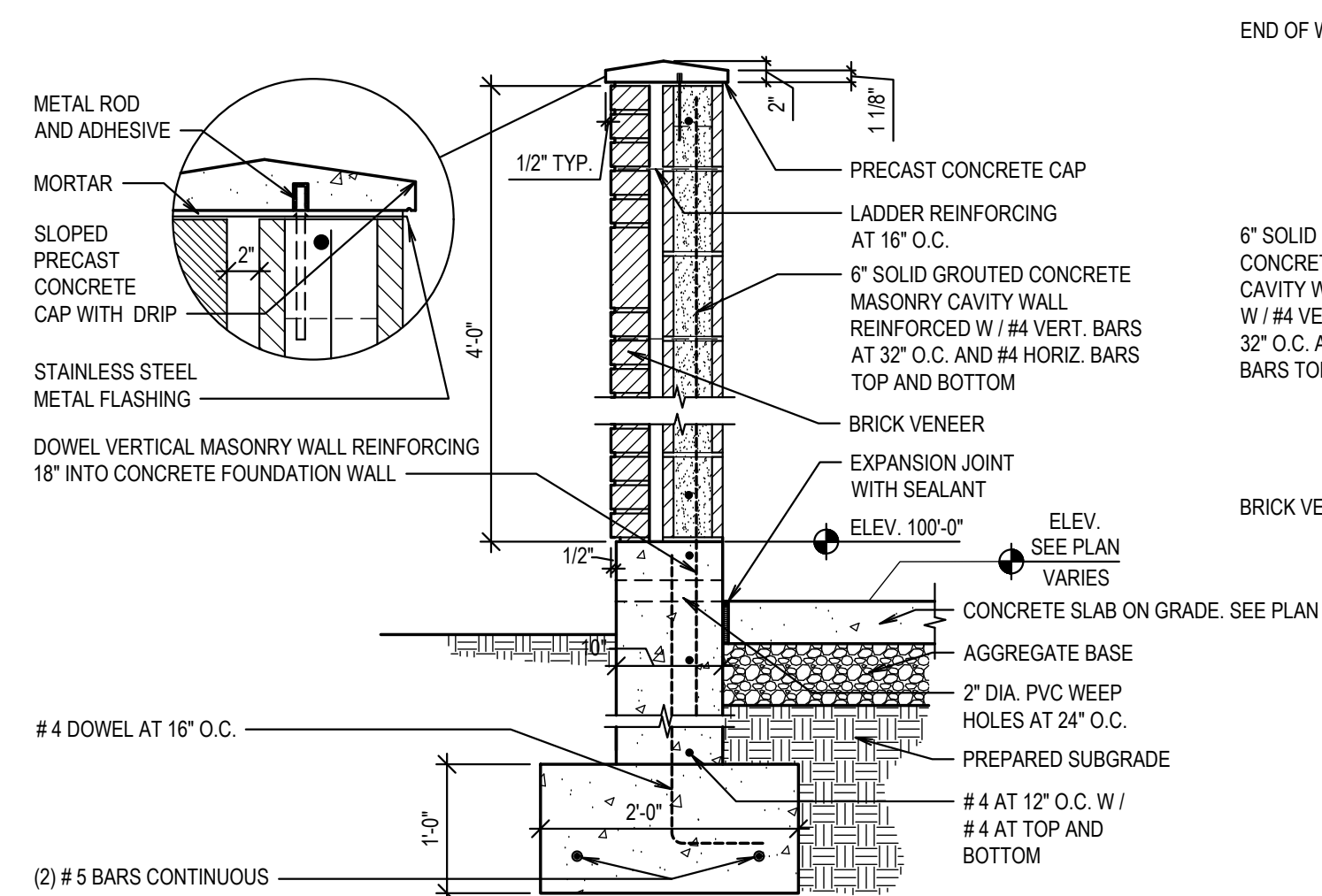
A MASONRY WALL DUMPSTER ENCLOSURE
SCALE: N.T.S.



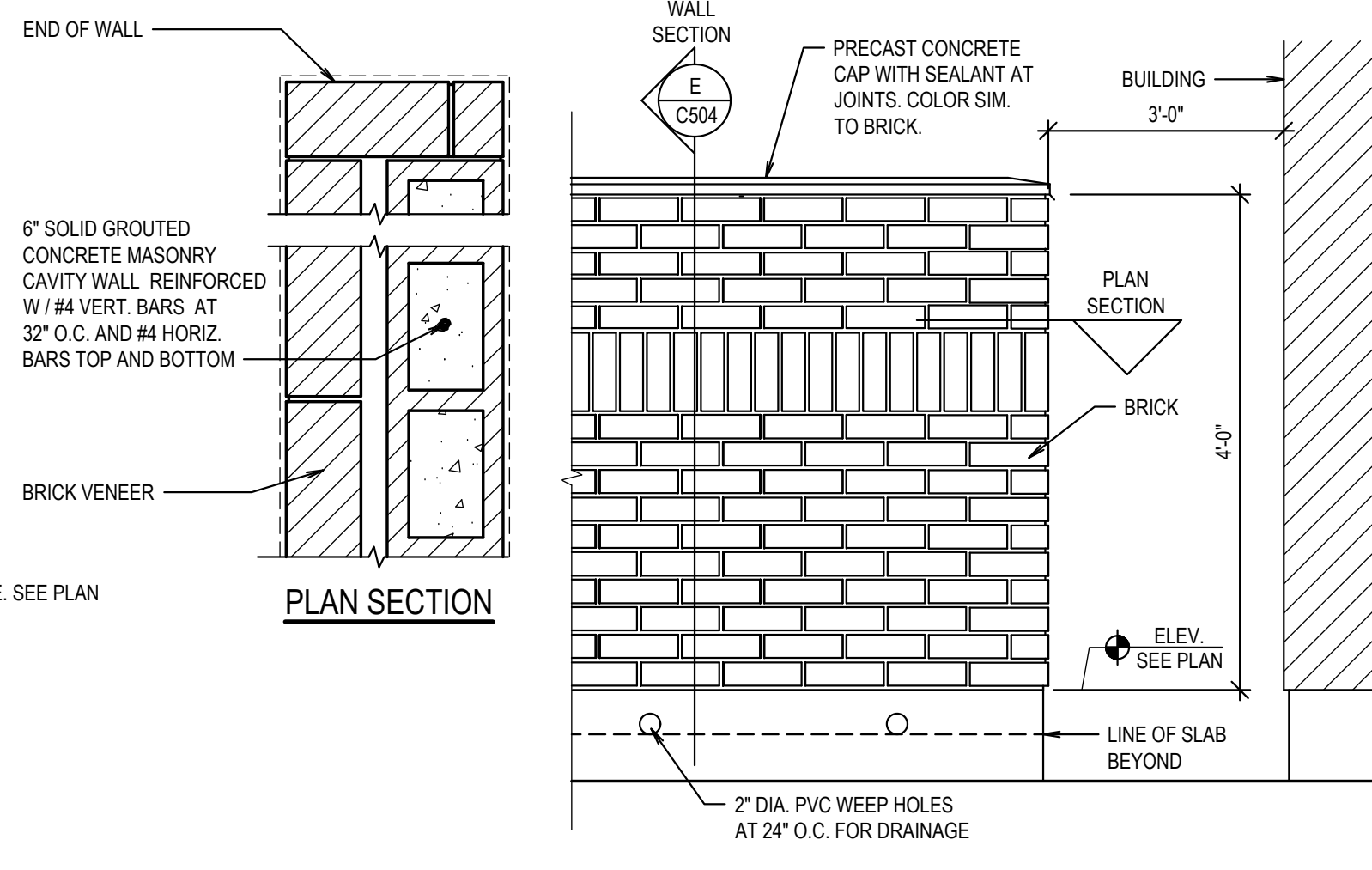
B MASONRY WALL DUMPSTER GATE
SCALE: N.T.S.



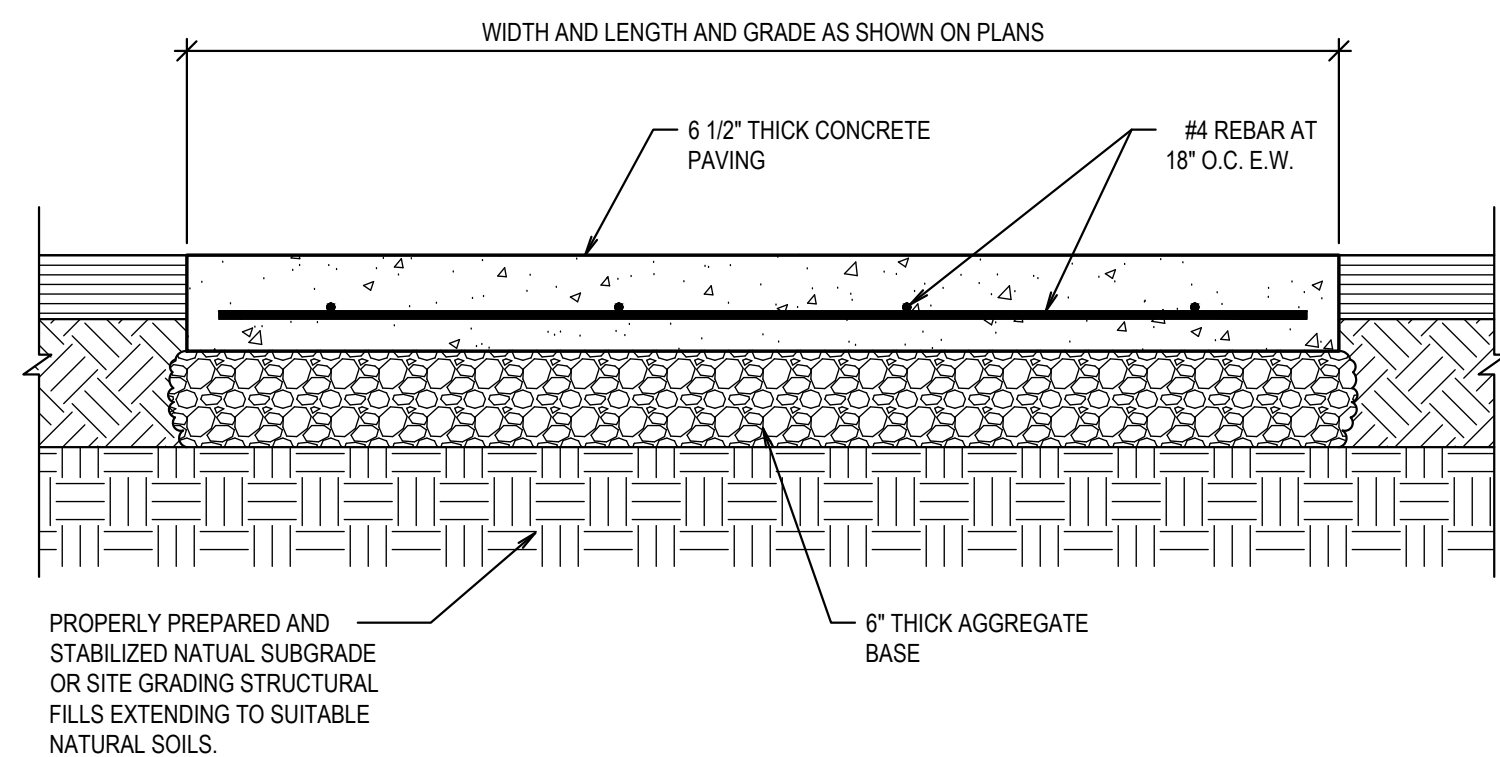
C MASONRY WALL DUMPSTER ENCLOSURE
SCALE: N.T.S.



E MASONRY WALL MECHANICAL ENCLOSURE
SCALE: N.T.S.



F MASONRY WALL MECH. ENCLOSURE ELEV.
SCALE: N.T.S.

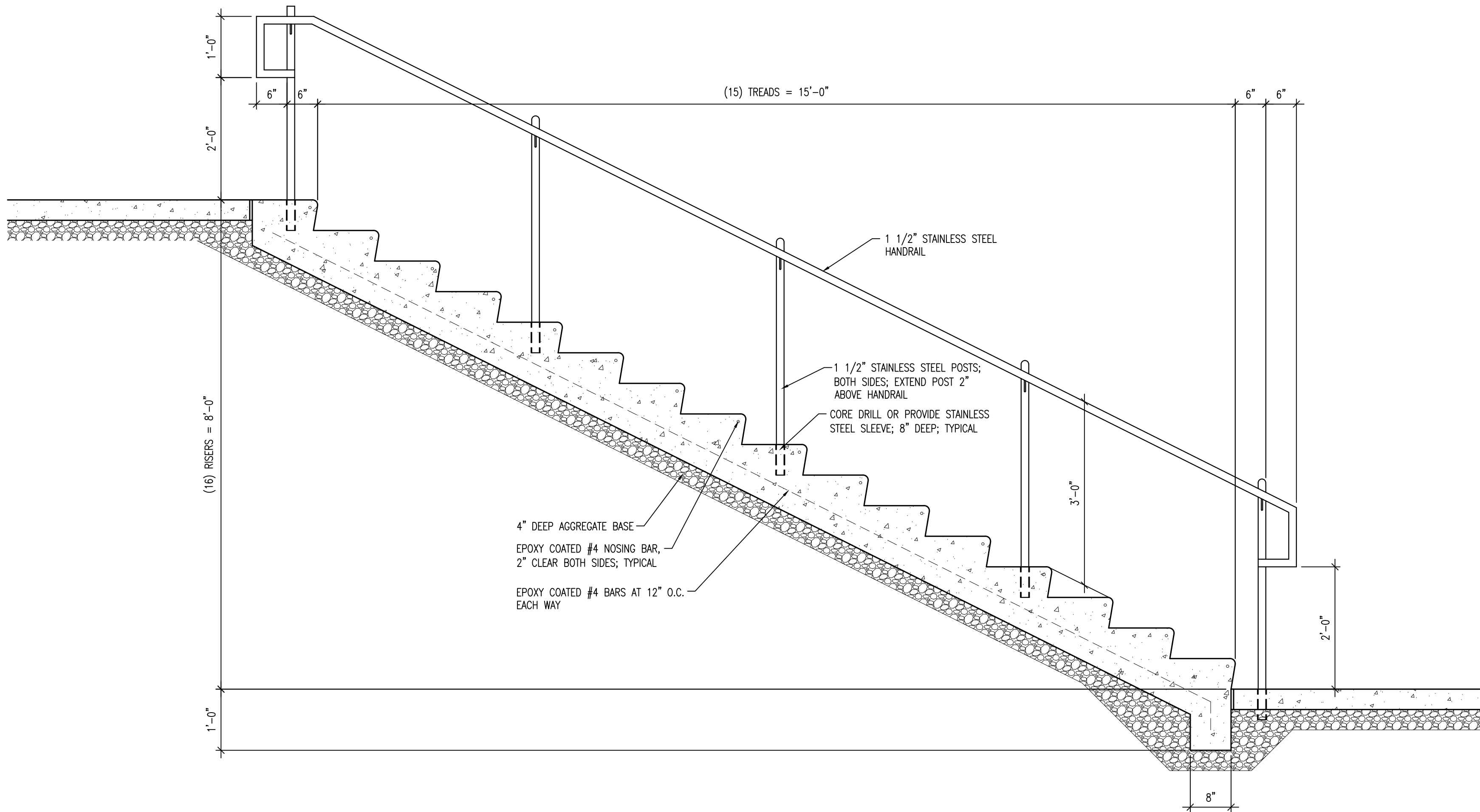


G DUMPSTER PAD SECTION
SCALE: N.T.S.

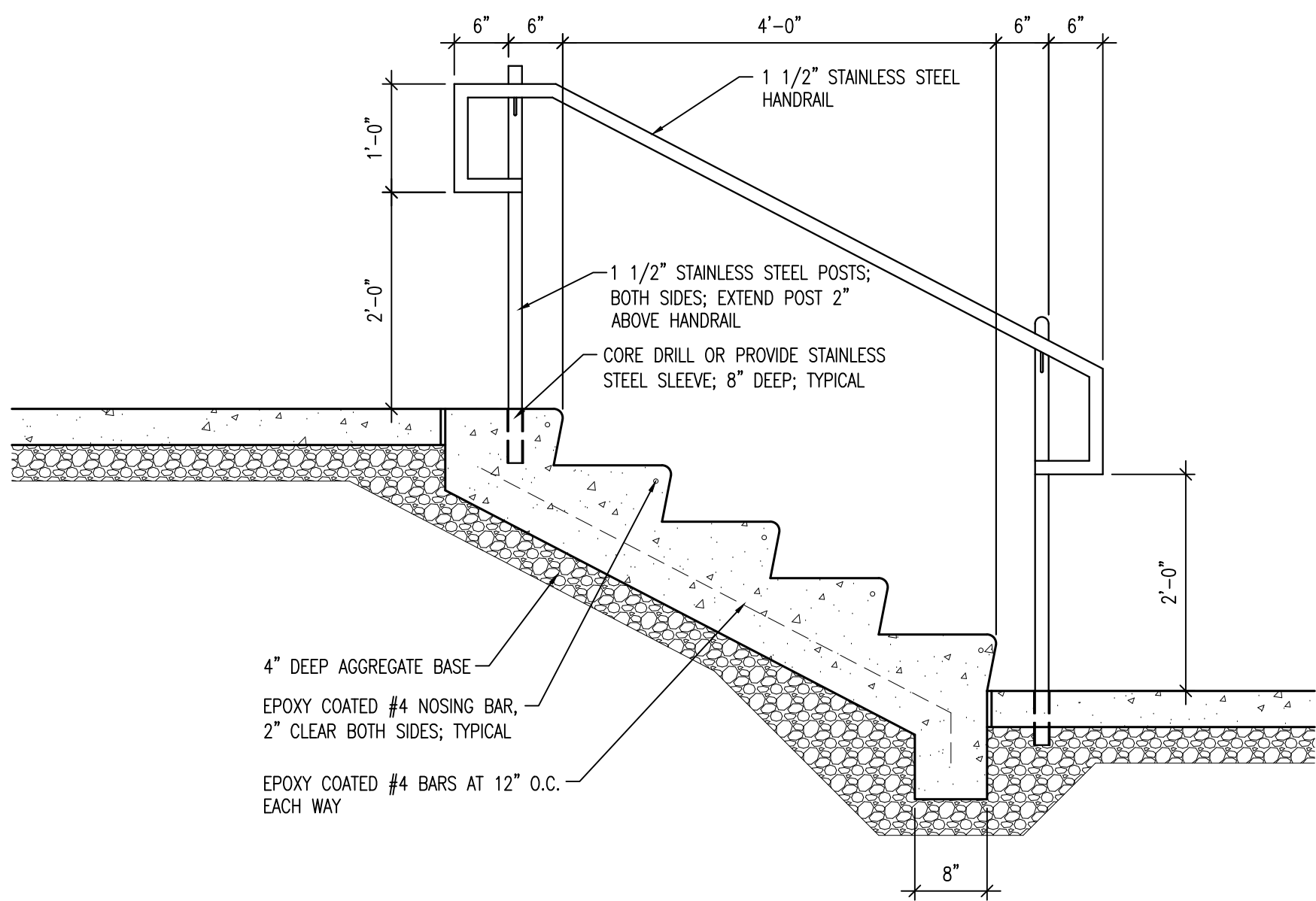
Revisions	Mark	Date	Description

Project Number	23-84
Plan Series	Heritage 23-2
Property Number	500-3627-22010101
Date	August 30, 2023

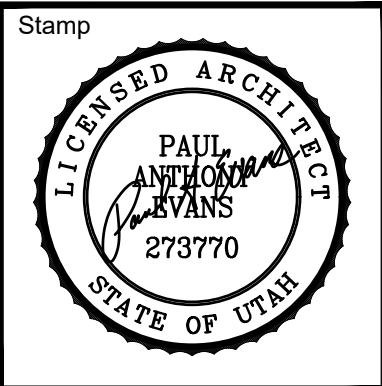
Sheet Title	SITE DETAILS
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A STAIR SECTION
SCALE: 3/4" = 1'-0"



B STAIR SECTION
SCALE: 3/4" = 1'-0"



A New Building for
**Oquirrh Mountain Ranch &
Eagle Mountain UT Central Stake**
7000 North Pony Express Parkway
Eagle Mountain, Utah 84005

Project for:
**THE CHURCH OF
JESUS CHRIST
OF LATTER-DAY SAINTS**

Revisions	
Mark	Description

Project Number 23-84
Plan Series Heritage 23-2
Property Number 500-3627-22010101
Date August 30, 2023

Sheet Title

STAIR SECTIONS

Sheet

C511

DESIGN CRITERIA:

- 2021 INTERNATIONAL BUILDING CODE WITH STATEWIDE AMENDMENTS
- TYPE OF CONSTRUCTION: TYPE II-B.
- BUILDING USE: ASSEMBLY A-3
- BUILDING OCCUPANCY CATEGORY: II
- BUILDING HEIGHT: PER PLANS
- BUILDING VOLUME: 19,800 CU. FT.
- NO. OF OCCUPANTS: 120
- ROOF DEAD LOAD - 11 PSF PLUS FRAMING WEIGHT
 - SHINGLES AND FELT: 3.5 PSF
 - DIAPHRAGM SHEATHING: 2.3 PSF
 - WOOD DECK: 4.0 PSF
 - MISCELLANEOUS: 1.2 PSF
- ROOF LIVE LOAD - 20 PSF
- SNOW LOAD
 - Pg: 35 PSF (GROUND SNOW LOAD)
 - $P_f = 0.7 * P_g * C_e * C_t * I_s = 27$ PSF (ROOF SNOW LOAD)
 - BUILDING ELEVATION: 4847 3FT
 - $P_s = P_f C_s$
 - Cs: 1.0 FOR A 4:12 PITCH
 - Ps: 27 PSF
- WIND LOAD (ULTIMATE)
 - V3s: 102 MPH
 - EXPOSURE: C
 - W: 1.00
- SEISMIC LOAD (ULTIMATE)
 - Ie: 1.00
 - Ss: 0.8
 - S1: 0.31
 - Sds: 0.7
 - Sd1: 0.37
 - Idc: 1.25
 - Cd: 2.5
 - SITE CLASS: D
 - SEISMIC DESIGN CATEGORY: D
 - R: 1.25 (CANTILEVERED STEEL COLUMNS)
 - EQUIVALENT LATERAL FORCE PROCEDURE
 - Cs = 0.56
- ALLOWABLE SOIL BEARING PRESSURE:
 - 2500 PSF
 - ALLOWABLE FOUNDATION AND LATERAL PRESSURE = 100 PSF/FT BELOW NATURAL GRADE (TABLE 1806.2 OF 2021 IBC).
 - USE CONSTRAINED CONDITIONS FOR CONCRETE PIERS
 - COORDINATE ALL SITE GRADING AND SOIL WORK WITH THE SOILS REPORT.

PAVILION CONSTRUCTION SEQUENCE NOTES:

- VERIFY PERMIT REQUIREMENTS BEFORE SIGNING CONTRACTS.
 - BUILDING PERMIT
 - PLANING OR CONDITIONAL USE PERMIT
 - OBTAIN REQUIRED USE PERMIT
- REMOVE ALL VEGETATION, ROCKS, OUTCROPPINGS, AND TREES FROM LOCATION OF PAVILION SLAB. STRIP 6" OF TOP SOIL.
- LEVEL PAVILION BUILDING AREA. AVOID GRADING THAT ALLOWS WATER TO DRAIN TOWARD PAVILION.
- DIG COLUMN CAISSONS.
- PLACE COLUMN CAISSON FORMS AND SET REINFORCING STEEL.
- SET COLUMN ANCHOR BOLTS USING PLYWOOD TEMPLATE OF APPROXIMATELY THE SAME SIZE AS COLUMN BASE PLATE TO INSURE BOLT LOCATION ACCURACY.
- PLACE CONCRETE IN CAISSON FORMS FROM BOTTOM OF PIER UP TO A LEVEL 1-1/2" BELOW BOTTOM OF COLUMN BASE PLATE. LET CONCRETE CURE 7 DAYS.
- SET HSS COLUMNS OVER PRE-SET ANCHOR BOLTS ALLOWING COLUMNS TO REST ON LEVELING NUTS AND 1/4"x 3" PLATE WASHERS. LEVELING NUTS ARE TO BE USED TO SET COLUMNS PLUMB AND TRUE AND AT CORRECT BEARING HEIGHT TO RECEIVE GLU-LAM BEAMS.
- AFTER COLUMNS ARE SET PLUMB AND TRUE, VERIFY ACCURACY OF DIMENSIONS BETWEEN COLUMNS AND SECURE COLUMNS IN PLACE USING 1/4"x 3" PLATE WASHERS UNDER NUTS, TIGHTEN NUTS WITH ADDITIONAL 1/4 TURN PAST SNUG.
- THE WEIGHT OF GLU-LAM BEAMS IS APPROXIMATELY 500 POUNDS EACH. SOME FORM OF MECHANICAL HOIST IS RECOMMENDED FOR SETTING BEAMS ON TOP OF STEEL TUBE COLUMNS.
- NOTCH A 1"x 1" HOLE AT TOP OF BEAMS NEAR CENTER PEAK FOR ELECTRICAL CONDUIT TO PASS THROUGH.
- LIFT GLU-LAM BEAMS AND SET EACH END IN THE COLUMN SADDLE PLATES.
- ANCHOR BEAMS IN SADDLES WITH (8) SIMPSON SDS25112 WOOD SCREWS.
- ONCE GLU-LAM BEAMS ARE SET AND SECURELY BOLTED, ADEQUATELY BRACE EACH BEAM USING 2x LUMBER TO PREVENT BEAMS FROM OVERTURNING UNTIL ROOF DECK AND ROOF SHEATHING ARE SECURELY ANCHORED IN PLACE.
- SET 2x8 TONGUE AND GROOVE ROOF DECK WITH COMMON OR RING SHANK NAILS IN ACCORDANCE WITH SUPPLIERS' RECOMMENDATIONS.
- INSTALL 2x6 FASCIA BOARD AROUND ENTIRE ROOF PERIMETER. ALIGN TOP OF FASCIA BOARD WITH TOP OF ROOF DECKING.
- INSTALL WOOD ROOF SHEATHING OVER 2x8 TONGUE AND GROOVE ROOF DECK AT 45 DEGREES AS SHOWN IN ROOF DIAPHRAGM DETAIL.
- LAY 30 POUND FELT UNDERLAYMENT OVER ENTIRE ROOF STARTING AT FASCIA DRIP EDGE, OVERLAP EACH ROLL 6" AS FELTS ARE LAID OVER RIDGE.
- INSTALL PRE-FINISHED METAL DRIP EDGING ON ALL PERIMETER EDGES OF ROOF.
- INSTALL FIBERGLASS SHINGLES OVER ROOF UNDERLAYMENT AND PRE-FINISHED METAL DRIP EDGING. FOLLOW MANUFACTURER'S INSTRUCTIONS.
- PLACE NON-SHRINK GROUT UNDER COLUMN BASE PLATES. FINISH NON-SHRINK GROUT EDGES TO 45 DEGREES.
- PLACE REMAINDER OF CONCRETE SLAB ANY TIME AFTER GLU-LAM BEAMS, ROOF DECKING, AND PLYWOOD ROOF SHEATHING ARE SECURELY IN PLACE.
- FINISH TOP SURFACE OF CONCRETE SLAB WITH A LIGHT BROOM FINISH.
- AS SOON AS CONCRETE HAS CURED ENOUGH TO SUPPORT AN EARLY ENTRY SAW (4-6 HOURS AFTER PLACEMENT), CUT CONTROL JOINTS IN SLAB TOP SURFACE. DEPTH OF CONTROL JOINTS IS TO BE 1" DEEP.
- INSTALL MEMBRANE CURING ON CONCRETE SLAB.
- PLACE NON-SHRINK GROUT UNDER COLUMN BASE PLATES. FINISH NON-SHRINK GROUT EDGES TO 45 DEGREES.
- ALL STEEL COLUMNS, SADDLES, BOLTS, AND BASE PLATES TO BE POWDER COATED TOUCH-UP FINISH PAINTING BY OTHERS.
- STAIN ALL EXPOSED WOOD.

SITE PREPARATION:

- REMOVE ALL ORGANIC MATERIAL AND TOPSOIL FROM PAVILION AREA. VERIFY SUITABILITY OF SUBGRADE. FOUNDATIONS ARE TO BE ON UNDISTURBED, NATURAL SOIL OR ENGINEERED FILL EXTENDING TO SUITABLE UNDISTURBED NATURAL SOILS
- PLACE FOOTINGS/CAISSONS IN FIRM UNDISTURBED NATURAL SUBGRADE (UNLESS NOTED OTHERWISE BY GEOTECHNICAL REPORT).
- COMPACT SUBGRADE AND FILL UNDER CONCRETE FLOOR SLAB TO 95 PERCENT OF ASTM D-1557 (UNLESS NOTED OTHERWISE BY GEOTECHNICAL REPORT).
- INSTALL AND COMPACT 6 INCH GRANULAR BASE BENEATH CONCRETE FLOOR SLAB TO 95 PERCENT OF ASTM D-1557.

UTILITIES:(BY OTHERS)

- INSTALL PLUMBING LINE FOR COLD WATER.
- INSTALL ELECTRICAL LIGHTS, BOXES, CONDUITS, AND SWITCHES.

SPECIFICATIONS:

SCOPE- ONE EACH 30 FOOT BY 60 FOOT PAVILION WITH MINIMUM 4 INCH THICK CONCRETE SLAB. PROVIDE SHINGLES, ROOFING FELTS, FASCIA, SHEATHING, ROOF FRAMING, BEAMS, SOFFIT, CONNECTION HARDWARE, COLUMNS, CONCRETE SLAB, CONCRETE CAISSONS AND FINISHES TO CONSTRUCT COMPLETE PAVILION.

PAVILION HAS BEEN DESIGNED AS A FREE STANDING, OPEN STRUCTURE. RE-ENGINEER PAVILION IF WALLS ARE ADDED, IF STRUCTURE IS TO ADJOIN ANOTHER STRUCTURE, OR IF OTHER SUCH MODIFICATIONS ARE MADE. PROPERLY BRACE WOOD BEAMS AND MEMBERS UNTIL COMPLETE STRUCTURAL SYSTEM HAS BEEN CONSTRUCTED.

CONCRETE:

- CONCRETE SLAB ON GRADE IS TO BE REINFORCED AND BE 4" MINIMUM THICK. INSTALL WITH CRACK CONTROL JOINTS AS SHOWN. SURFACE IS TO HAVE A BULL FLOAT FINISH AND BE LIGHTLY BROOMED.
- EDGE OF SLAB IS TO BE THICKENED TO 8" WIDE AND BE REINFORCED WITH (2) #4 CONTINUOUS BARS. LAP SPLICES 24"
- PROVIDE DEFORMED REINFORCING STEEL BARS CONFORMING TO ASTM A615 WITH A MINIMUM YIELD STRENGTH OF 60,000 PSI. SECURELY ANCHOR REINFORCING STEEL, AND PROVIDE CLEARANCES, IN ACCORDANCE WITH THE LATEST EDITION OF ACI 318.
- MINIMUM CONCRETE MIX DESIGN REQUIREMENTS:
 - COMPRESSIVE STRENGTH OF CONCRETE TO BE 4,500 PSI AT 28 DAYS.
 - MAX W/C: 0.45
 - 6% (+/-1.5%) AIR ENTRAINMENT.
 - CEMENT TYPE II/V
 - DESIGNED FOR THE FOLLOWING EXPOSURE CATEGORIES AND CLASSES:
 - F2, S1 (PER ACI 318 TABLE 4.2.1)
 - LIMIT SLUMP TO 4" (+/-1")
- VERIFY STRENGTH REQUIREMENTS AND CEMENT TYPE REQUIREMENTS WITH THE GEOTECHNICAL EVALUATION REPORT.
- ALL CONCRETE WORK TO BE IN ACCORDANCE WITH THE LATEST EDITION OF ACI 318.
- SLAB TO BE SEALED WITH WEATHERWORKER J-29A CONCRETE SEALER, BY DAYTON SUPERIOR CORPORATION. INSTALL AS PER MANUFACTURERS INSTRUCTIONS.
- MEMBRANE CONCRETE CURING: USE CLEAR CURE J7wb BY DAYTON SUPERIOR CORPORATION. FOLLOW MANUFACTURERS INSTALLATION INSTRUCTIONS.

STRUCTURAL STEEL:

- ALL STEEL PLATES TO BE ASTM A36
- STEEL TUBES TO BE ASTM A500, GRADE B, Fy = 46,000 PSI
- ALL WELDING IS TO BE DONE IN ACCORDANCE WITH LATEST AWS STANDARDS. IF WELDS ARE NOT SPECIFIED, ALL WELDS ARE TO DEVELOP THE FULL STRENGTH OF ALL COMPONENT PARTS.
- ALL BOLTS ARE TO BE ASTM A325 EXCEPT THAT ANCHOR BOLTS ARE TO BE ASTM F1554 GRADE 55.
- ALL EXPOSED BOLTS ARE TO BE PAINTED TO MATCH STRUCTURE.
- ALL HOLES IN STEEL TO BE 1/16" LARGER THAN THE DIAMETER OF THE CONNECTING BOLT UNLESS NOTED OTHERWISE.
- ALL FABRICATED STEEL IS TO BE PRIMED AND FINISH POWDER COATED.

WOOD:

- GLU-LAM BEAMS:
 - SOUTHERN YELLOW PINE
 - 24F-V3 STRESS COMBINATION
 - 2-INCH NOMINAL THICK LAMINATIONS
 - 5" MINIMUM WIDTHS
 - RESORCINOL ADHESIVE
 - DOUBLE PITCHED AND TAPERED
 - ARCHITECTURAL APPEARANCE GRADE
 - STAIN AND SEAL FINISH
 - ROOF PITCH IS TO BE 4 VERTICAL TO 12 HORIZONTAL (4:12)
 - MATERIALS, MANUFACTURE AND QUALITY CONTROL OF GLUE LAMINATED BEAMS SHALL BE IN CONFORMANCE WITH "AMERICAN NATIONAL STANDARD FOR WOOD PRODUCTS - STRUCTURAL GLUED LAMINATED TIMBER" ANSI/AITC A190.1.
- MEMBERS SHALL BE MARKED WITH AN AITC OR APA/EWS QUALITY MARK AND, IN ADDITION, AN AITC OR APA/EWS CERTIFICATE OF CONFORMANCE SHALL BE PROVIDED TO INDICATE CONFORMANCE WITH ANSI/AITC A190.1.
- FACTORY SEAL BEAMS AND INDIVIDUALLY WRAP FOR PROTECTION IN TRANSIT, STORAGE, AND ERECTION.
- TEMPORARY STORAGE SHALL CONSIST OF LEVELED BLOCKS, WELL OFF GROUND, SEPARATION WITH WOOD STRIPS FOR AIR CIRCULATION AROUND EACH MEMBER, COVER TOP AND SIDES WITH MOISTURE RESISTANT PAPER.
- USE NON-MARRING SLINGS WHEN HANDLING, DRY-IN ROOF AS SOON AS ERECTED.
- PROTECTIVE WRAPPING SHALL REMAIN ON BEAMS UNTIL DECK HAS BEEN INSTALLED AND SHINGLES APPLIED.
- ROOF FRAMING
 - USE GALVANIZED NAILS.
 - 2x6 FASCIA: NO. 1 SOUTHERN YELLOW PINE, KILN DRIED, CHROMATED COPPER ARSENATE PRESSURE TREATED (0.4 PCF), SURFACED ON FOUR SIDES, AND STAINED. FASCIA IS TO BE FREE OF ANY GROOVES OR INCISIONS.
 - MITER ENDS OF FASCIA AT CORNERS
 - BUTT FASCIA ONLY AT BEAM ENDS
 - FASTEN FASCIA TO BEAM WITH NOT LESS THAN THREE 16d COMMON, GALVANIZED NAILS AT EACH BEAM JUNCTION AT EAVE AND TO OUTLOOKERS WITH TWO 16d COMMON, GALVANIZED NAILS AT EACH RAKE.
 - 2x8 ROOF DECK:
 - DOUGLAS FIR LARCH, SINGLE TONGUED AND GROOVED, SPECIFIED LENGTH, CENTER MATCHED, EDGE VEED TWO SIDES, KILN DRIED, AND STAINED - NO. 2 GRADE.
 - DECK FURNISHED IN SPECIFIED LENGTHS SO ALL JOINTS OCCUR OVER BEAMS - RANDOM LENGTH DECK IS UNACCEPTABLE. DECK SHALL BE INSTALLED WITH A 2 SPAN CONDITION, MINIMUM.
 - INSTALL IN ACCORDANCE WITH SUPPLIER'S SPECIFICATIONS USING 16d COMMON OR RING SHANK NAILS. MINIMUM. NAILING SHALL BE FACE NAILED USING (3) NAILS AT EACH BEARING POINT WITH A 4TH NAIL DIAGONALLY THROUGH THE TONGUE OF THE DECKING MEMBER. NAILS MUST PENETRATE 1-1/2 INCHES INTO SOLID WOOD.
 - INSTALL WITH TONGUES UP ON SLOPED ROOFS.
- ROOF SHEATHING:
 - 7/16" THICK PLYWOOD OR ORIENTED STRAND BOARD COMPLYING WITH STANDARD PS-1 OF THE AMERICAN PLYWOOD ASSOCIATION APA/ANSI A199.1. APPROPRIATE APA STAMP IDENTIFYING FOLLOWING REQUIREMENTS: 24/0 SPAN INDEX RATING, EXTERIOR EXPOSURE, 18 PERCENT MAXIMUM MOISTURE CONTENT WHEN FABRICATED.
 - INSTALL DIRECTLY OVER WOOD TONGUE AND GROOVE ROOF DECKING IN 4'x8' PANELS AT 45 DEGREES TO DECKING. STAGGER PANEL JOINTS APPROXIMATELY 4'-0" AND GAP JOINTS 1/4 INCH. STAPLE AROUND PERIMETER OF EACH PANEL WITH STAPLES AT 2" O.C. PER LINEAR FOOT. STAPLE WITHIN FIELD OF EACH PANEL WITH (2) ROWS OF STAPLES AT 8" O.C.
 - PROTECT SHEATHING WITH 30 POUND FELT IMMEDIATELY AFTER INSTALLATION

ROOF SYSTEM

- 50 YEAR ASPHALT SHINGLE by OWENS CORNING WITH A LIFETIME WARRANTY
- PROFILE NOMINAL SIZE: 13"x 39 3/8"
- EXPOSURE: 5 5/8"
- COLOR AS PER OWNER FROM MANUFACTURERS STANDARD COLOR SELECTION.
- INSTALL PER MANUFACTURER'S INSTRUCTIONS
- PROVIDE EDGE AND TERMINATION DETAIL COMPONENTS AS REQUIRED TO OBTAIN MANUFACTURER'S WARRANTY.

STAIN:

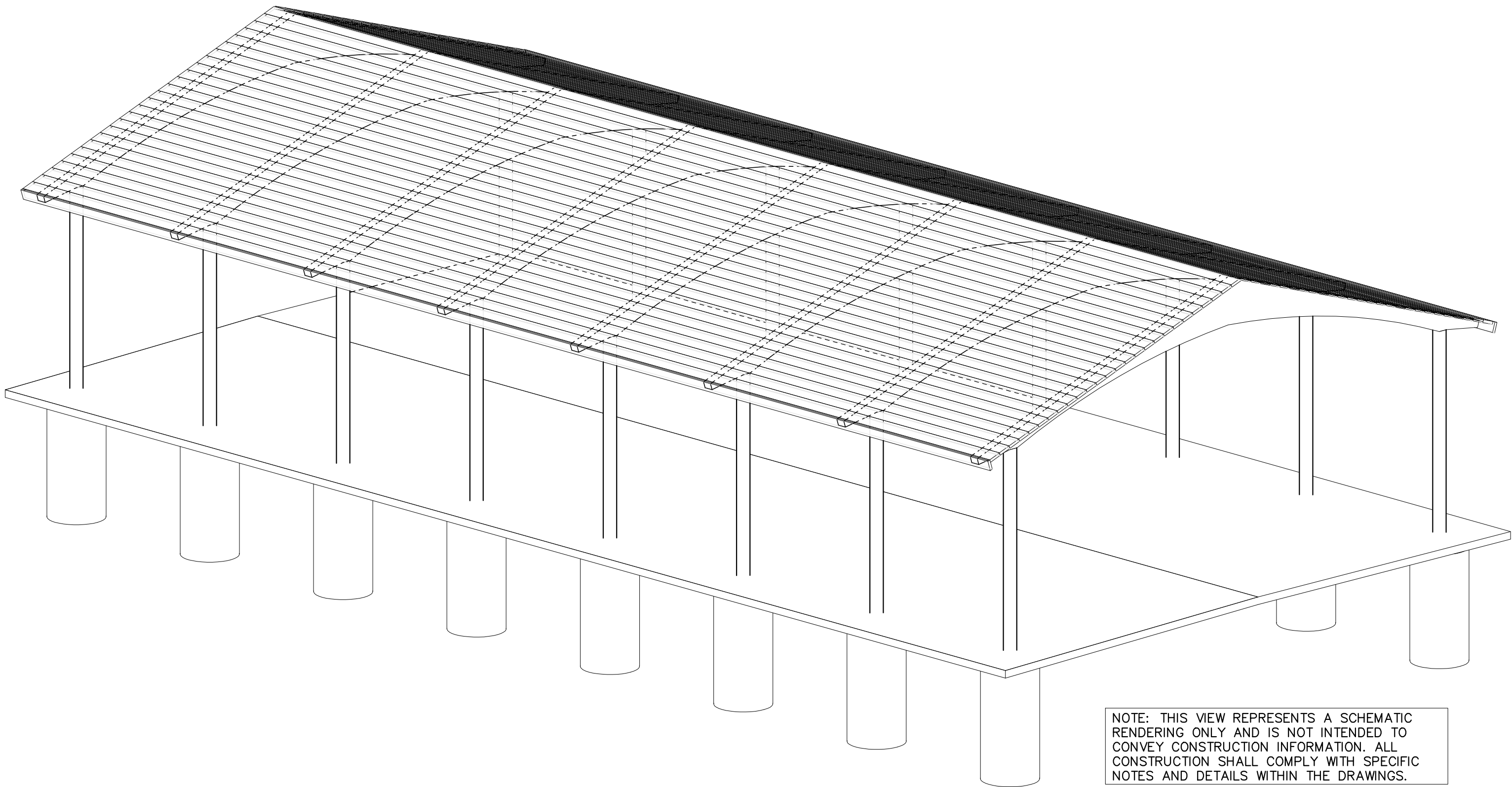
- BEAMS, DECK, AND FASCIA SHALL BE FACTORY STAINED WITH "OLYMPIC" SEMI-TRANSPARENT STAIN. BEAMS AND FASCIA TO BE STAINED NO. 708 WALNUT, DECK TO BE STAINED NO. 911 CAPE COD GRAY OR AS SELECTED BY OWNER.

ELASTOMERIC JOINT SEALANTS:

- PROVIDE SIKASIL-728 NS NON-SAG SILICONE SEALANT AT SAW CUT JOINTS AND COLD JOINTS.
- PROVIDE DOW CORNING 791 SILICONE WEATHERPROOFING SEALANT AT COLUMN/CONCRETE JOINT.
- CLEAN AND PREPARE SURFACES.
- USE PROPER PRIMER AND BACKING MATERIALS AS REQUIRED TO INSTALL SEALANTS.
- PROVIDE MASKING AND TEST STRIPS AS NEEDED.
- INSTALL ALL RELATED SEALANTS AND MATERIALS AS PER THE MANUFACTURER'S RECOMMENDATIONS AND INSTRUCTIONS.

PLUMBING AND ELECTRICAL:(BY OTHERS)

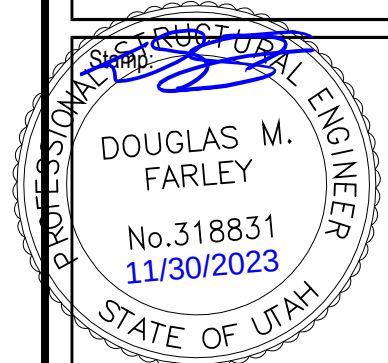
- COORDINATE PLUMBING AND ELECTRICAL REQUIREMENTS WITH ARCHITECTURAL AND CITE PLANS, BY OTHERS.



NOTE: THIS VIEW REPRESENTS A SCHEMATIC RENDERING ONLY AND IS NOT INTENDED TO CONVEY CONSTRUCTION INFORMATION. ALL CONSTRUCTION SHALL COMPLY WITH SPECIFIC NOTES AND DETAILS WITHIN THE DRAWINGS.

Supplier:

SMITH
STEELWORKS



30'x60' Glulam Pavilion
Kit 1 Option A

7020 North Pony Express Parkway
Eagle Mountain, Utah

Project for:
THE CHURCH OF
JESUS CHRIST
OF LATTER-DAY SAINTS

Mark	Date (mm)	Description

Project Number:

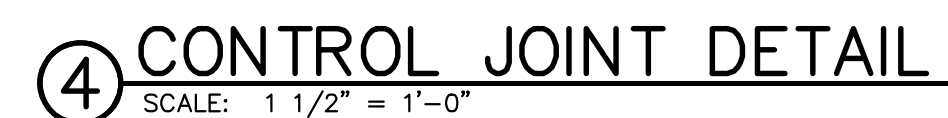
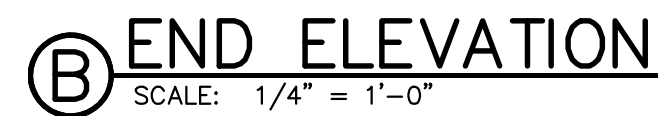
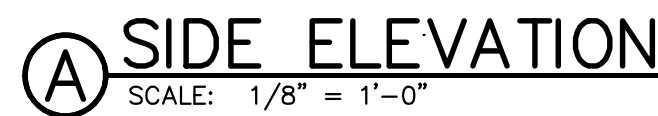
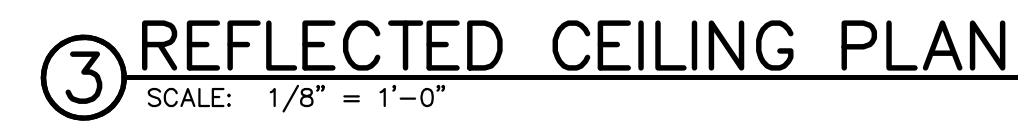
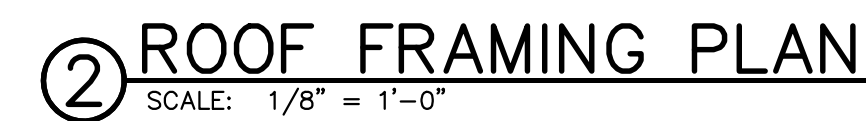
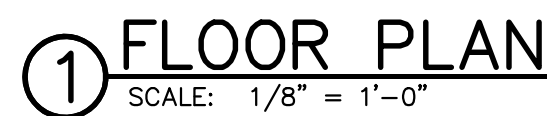
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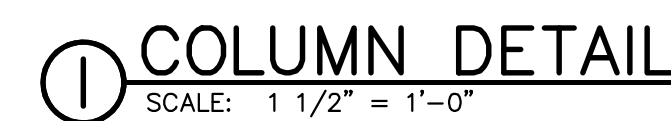
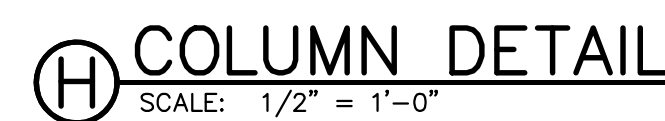
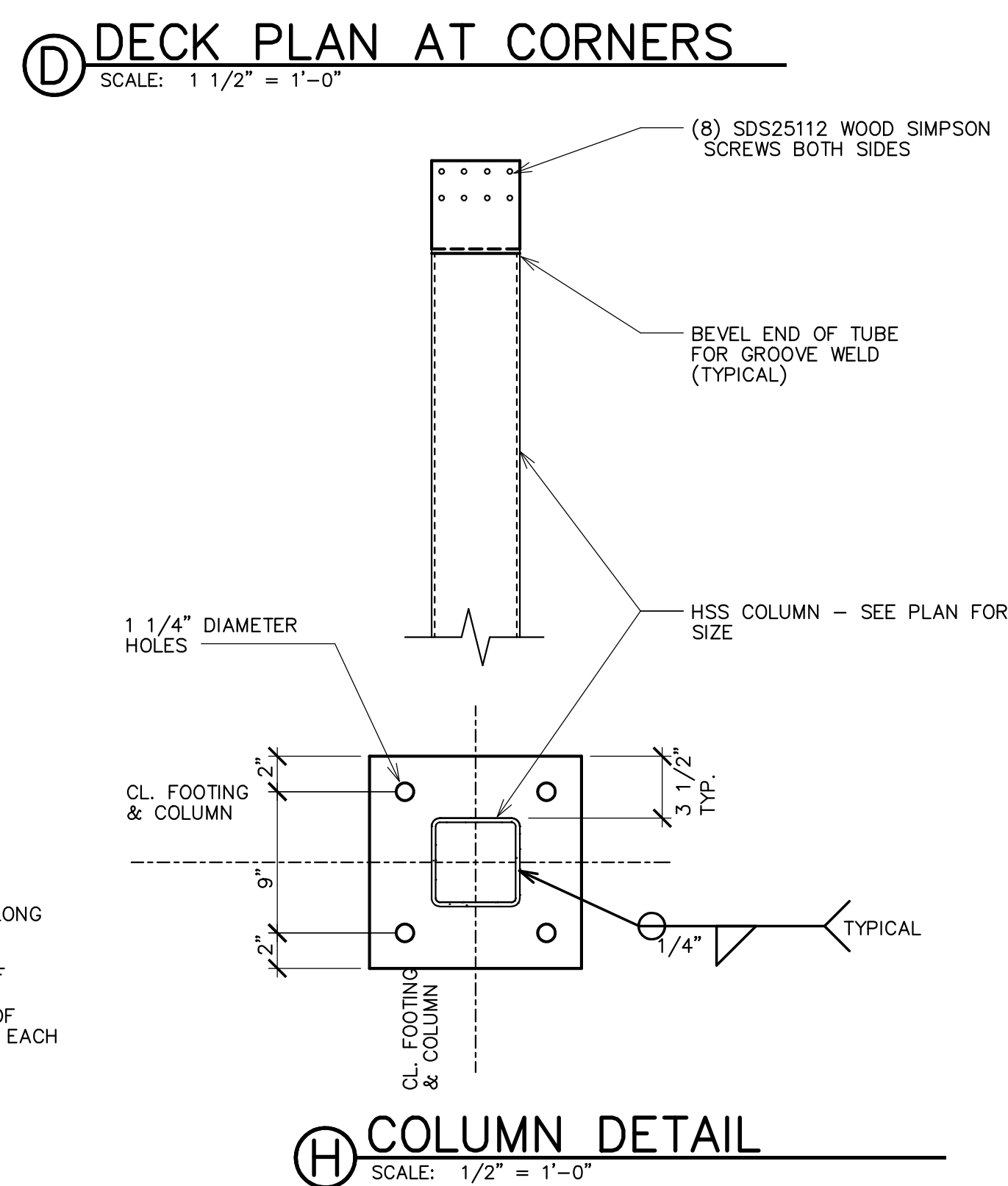
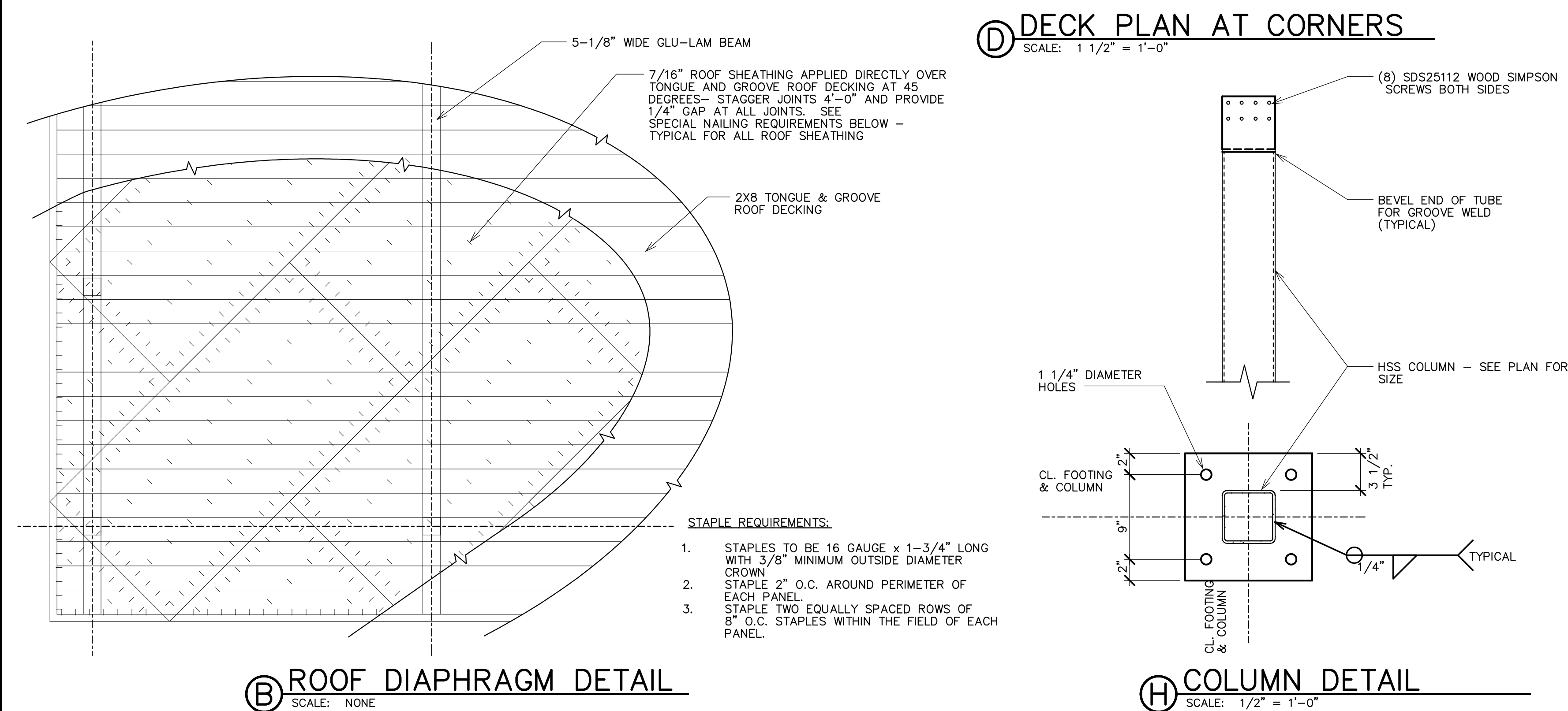
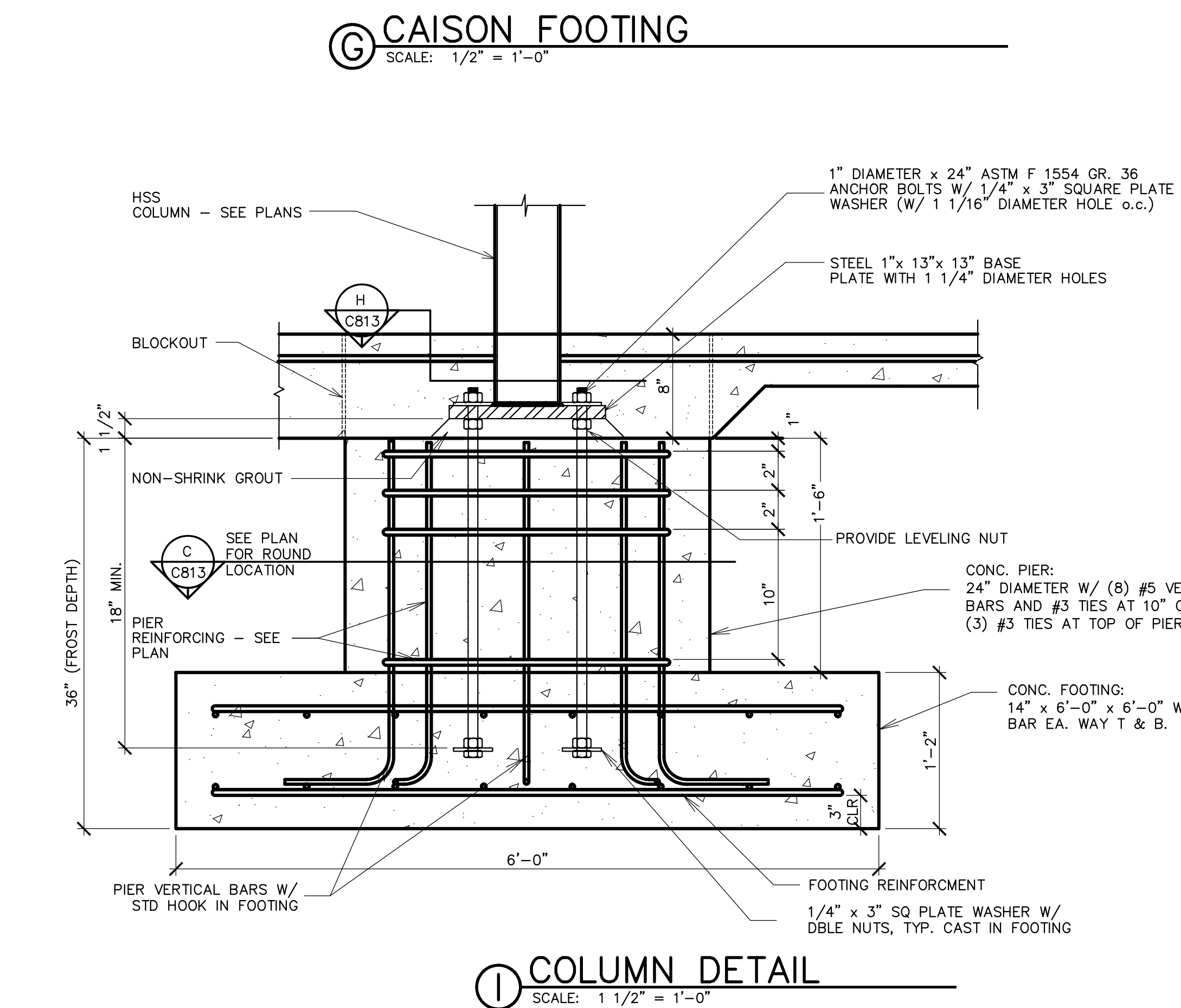
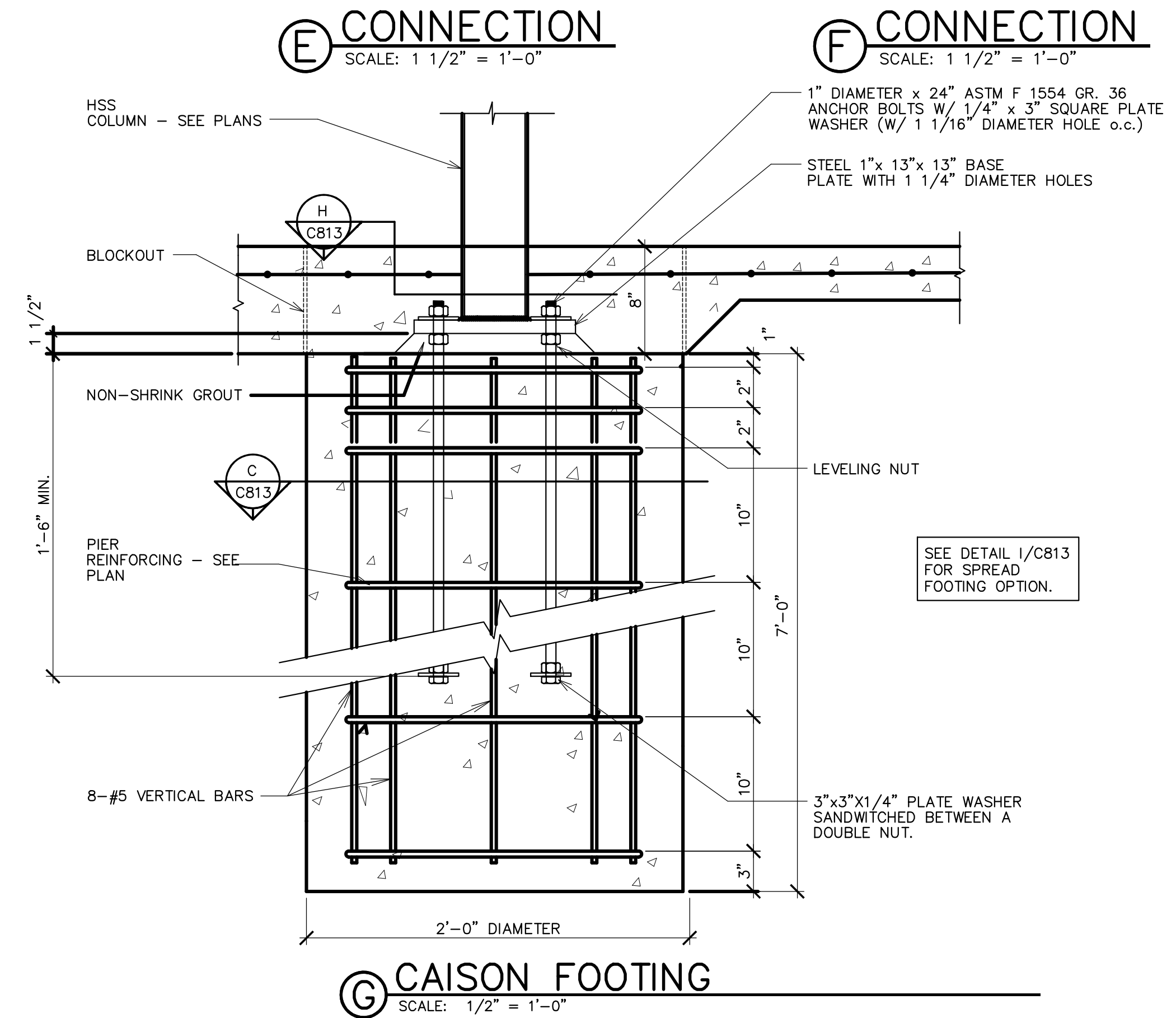
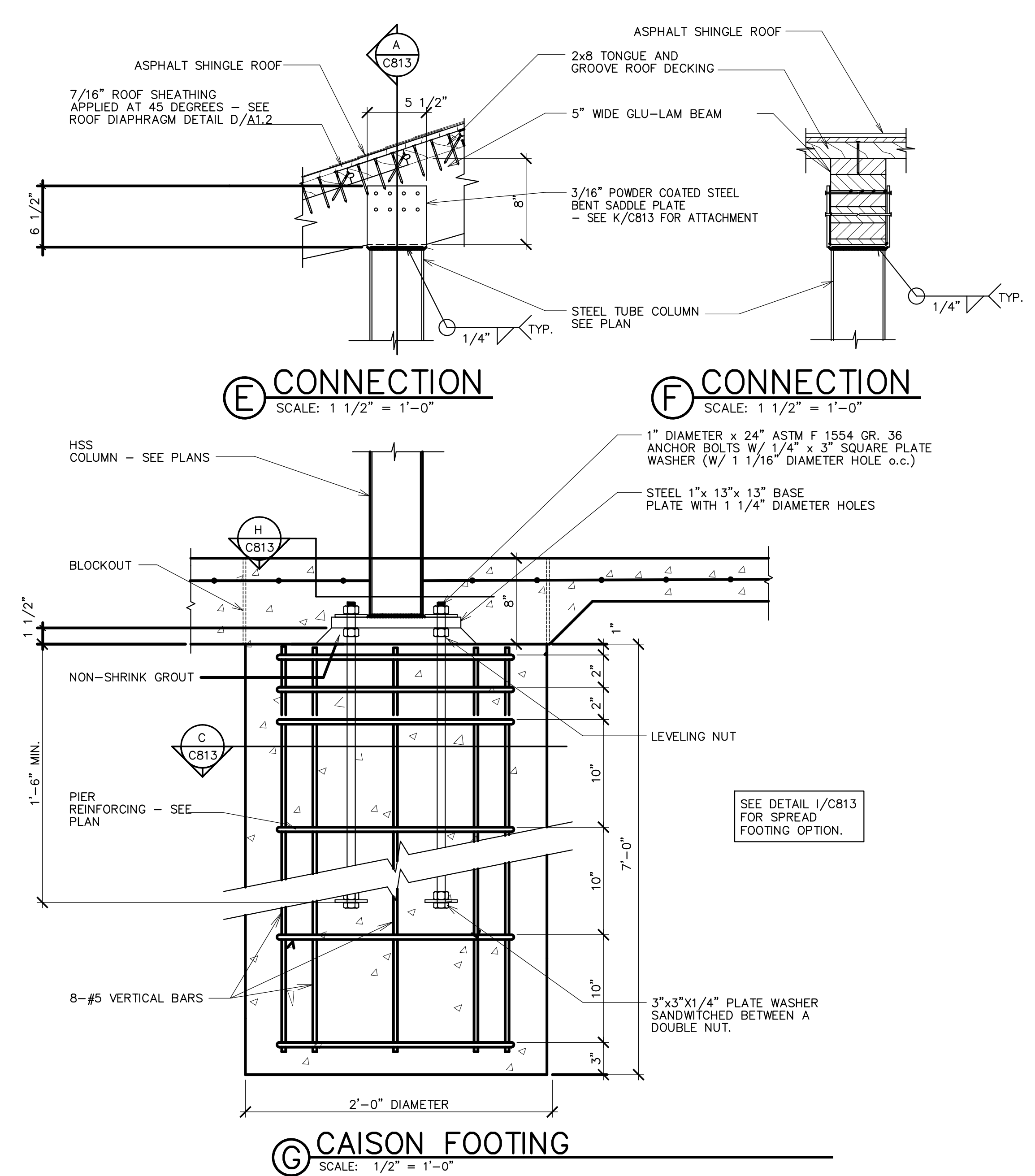
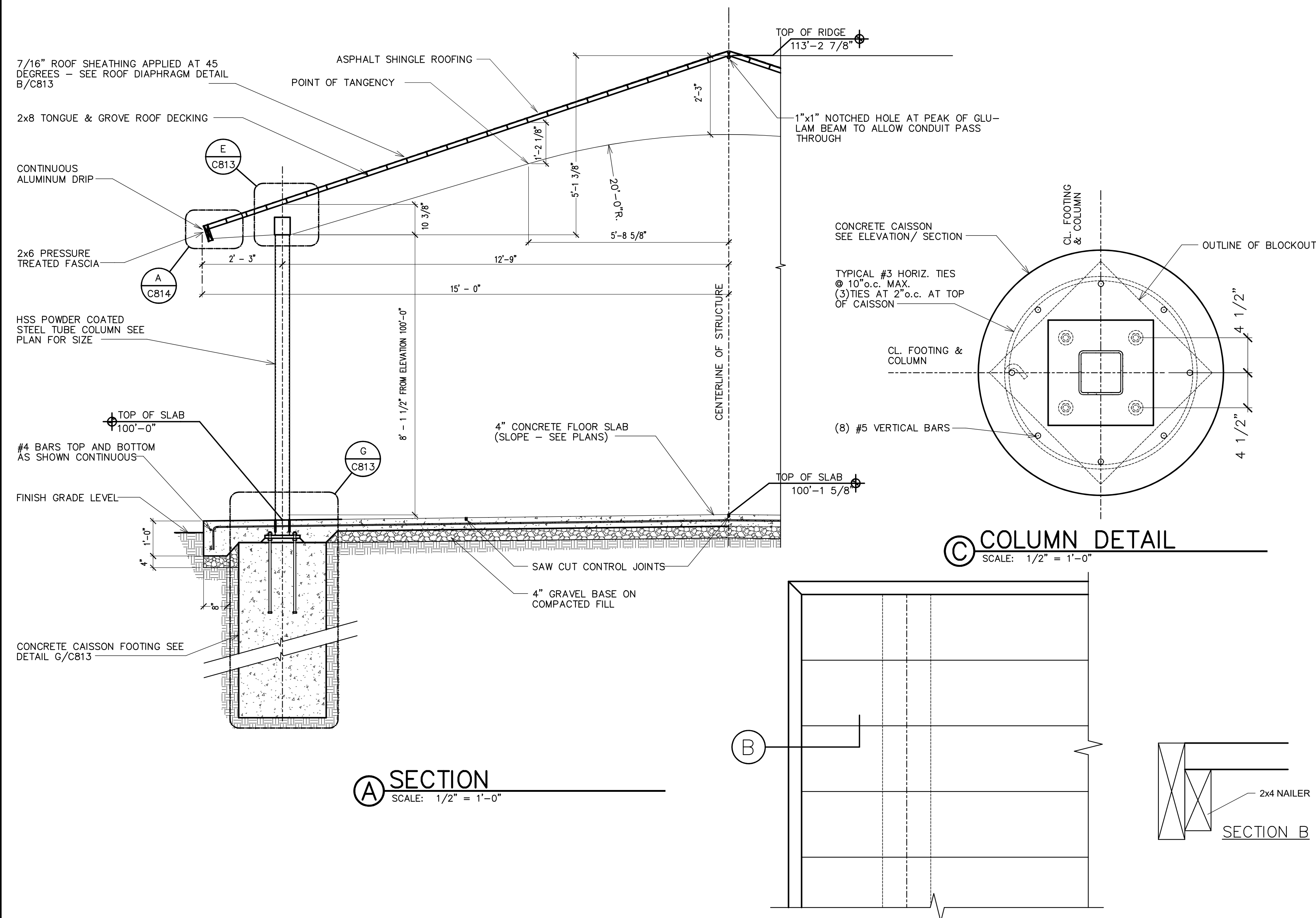
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PLAN VIEWS

Sheet:

C811



C812



Supplier:

SMITH
STEELWORKS

Stamp: *[Signature]*
 DOUGLAS M. FARLEY
 No. 318831
 11/30/2023
 PROFESSIONAL ENGINEER
 STATE OF UTAH

30'x60' Glulam Pavilion
Kit 1 Option A
7020 North Pony Express Parkway
Eagle Mountain, Utah

THE CHURCH OF
JESUS CHRIST
OF LATTER-DAY SAINTS

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Project Number:

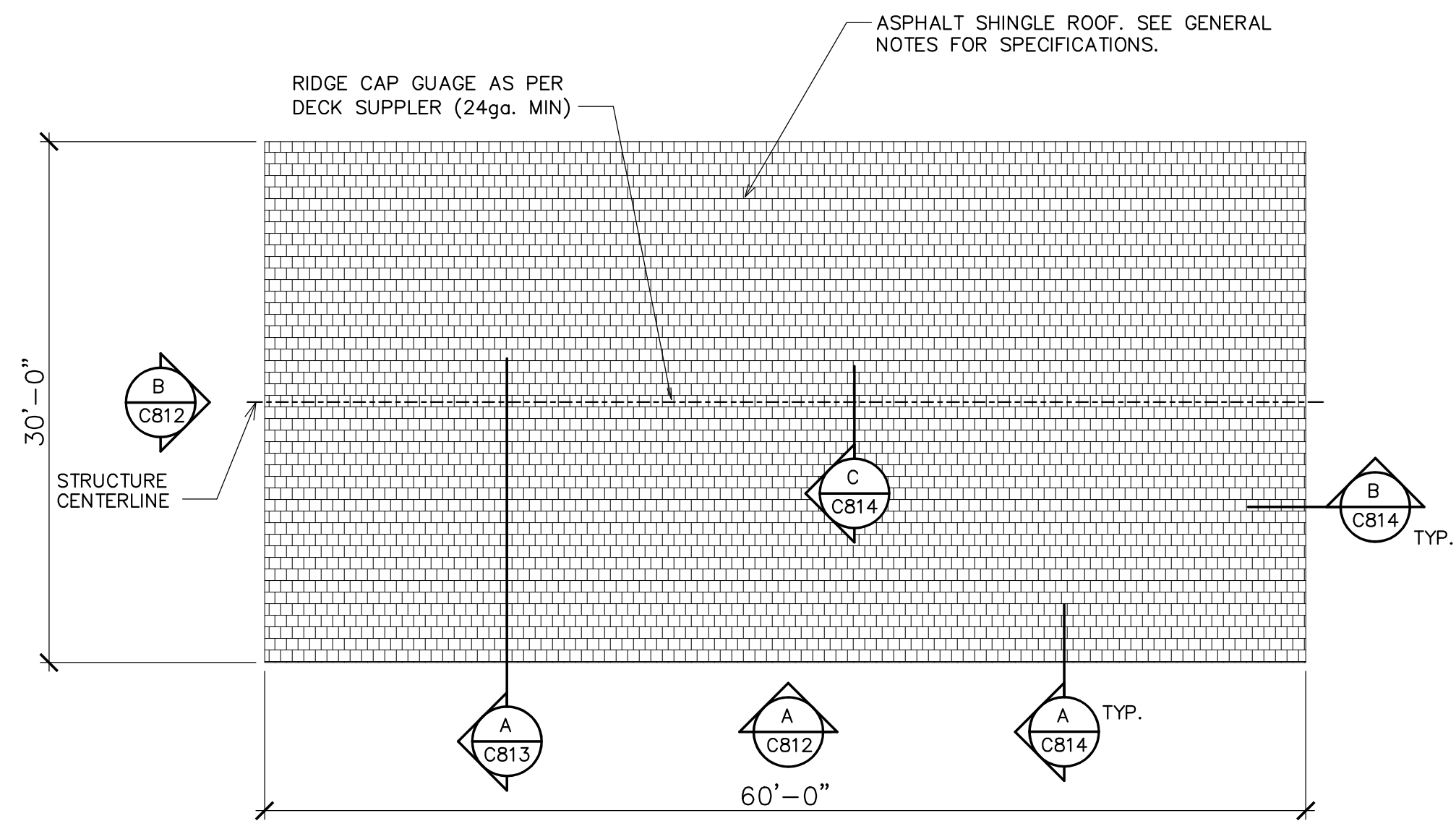
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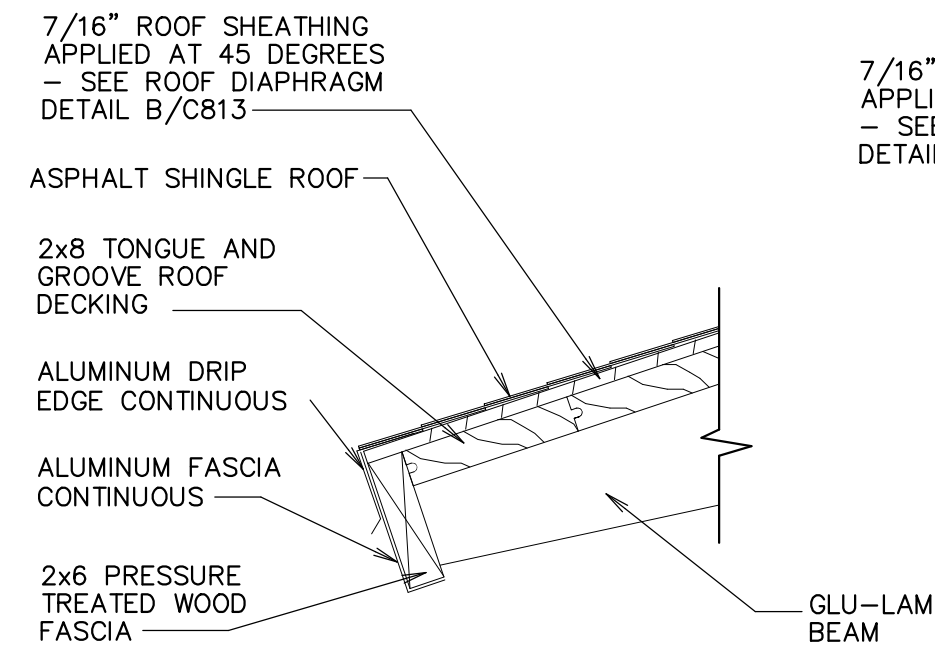
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**SECTION AND
DETAIL VIEWS**

Sheet:

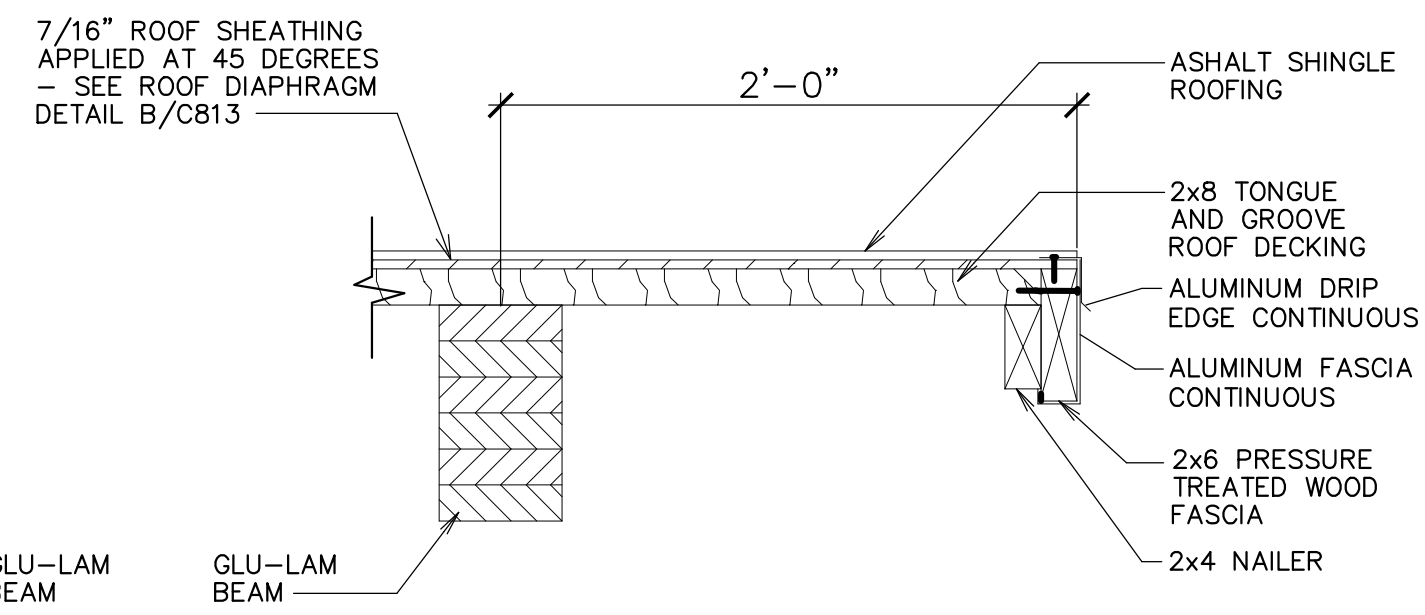
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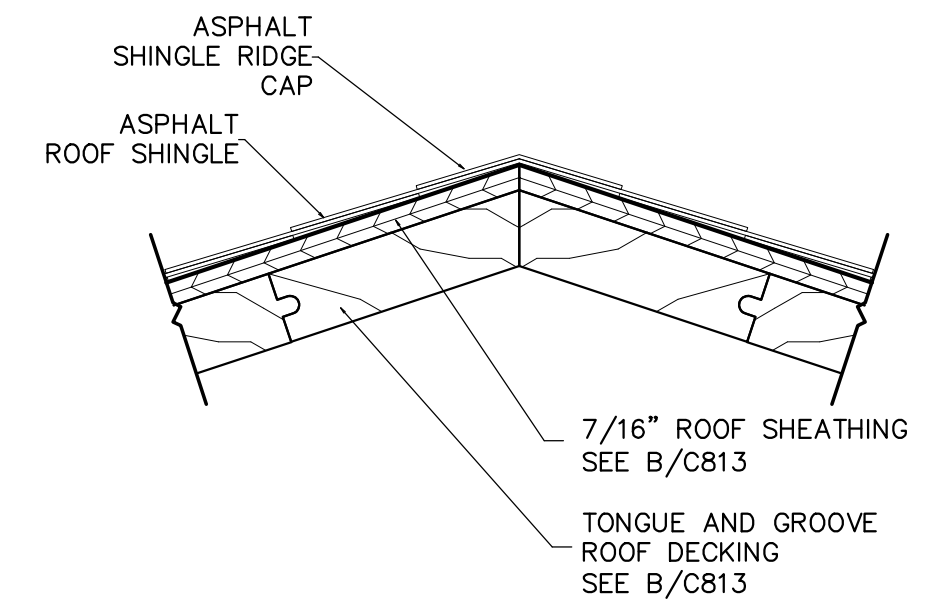
① ROOF PLAN
SCALE: 1/8" = 1'-0"



Ⓐ FASCIA DETAIL
SCALE: 1 1/2" = 1'-0"



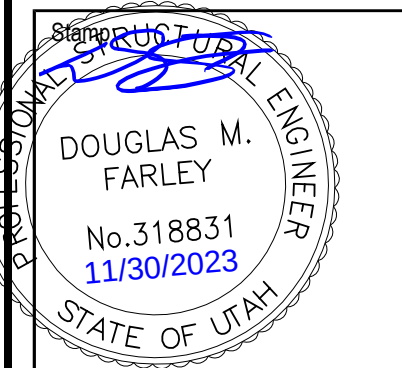
Ⓑ RAKE DETAIL
SCALE: 1 1/2" = 1'-0"



Ⓒ RIDGE CAP DETAIL
SCALE: 3" = 1'-0"

Supplier:

SMITH
STEELWORKS



30'x60' Glulam Pavilion
Kit 1 Option A
7020 North Pony Express Parkway
Eagle Mountain, Utah

Project for:
**THE CHURCH OF
JESUS CHRIST
OF LATTER-DAY SAINTS**

Mark	Date (y-y-y)	Description

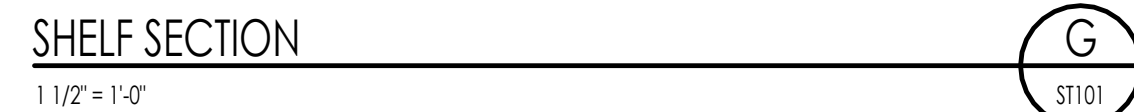
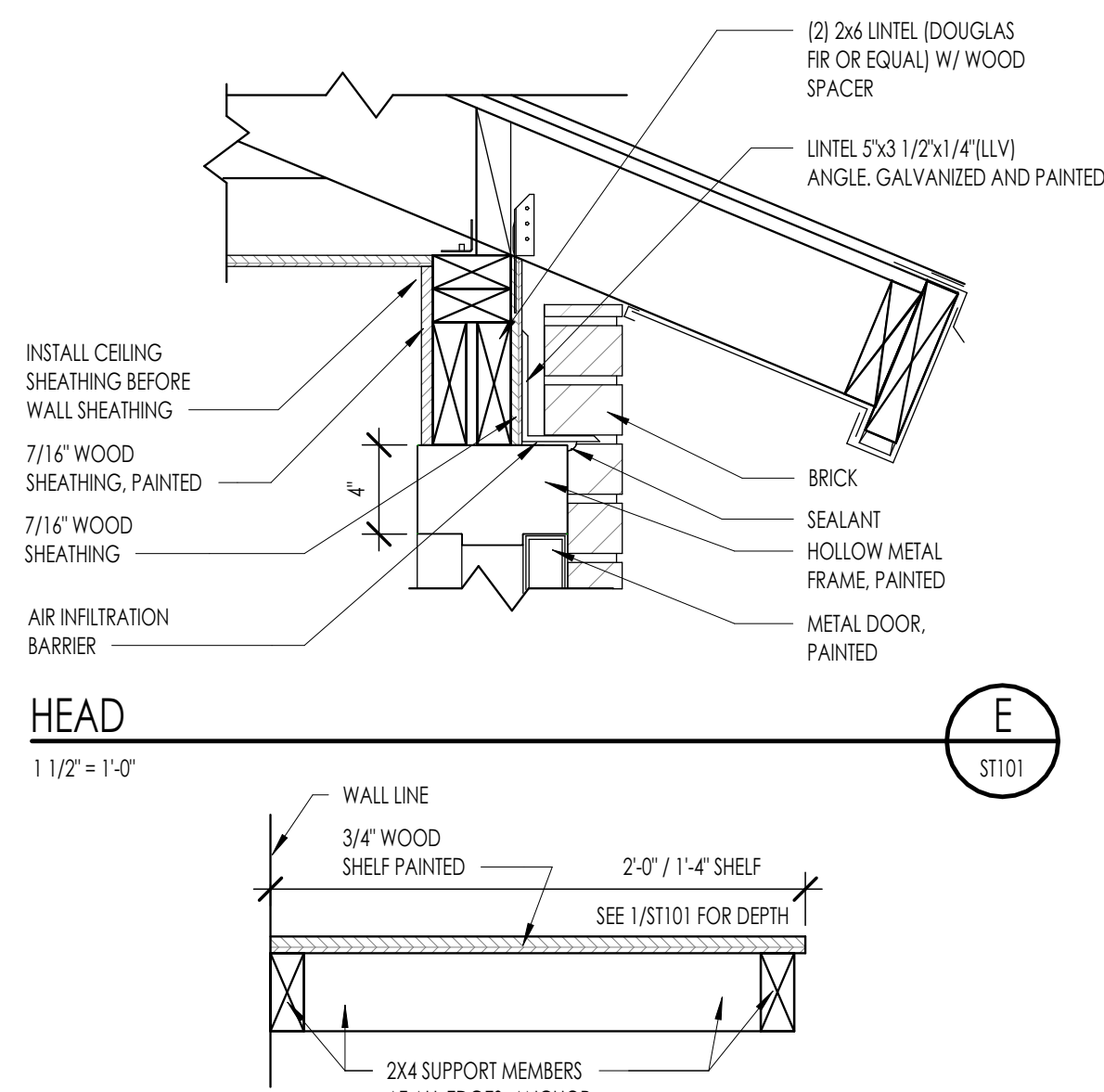
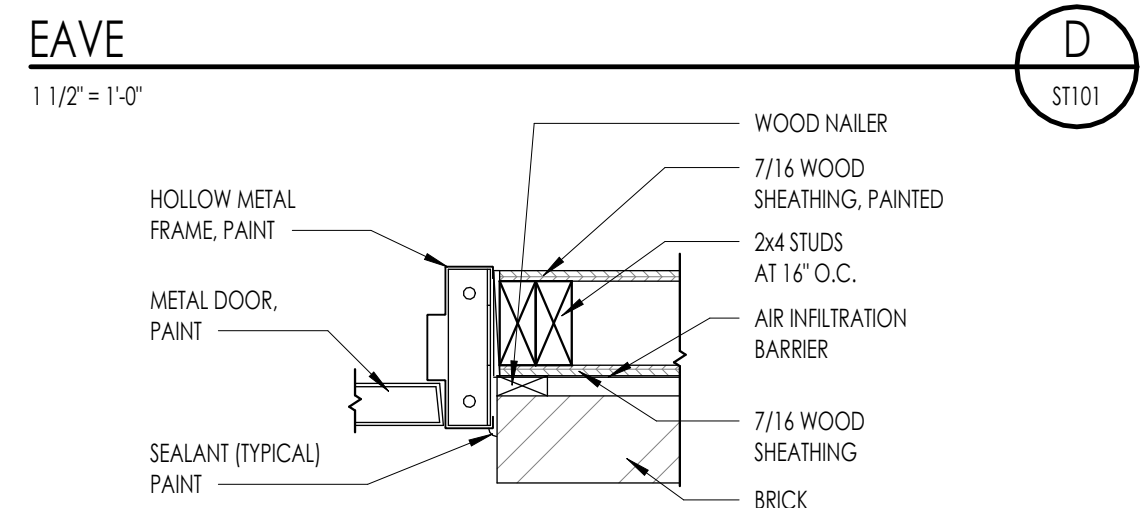
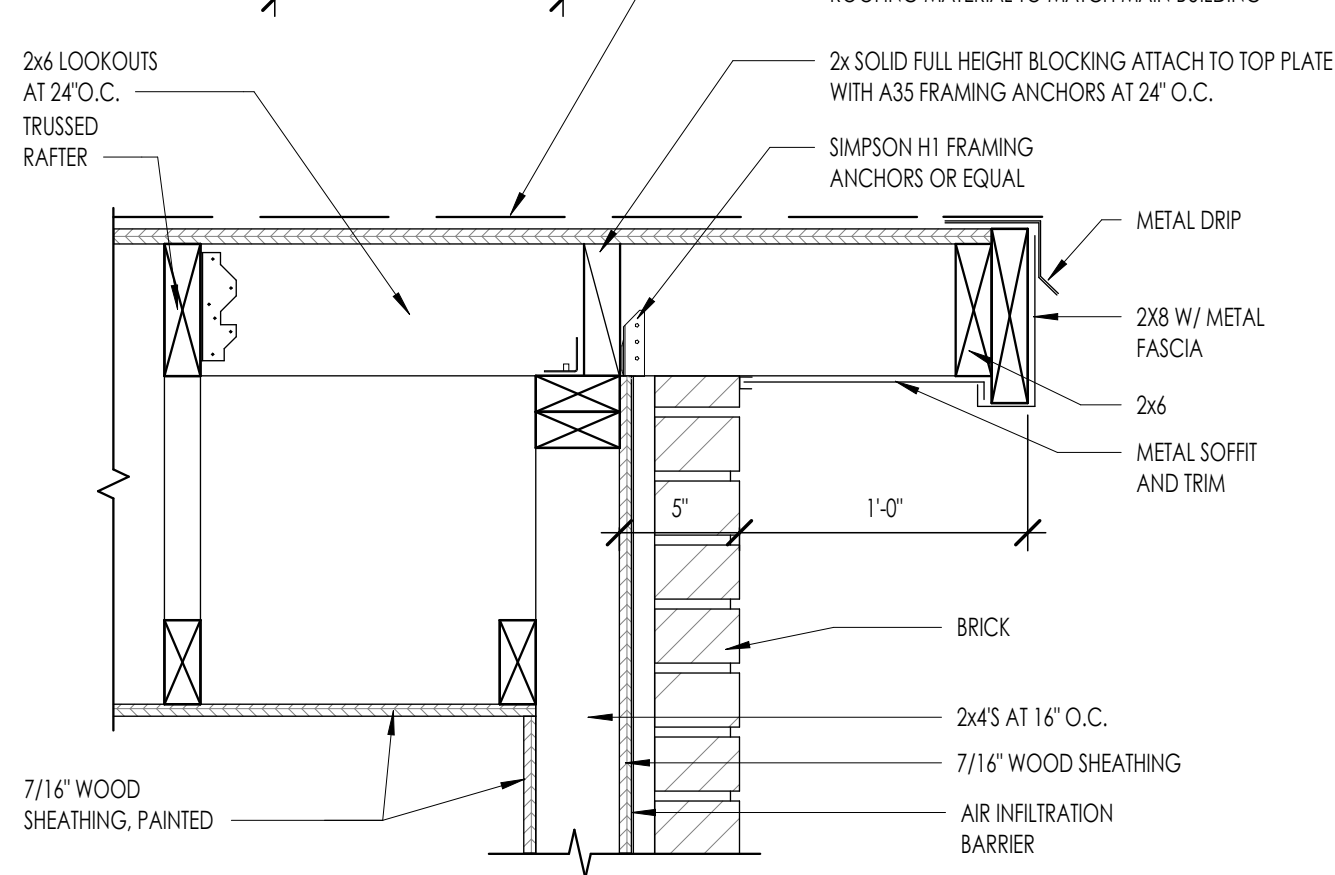
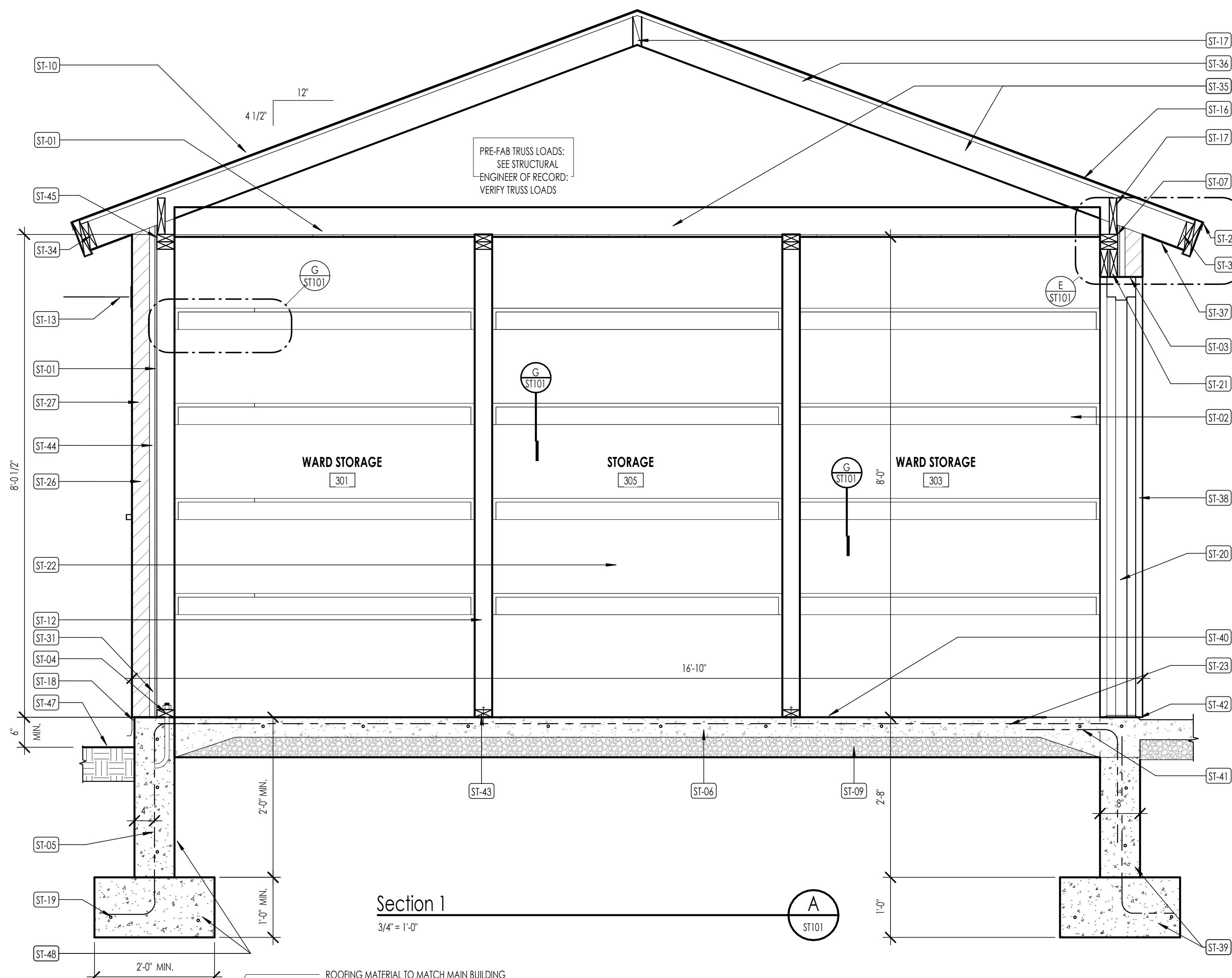
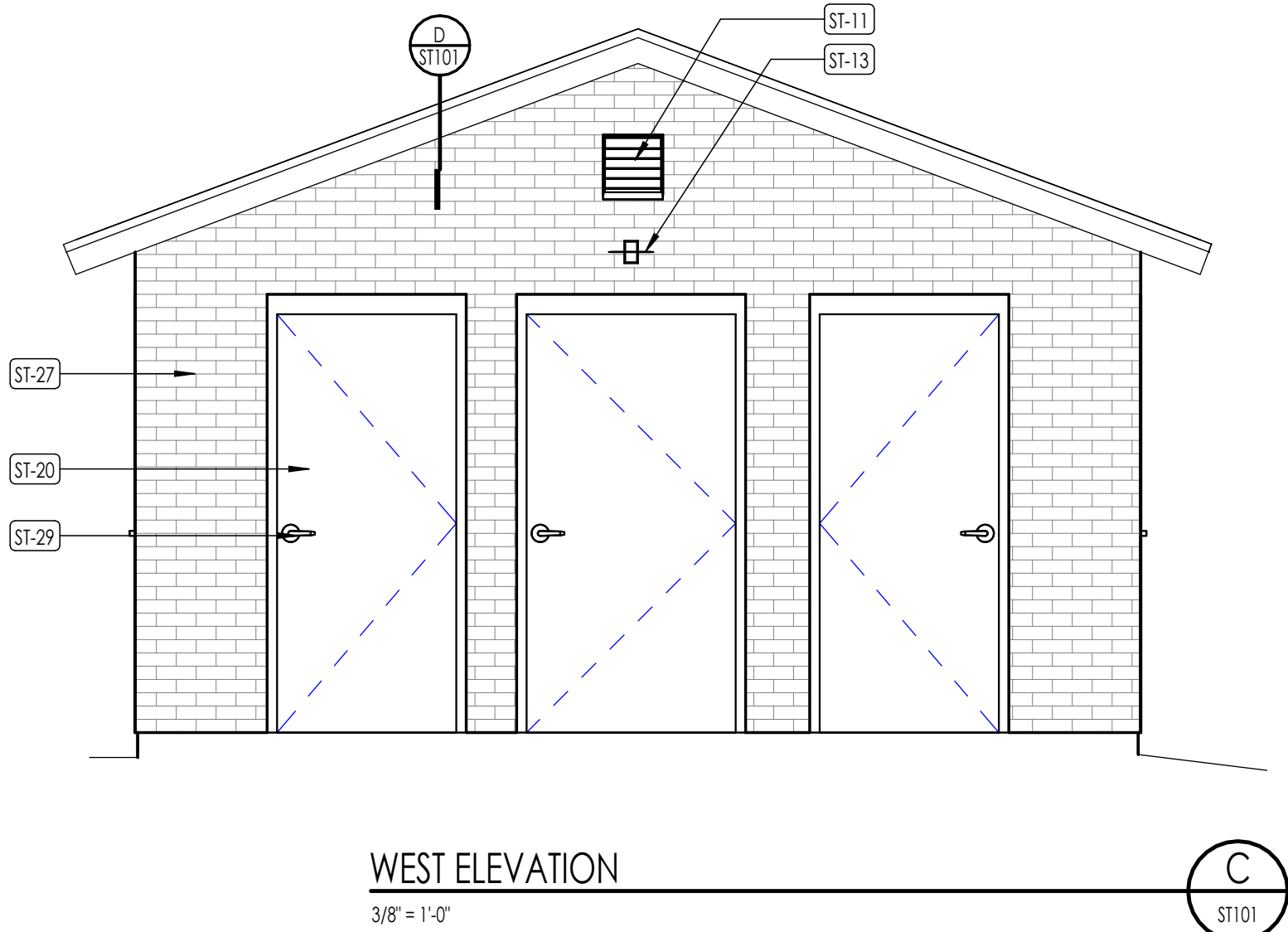
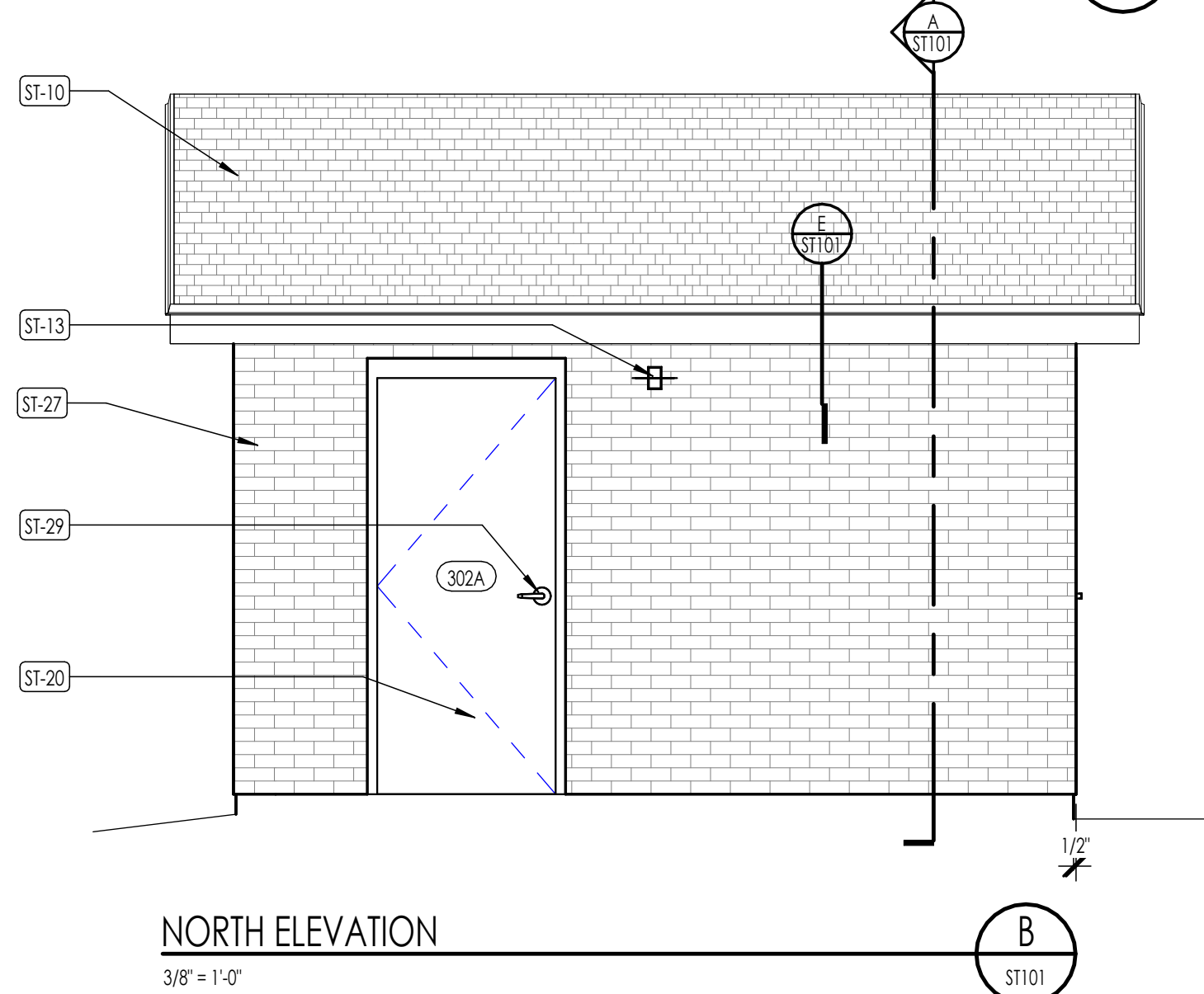
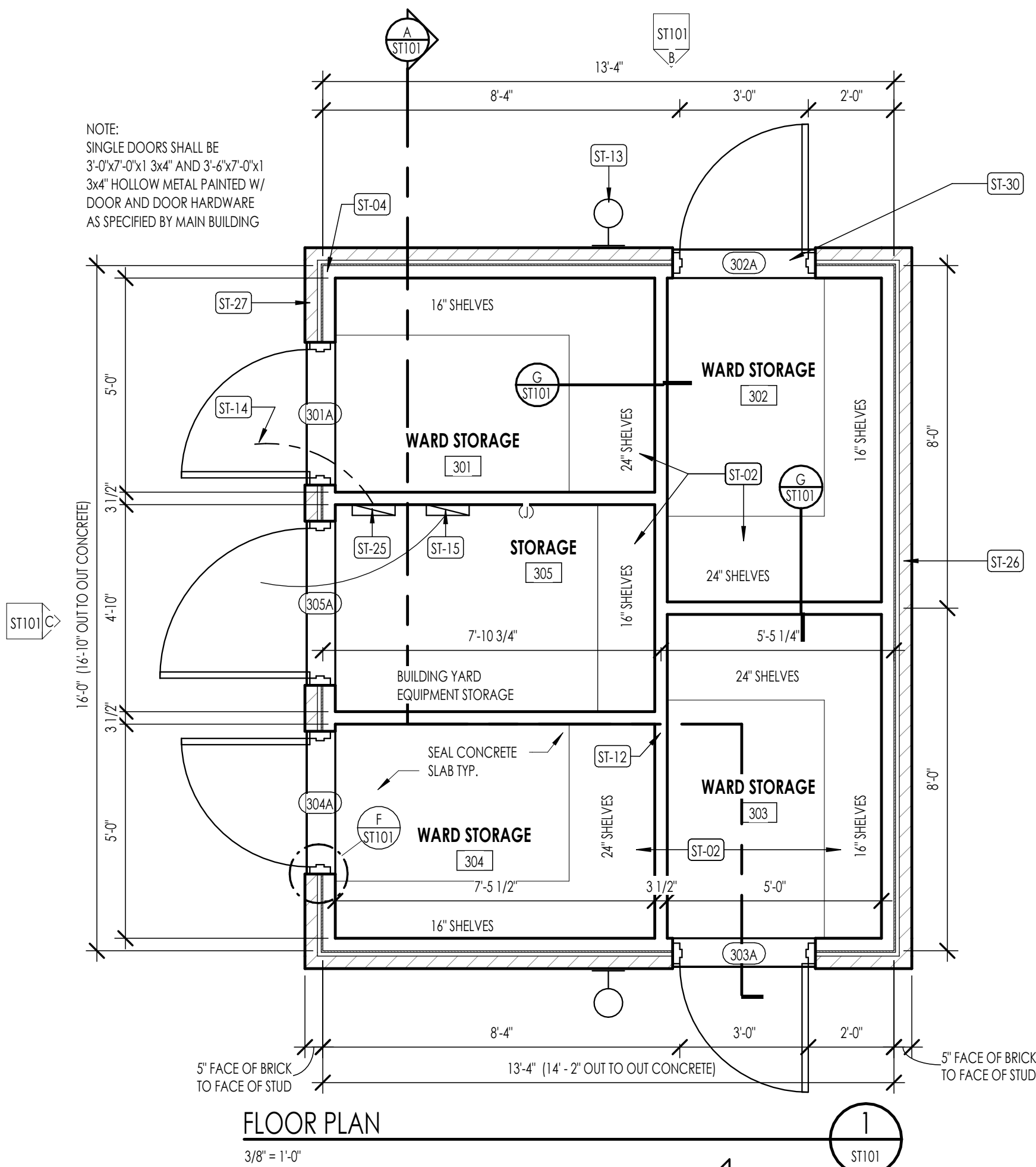
Project Number: _____

Plan Series: _____

Property Number: _____

Sheet Title:
**ROOF VIEWS
AND DETAILS**

Sheet:
C814



DOOR SCHEDULE														
MARK	ROOM NUMBER	SINGLE/PAIR	TYPE	WIDTH	HEIGHT	THICKNESS	FRAME TYPE	DETAIL	DETAIL	DETAIL	FIRE RATING	HARDWARE GROUP	KEYING	REMARKS
								HEAD	JAMB	THRESHOLD				
301A	301	S	M	3'-0"	7'-0"	1 3/4"	4	E/ST101	F/ST101			1	AA8	BUILDING YARD EQUIPMENT STORAGE
302A	302	S	M	3'-0"	7'-0"	1 3/4"	4	E/ST101	F/ST101			1	AA9	WARD STORAGE
303A	303	S	M	3'-0"	7'-0"	1 3/4"	4	E/ST101	F/ST101			1	AA10	WARD STORAGE
304A	304	S	M	3'-0"	7'-0"	1 3/4"	4	E/ST101	F/ST101			1	AA11	WARD STORAGE
305A	305	S	M	3'-6"	7'-0"	1 3/4"	4	E/ST101	F/ST101			1	AA12	WARD STORAGE

FLOOR PLAN LEGEND

HATCH PATTERN	DESCRIPTION
	POURED IN PLACE CONCRETE
	WOOD STUD WALL
	ASPHALT ROOFING, SEE SPECIFICATIONS
	MASONRY VENEER, SEE SPECIFICATIONS

FLOOR PLAN GENERAL NOTES

- ALL DIMENSIONS ARE TO INTERIOR FACE-OF-STUD (F.O.S.) UNLESS NOTED OTHERWISE.
- CEILING HEIGHTS MEASURED FROM PLYWOOD OR CONCRETE - SEE SECTIONS
- REFER TO ENLARGED PLANS FOR ALL UNIT DIMENSIONS, WINDOW TYPES, DOORS AND WALLS.
- REFER TO ENLARGED PLANS FOR ALL DECKS/PATIOS.
- COORDINATE WITH ALL ENLARGED PLANS FOR ADDITIONAL INFORMATION AND DETAILS.
- ALL TOPPING SLABS MUST BE POURED AFTER ROOF IS COMPLETE AND BUILDING IS DRIED IN.
- SEE SHEET A002 FOR PROJECT GENERAL NOTES AND SHEET A003 FOR PROJECT KEYNOTES. REVIEW ALL NOTES PRIOR TO CONSTRUCTION.
- COORDINATE WITH STRUCTURAL FRAMING PLANS AND SHEAR WALL PLANS FOR LOCATIONS OF COLUMNS, BEAMS, SHEAR WALLS, ETC.
- COORDINATE WITH BUILDER/OWNER FOR ALL INTERIOR FINISHES
- COORDINATE WITH ELECTRICAL DRAWINGS FOR ALL LIGHTING, POWER AND DATA REQUIREMENTS.
- ALL EXTERIOR WALLS ARE ASSUMED TO BE 2X4 STUD WALLS UNLESS SHOWN/NOTED OTHERWISE.
- ALL INTERIOR WALLS ARE ASSUMED TO BE 2X4 STUD WALLS UNLESS SHOWN/NOTED OTHERWISE.
- ALL ROOF TRUSSES TO HAVE RAISED ENERGY HEEL CONSTRUCTION TO ALLOW FOR FULL DEPTH INSULATION OVER EXTERIOR WALLS (COORDINATE INSULATION REQUIREMENTS WITH RESCHECKS).

FLOOR PLAN KEY NOTES

Specification Keynote	Instructional Keynote
Key Note Info	Key Note Info

KEYNOTE INSTRUCTIONAL	
ST-01	7/16" WOOD SHEATHING W/ APA SPAN RATING OF 24/0 MINIMUM. NAIL W/ 8d NAILS AT 6" O.C. AT PANEL EDGES AND 8d NAILS AT 4" O.C. AT INTERMEDIATE SUPPORTS TYPICAL.
ST-02	FIXED SHELVING (4 SHELVES EQUAL SPACING)
ST-03	LINTEL 5"x3 1/2"x1/4" (LLV) ANGLE. GALVANIZED AND PAINTED
ST-04	2x4 SILL PLATE W/ 1/2" DIA. x 6" EMBEDMENT ANCHOR BOLTS AT 24" O.C. MAX. (MAXIMUM 12" FROM CORNER)
ST-05	#4 AT 16" O.C. EACH WAY HORIZ. AND VERTICAL. CONCRETE SHALL BE 4500 PSI STRENGTH AT 28 DAYS
ST-06	4" CONCRETE SLAB WITH #4 BARS AT 18" O.C. EACH WAY WITH 1" CLEAR TO TOP OF SLAB. CONCRETE SHALL BE 3000 PSI AT 28 DAYS
ST-07	SIMPSON H1 FRAMING ANCHORS OR EQUAL AT EACH TRUSS END TYPICAL
ST-09	4" THICK GRAVEL BASE COMPACTED TO 95% OF STANDARD PROCTOR
ST-10	ROOFING MATERIAL TO MATCH MAIN BUILDING
ST-11	METAL WALL LOUVER L5 W/ INSECT SCREEN (BOTH ENDS OF BUILDING)
ST-12	2x4 STUD WALLS AT 16" O.C. (TYP.)
ST-13	LOW-PROFILE LED LIGHT - ONE CENTERED ON 3 ELEVATIONS WITH DOORS
ST-14	INSTALL CONDUIT FOR SPRINKLING SYSTEM CONTROLS. COORDINATE WITH INSTALLER FOR LOCATION. REFER TO IRRIGATION PLANS FOR REQUIREMENTS.
ST-15	30 AMP-1P SERVICE RATED DISCONNECT.
ST-16	19/32" ROOF SHEATHING W/ APA SPAN RATING OF 40/20 MINIMUM. NAIL W/ 8d NAILS AT 6" O.C. AT PANEL EDGES, AND 8d NAILS AT 12" O.C. AT INTERMEDIATE SUPPORTS. NAIL SHEATHING TO BLOCKING W/ 8d NAILS AT 6" O.C.
ST-17	2x SOLID FULL HEIGHT BLOCKING. SHAPE TOP TO MATCH ROOF SLOPE. ATTACH TO TOP PLATE WITH A35 FRAMING ANCHORS AT 24" O.C.
ST-18	PRE-FINISHED METAL DRIP EDGE WITH HEMMED EDGE- PROVIDE WEEP VENTS AT 32" O.C. AT BASE OF MASONRY FINISH GRADE
ST-19	(2) #4 CONTINUOUS. CONCRETE SHALL BE 3000 PSI STRENGTH AT 28 DAYS
ST-20	METAL DOOR AND FRAME PAINTED
ST-21	(2) 2x6 HEADER (DOUGLAS FIR OR EQUAL) W/ WOOD SPACER
ST-22	PAINTED WALL AND CEILING SHEATHING
ST-23	CONCRETE FLOOR SLAB SEALED (TYP.)
ST-25	AUTOMATIC IRRIGATION CONTROLLER
ST-26	BRICK W/ METAL TIES AT 16" O.C. EA. WAY
ST-27	BRICK TO MATCH MAIN BUILDING
ST-28	METAL DRIP AND FASCIA
ST-29	DEAD BOLT AND LOCK SET. (TYP.)
ST-30	METAL THRESHOLD
ST-31	MORTAR GUARD IN WALL CAVITY
ST-34	2x6 CONTINUOUS
ST-35	2x6 MIN. TOP AND BOTTOM CHORDS
ST-36	TRUSSED RAFTERS AT 24" O.C. - SEE STRUCTURAL FOR TRUSS LOADING
ST-37	METAL SOFFIT AND TRIM
ST-38	BRICK BEYOND
ST-39	VERIFY FOOTING AND FOUNDATION CONFIGURATION AND DEPTH WITH SOILS REPORT
ST-40	CONCRETE FLOOR SLAB SEALED (TYP.)
ST-41	#4 DOWEL 12"/16" @ 18" O.C. AT ALL OPENINGS
ST-42	SLOPE CONCRETE SLAB AT DOOR AS SHOWN
ST-43	POWDER-ACTUATED FASTENERS AT 16" O.C.
ST-44	AIR INFILTRATION BARRIER
ST-45	(2) 2x4 TOP PLATE
ST-47	FINISH GRADE
ST-48	WHERE POSSIBLE, CHANGE THE STRIP FOOTING AND FOUNDATION WALL TO A DOWNTURNED SLAB IF IT WOULD RESULT IN FOUNDATION COST SAVINGS

CODE REVIEW

Allowable height, stories, and area (Table 504.3, 504.4, 506.2) - VB, Not Sprinklered			
Occupancy	Height (ft)	Story	Area (sf)
S-1	40	1	9,000
Actual height, stories and area			
Occupancy	Height (ft)	Story	Area (sf)
S-1	11'-9"	1	214
Table 1004.1.2 Maximum Floor Area Allowances Per Occupant			
Occupant Load: 214/300 = 0.71 = 1 occupant			
Building is unconditioned - no heating or cooling			

Revision Schedule

#	Description	Date
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Project for:
THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS

Lakeview &

634 North Duggan Drive
Eagle Mountain, Utah

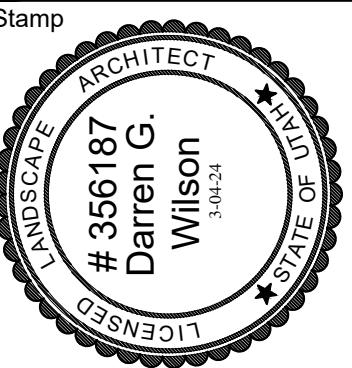
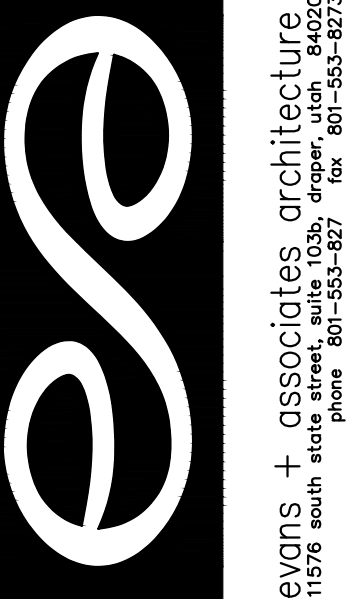
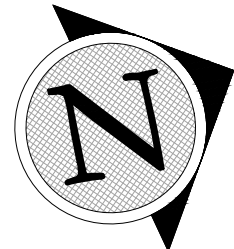
Project Number: 23-76

Property Number: 501-2693-22010101

September 4, 2023

Storage Building

ST101



**Oquirrh Mountain Ranch &
Eagle Mountain UT Central Stake**

Project for:

**THE CHURCH OF
JESUS CHRIST
OF LATTER-DAY SAINTS**

Revisions		
Mark	Date	Description

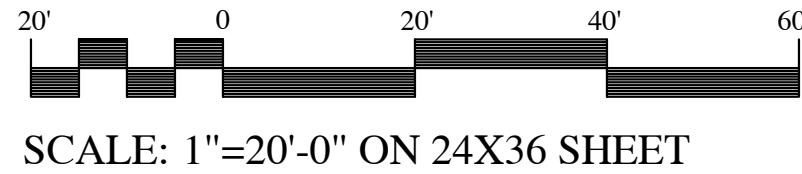
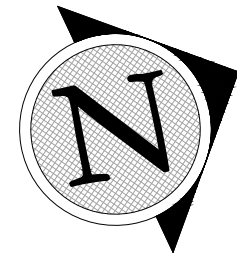
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Plan Series	Heritage 23-2
Property Number	600-3627-22010101
Date	August 30, 2023

Sheet Title

DIMENSION PLAN

Sheet

LS100



SCALE: 1"=20'-0" ON 24X36 SHEET

Evans + Associates, Architecture
11576 South 1100 West, Suite 100
Salt Lake City, UT 84141
Phone: 801-551-4927 Fax: 801-551-4923

Stamp

A New Building for

Oquirrh Mountain Ranch &
Eagle Mountain UT Central Stake

7000 North Pony Express Parkway
Eagle Mountain, Utah 84005

Project for:

THE CHURCH OF
JESUS CHRIST
OF LATTER-DAY SAINTS

Revisions		
Mark	Date	Description
	August 20, 2018	City Review #01

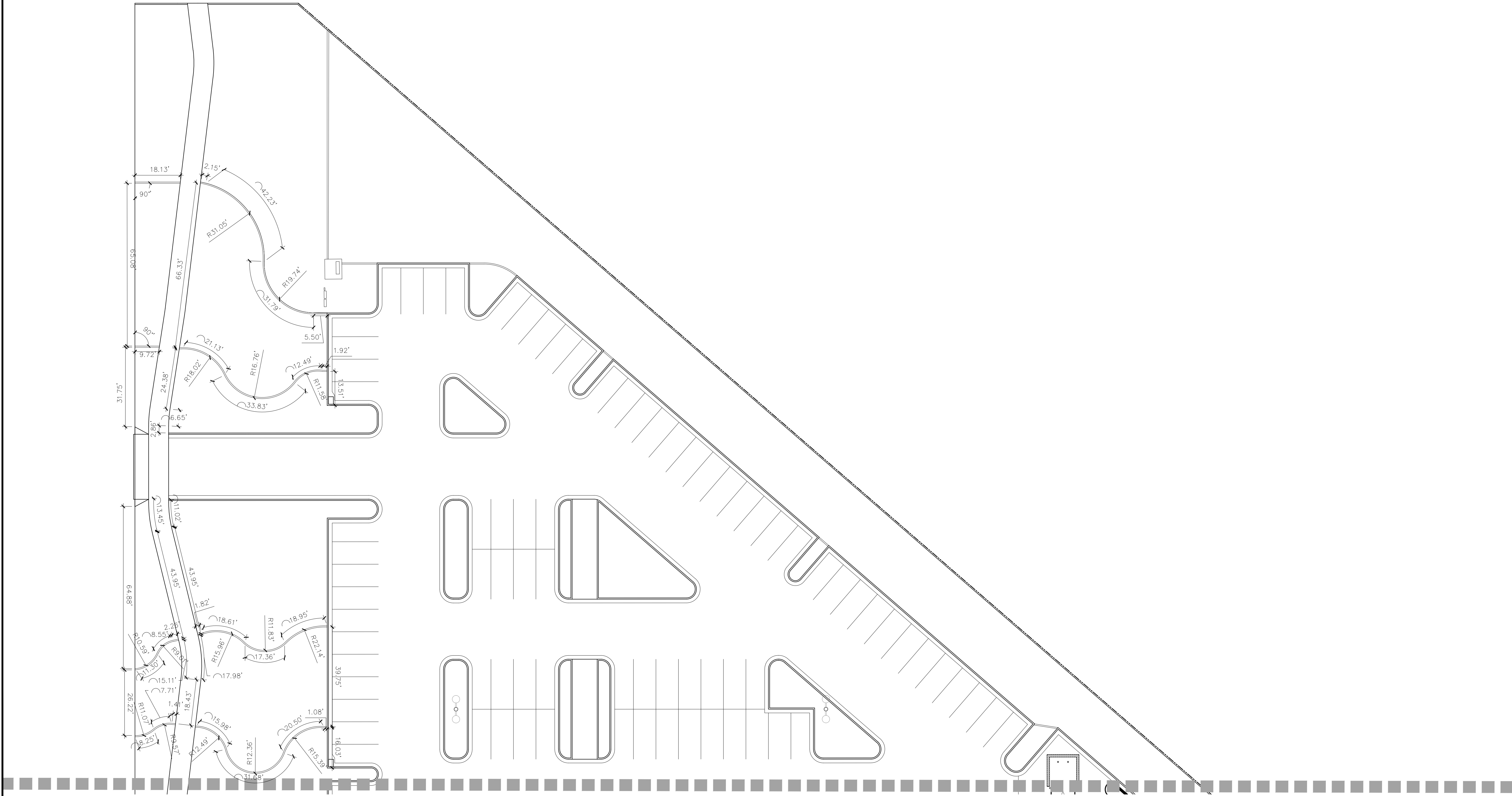
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Plan Series Heritage 23-2
Property Number 500-3627-22010101
Date August 30, 2023

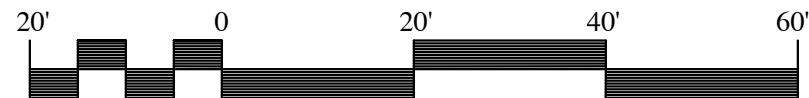
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DIMENSION
PLAN

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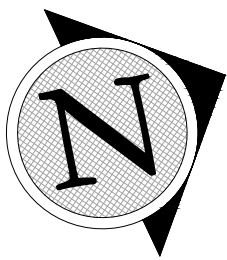
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SCALE: 1"=20'-0" ON 24X36 SHEET

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evans + associates, architecture
11576 south
11576 south
phone 801-551-4973 fax 801-551-4973

Stamp
LANDSCAPE ARCHITECT
356187
Darren G. Wilson
3.11.23
LICENSED
STATE OF UTAH

A New Building for
**Oquirrh Mountain Ranch &
Eagle Mountain UT Central Stake**
7000 North Pony Express Parkway
Eagle Mountain, Utah 84005

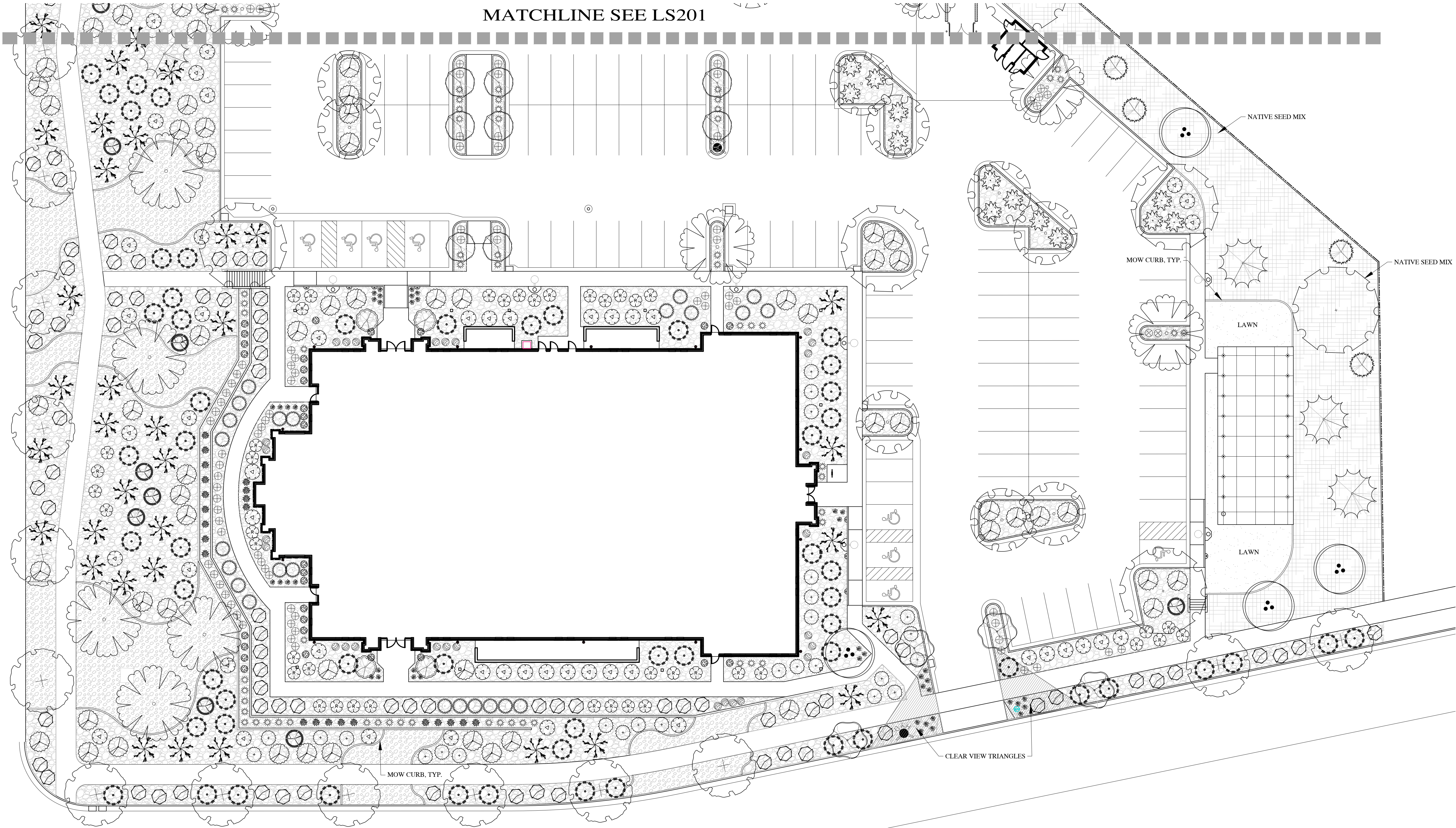
Project for:
**THE CHURCH OF
JESUS CHRIST
OF LATTER-DAY SAINTS**

Revisions	
Mark	Description

Project Number 23-04
Plan Series Heritage 23-2
Property Number 500-3627-22010101
Date August 30, 2023

Sheet Title
**PLANTING
PLAN**

Sheet
LS200



BROADLEAF DECIDUOUS LEGEND

SYMBOL	BOTANICAL NAME/COMMON NAME	QTY	SIZE	SIZE AT MATURITY
	ACER X TRUNCATUM 'KEITHSFORM'* NORWEGIAN SUNSET MAPLE	17	2" CAL.	40' X 25'
	AMELANCHIER 'AUTUMN BRILLIANCE'* (MULTI) ATM. BRILLIANCE SERVICEBERRY (CLUMP)	6	2" CAL.	25' X 20'
	CELTIS OCCIDENTALIS 'JFS-KSU1'* PRAIRIE SENTINEL HACKBERRY	14	2" CAL.	40' X 12'
	GINKGO BILOBA 'JADE BUTTERFLY'* DWARF MAIDENHAIR TREE	4	10 GAL.	12' X 9'
	KOELREUTERIA PANICULATA* GOLDENRAIN TREE	17	2" CAL.	30' X 25'
	PRUNUS SARGENTII 'PINK FLAIR' PINK FLAIR FLOWERING CHERRY	10	2" CAL.	30' X 15'
	SOPHORA JAPONICA 'PRINCETON UPRIGHT'* PRINCETON UPRIGHT PAGODA TREE	14	2" CAL.	30' X 30'
	ZELKOVA SERRATA 'VILLAGE GREEN'* ZELKOVA	10	2" CAL.	40' X 35'

CONIFER / EVERGREEN LEGEND

SYMBOL	BOTANICAL NAME/COMMON NAME	QTY	SIZE	SIZE AT MATURITY
	PICEA GLAUCA DENSATA* BLACK HILLS SPRUCE	8	8" TALL	40' X 20'
	PINUS NIGRA 'OREGON GREEN'* AUSTRIAN BLACK PINE	15	8" TALL	20' X 10'

SHRUB / PERENNIAL/ GRASS LEGEND

SYMBOL	BOTANICAL NAME/COMMON NAME	QTY	SIZE	SIZE AT MATURITY
	BUDDLEIA X 'BLUE KNIGHT'* BLUE KNIGHT BUTTERFLY BUSH	61	5 GAL.	4' X 6'
	CALAMAGROSTIS ACUT. 'KARL FOERSTER'* KARL FOERSTER FEATHER REED GRASS	78	1GAL.	3' X 5'
	COTONEASTER DAMMERI 'LOWFAST'* LOWFAST SPREADING COTONEASTER	24	5 GAL.	1' X 6'
	HEMEROCALLIS X 'RUBY STELLA'* RUBY STELLA DAYLILY	55	1 GAL.	2' X 2'
	HESPERALOE PARVIFLORA 'MSWNPERRMA'* DESERT DUSK RED YUCCA	23	5 GAL.	3' X 3'
	JUNIPERUS HORIZONTALIS 'BLUE CHIP'* BLUE CHIP CREEPING JUNIPER	54	5 GAL.	1' X 10'
	JUNIPERUS SABINA 'SCANDIA'* SCANDIA JUNIPER	27	5 GAL.	1' X 8'
	MAHONIA REPENS* CREEPING OREGON GRAPE	26	5 GAL.	1' X 6'
	PINUS MUGO 'SLOWMOUND'* SLOWMOUND DWARF MUGO PINE	30	5 GAL.	3' X 3'
	PRUNUS BESSEYI 'PAWNEE BUTTES'* PAWNEE BUTTES SAND CHERRY	93	5 GAL.	1.5' X 6'
	RHUS AROMATICA 'GROW LOW'* GROW LOW SUMAC	92	5 GAL.	2' X 8'
	RIBES ALPINUM 'GREEN MOUND' GREEN MOUND CURRANT	28	5 GAL.	3' X 3'
	ROSA X 'MEIPSIDUE' FIRE RED GROUND COVER ROSES	42	5 GAL.	2' X 5'
	SPIRAEA JAPONICA 'MAGIC CARPET' MAGIC CARPET SPIRAEA	109	5 GAL.	3' X 3'
	SYMPHORICARPOS X CHENAULTII 'HANCOCK'* HANCOCK CORALBERRY (LOW-SPREADING)	82	5 GAL.	2' X 8'
	SYRINGA MEYERI 'JDB123'WHITEHOUSE'* PEARL POTION DWARF KOREAN LILAC	16	5 GAL.	5' X 7'

GROUNDCOVERS LEGEND

SYMBOL	BOTANICAL NAME/COMMON NAME	QTY	SIZE
	1" TO 1 1/2" SOUTHTOWNE CRUSHED ROCK FROM UTAH LANDSCAPE ROCK IN NEPHI, UTAH.	3" DEPTH	PER PLAN
	3" TO 4" OAK CREEK PLUM COBBLE ROCK FROM UTAH LANDSCAPE ROCK IN NEPHI, UTAH.	8" DEPTH	PER PLAN
	KENTUCKY BLUEGRASS, 3 VARIETY MINIMUM. INSTALL PER SOD LAYING NOTES	SOD ROLLS	PER PLAN
	NATIVE SEED MIX	PER PLAN	PER PLAN

DESIGN CRITERIA

ECO-REGION	10.1 NORTHERN COLD DESERT
CLIMATE	U.S. HARDINESS ZONE 5
ZONING ORDINANCE	EAGLE MOUNTAIN CITY
WATER AVAILABILITY	PRESSURIZED IRRIGATION
SOIL TYPE	NA
SLOPES	SEE GRADING PLAN
WIND	SOUTH PREVAILING
SETBACKS/EASEMENTS	NA
MICROCLIMATES	NA
SOIL PH	NA
LAWN AREA	2% OF TOTAL LANDSCAPE (1,783 SQ. FT.)
UNDEVELOPED	NA
PROPERTY IRRIGATION SYSTEM	AUTOMATED SYSTEM WITH SMART CONTROLLER

LANDSCAPE DATA

TOTAL SITE AREA	229,581 SQ.FT.*	5.27 ACRES
TOTAL LANDSCAPE AREA	102,486 SQ.FT.*	44.6%
SHRUBS/GROUND COVER	78,406 SQ.FT.	76%
LAWN AREA	1,783 SQ.FT.	2%
NATIVE SEED AREA	22,297 SQ. FT.	22%
TREES ON SITE	115	PROVIDED = 115
	TOTAL REQ'D = NA	PROVIDED = 92
	DECIDUOUS REQ'D = NA	PROVIDED = 23
	EVERGREEN REQ'D = NA	PROVIDED = 840
	SHRUBS REQ'D = NA	PROVIDED = 840
	DROUGHT TOLERANT REQ'D = NA	PROVIDED = 840
	DROUGHT TOLERANT PROVIDED = (80%)	
ADDITIONAL INFO: 50% VEGETATIVE COVER REQUIRED AT MATURITY		
	TURF GRASS AREA = 100% COVERAGE	
	NATIVE SEED AREA = 100% COVERAGE	
	SHRUB BED AREA = 40% COVERAGE (AVERAGE)	
	TOTAL SITE AVERAGE = 50.4% COVER AT MATURITY	
* PARK STRIP LANDSCAPE OF 15,446 SQ.FT. NOT INCLUDED IN THIS TOTAL		

NOTES:

- IMPORTED, SCREENED TOP SOIL TO BE IMPLEMENTED IN ALL NEW PLANTING AREAS AT THE FOLLOWING DEPTHS: 12" IN ALL SHRUB BEDS, 5" IN ALL LAWN AREAS. (NATIVE SEED AREA NOT REQUIRED TO HAVE IMPORTED TOPSOIL). TREES IN NATIVE SEED AREA TO HAVE PLANT PITS 3X WIDTH OF THE ROOTBALL EXCAVATED AND FILLED WITH IMPORTED TOPSOIL AND AMENDMENTS PER SPECIFICATIONS.
- LAWN TO BE A KENTUCKY BLUEGRASS BLEND (MIN. 3 VARIETIES) AND BE IMPLEMENTED AS SOD.
- 6"x6" FLAT CONCRETE CURBING TO BE IMPLEMENTED BETWEEN ALL SHRUB BED AND LAWN AREAS AS WELL AS NATIVE SEED AND SHRUB BED AREAS AS SHOWN ON PLAN.
- ROCK MULCH TO BE CLEAN AND FREE OF DIRT AND DEBRIS. PLACED AT A UNIFORM DEPTH, AND RAKED SMOOTH.
- DEWITT 4.1 OZ. LANDSCAPE FABRIC TO BE IMPLEMENTED IN ALL SHRUB BEDS AND BENEATH ROCK MULCH PRIOR TO MULCH INSTALLATION. FOLLOW MANUFACTURERS INSTALLATION INSTRUCTIONS.
- NO LANDSCAPING OR OTHER OBSTRUCTION IN EXCESS OF 3' ABOVE FINISHED GRADE SHALL BE IMPLEMENTED IN CLEAR VIEW TRIANGLES.
- MATERIAL QUANTITIES AND COUNTS ON LEGENDS AND NOTES ARE FOR CONVENIENCE ONLY. LANDSCAPE CONTRACTOR RESPONSIBLE TO VERIFY ALL COUNTS AND QUANTITIES ON PLANS.

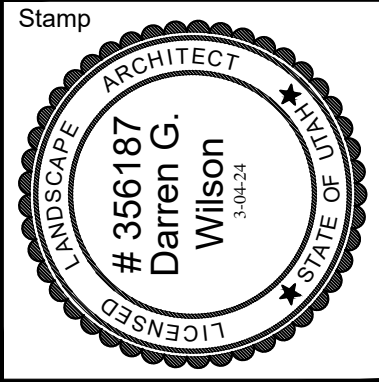
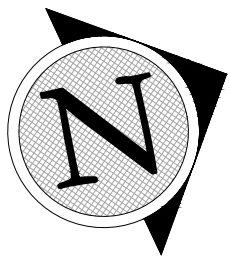
NATIVE SEEDING:

- IMPLEMENT THE FOLLOWING SEED, FERTILIZERS, ORGANICS SOIL MEDIA AND MULCH AT THE GIVEN RATES:
- SEED:
 - ANNUAL RYEGRASS (Lolium perenne spp. Multiflour) 3.50 LBS. PLS/ACRE
 - PERENNIAL RYEGRASS (Lolium perenne) 3.50 LBS. PLS/ACRE
 - CRESTED WHEATGRASS (Agropyron cristatum 'Fairway') 5.25 LBS. PLS/ACRE
 - SMOOTH BROME (Bromus inermis 'Manchar') 5.25 LBS. PLS/ACRE
 - INTERMEDIATE WHEATGRASS (Thinopyrum intermedium) 5.25 LBS. PLS/ACRE
 - SHEEP FESCUE (Festuca ovina 'Covar') 3.50 LBS. PLS/ACRE
 - STANDARD CRESTED WHEATGRASS (Agropyron desertorum) 3.50 LBS. PLS/ACRE
 - SLENDER WHEATGRASS (Elymus trachycaulus ssp Trachycaulus) 3.50 LBS. PLS/ACRE
 - SANDBERG BLUEGRASS (Poa secunda spp Sandbergii) 1.75 LBS. PLS/ACRE
 - SUSTANE 4-6-4 FERTILIZER @ 250 LBS./ACRE
 - AM120 STANDARD MYCORRHIZAL INOCULANT @ 20LBS./ACRE
 - PROGANICS BIOTIC SOIL MEDIA @ 4,000 LBS./ACRE
 - PROMATRIX BFM MULCH @ 3,500 LBS/ACRE

*Products available thru Summit Seeding and Granite Seed Company



In Site
DESIGN GROUP
Landscape Architecture Land Planning
17 North 470 West American Fork, Utah 84003
801.756.5043 www.in-sitedesigngroup.com



A New Building for
Oquirrh Mountain Ranch &
Eagle Mountain UT Central Stake
7000 North Pony Express Parkway
Eagle Mountain, Utah 84005

Project for:
THE CHURCH OF
JESUS CHRIST
OF LATTER-DAY SAINTS

Revisions		
	Mark	Date
Description		

Project Number 23-04
Plan Series Heritage 23-2
Property Number 500-3627-22010101
Date August 30, 2023

Sheet Title

LANDSCAPE
LEGEND

Sheet

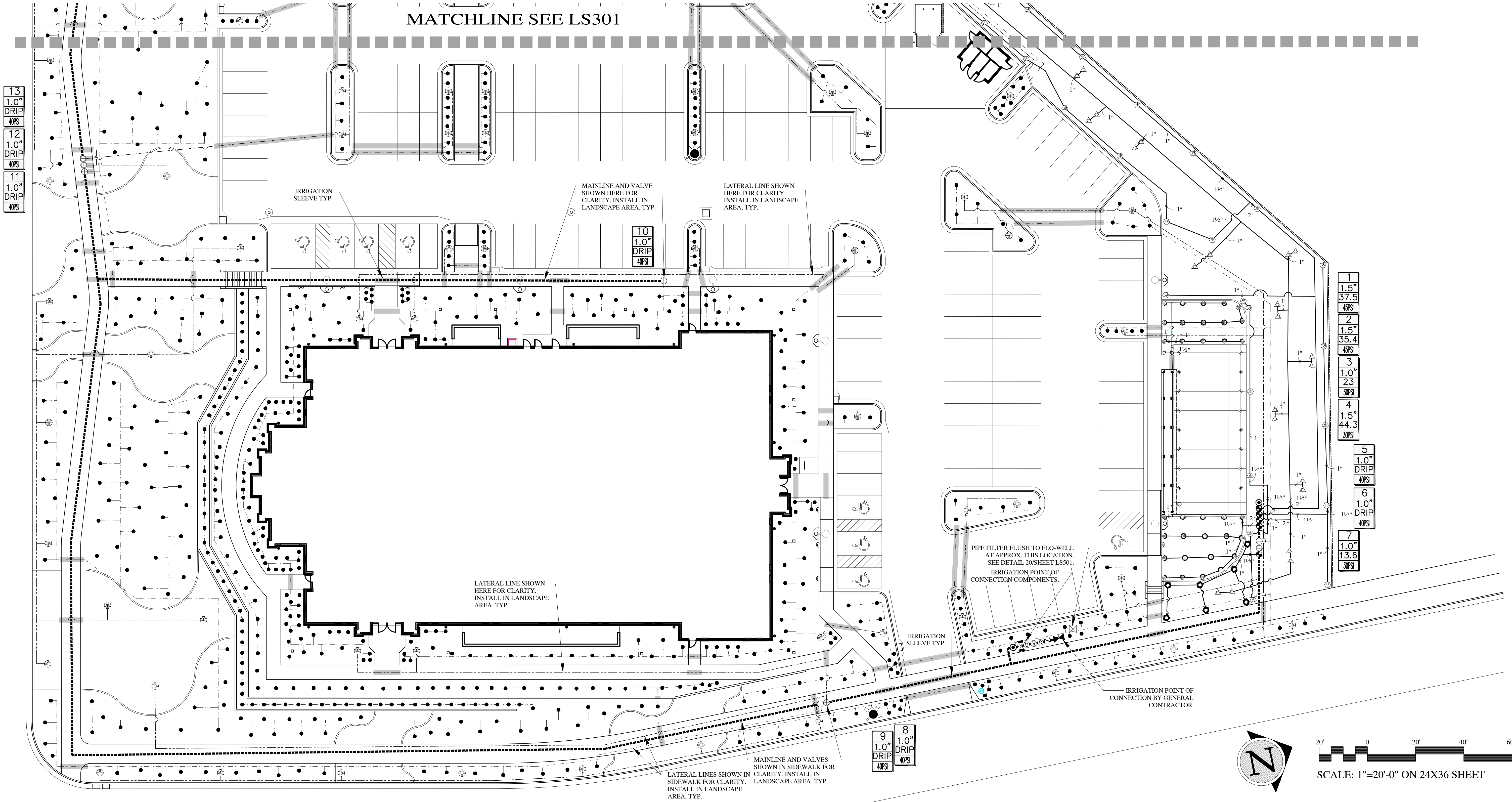
LS202

IRRIGATION LEGEND

SYMBOL	MANUFACTURER-MODEL NUMBER	PAT.	RD.	PSI	GPM						DRIP GPH	DETAILS	REMARKS	
					Q	T	H	TT	TQ	F				
	RAINBIRD XB-PC	FULL	--	40	--	--	--	--	--	--	2.0	15.16	SEE LEGEND BELOW FOR ADDITIONAL INFORMATION.	
	DRIFLINE: NETAFIM TLVCV-09-12	FULL	--	40	--	--	--	--	--	--	9.12"	12.14		
	RAIN BIRD 1806-SAM-PRS SQ-B BUBBLER	Q	8"	30	5	--	--	--	--	--	--	18.19	ADJUST NOZZLES AS NEEDED TO KEEP WATER OFF SIDEWALK, AND ASPHALT.	
	RAIN BIRD 1806-SAM-PRS 8 SERIES POP-UP	Q	8"	30	26	--	--	--	--	--	--	18.19		
	RAIN BIRD RD-1806-SAM-PRS 12 SERIES POP-UP	Q,H,F,HE,VAN	10"	30	39	--	79	--	--	1.58	--	18.19		
	RAIN BIRD RD-1806-SAM-PRS 12 SERIES POP-UP	F	12"	30	--	--	--	--	--	2.60	--	18.19		
	RAIN BIRD RD-1806-SAM-PRS 18 SERIES POP-UP	VAN	18"	30	--	--	--	--	--	--	--	18.19		
	RAIN BIRD RD-1804-SAM-PRS SIDE STRIP SPRAY	RCS,SST,LCS	5"	30	49	--	1.21	--	--	--	--	18.19		
	RAIN BIRD RD-5004-PL-PC-SAM-R-MPR 25 ROTOR	H,F	25"	45	--	--	1.98	--	--	3.82	--	22		
	RAIN BIRD RD-5004-PL-PC-SAM-R-MPR 30 ROTOR	Q,H,F	30"	45	1.40	--	2.96	--	--	5.78	--	22		
	RAIN BIRD RD-5004-PL-PC-SAM-R-MPR 35 ROTOR	Q,T,H,F	35"	45	1.92	2.46	3.81	--	--	7.58	--	22		
CONTROLLER: WEATHERTRAK ET PRO3 (WTPRO3-C-18-CWM)													8,11,20	COORDINATE LOCATION WITH OWNER
	1" RAINBIRD QUICK COUPLER VALVE, MODEL 44-LRC											3	IN 10" RND. VALVE BOX	
	2" AMIAD MINI SIGMA AUTOMATIC FILTER W/300 MICRON SCREEN (IN STRONG BOX ENCLOSURE)											9	IN STRONGBOX ENCLOSURE	
	REMOTE CONTROL VALVE: RAINBIRD PEB-PRS-D AUTOMATIC CONTROL VALVE, SIZE PER PLAN											4	JUMBO VALVE BOX	
	DRIP CONTROL ZONE KIT: RAINBIRD XCZ-100-PRL-COM PER PLANS (FOR SHRUBS)											17	JUMBO VALVE BOX	
	DRIP CONTROL ZONE KIT: RAINBIRD XCZ-100-PRL-COM PER PLANS (FOR TREES)											17	JUMBO VALVE BOX	
	2" STOP & WASTE TO BE INSTALLED BY GENERAL CONTRACTOR											7	BY GENERAL CONTRACTOR	
	HYDROMETER: NETAFIM LHMTGTI-MEL (WITH PE-393 FLOW SENSOR CABLE)											7.10	REFERENCE DETAILS	
	DRAIN VALVE: GRACO WELD TOP											5	REFERENCE DETAILS	
	ISOLATION VALVE											7	REFERENCE DETAILS	
	MAINLINE: 2" SCH-40 PVC OR OTHERWISE NOTED.											1.2	REFERENCE DETAILS	
	LATERAL LINE FOR SPRAYS: SCHEDULE 40 PVC											1.2	REFERENCE DETAILS	
	TREE DRIP LATERAL LINE (SIZE AS REQUIRED)											1.2	REFERENCE DETAILS	
	SHRUB DRIP LATERAL LINE (SIZE AS REQUIRED)											1.2	REFERENCE DETAILS	
	SCH. 40 PVC SLEEVE (SIZE TO MIN. 2X DIA. OF PIPE WITHIN THE SLEEVE). ADD ADDITIONAL SLEEVES AS REQ.											1.2	REFERENCE DETAILS	
NOT SHOWN	WIRE CHASE: SIZE TO BE TWICE THE DIA. OF THE WIRE BUNDLE WITHIN DOWN TO 1" DIA. MIN.											8.11	REFERENCE DETAILS	
NOT SHOWN	14 GAUGE SOLID COPPER SINGLE STRAND WIRE											1.2,4.8	REFERENCE DETAILS	
	FLO-WELL DRY WELL SYSTEM - MODEL NO. FWAS24 - NDSPRO.COM											21	REFERENCE DETAILS	

IRRIGATION NOTES

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- PROVIDE AN AS-BUILT, REPRODUCIBLE DRAWING TO OWNER SHOWING ALL DRAINS, HEADS, VALVES, AND PIPES. PROVIDE INSTRUCTIONS TO MAINTENANCE PERSONNEL FOR WINTERIZATION. SPRINKLER SYSTEM TO BE BLOWN OUT WITH AN AIR COMPRESSOR EACH FALL.
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- MAIN LINES SHALL BE 18" DEEP MIN. AND LATERAL LINES 12" DEEP MIN. NO ROCK GREATER THAN 3/4" DIAMETER SHALL BE ALLOWED IN TRENCHES.
- PLACE PIPES, VALVE BOXES AND ALL OTHER SPRINKLER CONSTRUCTION IN LANDSCAPE AREAS. ALL PIPES SHALL BE ON PROPERTY OF OWNER. MODIFY LOCATION OF VALVE BOXES AS NECESSARY IN ORDER TO AVOID TREES AND SHRUBS PER PLANTING PLAN. DO NOT LOCATE VALVE BOXES IN LAWN AREAS IF POSSIBLE.
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- CONTRACTOR TO INSTALL RAIN BIRD XFD-09-12 ON-SURFACE DRIP LINE FOR GROUNDCOVERS, FLAGSTONE PLANTINGS AND ANNUAL PLANTING AREAS AS NEEDED. MODIFY DRIP ZONES AS NECESSARY TO PROVIDE ADEQUATE COVERAGE TO ALL LANDSCAPED AREAS.
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- IF THE STATIC PRESSURE AT THE POINT OF CONNECTION EXCEEDS 100 PSI, INSTALL A BRASS PRESSURE REDUCER IN-LINE WITH THE RPZ PER MANUFACTURER SPECS. INSTALL THE RPZ AND PRESSURE REDUCER IN A LOCKING METAL CABINET. ADJUST PRESSURE AS REQUIRED FOR NORMAL OPERATION OF THE IRRIGATION SYSTEM.
- INSTALL THE PRS-D OPTION FOR SPRAY VALVES IF THE STATIC PRESSURE AT SPRAY HEADS EXCEEDS 70 PSI.



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evans + associates architecture
1176 south east street, suite 200, salt lake city, utah 84119
phone 801.551.4927 fax 801.551.4923

Stamp
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Utah
LICENSED
STATE OF

A New Building for
Oquirrh Mountain Ranch & Eagle Mountain UT Central Stake
7000 North Pony Express Parkway
Eagle Mountain, Utah 84005

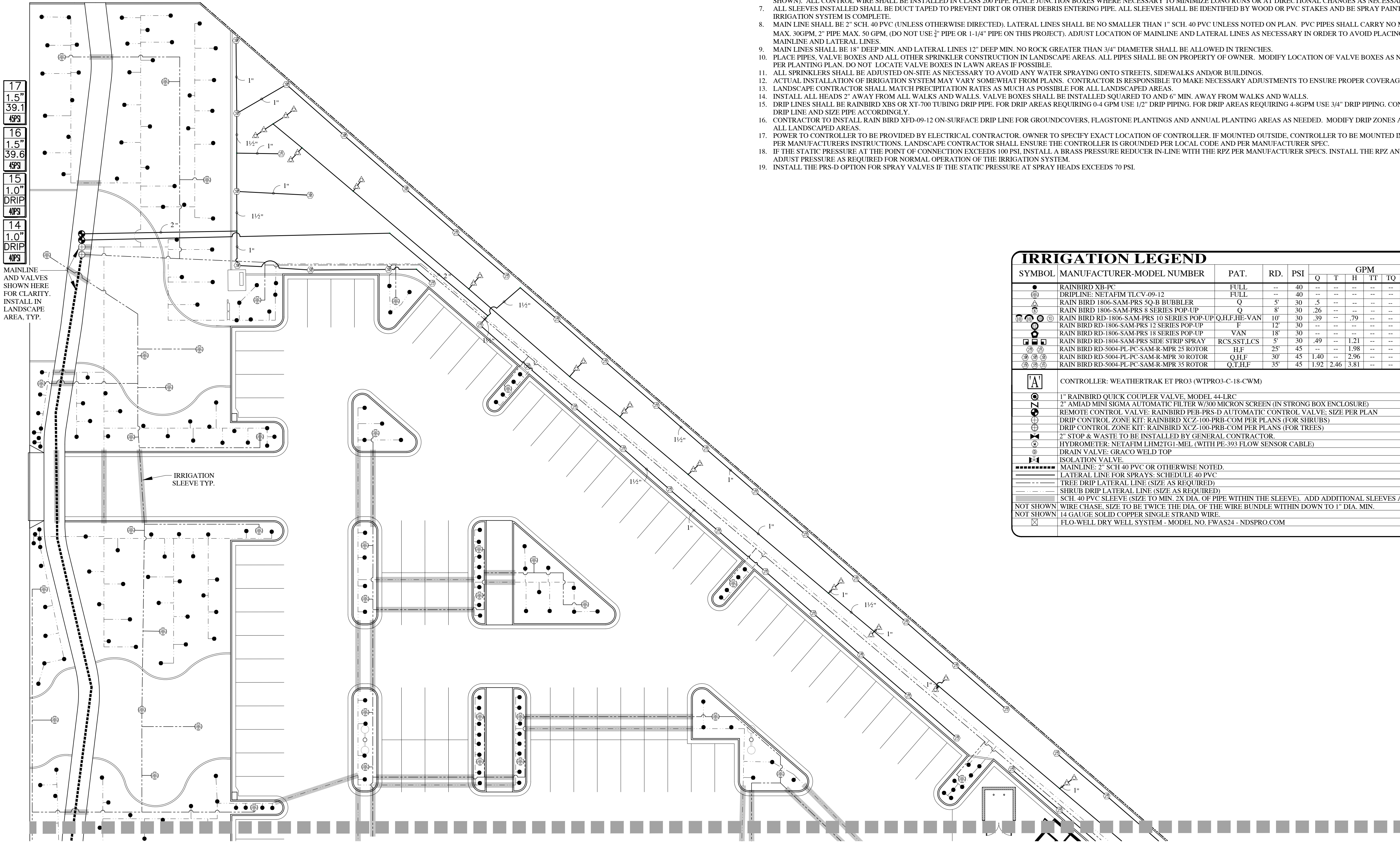
Project for:
THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS

Revisions	Description
Mark	Date

Project Number 23-04
Plan Series Heritage 23-2
Property Number 500-3627-22010101
Date August 30, 2023

Sheet Title
IRRIGATION DESIGN

Sheet
LS300



17	1.5"	39.1
16	1.5"	39.6
15	1.0"	40PS
14	1.0"	40PS

MAINLINE AND VALVES SHOWN HERE FOR CLARITY. INSTALL IN LANDSCAPE AREA, TYP.

IRRIGATION SLEEVE TYP.

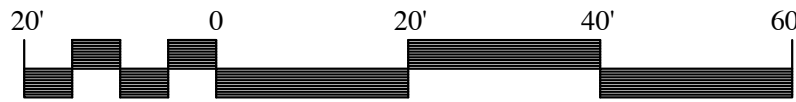
MATCHLINE SEE LS300

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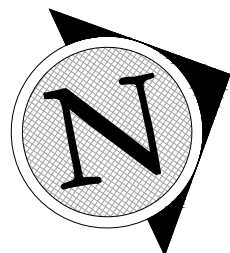
IRRIGATION LEGEND

SYMBOL	MANUFACTURER-MODEL NUMBER	PAT.	RD.	PSI	Q	T	H	TT	TQ	F	DRIP GPH	DETAILS	REMARKS
●	RAINBIRD XB-PC	FULL	--	40	--	--	--	--	--	--	2.0	15,16	SEE LEGEND BELOW FOR ADDITIONAL INFORMATION.
●	DRIP LINE: NETAFIM TL CV-09-12	FULL	--	40	--	--	--	--	--	--	9/12"	12-14	
●	RAIN BIRD 1806-SAM-PRS 50-B BUBBLER	Q	5'	30	.5	--	--	--	--	--	--	18-19	
●	RAIN BIRD 1806-SAM-PRS 8 SERIES POP-UP	Q	8'	30	.26	--	--	--	--	--	--	18-19	
●	RAIN BIRD RD-1806-SAM-PRS 10 SERIES POP-UP	Q,H,F,HE-VAN	10'	30	.39	--	.79	--	--	--	1.58	--	18-19
●	RAIN BIRD RD-1806-SAM-PRS 12 SERIES POP-UP	F	12'	30	--	--	--	--	--	--	2.60	--	18-19
●	RAIN BIRD RD-1806-SAM-PRS 13 SERIES POP-UP	VAN	18'	30	--	--	--	--	--	--	--	--	18-19
●	RAIN BIRD RD-1806-SAM-PRS SIDE STRIP SPRAY	RCS,SST,LCS	8'	30	.49	--	1.21	--	--	--	--	--	18-19
●	RAIN BIRD RD-5004-PL-PC-SAM-R-MPR 25 ROTOR	H,F	25'	45	--	--	1.98	--	--	--	3.82	--	22
●	RAIN BIRD RD-5004-PL-PC-SAM-R-MPR 30 ROTOR	Q,H,F	30'	45	1.40	--	2.96	--	--	--	5.78	--	22
●	RAIN BIRD RD-5004-PL-PC-SAM-R-MPR 35 ROTOR	Q,T,H,F	35'	45	1.92	2.46	3.81	--	--	--	7.58	--	22
[A]	CONTROLLER: WEATHERTRAK ET PRO3 (WTPRO3-C-18-CWM)											8,11,20	COORDINATE LOCATION WITH OWNER
●	1" RAINBIRD QUICK COUPLER VALVE, MODEL 44-LRC											3	IN 10" RND. VALVE BOX
●	2" AMIAD MINI SIGMA AUTOMATIC FILTER W/300 MICRON SCREEN (IN STRONG BOX ENCLOSURE)											9	IN STRONGBOX ENCLOSURE
●	REMOIT: CONTROL VALVE: RAINBIRD PEB-PRS-D AUTOMATIC CONTROL VALVE: SIZE PER PLAN											4	JUMBO VALVE BOX
●	DRIP CONTROL ZONE KIT: RAINBIRD XCZ-100-PRB-COM PER PLANS (FOR SHRUBS)											17	JUMBO VALVE BOX
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●	2" STOP & WASTE TO BE INSTALLED BY GENERAL CONTRACTOR.											7	BY GENERAL CONTRACTOR
●	HYDROMETER: NETAFIM LH2MTG1-MEL (WITH PE-393 FLOW SENSOR CABLE)											7,10	REFERENCE DETAILS
●	DRAIN VALVE: GRACO WELD TOP											5	REFERENCE DETAILS
●	ISOLATION VALVE											7	REFERENCE DETAILS
●	MAINLINE: 2" SCH 40 PVC OR OTHERWISE NOTED.											1,2	REFERENCE DETAILS
●	LATERAL LINE FOR SPRAYS: SCHEDULE 40 PVC											1,2	REFERENCE DETAILS
●	TREE DRIP LATERAL LINE (SIZE AS REQUIRED)											1,2	REFERENCE DETAILS
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●	14 GAUGE SOLID COPPER SINGLE STRAND WIRE.											1,2,4,8	REFERENCE DETAILS
●	FLO-WELL DRY WELL SYSTEM - MODEL NO. FWAS24 - NDSPRO.COM											21	REFERENCE DETAILS



SCALE: 1"=20'-0" ON 24X36 SHEET

In Site
DESIGN GROUP
Landscape Architecture Land Planning
17 North 470 West American Fork, Utah 84003
801.756.5043 www.in-sitedesigngroup.com



A New Building for
**Oquirrh Mountain Ranch &
Eagle Mountain UT Central Stake**
7000 North Pony Express Parkway
Eagle Mountain, Utah 84005

Project for:
**THE CHURCH OF
JESUS CHRIST
OF LATTER-DAY SAINTS**

Revisions	Description
Mark	Date

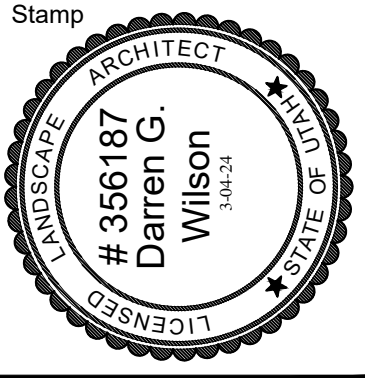
Project Number 23-04
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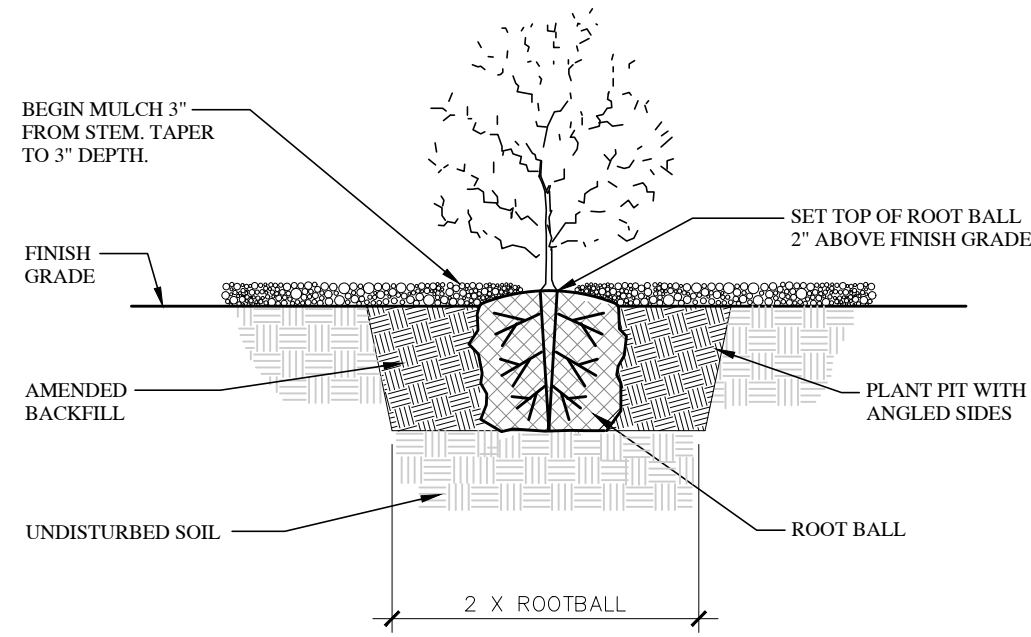
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IRRIGATION
PLAN

Sheet

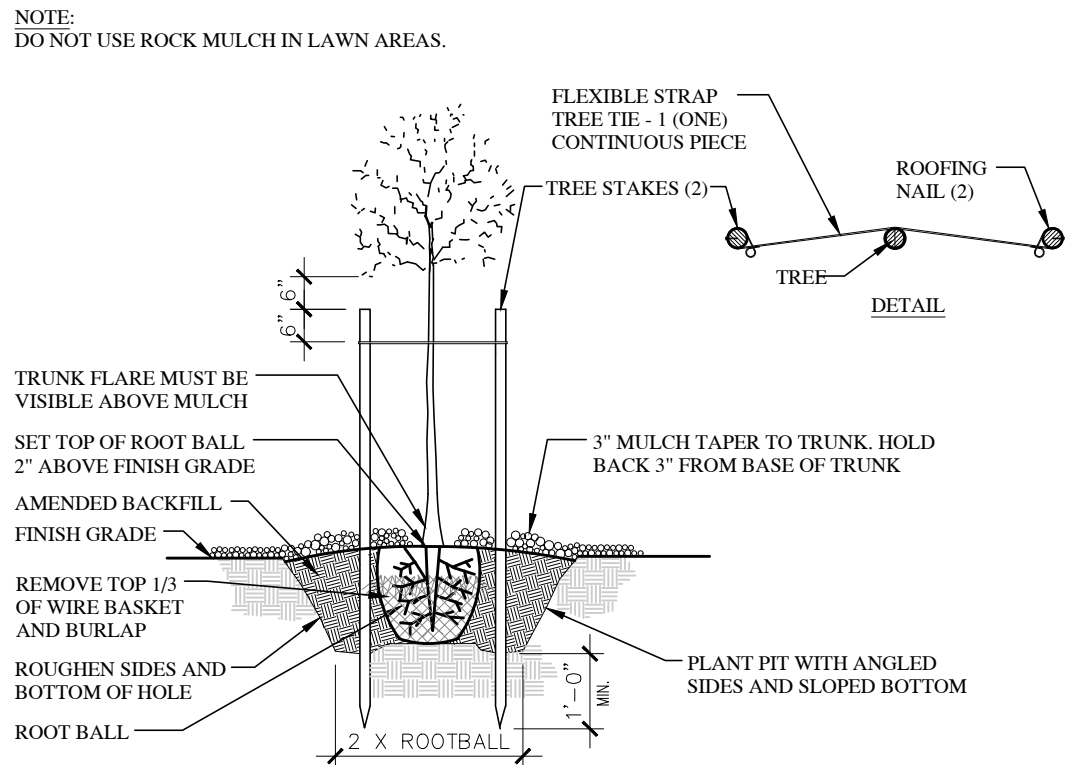
LS301





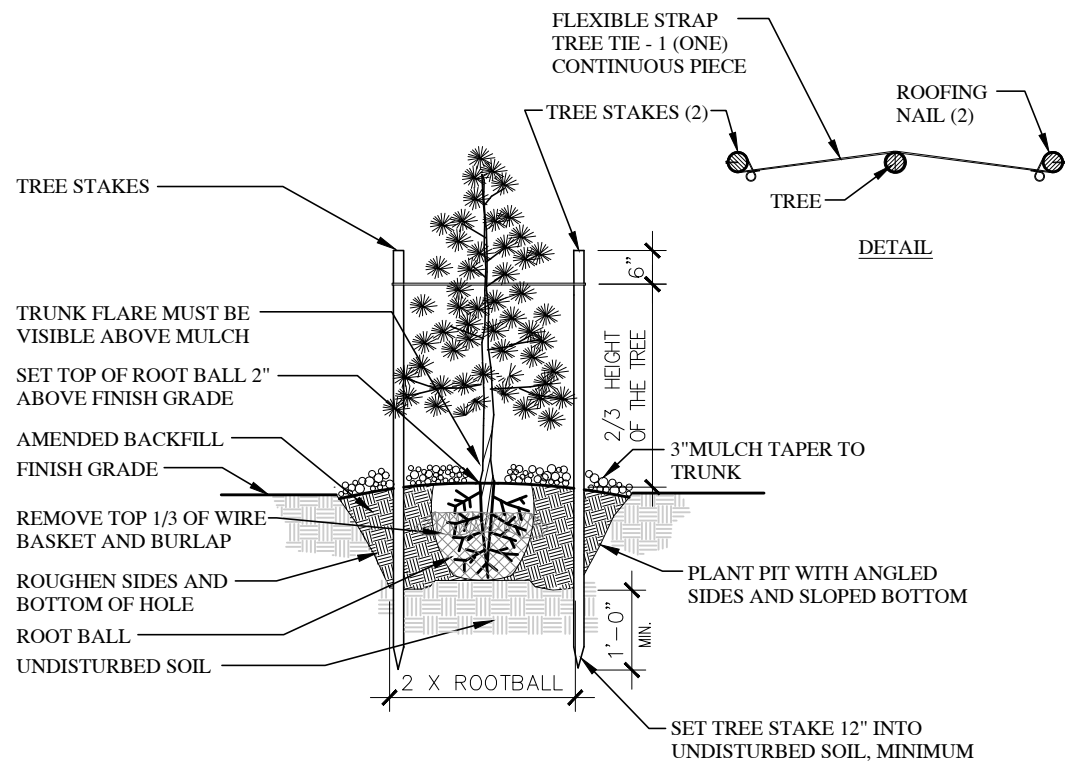
1 SHRUB PLANTING

SCALE: NTS



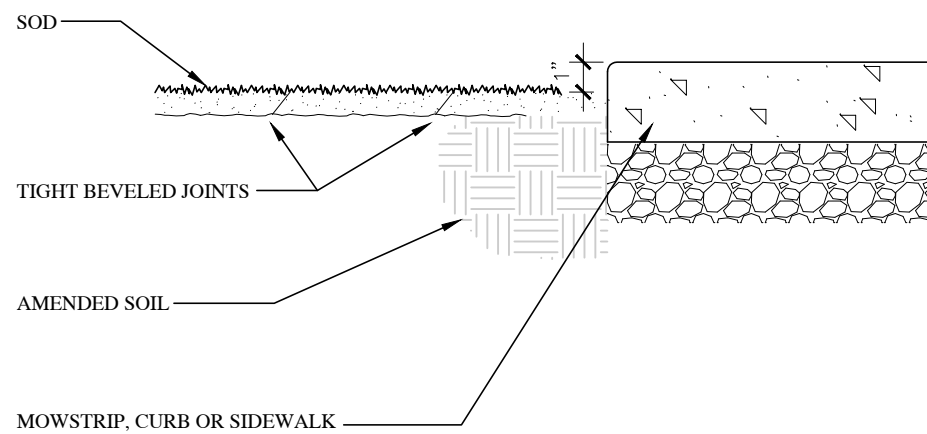
2 TREE PLANTING AND STAKING

SCALE: NTS



3 CONIFER PLANTING AND STAKING

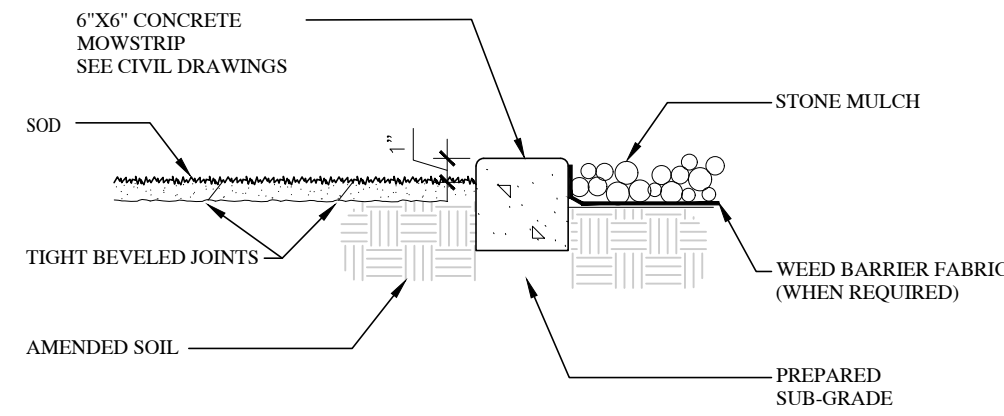
SCALE: NTS



4 SOD INSTALLATION

SCALE: NTS

- NOTES:
1. MOWSTRIP TO BE CAST-IN-PLACE AND POURED USING TYPICAL WEIGHT STRUCTURAL CONCRETE.
 2. CONTRACTOR TO ENSURE POSITIVE DRAINAGE AROUND MOWSTRIPS-DO NOT CREATE A DAM EFFECT WITH PLACEMENT OF MOWSTRIP.
 3. MAXIMUM 1/2" WIDTH VARIATION.
 4. PRECISELY FOLLOW LAYOUT AS SHOWN ON MOWSTRIP/EDGING DIMENSION PLAN.

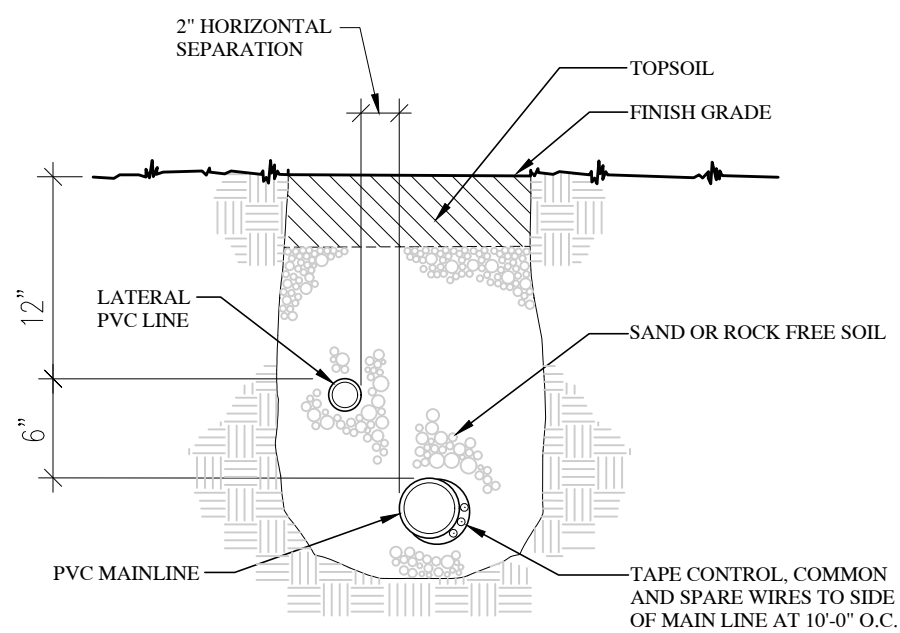


5 CONCRETE MOWSTRIP

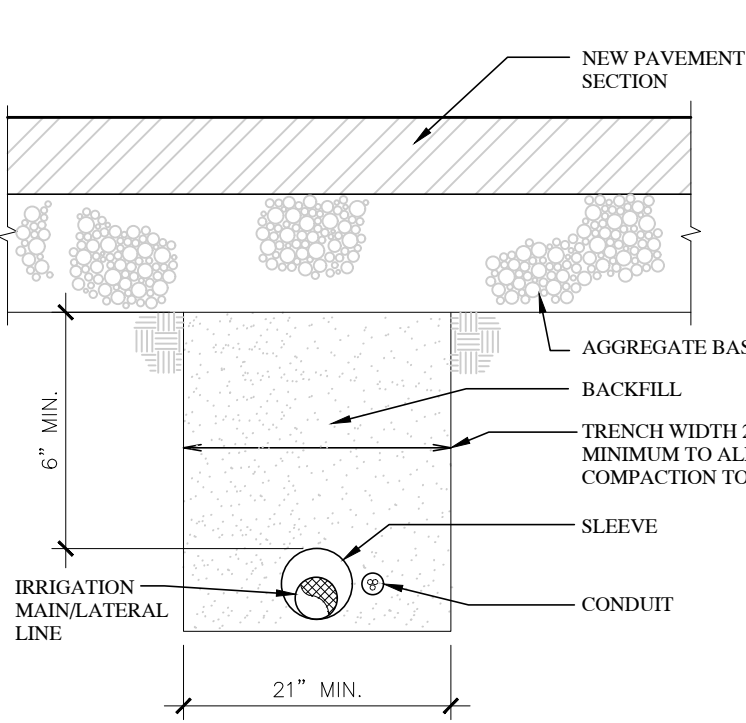
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Revisions	
Mark	Description

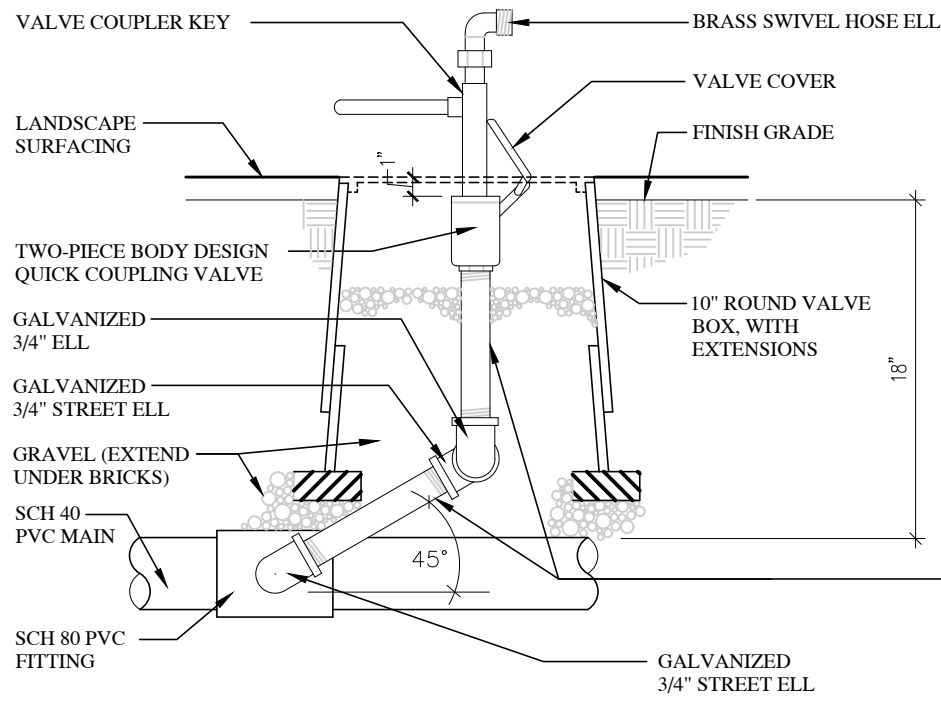
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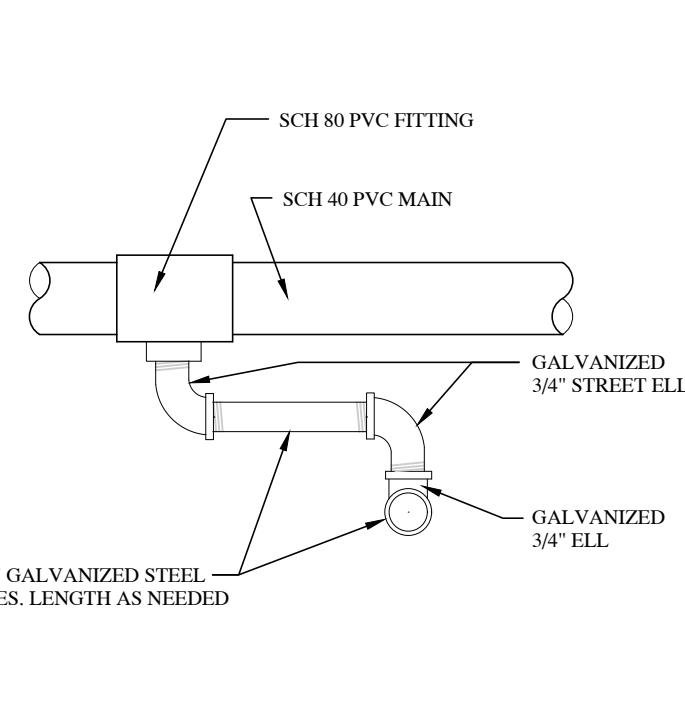
1 TRENCH SECTION - CONVENTIONAL WIRE SYS. SCALE: NTS



2 MISC. PIPE TRENCH: NEW PAVEMENT AREAS SCALE: NTS

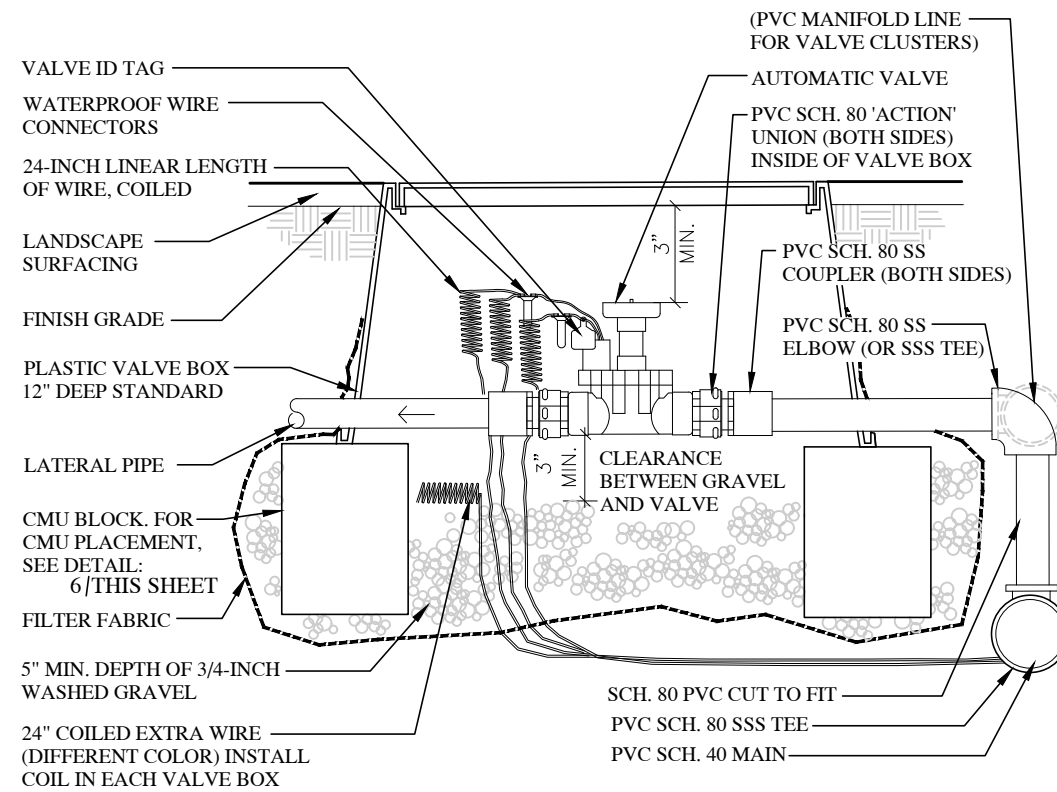


SIDE VIEW

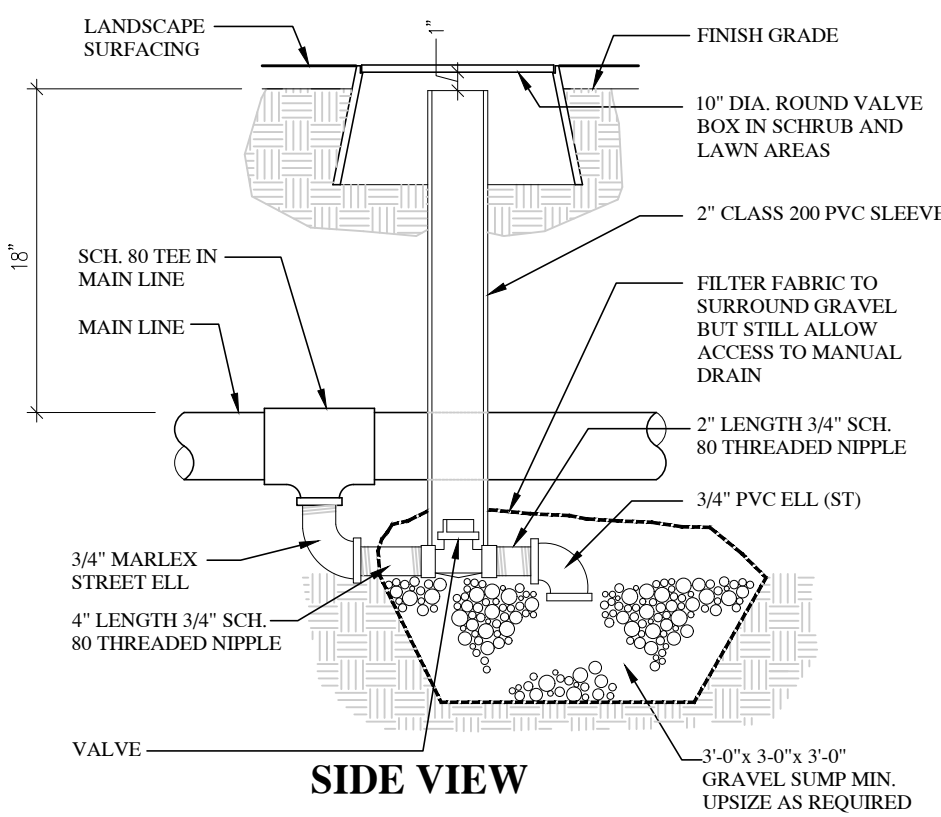


TOP VIEW

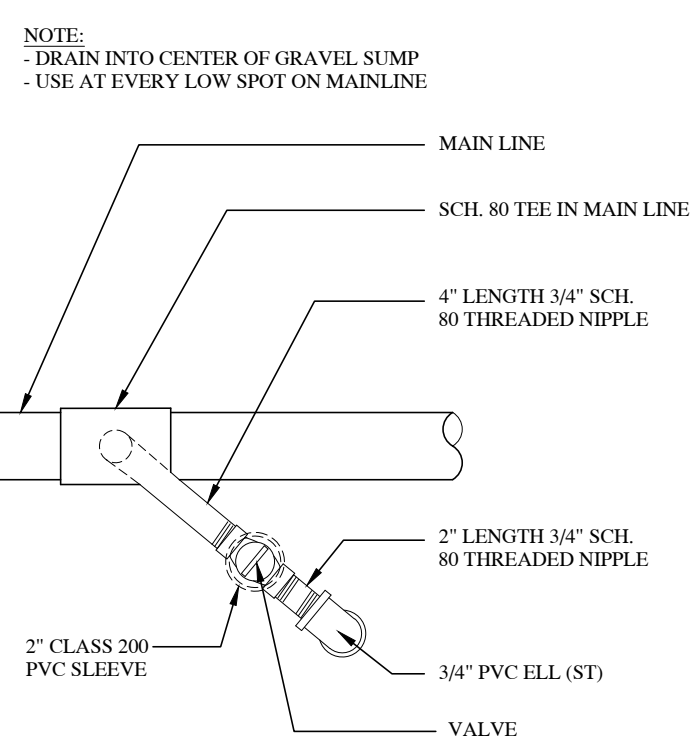
- NOTES:
1. LIMIT 1 VALVE PER BOX.
2. 10\"/>



3 AUTOMATIC VALVE - CONVENTIONAL WIRE SCALE: NTS

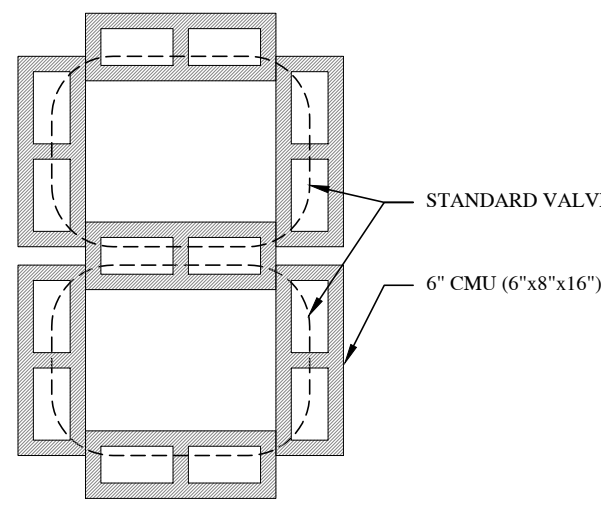


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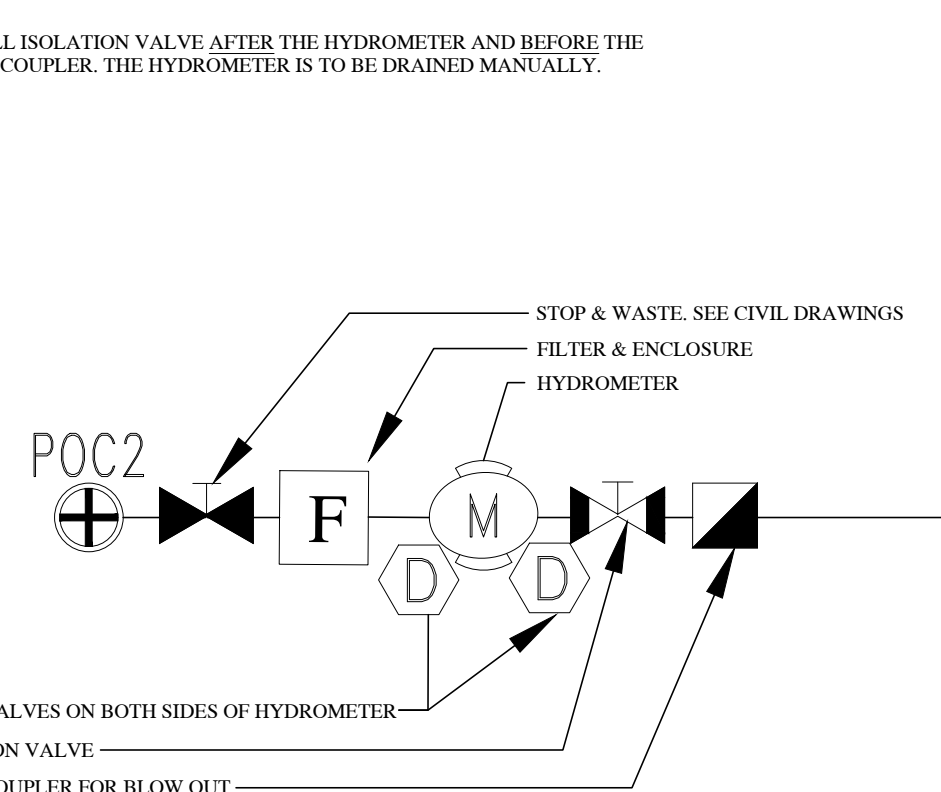


TOP VIEW

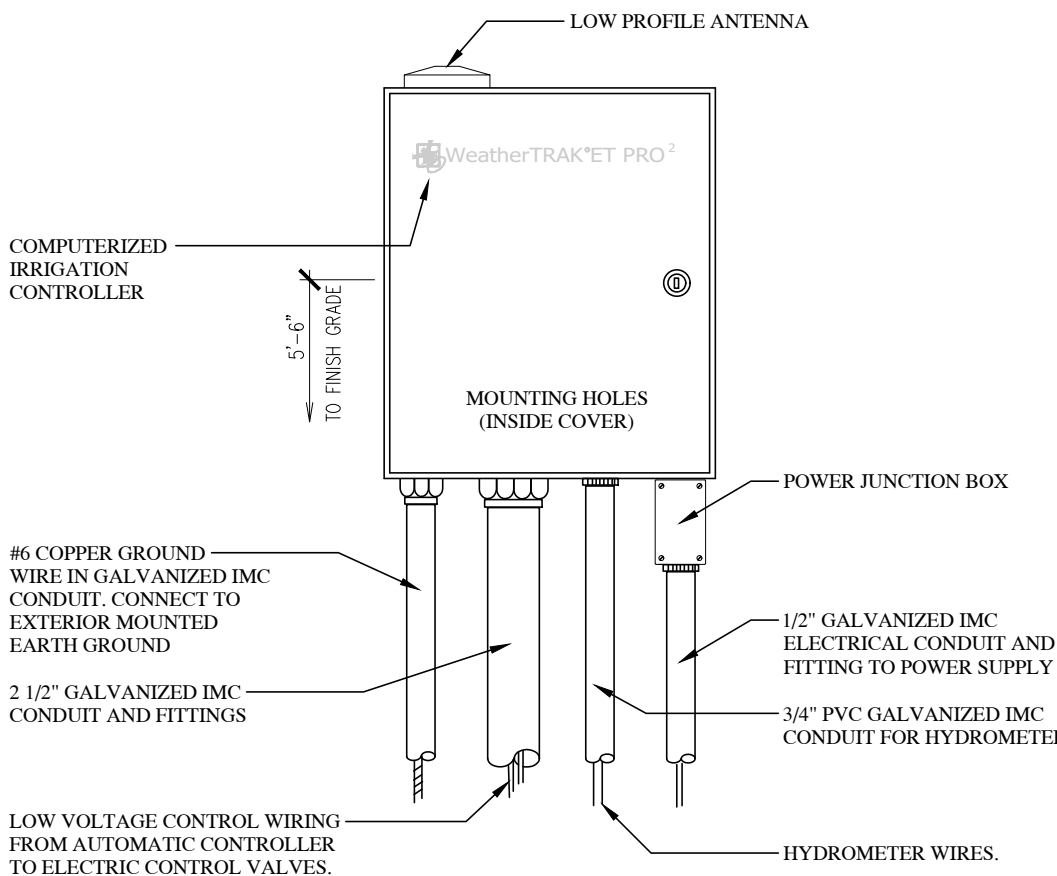
- NOTES:
1. VALVE BOX TO REST ON (4) CMU BLOCKS (ONE FOR EACH SIDE).
2. CLUSTERED VALVE BOXES MAY SHARE A CMU BLOCK.



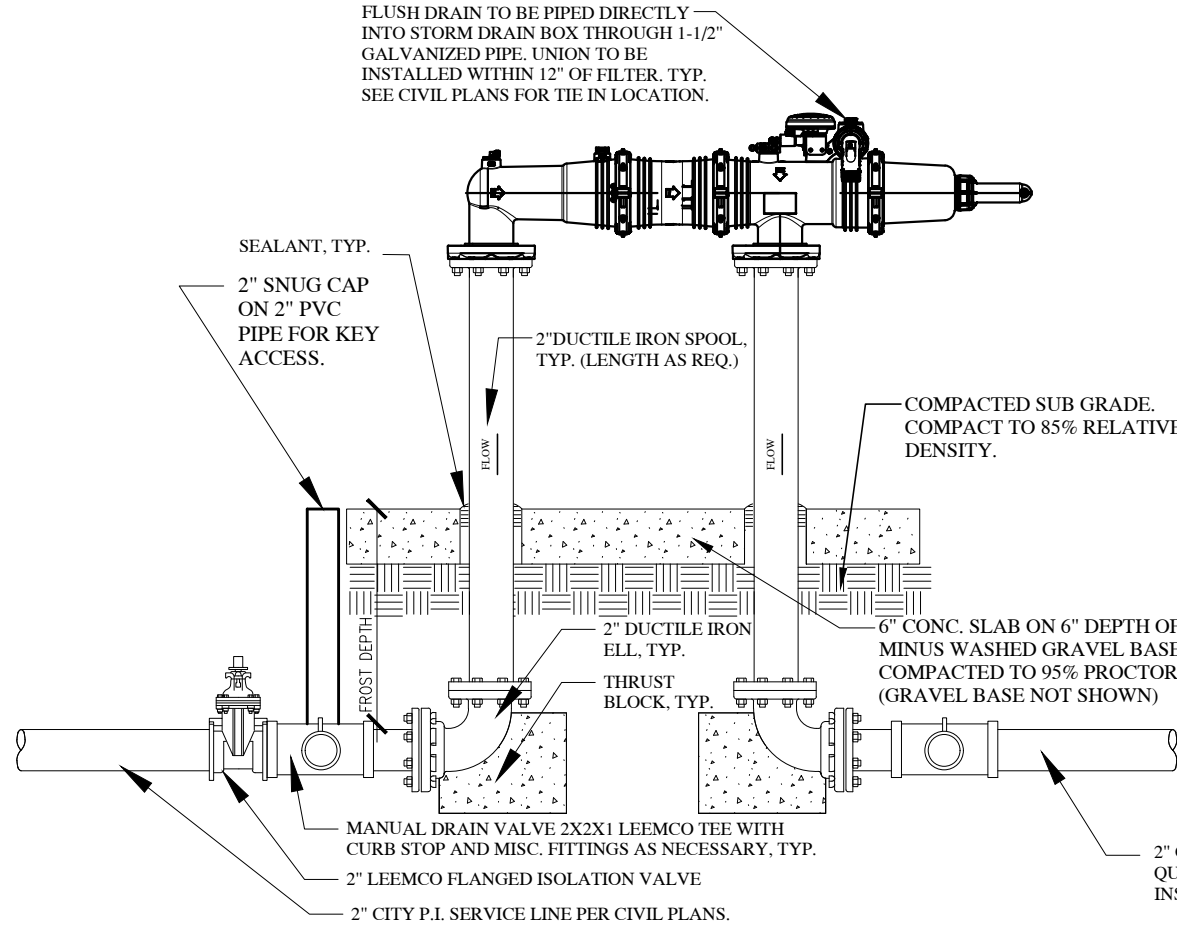
4 CMU PLACEMENT SCALE: NTS



5 POC W/FILTER SCHEMATIC LAYOUT SCALE: NTS

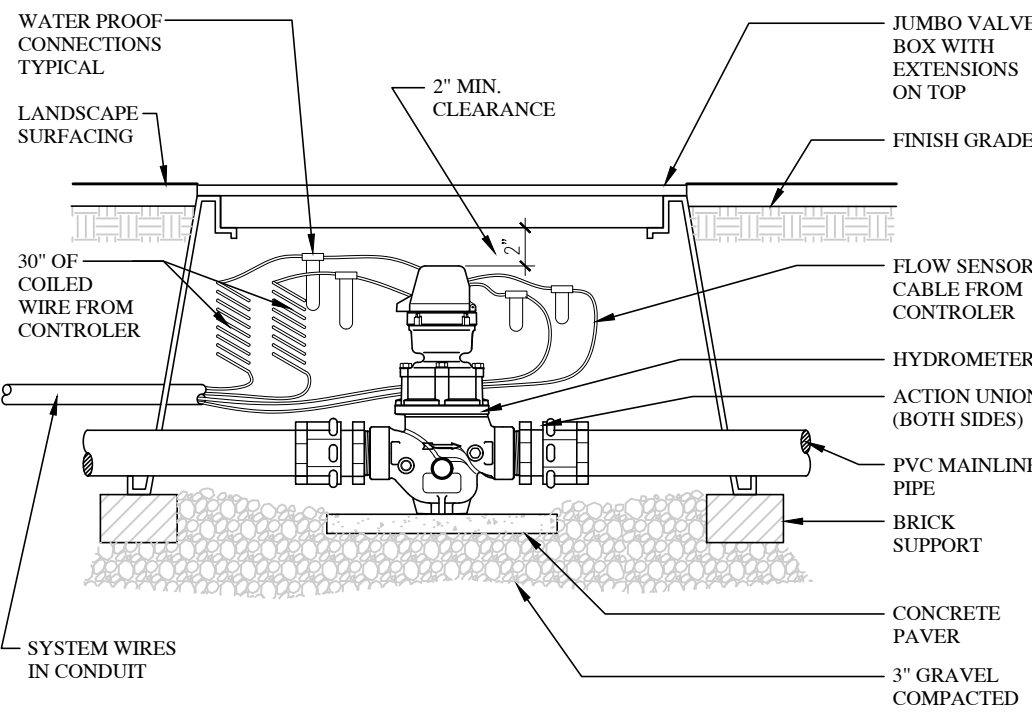


6 SMART CONTROLLER - WEATHER TRAK SCALE: NTS

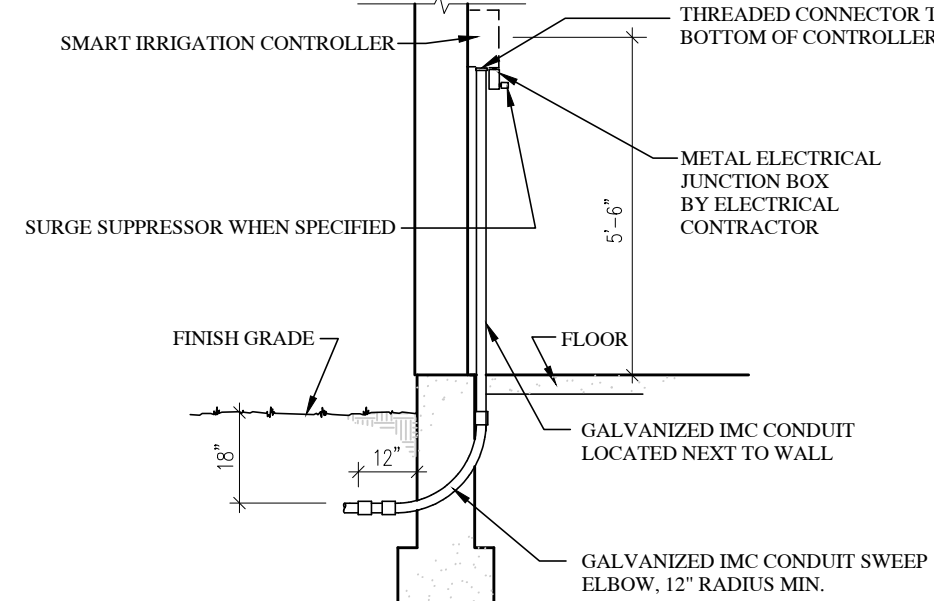


7 2\"/>

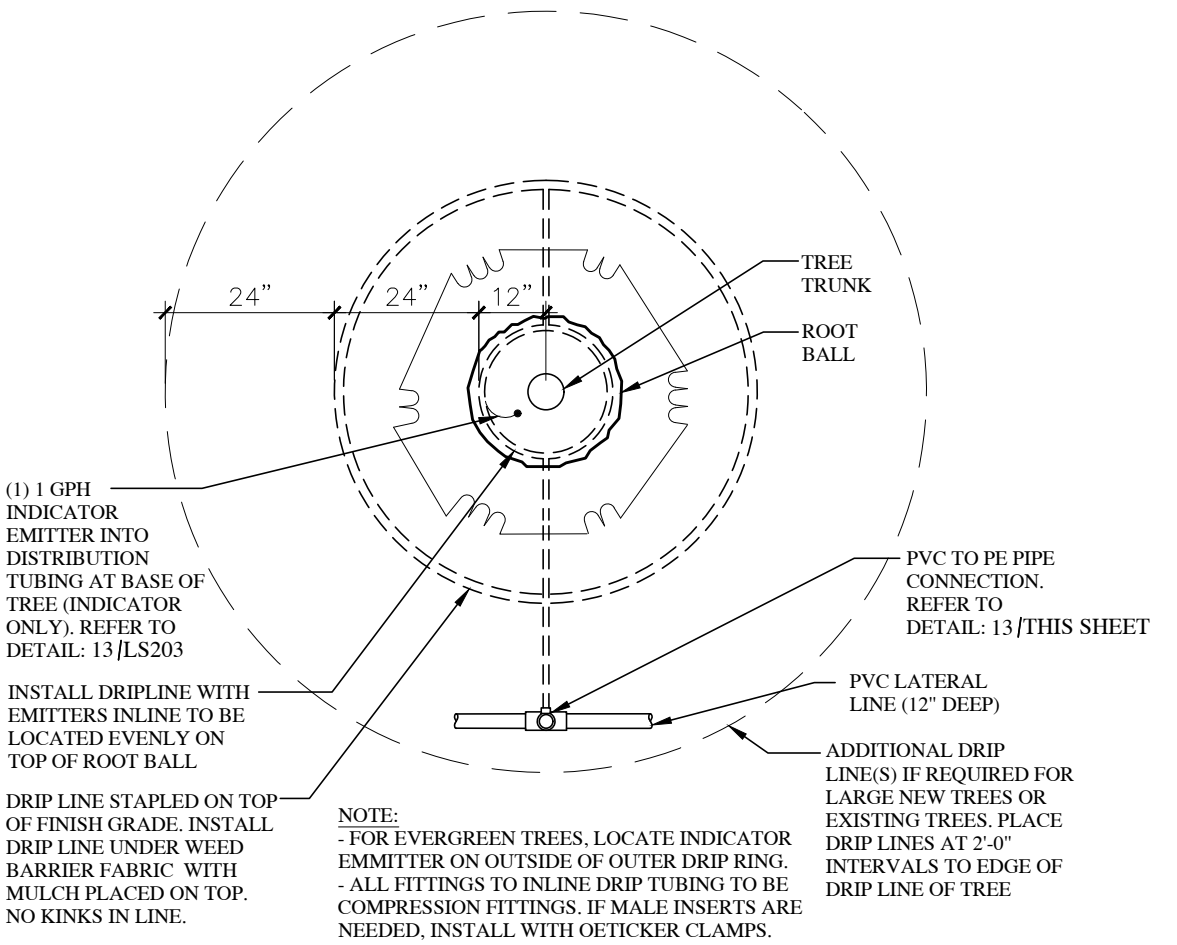
- NOTES:
1. THIS DETAIL IS FOR DESIGN INTENT ONLY. CONTRACTOR TO INSTALL FILTER PER MANUFACTURER'S SPECIFICATIONS. CONTRACTOR SHALL ADD ADDITIONAL PIPING, FITTINGS, DRAINS, ISOLATION VALVES, ETC. AS NEEDED DEPENDING ON ACTUAL SITE LAYOUT.
2. CONTRACTOR SHALL ENSURE PIPES, FILTER, HYDROMETER, ETC. CAN BE DRAINED/WINTERIZED.
3. CONTRACTOR SHALL INSURE THE HYDROMETER CAN BE WINTERIZED WITHOUT ANY DAMAGE/DURING DURING WINTERIZATION.
4. CONTRACTOR TO DEMONSTRATE AND PROVIDE WRITTEN INSTRUCTIONS TO MAINTENANCE CONTRACTOR OF WINTERIZATION/BLOWOUT PROCESSES.
5. INCLUDE STRONGBOX ENCLOSURE POWDERCOATED IN TAN COLOR SIZED TO FIT OVER FILTER.
6. CONTRACTOR SHALL PROVIDE A DEDUCTIVE BID ALTERNATE FOR USING GALV. PIPE VS. DUCTILE IRON PIPE FOR THIS DETAIL.



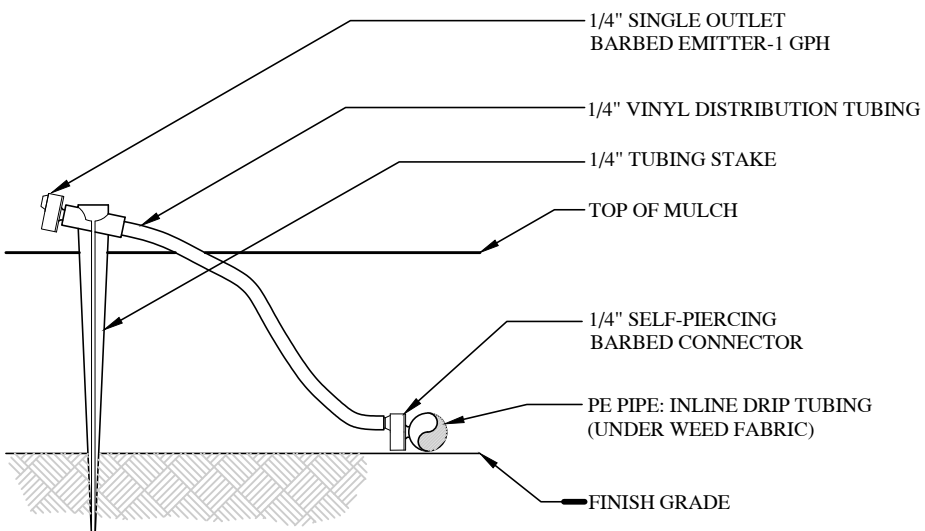
8 HYDROMETER SCALE: NTS



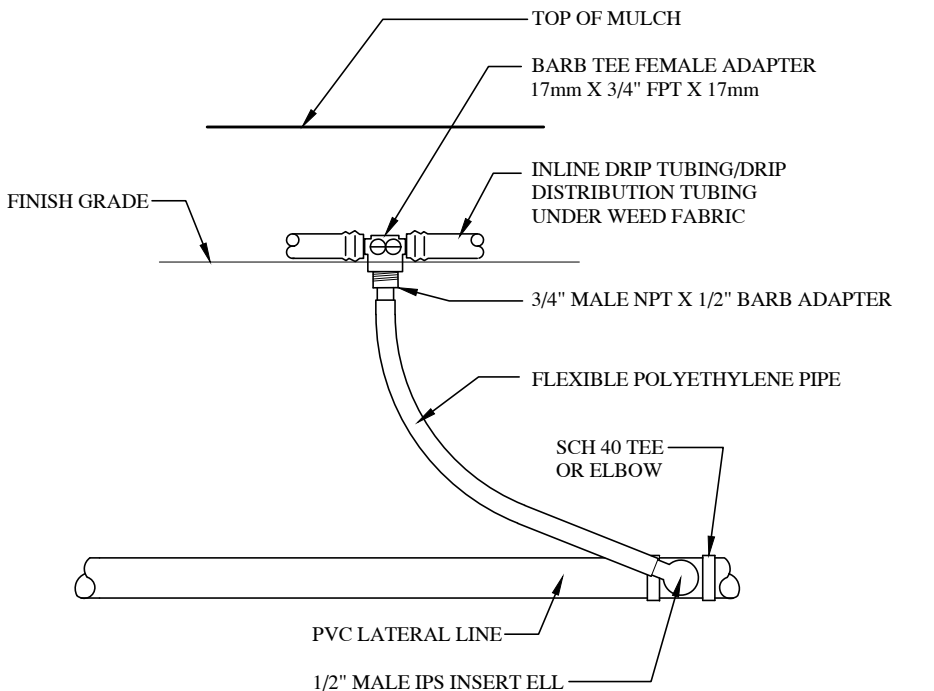
9 IRRIGATION CONTROLLER - INTERIOR MOUNT SCALE: NTS



10 TREE DRIP - PLAN VIEW (PLANTER AREAS) SCALE: NTS

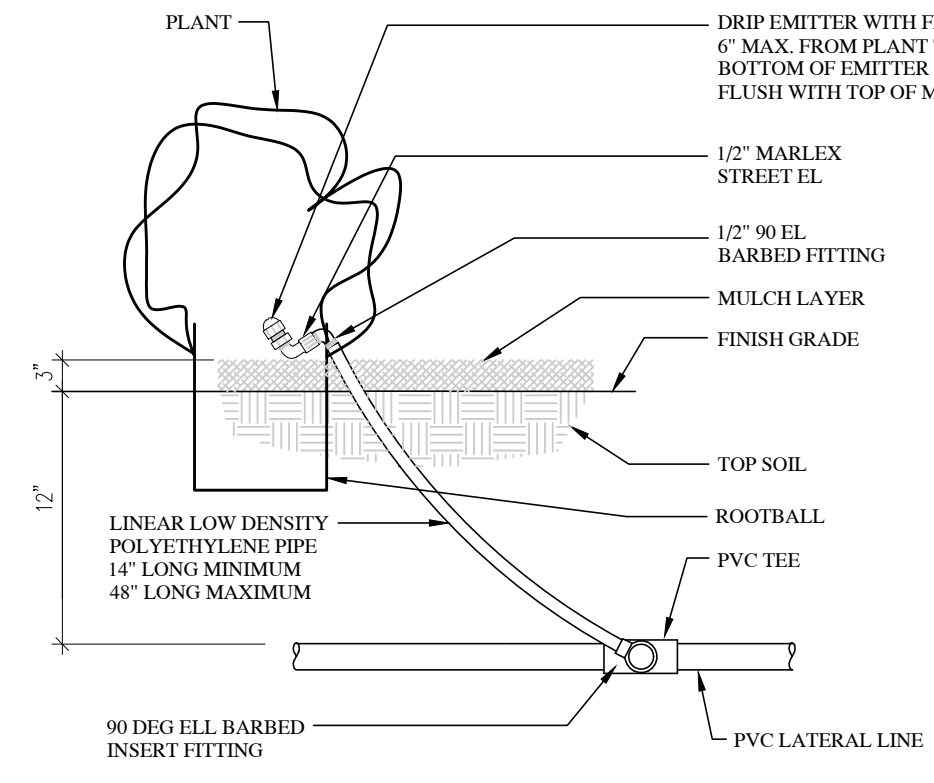


11 INDICATOR EMITTER SCALE: NTS



- NOTES:
1. USE AT TREE RINGS ONLY.
2. LIMIT 1 VALVE PER BOX.
3. 10\"/>

12 PVC TO BE PIPE CONNECTION SCALE: NTS



NOTE: LOCATE EMITTER ON BLDG OR FENCE SIDE OF PLANT.

13 DRIP EMITTER INSTALLATION SCALE: NTS

Revisions	Description
Mark	Date

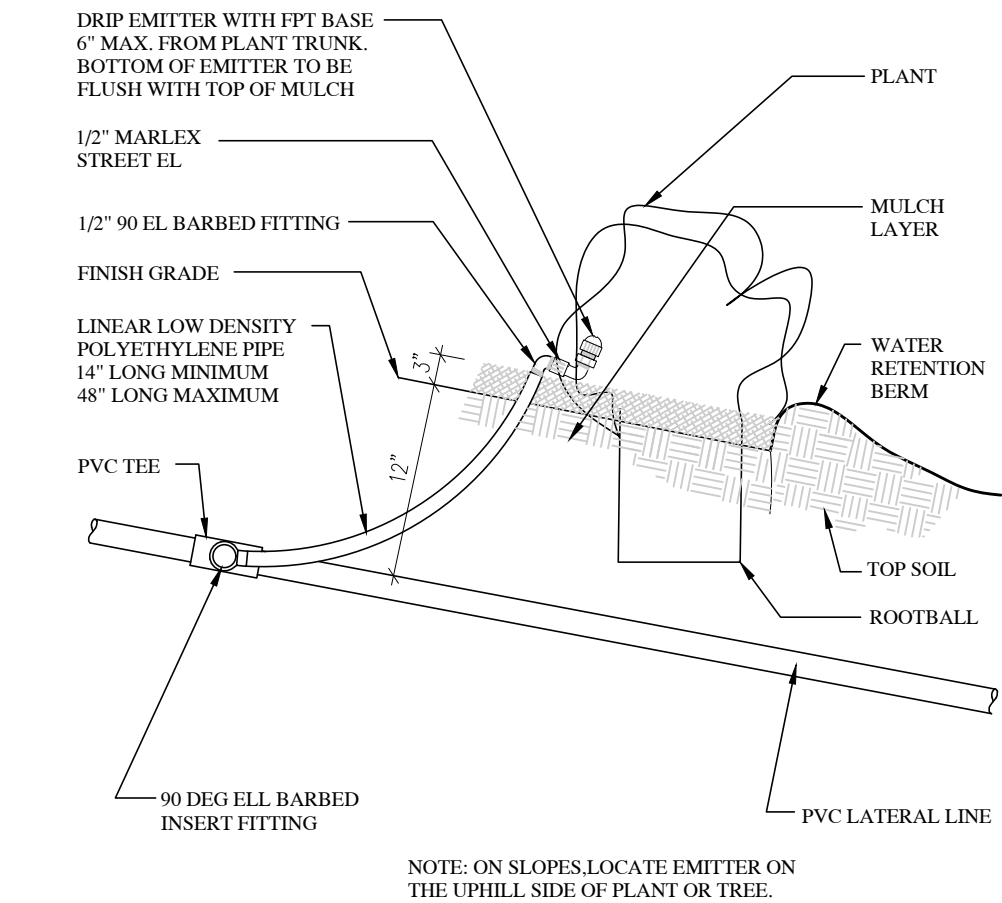
Project Number 23-04
Plan Series Heritage 23-2
Property Number 500-3627-22010101
Date August 30, 2023

Sheet Title

IRRIGATION
DETAILS

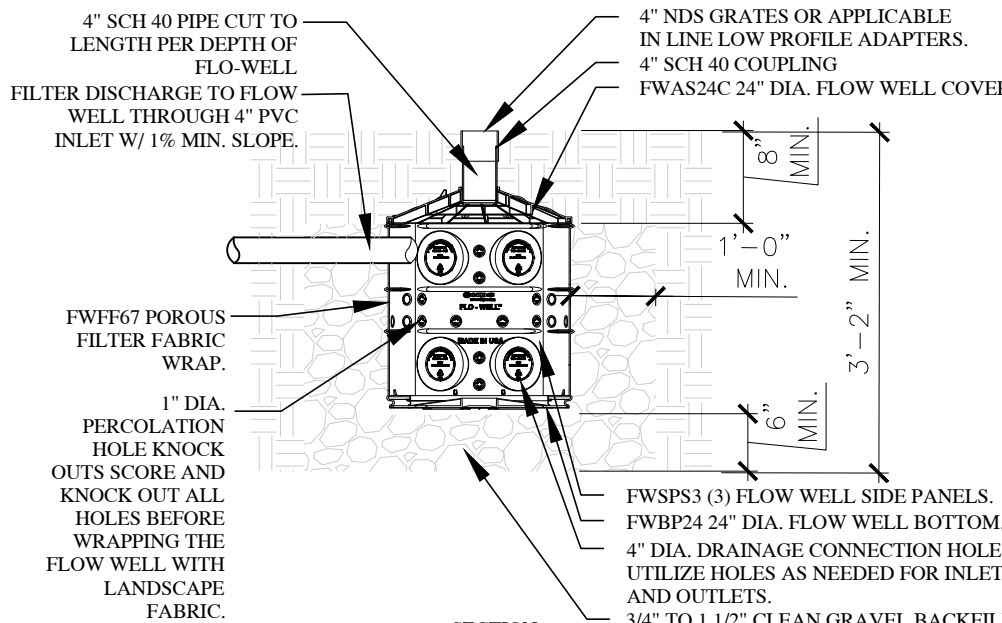
Sheet

LS500



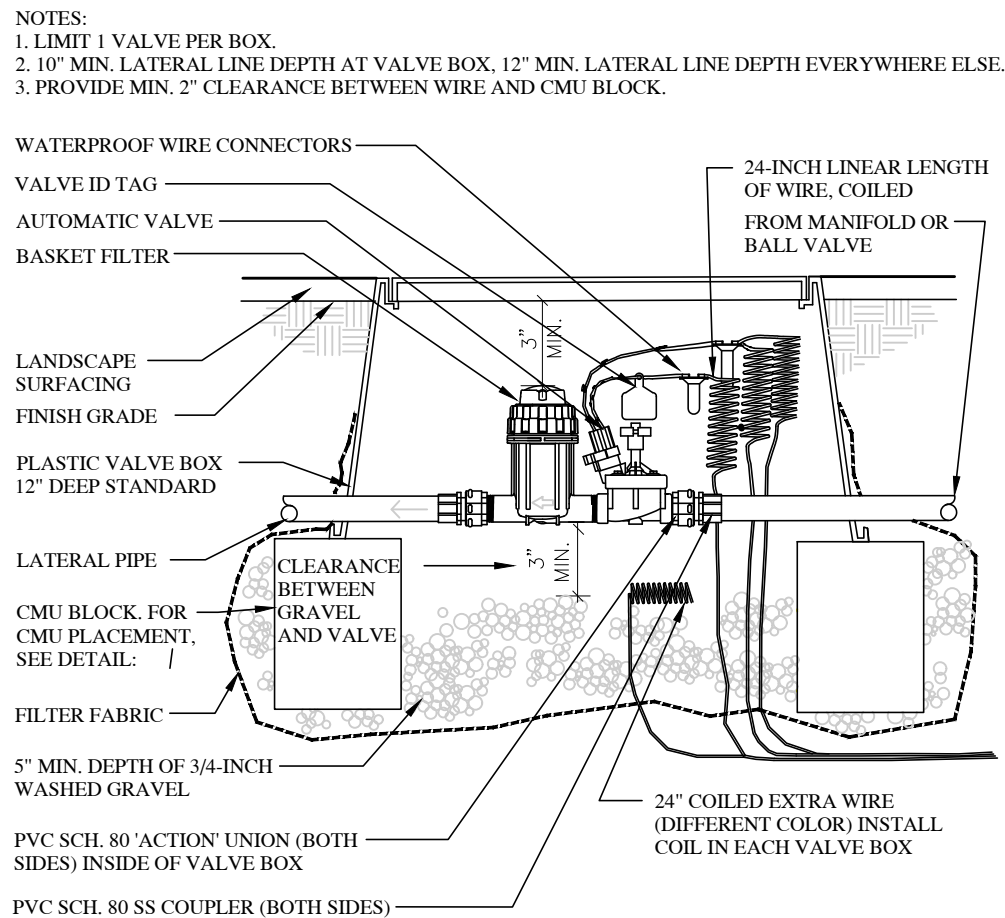
16 DRIP EMITTER - INSTALLATION ON SLOPE

SCALE: NTS



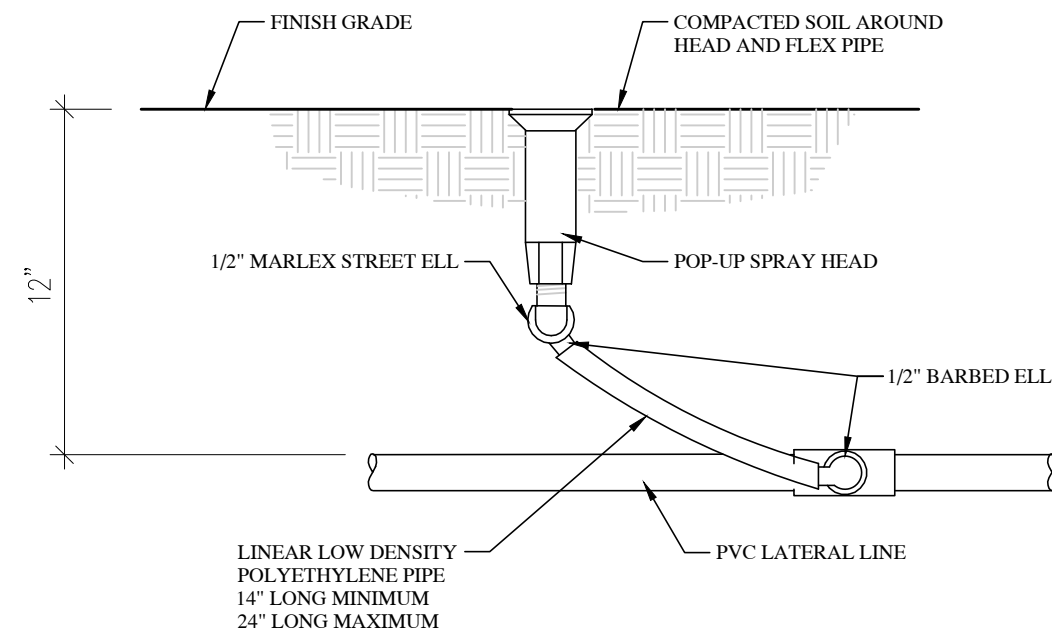
21 FLO-WELL DRY WELL SYSTEM

SCALE: NTS



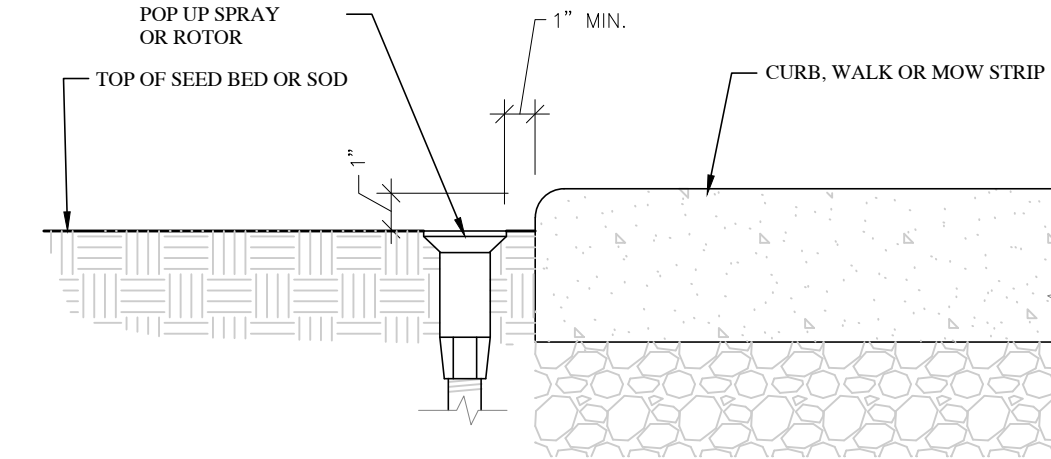
17 DRIP VALVE SECTION - CONVENTIONAL WIRE

SCALE: NTS



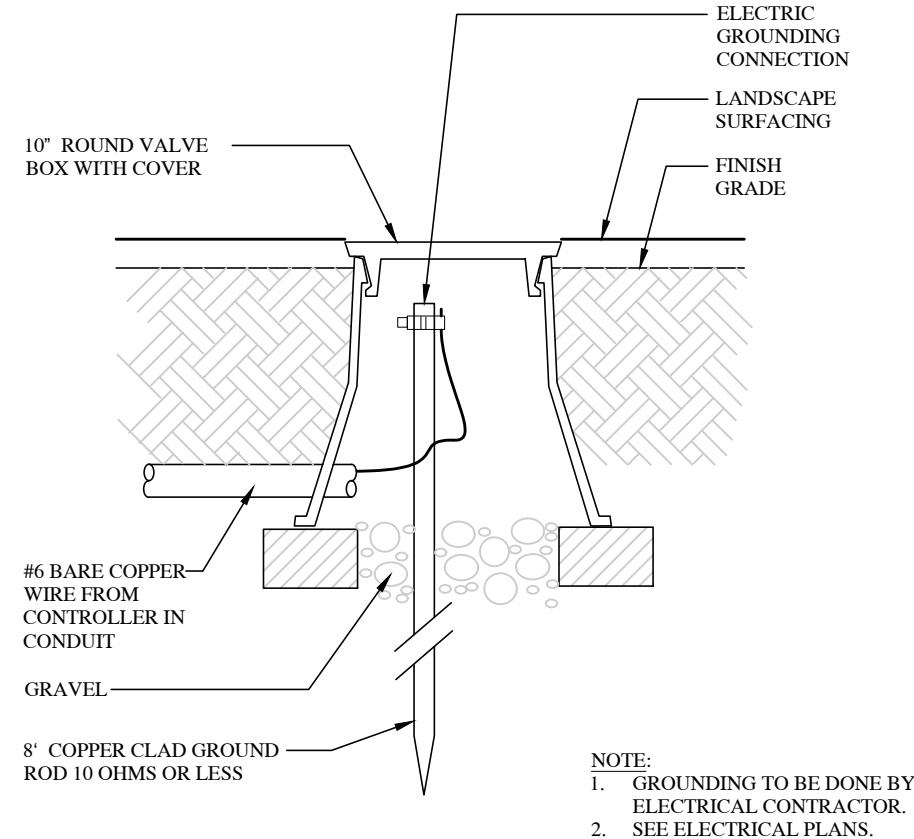
18 SPRAY HEAD ASSEMBLY

SCALE: NTS



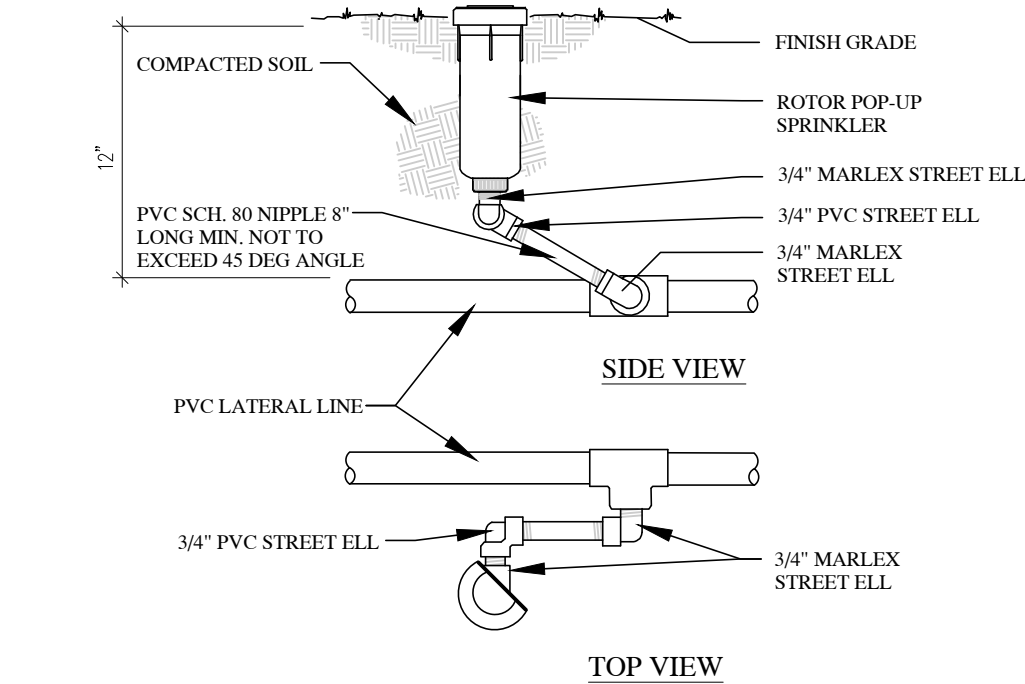
19 SPRAY AND ROTOR HEAD NEXT TO CURB / WALK

SCALE: NTS



20 LIGHTNING GROUNDING ROD

SCALE: NTS



22 ROTOR POP-UP HEAD

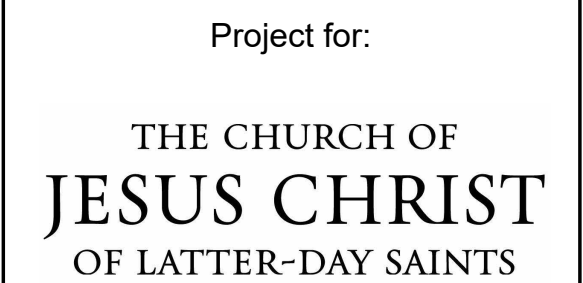
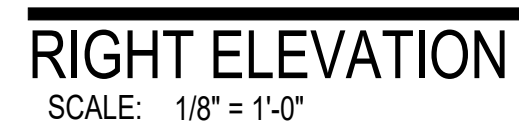
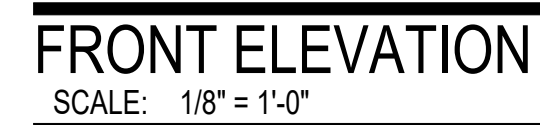
SCALE: NTS

Revisions	
Mark	Description

Project Number	23-64
Plan Series	Heritage 23-2
Property Number	500-3627-22010101
Date	August 30, 2023

1. SEE A601 FOR DOOR SCHEDULE.
2. SEE A603 FOR WINDOW TYPES.
3. INSTALL SECONDARY UNDERLAYMENT OVER THE ENTIRE ROOF.

03-27	PRECAST ARCHITECTURAL CONCRETE; SEE DETAILS
03-28	PRECAST ARCHITECTURAL CONCRETE CAP; SEE DETAILS
04-03	BRICK VENEER MASONRY; RUNNING BOND; SEE DETAILS
04-06	ACCENT BRICK VENEER MASONRY
04-10	ACCENT BRICK VENEER MASONRY; SOLDIER COURSE; SEE DETAILS
07-11	ALUMINUM RIDGE VENT; SEE B.E./A122
07-17	WATER-MANAGED EPS ARCHITECTURAL SCROLLS; SEE DETAILS
07-21	ALUMINUM ROOF DOWNSPOUT; SEE DETAILS
07-24	ALUMINUM GUTTERS AND DOWNSPOUTS; SEE DETAILS
07-41	ALUMINUM SHEET METAL FASCIA, FLASHING & TRIM; SEE ADA122
07-46	COMPOSITE ASPHALT SHINGLES; SEE DETAILS & SPECIFICATIONS
07-47	WATER-MANAGED EPS EXTERIOR WALL FINISH SYSTEM; SEE DETAILS & SPECIFICATIONS
08-05	VINYL FRAMED FIXED WINDOW, SEE DOOR AND WINDOW SCHEDULES AND DETAILS
08-29	5/8" GYPSUM BOARD
10-07	ALUMINUM STEEPLE; SEE ELEVATIONS, ENLARGED PLANS, SECTIONS AND DETAILS
10-08	STONE MEETINGHOUSE SIGN, SEE D&E/A203
10-09	BUILDING ADDRESS SIGN, SEE F&G/A203
23-40	HVAC PENTHOUSE; SEE MECHANICAL



Eagle Mountain, Utah

Exterior Elevations

A201

T.O. STEEPLE
170' - 0"

RIDGE OF TRUSS
131' - 6"

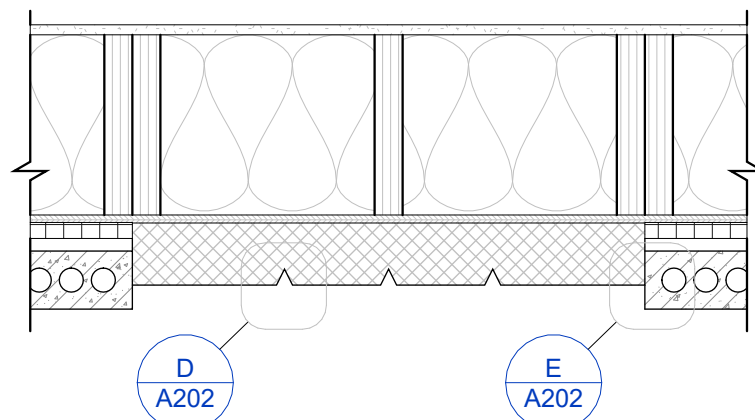
MAIN FLOOR PLAN
100' - 0"

TOP OF FOOTING
98' - 0"

REAR ELEVATION

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

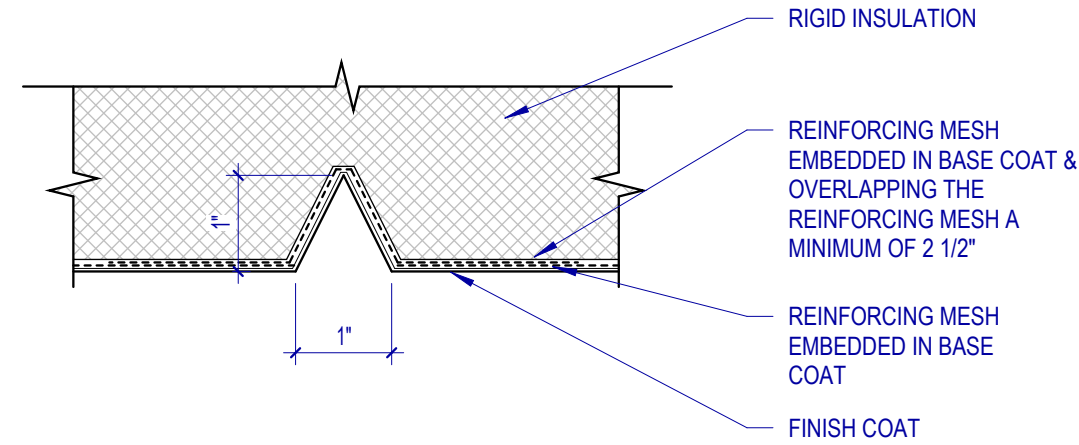
A



EIFS - SECTION

SCALE: 1" = 1'-0"

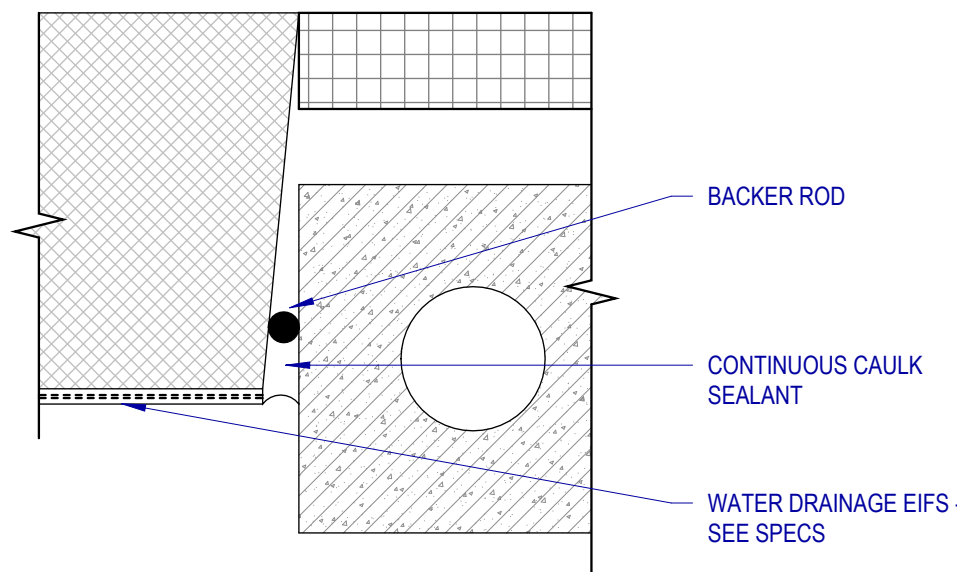
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EIFS - ENLARGED REVEAL DETAIL

SCALE: 6" = 1'-0"

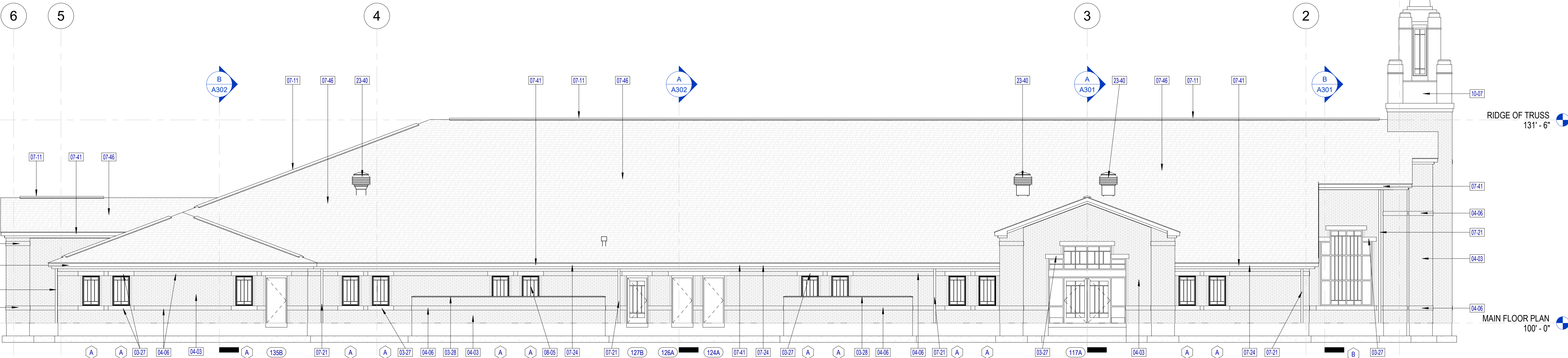
D



EIFS - ENLARGED EDGE DETAIL

SCALE: 6" = 1'-0"

E



LEFT ELEVATION

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

B

General Notes

1. SEE A601 FOR DOOR SCHEDULE.
2. SEE A603 FOR WINDOW TYPES.
3. INSTALL SECONDARY UNDERLAYMENT OVER THE ENTIRE ROOF.

Keyed Notes

- | | |
|-------|--|
| 03-27 | PRECAST ARCHITECTURAL CONCRETE; SEE DETAILS |
| 03-28 | PRECAST ARCHITECTURAL CONCRETE CAP; SEE DETAILS |
| 04-03 | BRICK VENEER MASONRY; RUNNING BOND; SEE DETAILS |
| 04-06 | ACCENT BRICK VENEER MASONRY |
| 04-10 | ACCENT BRICK VENEER MASONRY; SOLDIER COURSE; SEE DETAILS |
| 07-11 | ALUMINUM RIDGE VENT; SEE B.E.F/A122 |
| 07-21 | ALUMINUM ROOF DOWNSPOUT; SEE DETAILS |
| 07-24 | ALUMINUM GUTTERS AND DOWNSPOUTS; SEE DETAILS |
| 07-41 | ALUMINUM SHEET METAL FASCIA, FLASHING & TRIM; SEE A&D/A122 |
| 07-46 | COMPOSITE ASPHALT SHINGLES; SEE DETAILS & SPECIFICATIONS |
| 08-05 | VINYL FRAMED FIXED WINDOW; SEE DOOR AND WINDOW SCHEDULES AND DETAILS |
| 10-07 | ALUMINUM STEEPLE; SEE ELEVATIONS, ENLARGED PLANS, SECTIONS AND DETAILS |
| 23-40 | HVAC PENTHOUSE; SEE MECHANICAL |



Project for:

THE CHURCH OF
JESUS CHRIST
OF LATTER-DAY SAINTS

A New Meetinghouse for

Oquirrh Mountain
Eagle Mountain UT
Central Stake

Eagle Mountain, Utah

Project Number:

Property Number:

November 22, 2023

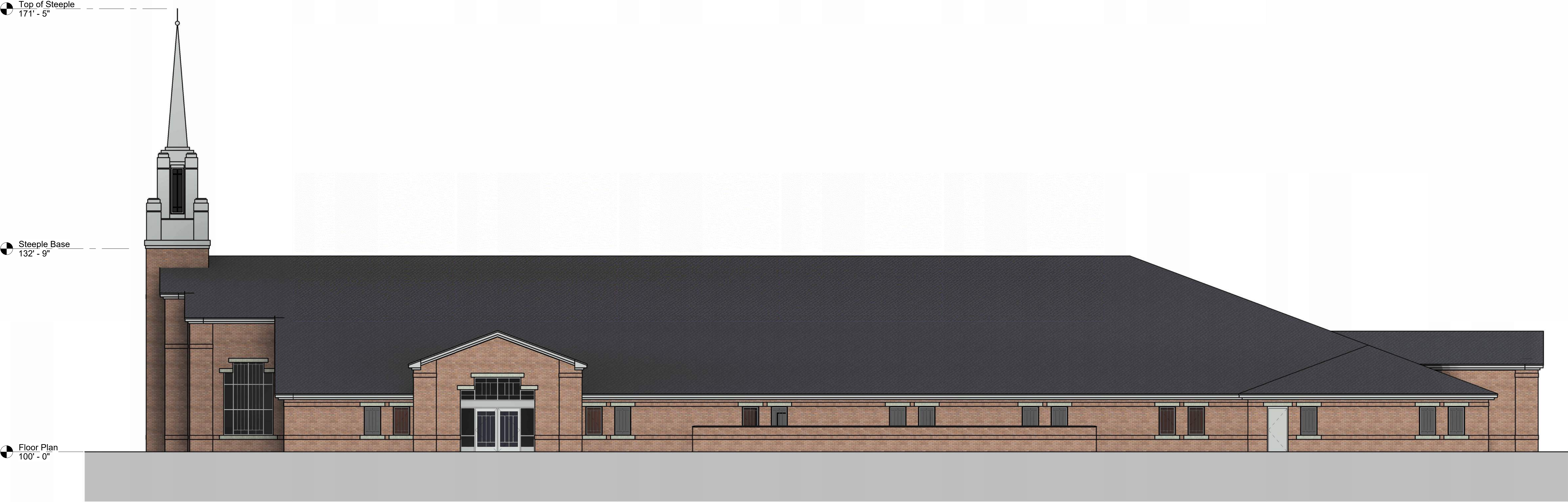
Exterior Elevations

A202



West Elevation
SCALE: 1/8" = 1'-0"

1



South Elevation
SCALE: 1/8" = 1'-0"

2

Exterior Materials

North Elevation

Brick Veneer: 1,911 sf / 76.7%

Precast Concrete: 99 sf / 4.0%

Openings: 483 sf / 19.4%

East Elevation

Brick Veneer: 1,104 sf / 86.5%

Precast Concrete: 32 sf / 2.5%

Openings: 140 sf / 11.0%

South Elevation

Brick Veneer: 1,957 sf / 78.5%

Precast Concrete: 101 sf / 4.1%

Openings: 435 sf / 17.4%

West Elevation

Brick Veneer: 2,277 sf / 92.5%

Precast Concrete: 47 sf / 1.9%

Openings: 138 sf / 5.6%

Total

Brick Veneer: 7,250 sf / 83.1%

Precast Concrete: 279 sf / 3.2%

Openings: 1,196 sf / 13.7%

Revision Schedule

#	Description	Date



ea architecture

11576 South State Street, Suite 103b
Draper, Utah 84020

Project for:

THE CHURCH OF
JESUS CHRIST
OF LATTER-DAY SAINTS

A New Building for

Project Number:

Property Number:

May 1, 2023

Exterior Elevations

A201



East Elevation

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

1



North Elevation

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

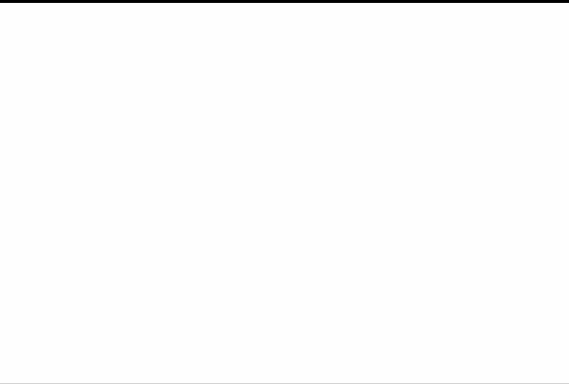
2

Exterior Materials

North Elevation	
Brick Veneer:	1,911 sf / 76.7%
Precast Concrete:	99 sf / 4.0%
Openings:	483 sf / 19.4%
East Elevation	
Brick Veneer:	1,104 sf / 86.5%
Precast Concrete:	32 sf / 2.5%
Openings:	140 sf / 11.0%
South Elevation	
Brick Veneer:	1,957 sf / 78.5%
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Openings:	435 sf / 17.4%
West Elevation	
Brick Veneer:	2,277 sf / 92.5%
Precast Concrete:	47 sf / 1.9%
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Openings:	1,196 sf / 13.7%

Revision Schedule

#	Description	Date





ea architecture

11576 South State Street, Suite 103b
Draper, Utah 84020

Project for:

THE CHURCH OF
JESUS CHRIST
OF LATTER-DAY SAINTS

A New Building for

Project Number:

Property Number:

May 1, 2023

Exterior Elevations

A202



EAGLE MOUNTAIN CITY
CITY COUNCIL MEETING
APRIL 2, 2024

TITLE:	ORDINANCE/PUBLIC HEARING - An Ordinance of Eagle Mountain City, Utah, Amending Eagle Mountain Municipal Code 17.10.030 Definitions, 17.40.040 Conditional Uses, and 17.53.040 Land Uses		
ITEM TYPE:	Ordinance		
FISCAL IMPACT:	N/A		
APPLICANT:	Nate Walter, LEI Engineering		
GENERAL PLAN DESIGNATION N/A	CURRENT ZONE N/A	ACREAGE N/A	COMMUNITY N/A

PUBLIC HEARING:

Yes

PREPARED BY:

David Stroud, Planning

PRESENTED BY:

David Stroud

RECOMMENDATION:

Staff recommends the City Council approve the proposed Ordinance of Eagle Mountain City, Utah, amending Eagle Mountain Municipal Code 17.10.030 Definitions, 17.40.040 Conditional Uses, and 17.53.040 Land Uses.

BACKGROUND:

A consultant contacted the City regarding where a facility that recycles food-grade oil (oil that is used in restaurants and fit for human consumption) may be located. The land use table does not contemplate that specific use and will default to the "Recycling Facilities" use to identify. Recycling Facilities are not permitted in the Sweetwater Industrial Overlay zone, the consultant's location of interest. Staff informed the consultant that the City would work on an amendment on behalf of the potential user but this should not be taken as complete support of such an amendment. Staff will supply the facts of the request and let the Planning Commission and City Council decide on the appropriate direction.

ITEMS FOR CONSIDERATION:

The land use tables in EMMC identify "Recycling Facilities" as a Conditional Use in the Industrial zone and Not Permitted in the Sweetwater Industrial Overlay zone. However, Recycling Facilities are not defined in EMMC. This type of facility can take on several meanings absent of any definitions in the Code.

The proposed change define "Recycling Facilities," "Recycling, Food-

Grade Oil," and "Junk Yard or Wrecking Yard." Additionally, Recycling, Food-Grade Oil is proposed as a Conditional Use in the Industrial zone and a Conditional Use in the Sweetwater Industrial Overlay zone. As a conditional use, expected impacts can be mitigated by use of additional conditions of approval.

From State Code 10.9a.507(2): A land use authority shall approve a conditional use if reasonable conditions are proposed, or can be imposed, to mitigate the reasonably anticipated detrimental effects of the proposed use in accordance with applicable standards. The requirement described above to reasonably mitigate anticipated detrimental effects of the proposed conditional use does not require elimination of the detrimental effects. If a land use authority proposes reasonable conditions on a proposed conditional use, the land use authority shall ensure that the conditions are stated on the record and reasonably relate to mitigating the anticipated detrimental effects of the proposed use. If the reasonably anticipated detrimental effects of a proposed conditional use cannot be substantially mitigated by the proposal or the imposition of reasonable conditions to achieve compliance with applicable standards, the land use authority may deny the conditional use.

REQUIRED FINDINGS:

Ordinances pertaining to zoning code amendments, and processing of the same, may be found in EMMC 17.05.120 & UCA 10-9a-501. Ordinance enactment is a legislative process and left to the discretion of the City Council.

PLANNING COMMISSION ACTION/RECOMMENDATION:

The Planning Commission recommends 5-0 approval to the City Council regarding the request to amend EMMC 17.10.030 Definitions, and EMMC 17.40.040 Conditional Uses (Industrial zone) and EMMC 17.53.040 Land Uses (Sweetwater Industrial Overlay zone).

ATTACHMENTS:

[ORD--EMMC 17.10.030 Def, 17.40.040 Cond Use & 17.53.040 Land Use](#)

[Food Grade Oil Recycling - Redlines](#)

ORDINANCE NO. O-____-2024

AN ORDINANCE OF EAGLE MOUNTAIN CITY, UTAH, AMENDING THE
EAGLE MOUNTAIN MUNICIPAL CODE CHAPTERS 17.10.30 DEFINITIONS,
17.40.040 CONDITIONAL USES AND 17.53.040 LAND USES

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 17.10.30 Definitions 17.40.040 Conditional Uses and 17.53.040 Land Uses, as described in Exhibit A.

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

1. The City Council finds that all required notices, public hearings, and other requirements have been completed for the City Council to consider an amendment to the Eagle Mountain Municipal Code Chapters 17.10.30 Definitions, 17.40.040 Conditional Uses and 17.53.040 Land Uses.
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 April 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 April 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

17.10.030 Definitions.

“Junk Yard or Wrecking Yard” means a place where damaged, inoperable, or obsolete machinery such as cars, trucks and trailers, or parts thereof, are stored, bought, sold, accumulated, exchanged, disassembled, or handled.

“Recycling, Food-Grade Oil” means oil and similar by-products used in the production and preparation of food for human consumption. Typically, a by-product of restaurants and food manufacturers. Does not include waste oil or grease used in automotive, industrial, or similar that is not safe for human consumption.

“Recycling Facilities” means a facility designed to be a collection point where only recyclable materials are sorted and/or temporarily stored prior to delivery to a permanent disposal site, or shipment to others for reuse, and/or processing into new products. This shall not include Junk Yards or Wrecking Yards.

17.40.040 Conditional Uses (Industrial zone)

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

- A. Automobile gas/service stations;
- B. Automobile sales and/or service;
- C. Automobile and truck repair, including auto body;
- D. Contract construction services establishments;
- E. Commercial and industrial laundries;
- F. Convenience store;
- G. Indoor shooting range – special use;
- H. Laundry and dry cleaning establishments;
- I. Light manufacturing of finished products or parts, including processing, fabrication, assembly, treatment, packaging, and incidental storage of such products. Such uses include, but are not limited to, food, beverages, apparel, textiles, pharmaceuticals, household appliances and plastics;
- J. Motels and hotels;
- K. Moving and storage facilities and businesses;
- L. Other businesses retailing goods and services or rendering personal services for a fee, except as otherwise regulated by the city’s ordinances;
- M. Other manufacturing businesses;
- N. Printing, lithography and publishing establishments;
- O. Recycling facilities;

P. Recycling, Food-Grade Oil

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

R. Sexually oriented businesses;

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

[Ord. O-35-2023 § 2 (Exh. A); Ord. O-04-2022 § 2 (Exh. A); Ord. O-21-2018 § 2 (Exh. A); Ord. O-23-2005 § 3 (Exh. 1(1) § 8.4)].

17.53.040 Land Uses (Sweetwater Industrial Overlay)

Table 17.53 – Use Table

Permitted (P), Conditional (C), and Prohibited Uses (N)

Automobile Gas/Service Stations P

Automobile Sales and/or Service C

Commercial Animal Farms N

Communications Facilities and Towers (Limited to 5 Stories) P

Construction Related Business: Lumber, Hardware, Etc. P

Contract Construction Service Establishments P

Convenience Store C

Distribution Facilities P

Electronic Data Management Businesses C

Fitness and Recreation P

Industrial Parks and Warehouses P

Laundry and Dry Cleaning Establishments C

Light Manufacturing and Assembly P

Manufactured Homes Developments C

Motels and Hotels C

Office Buildings Including: Medical, Dental or Professional Offices, Corporate

Offices or Corporate Campuses P

Other Businesses Retailing Goods and Services or Rendering Personal Services for a Fee, Except as Otherwise Regulated by the City's Ordinances C

Other Manufacturing Businesses C

Portable Storage Containers P

Printing and Publishing Establishments P

Public and Private Utility Structures or Facilities P

Public Buildings P

Public Parks, Plazas, or Squares P

Recycling Facilities N

Recycling, Food-Grade Oil C

Research and Development Uses Including: Medical or Electronic Assembly and
Associated Light Manufacturing P

Restaurants and Banks (with Drive-Through Service Facilities) C

Self-Storage or Mini-Storage Units P

Sexually Oriented Businesses N

Wholesale Trade, Distribution, and Other Operations Characterized by the Need for
Large Truck and Shipping Establishments C

ORDINANCE NO. O-____-2024

AN ORDINANCE OF EAGLE MOUNTAIN CITY, UTAH, AMENDING THE
EAGLE MOUNTAIN MUNICIPAL CODE CHAPTER 17.60.120
GENERAL FENCING PROVISIONS

PREAMBLE

WHEREAS the City Council of Eagle Mountain City finds that it is in the public interest to amend the Eagle Mountain Municipal Code, Chapter 17.60.120 General Fencing Provisions, as described in Exhibit A.

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

1. The City Council finds that all required notices, public hearings, and other requirements have been completed for the City Council to consider an amendment to the Eagle Mountain Municipal Code Chapter 17.60.120 General Fencing Provisions.
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 April 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 April 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 17.60

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 provisions.
- 17.60.130** Chain link fencing.
- 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 provisions.

A. The standards in this section shall apply universally to fencing, walls, and screens in all zones -- unless specified otherwise. Various fence types are defined in EMMC 17.10.030. A fence permit or authorization via city site plan approval may be required by the city to sanction the placement of a fence or wall or privacy screen. Property owners should only install fencing on their property. If the property lines are not clearly marked, the city encourages the property owner(s) to consider having a surveyor determine property line locations and mark the same.

Fence or wall height is measured or assessed from either: a) the height of finished grade of the property whereupon a fence lies or to which it pertains, to the top of the fence or wall; or, b) from the height of the grade of the building/parking pad where such is at a higher grade elevation than any abutting residential property.



EAGLE MOUNTAIN CITY
CITY COUNCIL MEETING
APRIL 2, 2024

TITLE:	ORDINANCE/PUBLIC HEARING - An Ordinance of Eagle Mountain City, Utah, Amending the Eagle Mountain Municipal Code Chapter 17.49 Wildlife Corridor Overlay Zone		
ITEM TYPE:	Ordinance		
FISCAL IMPACT:	N/A		
APPLICANT:	City-initiated		
GENERAL PLAN DESIGNATION N/A	CURRENT ZONE N/A	ACREAGE N/A	COMMUNITY N/A

PUBLIC HEARING:

Yes

PREPARED BY:

Todd Black, Planning

PRESENTED BY:

Todd Black

RECOMMENDATION:

Staff recommends the City Council approve the proposed Ordinance of Eagle Mountain, Utah, amending the Eagle Mountain Municipal Code Chapter 17.49 Wildlife Corridor Overlay Zone.

BACKGROUND:

Code amendment changes to 17.49 were presented as a discussion item to Planning Commission and City Council last month (March 2024.) This section has gone through multiple staff revisions, has received approval from the Planning Commission, and is now ready to present to City Council for approval. While not changing the intent of the Wildlife Overlay Zone, several additions have been made to add clarity and definitions.

ITEMS FOR CONSIDERATION:

Several additions and deletions were added to 17.49 (see attached exhibit). New additions are in blue text, suggested deletions are red-lined, and black text is the original text of the existing code. These changes were made to add clarity, provide code to add additional wildlife overlay zones, and to amend existing overlay zones.

REQUIRED FINDINGS:

N/A

PLANNING COMMISSION ACTION/RECOMMENDATION:

Planning Commission voted in favor of the code amendments and recommended the changes move forward for City Council review and approval.

ATTACHMENTS:

[ORD--EMMC 17.49 - Wildlife Corr.](#)

[Wildlife Corr. - Redlines](#)

[Wildlife Corr. - Clean](#)

ORDINANCE NO. O- -2024

AN ORDINANCE OF EAGLE MOUNTAIN CITY, UTAH, AMENDING THE
EAGLE MOUNTAIN MUNICIPAL CODE CHAPTER 17.49
CONSTRUCTION STANDARDS.

PREAMBLE

WHEREAS the City Council of Eagle Mountain City finds that it is in the public interest to amend the Eagle Mountain Municipal Code, Chapter 17.49 Construction Standards, as described in Exhibit A.

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

1. The City Council finds that all required notices, public hearings, and other requirements have been completed for the City Council to consider an amendment to the Eagle Mountain Municipal Code Chapter 17.49 Construction Standards.
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 April 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 April 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 17.49

WILDLIFE CORRIDOR OVERLAY ZONE

Sections:

17.49.010	Purpose and objective
17.49.015	Definitions
17.49.020	Area of designation
17.49.030	Applicability
17.49.040	Definitions.
17.49.040	Land use regulations
17.49.050	Conflict regulations
17.49.060	Development standards and regulations
17.49.070	Development recommendations adjacent to the wildlife overlay zone
17.49.080	Wildlife corridor overlay protection
17.49.090	Noncompliance with a wildlife corridor overlay zone.

17.49.010 Purpose and objective.

This Chapter ~~establishes the land use regulations and protections~~ allows for the creation of wildlife corridor overlay zones within Eagle Mountain City and creates . ~~including permitted minimum land use standards and other development provisions.~~ regulations and protections from development which may adversely impact wildlife and their habitat. This Chapter does not change the underlying zoning but establishes standards, requirements, and procedures for areas where an existing zone and the wildlife corridor overlay zone overlap.

This chapter provides support for and methods by which to preserve wildlife, ~~migration routes~~ wildlife habitats and wildlife migration routes, especially the critical mule deer migration corridor in and through Eagle Mountain City. This preservation of wildlife habitat and open space is a key strategy identified in the Eagle Mountain City “General Plan” and “Parks, Trails, and Open Space Master Plan,” and the “Transportation Master Plan. This chapter Wildlife corridor overlay zones provides a means to reduce the continuing wildlife habitat loss and fragmentation of wildlife habitat and migration routes for native and migrating species while simultaneously accommodating development appropriate improvements to these areas.

Wildlife corridors ~~preserve~~ safeguard and connect wildlife habitat, allowing for movement, migration, foraging, breeding, dispersal of flora and fauna, and connectivity of their habitat. Fragmentation and habitat loss from development and other anthropogenic disturbances, such as roads, structures, excessive noise, and/or excessive movements, can alter daily movement patterns of wildlife, often leading to increased human-wildlife conflict. ~~natural habitat areas or undeveloped lands that can facilitate movement, migration, foraging, breeding, and dispersal of animals, birds, insects, and reptiles. These areas of land permit wildlife such as raptors, deer, pronghorn, and other fauna to move from one area of their range to another. Habitat fragmented by subdivision and development, such as roads and structures, prevents wildlife from accessing their full home range and often leads to human-wildlife~~

~~conflict. It is important that animals be able to move for food, access thermal and hiding cover, and to preserve genetic diversity of the species. These corridors also help provide contiguous habitat for plants, invertebrates that are essential pollinators, and other wildlife.~~ Preservation of these corridors, along with fencing and safe crossings will also help ~~to~~ reduce human-wildlife conflict. ~~vehicle-animal collisions.~~

By ~~Primarily~~ supporting wildlife in the region, wildlife corridor ~~overlay zones~~ ~~may~~ also provide for recreational opportunities, open space preservation, potential tourism, and education for students and ~~the residents.~~ ~~general public.~~ [Ord. O-06-2021 § 2 (Exh. A)].

17.49.015 17.49.040 Definitions.

Agricultural activities refer to an activity within a wildlife corridor overlay zone involving farming (raising crops) or ranching (raising livestock). Agricultural activities don't allow for the construction of barns, loafing sheds, greenhouses or other buildings.

Anthropogenic refers to things that have been caused or produced by human activities.

Critical mule deer migration corridor refers to Eagle Mountain City's mule deer migration corridor and is part of the Utah Wildlife Migration Initiative ([Utah Wildlife Migration Initiative-Eagle Mountain](#)). The critical mule deer migration route was established in 2021 by Eagle Mountain City Council with data provided by the Utah Division of Wildlife Resources (UDWR). The critical mule deer migration corridor is a vital wildlife corridor subject to additional protections, standards, and regulations, and every effort shall be made to achieve the 330-foot minimum width.

Connectivity of habitats refers to how and to what degree distinct patches of habitat are connected to each other, which can influence species preservation and movement.

Conservation nonprofit organization refers to a private organization operating under Section 501(c)(3) of the U.S. Internal Revenue Code with the primary purpose of preserving and protecting land in its natural, scenic, historical, recreational, or open space condition.

Coverage refers to a raster over a vector layer in a geographic information system (GIS) database that may contain objects such as points, lines, and polygons.

Development refers to any practice or activity within a wildlife corridor overlay zone, excluding normal agricultural activities, which changes the basic character and/or function of the landscape, including but not limited to construction, reconstruction, conversion, installation, structural alteration, relocation, mining, excavation, landfill, or land disturbance.

Fauna refers to all the animal life in a particular region and/or during a specific time. The words "wildlife" and "fauna" are interchangeable in this chapter.

Flora refers to all the plant life in a particular region and/or during a specific time.

Fragmentation refers to dividing large and contiguous habitats into smaller, isolated ones. This process directly

impacts all flora/fauna species, community structure, and the overall ecosystem within those isolated fragments.

Home range refers to the geographic area where fauna spend their lifetime, including where all their resources needed to survive and reproduce are readily available.

Landscape refers to the relationships between ecological processes in the environment and a particular ecosystem across a given area and time.

Motorized machine refers to any machine, vehicle, or equipment that uses or is activated by any power source excluding class 1 eBikes.

Mule deer migration season refers to ~~the time of year~~ when the mule deer migrate between their winter and summer ranges. The Utah Division of Wildlife Resources defines this season based on the best available science. ~~The~~ Mule deer typically migrate through Eagle Mountain City bi-annually between March 15th and April 30th and December 1st and January 15th.

~~"Native vegetation" refers to all plant species that occur naturally in a particular habitat and provide essential habitat for native insects and animals. These plants have evolved together over time to form communities that are well-suited to the specific combination of soil, temperature, nutrients, and rainfall of their region. Native species are naturally resilient because they adapt to local conditions.~~

Natural wash refers to a dry creek bed where water can flow upon sufficient moisture through the creek. These often have narrow and steep sides marking the course of a fast-moving stream. Washes typically have flowing water during normal spring runoff and/or rainstorms.

Natural surface trails refer to trails where the predominant surface is the native substrate, and the trail is designed and managed. These are also referred to as dirt trails.

Nesting season refers to the period of the year in which birds are building nests and raising young, generally March 15th through July 31st. The phrase includes any nesting period for documented bird species within a ~~the~~ wildlife overlay zone.

Riparian refers to semiterrestrial/semiaquatic transition areas influenced by fresh water. These usually extend from the edges of water bodies to the edges of upland communities.

Sensitive areas refer~~s~~ to areas that include migration routes, nesting grounds/boxes, natural wash, recently planted/seeded or seedlings, habitat improvements, and other regions deemed sensitive by Eagle Mountain City, Utah ~~Division of Wildlife Resources (DWR)~~, or other public land management agency~~ies~~.

Special use permit refers to a legal document such as a permit, term permit, lease, or easement, allowing occupancy, use, rights, or land privileges. Authorization is granted for a specific land use for a specified time.

Wildlife refers to wild animals and vegetation, especially animals living in a natural, undomesticated state.

Wildlife corridor refers to an area or areas designed to move wildlife safely across the landscape. Wildlife corridors are often called habitat corridors, migration routes, or green corridors. These are areas of habitat connecting wildlife populations.

Wildlife crossing structure refers to a structure such as a culvert, bridge, or underpass that could contain features that enhance its suitability for use by wildlife to safely cross human-made barriers such as roads or highways. Examples of such features include the presence of vegetation providing cover or habitat near the entrances and/or natural light visible at the opposite entrance. ~~The term does not include cattle guards.~~

Wildlife habitat refers to the combination of food, water, shelter, and space arranged to meet the needs of wildlife.

Wildlife impermeable fencing refers to an seven-foot or taller fence or wall, other than a retaining wall, that prevents various species of wildlife from freely passing through. ~~with little or no interference. Except for gates and associated gate support components, a fence or wall that includes the following design features is considered wildlife impermeable fencing:~~

- ~~1.—Any fence or wall that is higher than eight feet above grade, inclusive of any wire strands placed above a top rail of a fence or wall.~~

Wildlife migration route refers to the geographic path along which wildlife typically migrate.

Wildlife permeable fencing refers to a wildlife-friendly fence visible to ungulates and birds, which allows wildlife to jump over or crawl under safely and provides wildlife access to essential habitats and travel corridors. ~~Wildlife-permeable fencing has the following characteristics:~~

~~Uses a rail, high-visibility wire, flagging, or other visual markers for the top.~~

~~Smooth wire or rounded rail for the top and bottom.~~

~~Height of top rail or wire should be 42 inches or less from grade.~~

~~At least 12 inches or more between the top two wires.~~

~~At least 16 inches between the bottom wire or rail and grade.~~

~~Posts at a minimum of 16-foot intervals.~~

~~Gates, dropdowns, removable fence sections, or other passages where animals congregate and cross.~~ [Ord. [O-06-2021](#) § 2 (Exh. A)].

17.49.020 Areas of designation.

Wildlife corridor overlay zones shall be approved by the City Council in accordance with the rezone process outlined in EMMC 17.90.050, shall be digitized in GIS, and housed on a server by Eagle Mountain City. This GIS data shall be updated as new wildlife overlay zones are created or amended. These shall be included in the City's official digital zoning map, which shall be available to the public and maintained by city staff.

A new or amended wildlife corridor overlay zone shall include and be characterized by one or more of the following:

- Essential wildlife corridors, wildlife habitat, and/or landscape linkages.
- Areas identified using scientific data by city, county, state officials, non-governmental organizations, and/or federal agencies that can show ~~with one of the following attributes:~~ significant seasonal habitat use within the

home ranges of an individual species. ~~for wildlife and/or wildlife migration corridors, and continuous habitat appropriate for wildlife. These may be identified using scientific data by city, county, state, and/or federal agencies.~~

- C. Wildlife habitat areas used by species that are unique, rare, threatened, endangered, or otherwise deemed to be of significance to Eagle Mountain City, a listed species and or critical habitat designation by The U.S. Fish and Wildlife Service, or a species and or habitat of special concern to the Utah DWR, The Bureau of Land Management and/or other government ~~as well as those deemed as such by city, county, state, and/or federal~~ agencies.
- D. Natural geographic or topological areas such as gulches, washes, riparian areas, drainages, ridge tops, or other significant habitats used to connect/link and/or safeguard habitats. These may include watering areas and/or microhabitats such as natural riparian areas or traditional/historic nesting locations. [Ord. [O-06-2021](#) § 2 (Exh. A)].

17.49.030 Applicability.

- A. **Partial Coverage.** If ~~only~~ a portion of a property is located within the wildlife corridor overlay zone, the standards, requirements, and procedure of this chapter shall only apply to the portion of the property ~~that is~~ located inside the wildlife corridor overlay zone.
- B. The recommended minimum width for ~~the a wildlife~~ corridor overlay zone used by large mammals (pronghorn or bigger) is recommended minimum width of 330 feet wide. The United States Department of Agriculture National Agroforestry Center (~~USDA~~), the U.S. Forest Service, and the Natural Resources Conservation Service utilized over 1400 peer reviewed research publications to ~~and other research studies have determine this minimum width based on the various species and size of animals that utilize migratory corridors~~ determine the necessary width for large mammals. ~~based on the various species and size of animals that utilize migratory corridors~~. Wherever possible, the City shall make every effort to safeguard the 330-foot minimum width within the critical mule deer migration corridor. Road crossings and other constrained areas such as topographical barriers, existing developments, and infrastructure such as roads, highways, or essential public service facilities may require a reduced width for short distances.
- C. **Natural Wash.** When applying the wildlife corridor overlay zone ~~any natural wash within the corridor should include a 50-foot area on both sides of the wash within the overlay zone. This additional area is measured from the top of the bank of the natural wash. This adds a buffer to minimize erosion; stabilize the wash banks; prevent pollution; protect sensitive animals, plants, and riparian habitat; and protect property owners from building on highly collapsible soil.~~ to any linear features such as wash, stream, gulch, or creek, as recorded on the United States Geological Survey 1:24,000 topographic maps, a 75-foot buffer on both sides of the wash shall be required. This 75-foot buffer shall be determined by measuring/surveying from the top of the wash. Existing master development agreements and plat maps previously approved by the City Council before Chapter 17.49 existed are excluded from this requirement. This setback adds an additional layer of protection to 1) minimize erosion, 2) prevent property loss, 3) discourage property owners from building on highly erodible soils, 4) help with bank stabilization, 5) prevent or minimize water pollution, and 6) protect sensitive flora, fauna, and sensitive habitat (see map below). [Ord. [O-06-2021](#) § 2 (Exh. A)].



The map shows the wildlife corridor overlay zone through West Canyon Wash (highlighted in red) and the 75' wash setback in blue. Eagle Mountain City, Utah 2022 image.

17.49.040 Definitions Land use regulations.

The land use regulations shall be those of the underlying zoning with which the wildlife corridor overlay zone is combined unless modified by the overlay zone. [Ord. [O-06-2021](#) § 2 (Exh. A)].

17.49.050 Conflict regulations.

Where any provision of federal, state, county, or city statutes, codes, or laws conflicts with any provision of this chapter, the most restrictive shall govern unless enforcement will result in a violation of the federal, state, county, or city statutes, codes, or laws. [Ord. [O-06-2021](#) § 2 (Exh. A)].

17.49.060 Development standards and regulations.

The following standards ~~are designed~~ and regulations shall be employed to ensure ~~that the~~ resources comprising the wildlife corridor ~~overlay zones area~~ are impacted to the least extent possible. The standards ensure the landscape will remain connected and the resources can function in a natural state. [The following applies to all sections of 17.49.060.](#)

1. The City's wildlife biologist/environmental planner opinion shall be weighted heavily with any development in the wildlife corridor overlay zone. If this person is not available, the city shall seek outside opinions from

federal agencies, state agencies, and/or from an environmental consulting firm that has a local wildlife biologist on staff. Additionally, the City may seek opinions from local conservation experts.

2. All development and building applications will include a georeferenced coverage of any proposed disturbed vegetation within a wildlife corridor overlay zone,
3. Altered, disturbed, or destroyed wildlife habitat or public trails or amenities within a wildlife corridor overlay zone due to development activities shall be restored to pre-development condition.
4. No development shall occur in the critical mule deer migration corridor, except for safety mitigating measures and outdoor recreational amenities if the approval authority believes the amenity is in the public's best interest and will not significantly impact wildlife and the surrounding habitat. Where possible, the public amenity will be placed on the corridor's outer border to minimize the destruction of habitat and human-wildlife conflicts.

~~The following~~ These standards and regulations are applicable to all development activities that occur within a wildlife corridor overlay zone:

A. Open Space Credit/Density Transfer.

1. The developer may be awarded amenity points toward the requirements of EMMC 16.35.105 for public trails, observation structures, and other passive recreation improvements built within the overlay zone as approved by the city.

B.

1. The approval authority, at its discretion, can permit the transfer of densities that would have been located on buildable property inside a wildlife corridor to a more suitable location within the same Master Development Plan (MDP) or project. The overall density of the MDP or individual planning area cannot exceed the original entitlement.
2. The City may utilize other tools to aid in the application of the wildlife corridor overlay zone on a property, as approved on a case-by-case basis by the approval authority.

C. Fragmentation. To avoid fragmentation of a wildlife corridor overlay zone, any development shall be designed and planned to maintain ecological functions and the connection of contiguous habitats to protect critical resources and species preservation. ~~Gaps~~ Any obstructions within the wildlife corridor overlay zone created by development other than approved roadways, outdoor recreational public amenities that don't significantly impact wildlife and their habitat, underground utility lines, or safety mitigating measures are not permitted. ~~This includes, but is not limited to, non-utility structures, buildings, and wildlife impermeable fencing.~~

D. Construction Period. No construction or development within a wildlife corridor overlay zone shall occur during the mule deer migration or bird nesting season (see section 17.48.015, also the Migratory Bird Treaty Act, <https://www.fws.gov/law/migratory-bird-treaty-act-1918>, and The Eagle Protection Act <https://www.fws.gov/law/bald-and-golden-eagle-protection-act>) to minimize disturbances of ecologically important events. ~~Permitted construction within the overlay zone shall only occur outside the mule deer migration season and nesting season. Construction may only be permitted during the mule deer migration season and nesting season when certification from DWR is provided stating that the construction area will not impede migration or nesting during the proposed construction period.~~

E. **Vegetation and re-vegetation.** ~~Native~~ Desirable vegetation shall be retained and protected wherever possible. ~~The DWR, City, volunteer groups, developers, and other organizations should work together to replant native vegetation where it has been previously removed or destroyed. Native, drought-tolerant vegetation is permitted.~~ An approved seed mix and a list of desirable shrubs, plants, and trees shall be maintained by the Parks and Recreation Director and used to re-vegetate any disturbed area within a wildlife corridor overlay zone.

1. Property ~~used for farming or grazing is~~ historically used for agricultural activities ~~is~~ is exempt from this requirement unless the landowner grants the ~~CCity or other~~ another organization permission to restore the land to ~~an acceptable wildlife habitat.~~

2. ~~Development adjacent to the overlay zone is encouraged to integrate native vegetation into their landscape plan.~~

F. **Underground Utility Construction.** The construction of underground utility lines involving installation, maintenance, or repair shall be subject to the following criteria:

1. Trenches ~~of no more longer~~ than half the width of the wildlife corridor, ~~and not to exceed 165 feet wide, at the construction area~~ are to be opened at one time.

2. ~~Wherever possible, trenches will not remain open for more than 72 hours.~~

3. During periods when active construction is not occurring, trenches shall be: ~~a-~~ covered to prevent wildlife access, ~~b~~ or surrounded by temporary wildlife impermeable fencing, or ~~c-~~ include escape ramps with slopes of 45% or less at either end of the trench.

4. ~~Where consistent with safety and space consideration, e~~Excavated material ~~is to~~ will be placed on the uphill side of trenches ~~whenever possible.~~

5. Trench dewatering devices shall discharge in a manner ~~that will~~ not adversely affect flowing streams, drainage systems, or off-site property.

6. Disturbed areas are to be re-vegetated with City-approved grasses, forbs shrubs, and trees. ~~replanted with native vegetation to resemble their native state prior to construction.~~

G. **Fencing and Walls.** The following fencing and walls ~~s-are-permitted requirements apply~~ within ~~and adjacent to~~ the wildlife corridor overlay zone:

1.
2. ~~Overlay zone perimeter only— Wildlife impermeable fencing to discourage or hinder wildlife from exiting the corridor into developed, urban areas of the city.~~ Wildlife impermeable fencing is not permitted within the wildlife corridor overlay zone ~~unless it's necessary to mitigate human-wildlife conflicts and public safety.~~ Wildlife impermeable fencing must follow the following criteria:

a. A fence or wall, other than a retaining wall, greater than or equal to seven feet above grade shall be installed. A seven-foot field wire mesh fence is the preferred method of fencing in residential areas.

- b. The wildlife impermeable fencing shall safely and effectively prohibit fauna from traversing the landscape on the other side of the fence. Depending on the type of targeted species, some areas shall require wire to be buried below grade.
3. Wildlife permeable fencing for agricultural purposes that permits wildlife movement through the wildlife corridor is allowed if approved by the approval authority. The following standards shall apply:
 - a. The Natural Resources Conservation Service (NRCS) "Wildlife Friendly Fencing" guidelines shall be followed. See "A Landowner's Guide to Fences and Wildlife." Existing fencing used for agricultural purposes is exempt from these requirements.
4. All other fences or walls are prohibited unless otherwise approved by the City.

H. Natural surface trails.

1. Natural surface trails are permitted within the wildlife corridor overlay zone to provide public use, access, and outreach education; however, they must mitigate ~~as best as possible~~ any negative impact on ~~or restrictions of the needs of~~ wildlife and habitat as best as possible.
 2. ~~These~~ These trails may include the trail itself, trail facilities such as trailheads, trailhead parking, restrooms, and pavilions so long as these features do not ~~cut off the migration route within the corridor nor deter wildlife from utilizing the area of breeding or feeding~~ impede wildlife movements or disturb, obstruct, or fragment habitat.
 3. After receiving a recommendation from the City's wildlife biologist/environmental planner, the City's approval authority shall decide whether a natural surface trail or trail facility should be located within a wildlife corridor overlay zone. If a natural surface trail or trail facility is approved within the , the trail or trail facility should be located along its perimeter, where possible.
- I. **Wildlife Crossing Structures.** To aid in wildlife access and movement through the corridor, wildlife crossing structures are permitted ~~and encouraged~~ over and under roads and highways. When installing any wildlife crossing structures, devices, or technologies, minimum standards from the "Federal Highway Administration's (FHWA) Wildlife Crossing Structure Handbook" ~~need to~~ shall be followed. See FHWA Wildlife Crossing Structure Handbook. ~~Public use of these structures may be permitted and may include trails or paths for the public if it does not negatively impact the wildlife from using the crossing.~~
1. **Public use.** ~~Of these Wildlife crossing structures may be permitted and~~ include natural surface trails or paths for the public if ~~it does~~ they do not negatively impact wildlife from using the crossing. Public uses may be seasonally restricted due to migrating wildlife and on occasions to avoid human-wildlife conflicts.
 2. **Feasibility.** In situations where a wildlife crossing structure over or under a road is not possible or feasible, an alternative at-grade wildlife crossing is acceptable.
 3. **At-Grade Crossings.** The preferred at-grade wildlife crossing is a combination of impermeable wildlife fencing on both sides of the opening and an advanced animal ~~detecting detection~~ system located in the wildlife crossing alerting drivers of possible animals crossing. At a minimum, wildlife impermeable fencing or an advanced animal ~~detecting detection~~ system shall be installed. ~~When installing an at-grade crossing, the following design criteria should be included:~~
 - a. ~~Avoid creating pooled water in the right-of-way;~~
 - b. ~~Incorporate unpalatable plant species or no vegetation;~~

- c. ~~Avoid crossing rip-rap;~~
- d. ~~Provide a pull-out location for maintenance;~~
- e. ~~Locate the crossing on flat terrain;~~
- f. ~~Ensure long lengths of wildlife impermeable fencing includes escape opportunities from the right-of-way; and~~
- g. ~~Install wildlife warning signs. [Ord. O-06-2021 S 2 (Exh. A)].~~

J. **Light Pollution.** Lighting is prohibited within a wildlife corridor overlay zone unless approved by the City for safety reasons after receiving a recommendation from the city's wildlife biologist/environmental planner. If lighting is deemed necessary for safety reasons, the following requirements must be met in addition to complying with EMMC [17.56](#), Outdoor Lighting Standards:

1. Any outdoor lighting used in a wildlife corridor overlay zone shall be designed to mitigate the adverse effects on wildlife and not attract insects by limiting the color temperature and brightness:
 - a. The color temperature should not exceed 3,000 Kelvin.
 - b. The light output of individual fixtures should not exceed 850 lumens.
2. Lighting for outdoor recreational facilities shall not be mounted any higher than 15 feet above the ground.
3. The following items are exempt from the above requirements:
 - a. When working on approved wildlife corridor projects, lighting is permissible during active construction hours but shall be turned off from 10:00 pm through 6:00 am.
 - b. The lighting of communication facilities should not exceed the minimum requirements established by the Federal Aviation Administration.

17.49.070 Development recommendations adjacent to the wildlife corridor overlay zone.

Land adjacent to the wildlife corridor overlay ~~district zone~~ is encouraged to be developed with the following considerations:

- A. **Consultation.** Property owners and developers of land adjacent to the wildlife corridor overlay zone are encouraged to consult with ~~the local wildlife habitat biologist at the DWR~~ the city's wildlife biologist/environmental planner, an environmental consulting firm, or other qualified wildlife biologist for guidance on appropriate development adjacent to the corridor.
- B. **Light Pollution.** In addition to compliance with EMMC [17.56](#), Outdoor Lighting Standards, ~~property~~ properties adjacent to the overlay zone ~~is-are~~ encouraged to consider the following:
 1. Color and Brightness. Outdoor lighting should use lighting that does not affect wildlife or attract insects by

limiting the color temperature and brightness:

- a. **The** color temperature should not exceed 3,000 Kelvin.
- b. **The** light output of individual fixtures should not exceed **850 lumens**.

2. Outdoor Recreation Lighting. Lighting for outdoor recreational facilities directly adjacent to the **wildlife corridor** overlay zone is recommended to be mounted no higher than 15 feet above the ground.

3. Exceptions. The following items are exempt from these recommendations:

- a. Temporary lighting for construction. Permissible during construction hours but shall be turned off otherwise.
- b. Temporary emergency lighting.
- c. Wireless communication facilities. Lighting should not exceed the minimum requirements established by the Federal Aviation Administration. [Ord. [O-06-2021](#) § 2 (Exh. A)].

- C. **Construction near a wildlife corridor.** No construction or development within 90 feet of the critical mule deer migration route of a wildlife corridor overlay zone shall occur during the mule deer migration and bird nesting season (see section 17.48.015, also the Migratory Bird Treaty Act, <https://www.fws.gov/law/migratory-bird-treaty-act-1918>, and The Eagle Protection Act <https://www.fws.gov/law/bald-and-golden-eagle-protection-act>) to minimize disturbances of ecologically important events. After receiving recommendations from the city's wildlife biologist/environmental planner, the city council may consider requests for a variance to the distance requirement listed in this subsection.
- D. **Vegetation.** Developers are encouraged to integrate city approved grasses, forbs, shrubs, and trees into their landscape plan.

17.49.080 Wildlife corridor overlay zone protection.

A. **Conservation and Stewardship.** Land within the **wildlife corridor** overlay ~~district~~ zone may be further protected using any of the three methods listed here.

1. **Dedication for Public Use.** The land may be dedicated to ~~the Eagle Mountain City or to another public agency~~ an accredited land trust organization that holds easements on land in Utah. A list of accredited Utah land trust organizations can be found here: [Accredited land trust organizations In Utah](#).
2. **Private Land Conservation.** Any private land, whole or a portion of, may apply for a conservation easement on that land and would be the preferred method of conservation. The easement may be held by the Eagle Mountain City, ~~another~~ a public agency who currently hold conservation easements, or ~~a qualified conservation nonprofit~~ an accredited land trust organization that preserves land in Utah.
3. **Homeowners' Association.** Every preliminary plan that includes natural or improved open space within a development within a wildlife corridor overlay zone ~~that will be owned and maintained by the lot owners~~ shall be accompanied by:

- a. A conservation easement or deed restrictions, which protect that portion of the development as open space and
- b. ~~and proposed articles of incorporation and~~ Covenants, conditions, and restrictions (CC&Rs) for a homeowners' association in which all lot owners shall be members. ~~and which~~ The CC&Rs will include established requirements ~~is responsible~~ for ~~the maintenance~~ maintaining and monitoring conditions of the easement or deed restrictions and preservation of natural and improved open space required by this Chapter. These documents shall be recorded with the final plat, upon their approval.

B. Sensitive Areas. Sensitive areas within ~~the~~ a wildlife overlay zone shall be protected from human activity by minimizing access into or through the sensitive areas.

C. Recreational Vehicles/Motorized Machines. No recreational vehicles (~~excluding class 1 Ebikes~~), such as off-highway vehicles (OHVs), shall be allowed in the corridor during the mule deer migration season except for corridor maintenance and private landowner use. No new off-road vehicle trails will be constructed where a wildlife corridor overlay zone is at its minimum width to minimize recreational vehicles' negative impacts. Recreational vehicles are permitted to cross wildlife corridor overlay zones on established trails year-round excluding seasonal closures. [Ord. [O-06-2021](#) § 2 (Exh. A)].

D. New roads. New roads within a wildlife corridor overlay zone shall be limited and only approved when included on the City's Transportation Master Plan or when no other reasonable alternatives are available for access to a development or neighborhood.

E. Off-highway/motorized vehicle trails. No new off-road vehicle trails are allowed in the critical mule deer migration corridor.

F. Seasonal closures and/or limited hours. To ensure the success of a wildlife corridor overlay zone and to minimize human-wildlife conflicts, the City may temporarily close or limit the hours of operation of any public amenity, including recreational roads and trails. [Ord. [O-06-2021](#)]

G. Domesticated animals. To ensure minimal conflicts with wildlife in areas where domesticated animals (livestock, pets) are kept within a wildlife corridor overlay zone, homeowners and/or landowners must obtain a special use permit from the City, which outlines uses of these areas of potential conflict. These restrictions are to be determined by city staff and the homeowner/landowner and must clearly articulate what these restricted use(s) will be. These may include seasonal restrictions, densities of animals per area, or other restrictions on domesticated animal use.

17.49.090 Noncompliance with a wildlife overlay zone.

Any person or entity violating this chapter's rules, regulations, or ordinances shall, upon notice by a representative of the City, shall immediately cease all activities on the parcel until the violation has been resolved and the disturbed area has been restored to an acceptable natural state as approved by the City, after receiving a recommendation from the city's wildlife biologist/environmental planner.

The violating person or entity shall consult with the City's wildlife biologist/environmental planner and the city engineer to develop and submit a plan to bring about successful remediation and restore the disturbance or area of violation to an acceptable natural state.

If a responsible person or entity fails to submit a detailed remediation plan to the City to bring a violation into

compliance as determined by the City's wildlife biologist/environmental planner and complete the remediation work within ten (10) business days of service of the notice of violation, civil penalties shall be owed to the city at a rate of no more than \$1,000 per day for each violation. Each day of violation shall constitute a separate violation. These fines shall be exclusively used for conservation and land stewardship purposes.

A. **Measuring Civil Penalties.** In assessing any monetary penalty, the City may consider:

1. The harm done to the public health or the environment.
2. Whether the penalty imposed will be a substantial economic deterrent to the illegal activity.
3. The economic benefit gained by the violator.
4. The amount of effort put forth by the violator to remedy this violation.
5. Any unusual or extraordinary enforcement costs incurred by the municipality.
6. The amount of penalty established by ordinance or resolution for specific categories of violations; and
7. Any equities of the situation which outweigh the benefit of imposing any penalty or damage assessment.

B. **Recovery of Damages and Costs.** In addition to the civil penalty above, the municipality may recover all damages caused by the violator to the city, which may include any reasonable expenses incurred in investigating violations of and enforcing compliance with this chapter or any other actual damages caused by the violation.

C. **Other Remedies.** The municipality may bring legal action to enjoin the continuing violation of this Chapter, and the existence of any other remedy, at law or equity, shall be no defense to any such actions.

D. **Remedies Cumulative.** The remedies outlined in this section shall be cumulative, not exclusive, and it shall not be a defense to any action, civil or criminal, of one or more of the remedies.

Chapter 17.49

WILDLIFE CORRIDOR OVERLAY ZONE

Sections:

17.49.010	Purpose and objective
17.49.015	Definitions
17.49.020	Area of designation
17.49.030	Applicability
17.49.040	Land use regulations
17.49.050	Conflict regulations
17.49.060	Development standards
17.49.070	Development recommendations adjacent to a wildlife overlay zone
17.49.080	Wildlife corridor overlay protection
17.49.090	Noncompliance with a wildlife corridor overlay zone

17.49.010 Purpose and objective.

This chapter allows for the creation of wildlife corridor overlay zones within Eagle Mountain City and creates regulations and protections from development which may adversely impact wildlife and their habitat. This Chapter does not change the underlying zoning but establishes standards, requirements, and procedures for areas where an existing zone and the wildlife corridor overlay zone overlap.

This chapter provides support for and methods by which to preserve wildlife, wildlife habitats, and wildlife migration routes, especially the critical mule deer migration corridor in and through Eagle Mountain City. This preservation of wildlife habitat and open space is a key strategy identified in the Eagle Mountain City “General Plan” “Parks, Trails, and Open Space Master Plan,” and the “Transportation Master Plan”. Wildlife corridor overlay zones provide a means to reduce the continuing wildlife habitat loss and fragmentation of wildlife habitat and migration routes for native and migrating species while simultaneously accommodating appropriate improvements to these areas.

Wildlife corridors safeguard and connect wildlife habitat, allowing for movement, migration, foraging, breeding, dispersal of flora and fauna, and connectivity of their habitat. Fragmentation and habitat loss from development and other anthropogenic disturbances, such as roads, structures, excessive noise, and/or excessive movements, can alter daily movement patterns of wildlife, often leading to increased human-wildlife conflict. Preservation of these corridors, along

with fencing and safe crossings will also help reduce human-wildlife conflict.

By supporting wildlife in the region and wildlife corridor overlay zones also provides for recreational opportunities, open space preservation, potential tourism, and education for students and residents. [Ord. O-06-2021 § 2 (Exh. A)].

17.49.015 Definitions.

Agricultural activities refer to an activity within a wildlife corridor overlay zone involving farming (raising crops) or ranching (raising livestock). Agricultural activities don't allow for the construction of barns, loafing sheds, greenhouses, or other buildings.

Anthropogenic refers to things that have been caused or produced by human activities.

Critical mule deer migration corridor refers to Eagle Mountain City's mule deer migration corridor and is part of the Utah Wildlife Migration Initiative (Utah Wildlife Migration Initiative-Eagle Mountain). The critical mule deer migration route was established in 2021 by the city council with data provided by the Utah Division of Wildlife Resources (UDWR). The critical mule deer migration corridor is a vital wildlife corridor subject to additional protections, standards, and regulations, and every effort shall be made to achieve the 330-foot minimum width.

Conditional use permit refers to a legal document such as a permit, term permit, lease, or easement, allowing occupancy, use, rights, or land privileges. Authorization is granted for a specific land use for a specified time.

Connectivity of habitats refers to how and to what degree distinct patches of habitat are connected to each other, which can influence species preservation and movement.

Conservation nonprofit organization refers to a private organization operating under Section 501(c) (3) of the U.S. Internal Revenue Code with the primary purpose of preserving and protecting land in its natural, scenic, historical, recreational, or open space condition.

Coverage refers to a raster over a vector layer in a geographic information system (GIS) database that may contain objects such as points, lines, and polygons.

Development refers to any practice or activity within a wildlife corridor overlay zone, excluding normal agricultural activities, which changes the basic character and/or function of the landscape, including but not limited to construction, reconstruction, conversion, installation, structural alteration, relocation, mining, excavation, landfill, or land disturbance.

Fauna refers to all the animal life in a particular region and/or during a specific time. The words "wildlife" and "fauna" are interchangeable in this chapter.

Flora refers to all the plant life in a particular region and/or during a specific time.

Fragmentation refers to dividing large and contiguous habitats into smaller, isolated ones. This process directly impacts all flora/fauna species, community structure, and the overall ecosystem

within those isolated fragments.

Home range refers to the geographic area where fauna spend their lifetime, including where all their resources needed to survive and reproduce are readily available.

Landscape refers to the relationships between ecological processes in the environment and a particular ecosystem across a given area and time.

Motorized machine refers to any machine, vehicle, or equipment that uses or is activated by any power source excluding class 1 eBikes.

Mule deer migration season refers to when the mule deer migrate between their winter and summer ranges. The Utah Division of Wildlife Resources defines this season based on the best available science. Mule deer typically migrate through Eagle Mountain City bi-annually between March 15th through April 30th and December 1st through January 15th.

Natural wash refers to a dry creek bed where water can flow upon sufficient moisture through the creek. These often have narrow and steep sides marking the course of a fast-moving stream. Washes typically have flowing water during normal spring runoff and/or rainstorms.

Natural surface trails refer to trails where the predominant surface is the native substrate, and the trail is designed and managed.

Nesting season refers to the period of the year in which birds are building nests and raising young, generally March 15th through July 31st. The phrase includes any nesting period for documented bird species within a wildlife overlay zone.

Riparian refers to semiterrestrial/semiaquatic transition areas influenced by fresh water. These usually extend from the edges of water bodies to the edges of upland communities.

Sensitive areas refer to areas that include migration routes, nesting grounds/boxes, natural wash, recently planted/seeded or seedlings, habitat improvements, and other regions deemed sensitive by Eagle Mountain City, UDWR, or other public land management agency.

Wildlife refers to wild animals and vegetation, especially animals living in a natural, undomesticated state.

Wildlife corridor refers to an area or areas designed to move wildlife safely across the landscape. Wildlife corridors are often called habitat corridors, migration routes, or green corridors. These are areas of habitat connecting wildlife populations.

Wildlife crossing structure refers to a structure such as a culvert, bridge, or underpass that could contain features that enhance its suitability for use by wildlife to safely cross human-made barriers such as roads or highways. Examples of such features include the presence of vegetation providing cover or habitat near the entrances and/or natural light visible at the opposite entrance.

Wildlife habitat refers to the combination of food, water, shelter, and space arranged to meet the needs of wildlife.

Wildlife impermeable fencing refers to an eight-foot or greater fence or wall, other than a retaining wall, that prevents certain species of wildlife from freely passing through.

Wildlife migration route refers to the geographic path along which wildlife typically migrate.

Wildlife permeable fencing refers to a wildlife-friendly fence visible to ungulates and birds, which allows wildlife to jump over or crawl under safely and provides wildlife access to essential habitats and travel corridors. [Ord. [O-06-2021](#) § 2 (Exh. A)]

17.49.020 Areas of designation.

Wildlife corridors overlay zones shall be approved by the city council in accordance with the rezone process outlined in EMMC 17.90.050, shall be digitized in a GIS, and be housed on an Eagle Mountain City server. This GIS data shall be updated as new wildlife overlay zones are created or amended. These shall be included in the City's official digital zoning map, which shall be available to the public and maintained by city staff.

A new or amended wildlife corridor overlay zones shall include one or more of the following:

- A. Essential wildlife corridors, wildlife habitat, and/or landscape linkages.
- B. Areas identified using scientific data by city, county, state officials, non-governmental organizations, and/or federal agencies that can show seasonal habitat use within the home range of an individual species.
- C. Wildlife habitat areas used by species that are unique, rare, threatened, endangered, or otherwise deemed to be of significance to Eagle Mountain City. A listed species and or critical habitat designation by The U.S. Fish and Wildlife Service. Species and or habitat of special concern to the UDWR, The Bureau of Land Management and/or other government agencies.
- D. Natural geographic or topological areas such as gulches, washes, riparian areas, drainages, ridge tops, or other significant habitats used to connect/link and/or safeguard habitats. These may include watering areas and/or microhabitats such as natural riparian areas or traditional/historic nesting locations. [Ord. [O-06-2021](#) § 2 (Exh. A)].

17.49.030 Applicability.

- A. **Partial Coverage.** If a portion of a property is located within the wildlife corridor overlay zone, the standards, requirements, and procedure of this chapter shall only apply to the portion of the property located inside the wildlife corridor overlay zone.
- B. **Corridor Width.** The recommended minimum width for a wildlife corridor overlay zone used by large mammals (pronghorn or bigger) is 330 feet wide. The United States Department of

Agriculture National Agroforestry Center, the U.S. Forest Service, and the Natural Resources Conservation Service utilized over 1400 peer reviewed research publications to determine the necessary width for large mammals. The city shall make every effort to safeguard the 330-foot minimum width within the critical mule deer migration corridor. Road crossings and other constrained areas such as topographical barriers, existing developments, and infrastructure such as roads, highways, or essential public service facilities may require a reduced width for short distances.

- C. **Natural Wash.** When applying the wildlife corridor overlay zone to any linear features such as wash, stream, gulch, or creek, as recorded on the United States Geological Survey 1:24,000 topographic maps, a 75-foot buffer on both sides of the wash shall be required. This 75-foot buffer shall be determined by measuring/surveying from the **bottom** of the wash. **The best available scientific methods will be used to determine where the bottom of the wash is geographically located. This will be determined by a qualified hydrological engineer or qualified city staff. This 75' buffer shall be clearly marked either by the developer, city, or property owner. These points/lines shall be surveyed, and the location data shall be housed on an Eagle Mountain City Server in their zoning or open space GIS database.** Existing Master Development Agreements and plat maps previously approved by the city council before Chapter 17.49 existed are excluded from this requirement. This setback adds an additional layer of protection to 1) minimize erosion, 2) prevent property loss, 3) discourage property owners from building on highly erodible soils, 4) help with bank stabilization, 5) prevent or minimize water pollution, and 6) protect sensitive flora, fauna, and sensitive habitat (see map below). [Ord. Q-06-2021 § 2 (Exh. A)].



The figure shows the wildlife corridor overlay zone through West Canyon Wash (highlighted in red) and the 75' wash setback in blue. Eagle Mountain City, Utah 2022 image.

17.49.040 Land use regulations.

The land use regulations shall be those of the underlying zoning with which the wildlife corridor overlay zone is combined unless modified by the overlay zone. [Ord. [O-06-2021](#) § 2 (Exh. A)].

17.49.050 Conflict regulations.

Where any provision of federal, state, county, or city statutes, codes, or laws conflicts with any provision of this chapter, the most restrictive shall govern unless enforcement will result in a violation of the federal, state, county, or city statutes, codes, or laws. [Ord. [O-06-2021](#) § 2 (Exh. A)].

17.49.060 Development standards and regulations.

The following standards and regulations shall be employed to ensure the resources comprising the wildlife corridor overlay zones are impacted to the least extent possible. The standards ensure the landscape will remain connected and the resources can function in a natural state. The following applies to all sections of 17.49-

1. The city's wildlife biologist/environmental planner opinion shall be weighted heavily with any development in the wildlife corridor overlay zone. If this person is not available, the city shall seek outside opinions from federal agencies, state agencies, and/or from an environmental consulting firm that has a local wildlife biologist on staff. Additionally, the city may seek opinions from local conservation experts.
2. Any development within a wildlife corridor overlay zone is subject to a public hearing.
3. After receiving a recommendation from the city's wildlife biologist/environmental planner, the city council shall make the final decision on any proposed development within a wildlife corridor overlay zone. The city council, in their motion, will ensure developers, contractors, and others who alter, disturb, or destroy wildlife habitat due to development activities to restore such habitat.
4. All development and building applications will include a georeferenced coverage of any proposed disturbed vegetation within a wildlife corridor overlay zone,
5. Any existing public trails or amenities within a wildlife corridor overlay zone that have been disturbed, damaged, or destroyed through development activities shall be restored to pre-development condition.
6. No development shall occur in the critical mule deer migration corridor, except for safety mitigating measures and outdoor recreational amenities if the city council believes the amenity is in the public's best interest and will not significantly impact wildlife and the surrounding habitat. Where the critical mule deer migration corridor is near or at its minimum width of 330 feet, the public amenity will be placed on the corridor's outer border to minimize the destruction of habitat and human-wildlife conflicts.

These standards and regulations are applicable to all development activities that occur within a wildlife corridor overlay zone:

A. Open Space Credit/Density Transfer.

1. The developer may be awarded amenity points toward the requirements of 16.35.105 for public trails, observation structures, and other passive recreation improvements built within the overlay zone as approved by the city.
2. The developer may be granted credit for improved open space area for significant buildable property made unbuildable by this overlay zone as approved on a case-by-case basis by the city council.
3. The city council, at its discretion, can permit the transfer of densities that would have been located on buildable property inside a wildlife corridor to a more suitable location within the same Master Development Plan (MDP) or project. The overall density of the MDA or individual planning area cannot exceed the original entitlement. The total number of units transferred to a recipient area shall not exceed ten percent of the number of dwelling units established for that area.
4. The city may utilize other tools to aid in the application of the wildlife corridor overlay zone on a property, as approved on a case-by-case basis by the city council.

B. Fragmentation. To avoid fragmentation of a wildlife corridor overlay zone, any development shall be designed and planned to maintain ecological functions and the connection of contiguous habitats to protect critical resources and species preservation. Any obstructions within the wildlife corridor overlay zone created by development other than city council approved roadways, outdoor recreational public amenities that don't significantly impact wildlife and their habitat, underground utility lines, or safety mitigating measures are not permitted.

C. Construction Period. No construction or development within a wildlife corridor overlay zone shall occur during the mule deer migration or bird nesting season (see section 17.48.015, also the Migratory Bird Treaty Act, <https://www.fws.gov/law/migratory-bird-treaty-act-1918>, and The Eagle Protection Act <https://www.fws.gov/law/bald-and-golden-eagle-protection-act>) to minimize disturbances of ecologically important events.

D. Vegetation and re-vegetation. Desirable vegetation shall be retained and protected wherever possible. An approved seed mix and a list of desirable shrubs, plants, and trees shall be maintained by the Parks and Recreation Director and used to re-vegetate any disturbed area within a wildlife corridor overlay zone.

1. Property historically used for agricultural activities are exempt from this requirement unless the landowner grants the city or another organization permission to restore the land to an acceptable wildlife habitat.

E. Underground Utility Construction. The construction of underground utility lines involving installation, maintenance, or repair shall be subject to the following criteria:

1. Trenches no longer than half the width of the wildlife corridor and not to exceed 165 feet wide and not remain open for more than 72 hours.

2. During periods when active construction is not occurring, trenches shall be covered to prevent wildlife access, or surrounded by temporary wildlife impermeable fencing, or include escape ramps with slopes of 45% or less at either end of the trench.

3. Excavated material will be placed on the uphill side of trenches whenever possible.

4. Trench dewatering devices shall discharge in a manner that will not adversely affect flowing streams, drainage systems, or off-site property.

5. Disturbed areas are to be re-vegetated with city-approved grasses, forbs shrubs, and trees.

F. Fencing and Walls. The following fencing and wall requirements apply within the wildlife corridor overlay zone:

1. All fencing located within the wildlife corridor overlay zone needs city council approval after receiving recommendations from the city's wildlife biologist/environmental planner.

2. Wildlife impermeable fencing is not permitted within the wildlife corridor overlay zone unless it's necessary to mitigate human-wildlife conflicts and public safety. Wildlife impermeable fencing must follow the following criteria:

a. A fence or wall, other than a retaining wall, greater than or equal to eight feet above grade shall be installed. An eight-foot field wire mesh fence is the preferred method of fencing in residential areas.

b. The wildlife impermeable fencing shall safely and effectively prohibit fauna from traversing the landscape on the other side of the fence. Depending on the type of targeted species, some areas shall require wire to be buried below grade.

3. Wildlife permeable fencing for agricultural purposes that permits wildlife movement through the wildlife corridor is allowed if approved by the planning director. The following standards shall apply:

a. If the planning director determines that the fencing that meets the standards found in the Natural Resources Conservation Service (NRCS) "Wildlife Friendly Fencing," then he or she shall approve the application. See "[A Landowner's Guide to Fences and Wildlife.](#)" Existing fencing used for agricultural purposes is exempt from these requirements.

b. The planning director shall approve any other fencing practices employed that the landowner can demonstrate would allow wildlife to freely move through the corridor.

4. All other fences or walls are prohibited unless otherwise approved by the city council.

G. Natural surface trails.

1. Natural surface trails are permitted within the wildlife corridor overlay zone to provide public use, access, and outreach education; however, they must mitigate any negative impact on wildlife and habitat as best as possible.
2. These trails may include the trail itself, trail facilities such as trailheads, trailhead parking, restrooms, and pavilions so long as these features do not impede wildlife movements or disturb, obstruct, or fragment habitat.
3. After receiving a recommendation from the city's wildlife biologist/environmental planner, the city council shall decide whether a natural surface trail or trail facility should be located within a wildlife corridor overlay zone. If a natural surface trail or trail facility is approved within the 330-foot critical mule deer migration corridor, the trail or trail facility must be located along its perimeter. A government-approved natural surface trail may bisect the critical mule deer migration corridor only to connect to existing trails.

H. Wildlife Crossing Structures. To aid in wildlife access and movement through the corridor, wildlife crossing structures are permitted over and under roads and highways. When installing any wildlife crossing structures, devices, or technologies, minimum standards from the "Federal Highway Administration's (FHWA) Wildlife Crossing Structure Handbook" shall be followed. See FHWA Wildlife Crossing Structure Handbook.

1. **Public use.** Wildlife crossing structures may include natural surface trails or paths for the public if they do not negatively impact wildlife from using the crossing. Public uses may be seasonally restricted due to migrating wildlife and on occasions to avoid human-wildlife conflicts.
2. **Feasibility.** In situations where a wildlife crossing structure over or under a road is not possible, an alternative at-grade wildlife crossing is required.
3. **At-Grade Crossings.** The preferred at-grade wildlife crossing is a combination of impermeable wildlife fencing on both sides of the opening and an advanced animal detection system located in the wildlife crossing alerting drivers of possible animals crossing. At a minimum, wildlife impermeable fencing or an advanced animal detection system shall be installed.

a. [Ord. O-06-2021 § 2 (Exh. A)].

I. Light Pollution. Lighting is prohibited within a wildlife corridor overlay zone unless approved by the city council for safety reasons after receiving a recommendation from the city's wildlife biologist/environmental planner. If the city council deems lighting is necessary for safety reasons, the following requirements must be met in addition to complying with EMMC 17.56, Outdoor Lighting Standards:

1. Any outdoor lighting used in a wildlife corridor overlay zone shall be designed to mitigate the adverse effects on wildlife and not attract insects by limiting the color temperature and brightness:
 - a. The color temperature should not exceed 3,000 Kelvin.

- b. The light output of individual fixtures should not exceed 850 lumens.
- 2. Lighting for outdoor recreational facilities shall not be mounted any higher than 15 feet above the ground.
- 3. The following items are exempt from the above requirements:
 - a. When working on city council-approved wildlife corridor projects, lighting is permissible during active construction hours but shall be turned off from 10:00 pm through 6:00 am.
 - b. The lighting of communication facilities should not exceed the minimum requirements established by the Federal Aviation Administration.
 - c. Temporary emergency lighting.

17.49.070 Development recommendations adjacent to a wildlife corridor overlay zone.

Land adjacent to the wildlife corridor overlay zone is encouraged to be developed with the following considerations:

A. Consultation. Property owners and developers of land adjacent to the wildlife corridor overlay zone are encouraged to consult with the city's wildlife biologist/environmental planner, an environmental consulting firm, or other qualified wildlife biologist for guidance on appropriate development adjacent to the corridor.

B. Light Pollution. In addition to compliance with chapter [EMCC 17.56](#), Outdoor Lighting Standards, properties adjacent to the overlay zone are encouraged to consider the following:

1. **Color and Brightness.** Outdoor lighting should use lighting that does not affect wildlife or attract insects by limiting the color temperature and brightness:

- a. The color temperature should not exceed 3,000 Kelvin.
- b. The light output of individual fixtures should not exceed 850 lumens.

2. **Outdoor Recreation Lighting.** Lighting for outdoor recreational facilities directly adjacent to the wildlife corridor overlay zone is recommended to be mounted no higher than 15 feet above the ground.

3. **Exceptions.** The following items are exempt from these recommendations:

- a. Temporary lighting for construction. Permissible during construction hours but shall be turned off otherwise.

- b. Temporary emergency lighting.
 - c. Wireless communication facilities. Lighting should not exceed the minimum requirements established by the Federal Aviation Administration. [Ord. [O-06-2021](#) § 2 (Exh. A)].
- C. **Construction near a wildlife corridor.** No construction or development within 90 feet of the critical mule deer migration route of a wildlife corridor shall occur during the mule deer migration and bird nesting seasons (see section 17.48.015, also the Migratory Bird Treaty Act, <https://www.fws.gov/law/migratory-bird-treaty-act-1918>, and The Eagle Protection Act <https://www.fws.gov/law/bald-and-golden-eagle-protection-act>) to minimize disturbances of ecologically important events. After receiving recommendations from the city's wildlife biologist/environmental planner, the city council may consider requests for a variance to the distance requirement listed in this subsection.
- D. **Vegetation.** Developers are encouraged to integrate city approved grasses, forbs, shrubs, and trees into their landscape plan.

17.49.080 Wildlife corridor overlay zone protection.

A. Conservation and Stewardship. Land within the wildlife corridor overlay zone may be further protected using any of the three methods listed here. The preferred method to protect a wildlife corridor overlay zone is through conservation easements.

1. **Dedication for Public Use.** The land may be dedicated to Eagle Mountain City or an accredited land trust organization that hold easements on land in Utah. A list of accredited Utah land trust organizations can be found here: [Accredited land trust organizations In Utah](#).
2. **Private Land Conservation.** Any private land, whole or a portion of, may apply for a conservation easement on that land. The easement may be held by Eagle Mountain City, a public agency who currently holds conservation easements, or an accredited land trust organization that preserves land in Utah.

B. Sensitive Areas. Sensitive areas within a wildlife overlay zone shall be protected from human activity by minimizing access into or through the sensitive areas.

C. Recreational Vehicles/Motorized Machines. No recreational vehicles (excluding class 1 Ebikes), such as off-highway vehicles (OHVs), shall be allowed in the corridor during the mule deer migration season except for corridor maintenance and private landowner use. No new off-road vehicle trails will be constructed where a wildlife corridor overlay zone is at its minimum width to minimize recreational vehicles' negative impacts. Recreational vehicles are permitted to cross wildlife corridors overlay zones on established trails year-round excluding seasonal closures. [Ord. [O-06-2021](#) § 2 (Exh. A)].

D. New roads. Unless a road is annotated on the Transportation Master Plan, no new roads shall be constructed in a wildlife corridor overlay zone.

E. Off-highway/motorized vehicle trails. No new off-road vehicle trails are allowed in the critical mule deer migration corridor.

F. Seasonal closures and/or limited hours. To ensure the success of a wildlife corridor overlay zone and minimize human-wildlife conflicts, the city may temporarily close or limit the hours of operation of any public amenity, including recreational roads and trails. [Ord. O-06-2021

G. Domesticated animals. To ensure minimal conflicts with wildlife in areas where domesticated animals (livestock, pets) are kept within a wildlife corridor overlay zone, homeowners and/or landowners must at a minimum adhere to rules/regulations found in EMMC Chapter 6.05, Animal Zoning Regulations. ~~Homeowners and/or landowners shall obtain a special use permit from the city, which outlines uses of these areas of potential conflict. These restrictions are to be determined by city staff and the homeowner/landowner and must clearly articulate what these restricted use(s) will be. These may include seasonal restrictions, densities of animals per area, or other restrictions on domesticated animal use.~~

17.49.090 Noncompliance with a wildlife overlay zone.

Any person or entity violating this chapter's rules, regulations, or ordinances shall, upon notice by a representative of the city, shall immediately cease all activities on the parcel until the violation has been resolved and the disturbed area has been restored to an acceptable natural state as approved by the city council, after receiving a recommendation from the city's wildlife biologist/environmental planner.

The violating person or entity shall consult with the city's wildlife biologist/environmental planner and the city engineer to develop and submit a plan to bring about successful remediation and restore the disturbance or area of violation to an acceptable natural state.

If a person or entity fails to submit a detailed remediation plan to the City for approval by the city council to bring a violation into compliance as determined by EMC's wildlife biologist/environmental planner and city council and complete the remediation work within *10 (ten)* business days of service of the notice of violation, civil penalties shall be owed to the city at a rate of no more than \$1,000 per day for each violation. Each day of violation shall constitute a separate violation. These fines shall be exclusively used for conservation and land stewardship purposes.

A. Measuring Civil Penalties. In assessing any monetary penalty, the city may consider:

1. The harm done to the public health or the environment.
2. Whether the penalty imposed will be a substantial economic deterrent to the illegal activity.
3. The economic benefit gained by the violator.
4. The amount of effort put forth by the violator to remedy this violation.
5. Any unusual or extraordinary enforcement costs incurred by the municipality.

6. The amount of penalty established by ordinance or resolution for specific categories of violations; and

7. Any equities of the situation which outweigh the benefit of imposing any penalty or damage assessment.

B. **Recovery of Damages and Costs.** In addition to the civil penalty above, the municipality may recover all damages proximately caused by the violator to the city, which may include any reasonable expenses incurred in investigating violations of and enforcing compliance with this chapter or any other actual damages caused by the violation.

C. **Other Remedies.** The municipality may bring legal action to enjoin the continuing violation of this Chapter, and the existence of any other remedy, at law or equity, shall be no defense to any such actions.

D. **Remedies Cumulative.** The remedies outlined in this section shall be cumulative, not exclusive, and it shall not be a defense to any action, civil or criminal, that one or more of the remedies.



EAGLE MOUNTAIN CITY
CITY COUNCIL MEETING
APRIL 2, 2024

TITLE:	ORDINANCE - An Ordinance of Eagle Mountain City, Utah, to Repeal and Replace Eagle Mountain Municipal Code Chapter 2.16 City Administrator		
ITEM TYPE:	Ordinance		
FISCAL IMPACT:			
APPLICANT:			
GENERAL PLAN DESIGNATION	CURRENT ZONE	ACREAGE	COMMUNITY

PUBLIC HEARING:

No

PREPARED BY:

Marcus Draper, Admin

PRESENTED BY:

City Council and Staff

RECOMMENDATION:

Staff recommends the City Council approval the proposed Ordinance of Eagle Mountain, Utah to Repeal and Replace Eagle Mountain Municipal Code Chapter 2.16 City Administrator.

BACKGROUND:

This proposed chapter of the Eagle Mountain Municipal Code would repeal the current EMMC Chapter 2.16, City Administrator, and replace EMMC Chapter 2.16, City Manager. The proposed chapter of city code would change the title of the City Administrator to City Manager. It would also provide greater detail regarding appointment, duties, and transitions between City Managers.

ITEMS FOR CONSIDERATION:

REQUIRED FINDINGS:

PLANNING COMMISSION ACTION/RECOMMENDATION:

ATTACHMENTS:

[ORD--EMMC 2.16 City Administrator Repeal - Replace City Manager Code](#)

ORDINANCE NO. O-____-2024

AN ORDINANCE OF EAGLE MOUNTAIN CITY, UTAH,
AMENDING EAGLE MOUNTAIN MUNICIPAL CODE
TO REPEAL AND REPLACE CHAPTER 2.16 CITY ADMINISTRATOR

PREAMBLE

WHEREAS, the City Council of Eagle Mountain City finds that it is in the public interest to amend Eagle Mountain Municipal Code to repeal and replace Chapter 2.16 City Administrator, as described in Exhibit A.

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

1. The City Council finds that all required notices, public hearings, and other requirements have been completed for the City Council to consider amending the Eagle Mountain Municipal Code to repeal and replace Chapter 2.16 City Administrator 2.16.
2. The amendment described in Exhibit A is hereby approved.
3. This Ordinance shall take effect upon its first posting or publication.

ADOPTED by the City Council of Eagle Mountain City this 2nd day of April, 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 2nd day of April, 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 2.16
City Manager

SECTION:

2.16.010 Office created.

2.16.020 Hiring process.

2.16.030 Appointment.

2.16.040 Residence.

2.16.050 Conditions and term.

2.16.060 Compensation.

2.16.070 Duties, control, and discretion.

2.16.080 Limitations.

2.16.090 Acting City Manager.

2.16.010 Office Created.

The office of City Manager is hereby created and established pursuant to Utah Code section 10-3b-303, and shall continue in force and effect as an officer of the City.

2.16.020 Hiring Process.

The Mayor shall recommend to the City Council a process to hire a new City Manager. The City Council may adopt that process, modify it, use the processes outlined in the current ICMA Recruitment Guidelines Handbook, or use any other process it deems in the best interest of the City.

For any vacancy of the position of City Manager, the City Council, with the Mayor as a voting member, will appoint an acting City Manager to immediately assume the duties and responsibilities of the City Manager and conduct the day-to-day operations and business of the city during any interim period. This individual may or may not be someone that is in consideration for the position of City Manager.

Unless the urgency of the situation requires an earlier special meeting, the City Council shall establish the recruitment process, scope of responsibilities, salary and benefits offered for the City Manager position during the next regularly scheduled meeting following any vacancy. Unless the City Council otherwise directs, the City Attorney and the Human Resource Manager shall secure a minimum of three executive recruitment firms that specialize in municipal government for candidate searches. The City Council shall interview a minimum of three firms and may select one to begin the search if the City Council finds it financially feasible.

The candidates shall be evaluated by the City Council as provided by the recruiting firm. Existing staff that desire to be considered for the position will submit their application to the recruiting firm. If the recruiting firm finds that the individual meets the criteria for the position, they will be added to the candidates for consideration by the City Council. The recruiting firm will provide the City Council with the application materials of all candidates and recommend their top three choices. All candidates provided by the recruiting firm will be interviewed by the City Council as a body in a closed session.

2.16.030 Appointment.

The City Council shall by a majority vote appoint a qualified person to the office of City Manager, with the Mayor acting as a voting member. The term of office, salary, benefits, duties, and termination of the City Manager shall be set out in written contract prior to the time of appointment, which contract shall be negotiated and approved by written resolution of the City Council. The contract shall not contain an automatic renewal provision.

2.16.040 Residence.

Unless otherwise provided by contract, the City Manager need not be a resident or a qualified elector of Eagle Mountain City.

2.16.050 Conditions and term.

The City Manager shall serve at the pleasure of the City Council. The City Council may set the terms and conditions of employment of the City Manager by duly executed contract. The City Manager may be removed and the employment contract terminated, with or without cause, by a majority vote of the City Council, with the Mayor as a voting member.

2.16.060 Compensation.

The salary, benefits, and other compensation of the City Manager shall be set by contract and reviewed annually by the Mayor who will recommend to the City Council any modifications to the salary or duties of the City Manager.

2.16.070 Duties, control, and discretion.

- A. Generally: The City Manager shall administer the day-to-day operations of the city and its services according to the policies and procedures established by the City Council. The City Manager shall report to the Mayor and shall assist the Mayor in the execution of the Mayor's duties as Chief Executive Officer of the City.
- B. Quarterly Reports. The City Manager shall prepare and furnish to the City Council on a quarterly basis, or more often as requested by the City Council, a summary and status report setting out in adequate detail such information as to inform the City Council on the status of the following:
 - 1. administrative matters;
 - 2. capital projects;
 - 3. city departments and agencies;

4. personnel matters related to general staffing needs, compensation, and budget;
 5. fiscal and budgetary affairs, including monthly and quarterly reports; and
 6. any other matters requested by the City Council.
- C. Specific Duties: Subject to the limits set forth herein, the following duties and the authority to perform them are hereby assigned to the City Manager.
1. Administrative Officer: The City Manager shall be the chief administrative officer of the city under the supervision of the Mayor.
 2. Personnel Administrator: Under the direction of the Mayor, the City Manager shall be the personnel administrator to whom all employees of the city shall report. The City Manager shall be responsible for recommending policy and procedures to the City Council. In accordance with current ordinance and council approved policy, the City Manager shall enforce the personnel policies and procedures.
 3. Employees: The City Manager may recommend the hiring of a department head and/or the promotion to such. Except in the case of department heads governed by EMMC Chapter 2.17, Appointed Officers, the City Manager may hire or promote a person to the head of a municipal department after first giving notice to the City Council and Mayor and only after receiving approval from the Mayor to act. The City Manager may review the status and performance of any personnel being considered for a change in their employment with the city. The City Manager may recommend removal, demotion, or reduction in salary of any department head after first giving notice to the City Council and Mayor and may terminate, demote, or reduce the salary of a department head only after receiving approval from the Mayor to act. Termination of appointed officers likewise requires the approval of the Mayor. The City Manager shall have authority to hire and remove all other city employees, but shall confer with the department head prior to terminating any employee. The City Manager may delegate this authority to the respective department head.
 4. Signature Authority: The City Manager shall have the authority to sign all contracts on behalf of the city provided:
 - i. The contract has followed the procurement code, funds to be spent under the contract have been specifically appropriated through the City's budget process, or the contract does not require the expenditure of City funds; and
 - ii. The contract does not involve the conveyance of any real property interest of the City; and
 - iii. The Mayor has assigned the City Manager as his or her designee to sign on his or her behalf.

5. Inventory Property: The City Manager or designee shall keep or cause to be kept a current inventory showing all real and personal property of the city and its location. The City Manager or designee shall be responsible for the care and custody of all such property, including equipment, buildings, parks and all other city property which is not by law assigned to some other officer or body for care and control.
 6. Council Meetings: The City Manager shall attend all City Council meetings. The City Manager shall participate in the discussion as directed by the Mayor.
- D. Budget Preparation: The City Manager shall oversee the preparation of the city budget. The City Manager shall also ensure that all executive procedures and activities of the city are in compliance with the provisions of the Utah Uniform Municipal Fiscal Procedures Act.
 - E. Implement Policy: The City Manager shall implement all policy changes and directives of the City Council.
 - F. Organization: The City Manager shall recommend creation and organization of all necessary department heads, departments, divisions, bureaus and offices necessary for the government of the city to the City Council for its approval prior to implementation.
 - G. Emergencies: The City Manager shall notify the City Council and the Mayor of any emergency existing in any department or matter under his or her supervision.
 - H. Additional Duties: The City Manager shall have such other powers and shall perform such other duties and obligations as may be required by state law or by ordinance, resolution, or policy of the City Council.

2.16.080 Limitations.

- A. Other Employment: The City Manager shall not accept any outside employment in addition to employment by the City without prior written approval of the City Council.
- B. Powers Of Mayor Not Delegated: The executive, legislative and judicial powers of the Mayor, his or her position as Chairperson of the City Council, and any ex officio position he or she may hold, shall not be delegated to the City Manager.

2.16.090 Acting City Manager.

In the absence of the City Manager or because of his or her inability or refusal to act, the City Council may appoint by majority vote, with the Mayor as a voting member, a qualified person to serve as acting City Manager to perform and undertake the duties and responsibilities of the City Manager with such authority as is vested in the office.



EAGLE MOUNTAIN CITY
CITY COUNCIL MEETING
APRIL 2, 2024

TITLE:	UPDATE - Legislative Priorities List		
ITEM TYPE:	Discussion		
FISCAL IMPACT:			
APPLICANT:			
GENERAL PLAN DESIGNATION	CURRENT ZONE	ACREAGE	COMMUNITY

PUBLIC HEARING:
No

PREPARED BY:
Cliff Strachan, Admin

PRESENTED BY:
Cliff Strachan, Director of
Legislative Affairs

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:

As discussed at the March 19, 2024 meeting, the General Plan item has been expanded to identify various milestones outlined in the General Plan process timeline. The buildout scenarios priority has been attached and renumbered. The two water planning items regarding residential and commercial have been combined and attached to the General Plan items. All proposed items have been moved to a separate section after adopted priorities and before the completed items list.

The Council is requested to review and approve by affirmative motion the list as amended.

REQUIRED FINDINGS:

PLANNING COMMISSION ACTION/RECOMMENDATION:

ATTACHMENTS:

[Cliff Notes](#)

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 Growth	Infrastructure Networks	Reputational Evolution	Generational Planning	Environmental Stewardship	Service Enhancement
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		Related to the Facilities Master Plan project.	5/16/2023	City Administrat or			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	7/1/2024	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	Schedule	Not Started		12/5/2023	Per MIHP 9.4, Strategy 2. Adopted as a strategy for the MIHP 1/3/2023.	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	1/30/2024	Per MIHP 9.4, Strategy 5. Adopted as a strategy for the MIHP 1/3/2023. LRB has been conducting additional interviews and working through new strategies. Council indicated they may have other strategies to review, so a request was sent to Council to collect those to submit to LRB for additional analysis.	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	Schedule	Long Horizon	<2030	1/31/2024	Mid-Valley / Hidden Valley road study is on MAG's agenda for approval 2/1/24, along with additional funding for the northern portion of Old Airport Road. SR73 freeway and frontage roads are high priority with UDOT and the Transportation Commission. Cedar Valley Freeway/Highway Study is underway, to be completed by April or May. Staff has monthly meetings with UDOT. Next combined regional City Councils meeting is 5/29/24. This is relevant per EMMC 2.19.030.G.	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	Long Horizon	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	1/31/2024	Per MIHP 9.4, Strategy 5. Adopted as a strategy for the MIHP 1/3/2023. Staff is waiting for updates on the affordable housing plan by LRB consultants before moving forward with this item.	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	In Progress	12/31/2024	1/31/2024	Per MIHP 9.4, Strategy 3; Once per year staff will provide a report to the Council concerning ADU fees. Staff sent a report/memo to the Council in December. If Council wants to pursue reductions to ADU application fees or basement permits, please let us know.	8/15/2023	Mumford							

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 Growth	Infrastructure Networks	Reputational Evolution	Generational Planning	Environmental Stewardship	Service Enhancement
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	Do	In Progress	4/30/2024	3/7/2024	Staff prepared code amendments based on last year's HB265 and is now reviewing this year's HB 256 Military Compatible Land Use Amendment for needed changes.	5/16/2023	Larsen						X	
2023.003c	22	Development Code: Mobile Business Regulations	In 2023, HB408 Mobile Business Licensing Amendments, necessitated a review of the code.	High Priority	Do	In Progress	5/16/2024	2/14/2024	HB 408, 2023 is being evaluated by our business license specialist. It deals with the distinction between "Enclosed Mobile Business" and food trucks, carts, etc.	5/16/2023	Larsen						X	
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	2/28/2024	Agriculture and Industrial have been to PC, coming to Council in April. Pushing to get Commercial Storage to PC CC in April.	9/19/2023	Larsen						X	
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	2/28/2024	This item received a public hearing and was tabled on 2/6/2024; expected back on March 19th.	5/16/2023	Larsen						X	
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	3/7/2024	Staff presented and the council approved a timeline for updating the General Plan on March 6, 2024. It outlines a step by step process culminating in a targeted completion of August 2025.	5/16/2023	Larsen		X			X		
2023.003a			Survey Data and Outline to the City Council	High Priority	Do	In Progress	6/30/2024	3/21/2024		3/6/2024	Larsen							
2023.003b			Future Land Use Map: Do all designated areas make sense? Consider additional zoning designations (i.e.. separate RC from MF1). It is time to look at it and see what needs to be updated, if any.	High Priority	Do	In Progress	9/30/2024	3/21/2024		3/6/2024	Larsen							
2023.003c			Part 1 (Planning context, community context, frameworkf or the fture, decision-making framework)	Secondary Priority	Schedule	Not Started	10/31/2024	3/21/2024		3/6/2024	Larsen							
2023.003d			Part 2 (Land use, Transportation, Open Space, Environment)	Secondary Priority	Schedule	Not Started	1/31/2025	3/21/2024		3/6/2024	Larsen							
2023.003e			Part 3 (Housing, Moderate Income Housing, Water)	Secondary Priority	Schedule	Not Started	1/31/2025	3/21/2024		3/6/2024	Larsen							
2023.003f			Part 4 (Plan Administration, Best Practices)	Secondary Priority	Schedule	Not Started	1/31/2025	3/21/2024		3/6/2024	Larsen							
2023.003g			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		3/6/2024	Larsen							
2023.003h (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	3/21/2024			Larsen Trusty			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 Growth	Infrastructure Networks	Reputational Evolution	Generational Planning	Environmental Stewardship	Service Enhancement
2023.003i (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	Not Started	12/31/2024	3/21/2024			Trusty 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	2/28/2024	A draft has been prepared and is being revamped. Staff is working the City Attorney. Intending to send to PC in April.	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	2/28/2024	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.	5/16/2023	Larsen						X	
2023.006	22	Wildlife Overlay Zone	Facilitate bringing forward a presentation soon.	Secondary Priority	Schedule	In Progress	3/31/2024	3/7/2024	Staff has been working diligently on this project. Presented at CC on 3/6/24, bringing back with revisions.	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	
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	1/31/2024	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 80% complete in cataloging properties.	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		1/16/2024	Staff believes that the Legislature is addressing this issue again. Will research.	10/3/2023	Larsen						X	
2023.009	23	Facilities Master Plan	Create or update the Facilities Master Plan. Include civic buildings in the plan. Other comments include: Is there a deed restriction that prevents the cemetery from growing...Pony Express Park. Need to have a financial plan to accomplish.	High Priority	Do	In Progress	6/30/2024	1/31/2024	Staff is striving to have it done in time to facilitate budget preparation. Due to additional work items requested, seeking an extension, and an updated schedule will then be provided. Final department head meeting with Galloway; reviewing current land holdings.	5/16/2023	Weber DelaPena		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	1/16/2024	RFP was awarded and a report will be completed by spring 2024. Report will include proposed upgrades to the system and where it can be implemented.	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	3/12/2024	Phase 2 construction package is out to bid	5/16/2023	Trusty			X		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 Growth	Infrastructure Networks	Reputational Evolution	Generational Planning	Environmental Stewardship	Service Enhancement
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	On Hold	12/31/2025	1/16/2024	Extension to Eagle Mountain Blvd plans are ready but ROW issues are delaying the project. Completion estimate is pushed a year.	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	1/16/2024	Included in MAG's TIP process (under consideration). This funding should now be included in the tracking of item 23.018, Transportation Funding.	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	Not Started	6/30/2024	8/1/2023	The council wants clarity to the parking code and become the land use authority.	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																		
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.		Kofoed							
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	-	-					Hickman						X	
2023.029	21	Master Plan Process	How can the City Council be involved?	Proposed	-	-		1/31/2024	Staff is reviewing the MDP process and will propose code amendments in the near future; 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		

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 Growth	Infrastructure Networks	Reputational Evolution	Generational Planning	Environmental Stewardship	Service Enhancement
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		



Tentative Upcoming Agenda Items for City Council Information:

April 16, 2024 - City Council:

Tickville Gulch – Discussion

Fireworks Area Map – Approval

EEMC 17.61 Camp Williams – Ordinance

EEMC Code Amendments due to SB91 approval – Ordinance

May 7, 2024 – City Council:

Fiscal Year Tentative Budget FY 2024-2025

TSSD Reorganization - Resolution

June 4, 2024 – City Council:

PH and Adoption of Tentative Budget FY 2024-2025 – Ordinance/PH

June 18, 2024 – City Council:

PH and Adoption of Budget FY 2024-2025 - Ordinance/PH

PH and Final Amendment of FY 2023-2024 Budget - Ordinance/PH

Other Projects in Progress:

Brand Playbook – Amendment

City Website - Update

Consideration of a Demonym

Sewer Rate Study

Water Rate Adjustment

Please note all items are tentative and are subject to change.

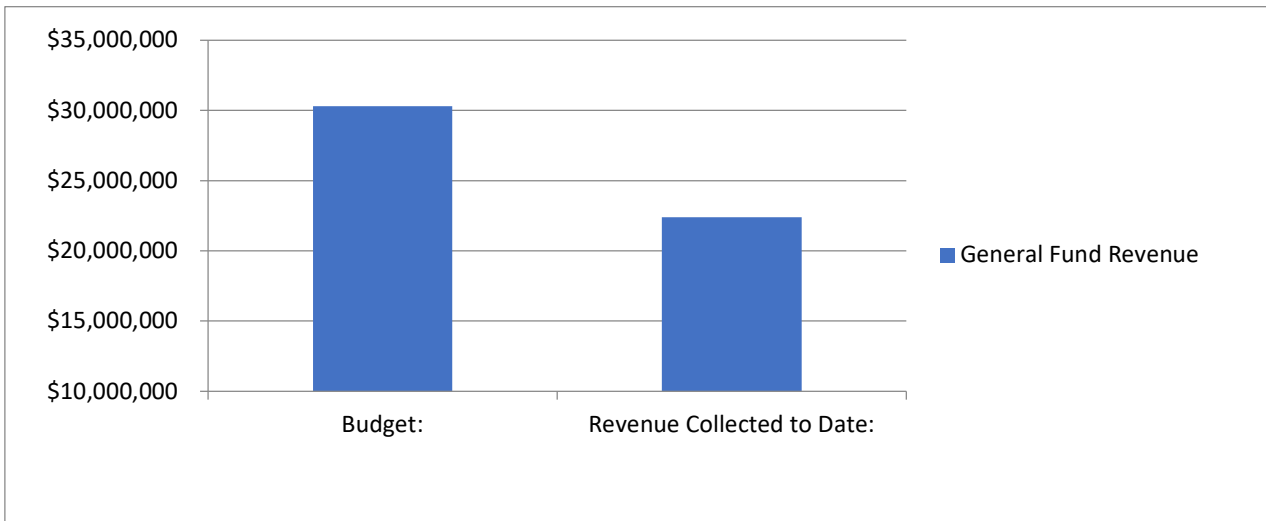
EXECUTIVE SUMMARY OF REVENUES AND EXPENSES*

Through February 2024

GENERAL FUND

General Fund Revenues

Budget: \$ 30,286,635
Revenue Collected to Date: \$ 22,379,618
Percent of Total Budget Collected: 74%
Percent of Year Completed: 67%



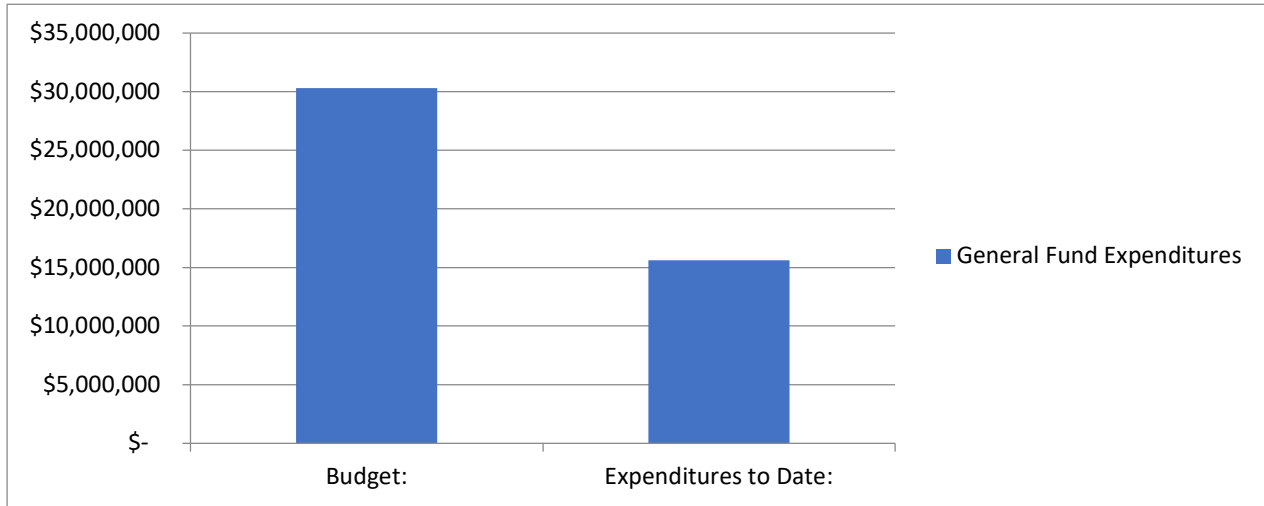
Revenue Analysis

Revenue Sources	Budget	To Date	% Collected
Taxes	\$ 18,921,922	\$ 13,744,082	72.64%
Licenses and Permits	\$ 30,000	\$ 21,686	72.29%
Planning Building & Eng Fees	\$ 4,652,600	\$ 3,943,698	84.76%
Intergovernmental	\$ 2,488,897	\$ 1,816,752	72.99%
Charges for Services	\$ 246,500	\$ 221,051	89.68%
Recreation	\$ 142,900	\$ 124,102	86.85%
Utility Revenue	\$ -	\$ 117,760	0.00%
Fines & Forfeitures	\$ 15,000	\$ 13,115	87.43%
Other Revenues	\$ 284,000	\$ 201,417	70.92%
Interfund Transfers	\$ 2,279,038	\$ 1,399,173	61.39%
Special Revenues & Resources	\$ 1,225,778	\$ 776,782	63.37%

Note:

General Fund Expenditures

Budget: \$ 30,286,635
Expenditures to Date: \$ 15,627,816
Percent of Total Budget Expended: 52%
Percent of Year Completed: 67%



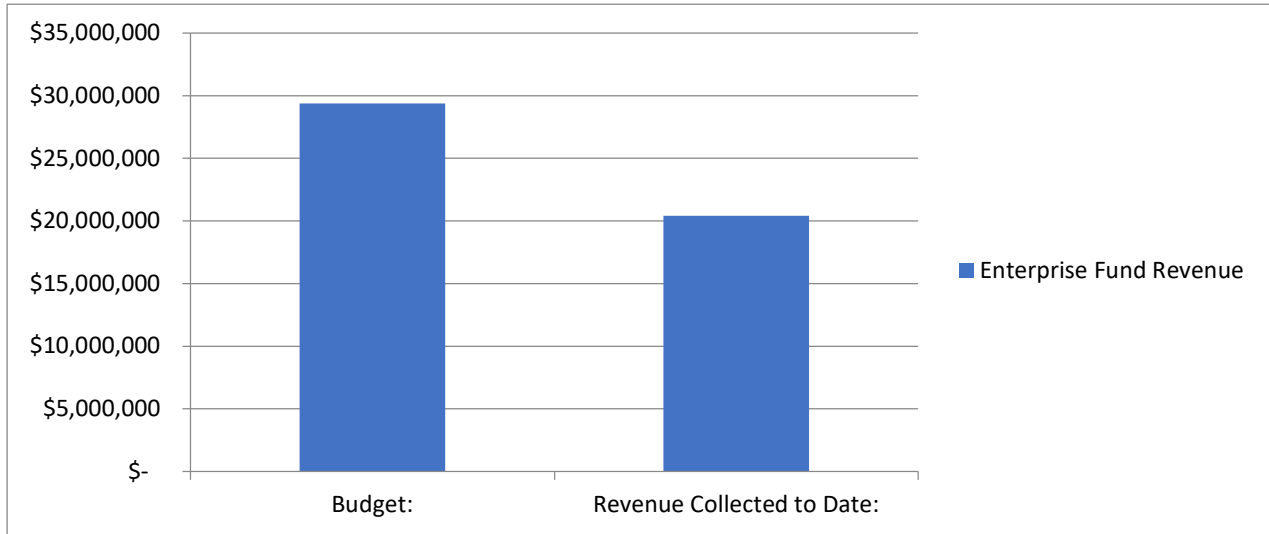
Expense Analysis

				% Yr.
	Budget	To Date	% Expended	Completed
11 General Government	\$ 4,681,354	\$ 2,799,637	60%	67%
18 Community Services	\$ 5,325,332	\$ 2,367,869	44%	67%
19 Department Services	\$ 2,964,911	\$ 1,947,742	66%	67%
21 Public Safety	\$ 6,695,094	\$ 3,200,606	48%	67%
32 Planning & Zoning	\$ 1,415,491	\$ 739,866	52%	67%
33 Building Inspections	\$ 1,723,504	\$ 995,800	58%	67%
41 Public Works	\$ 6,836,080	\$ 3,576,295	52%	67%
61 Interfund Transfers	\$ 644,869	\$ -	0%	67%

ENTERPRISE FUNDS

Enterprise Fund Revenues

Budget: \$ 29,373,802
Revenue Collected to Date: \$ 20,424,420
Percent of Total Budget Collected: 70%
Percent of Year Completed: 67%



Revenue Analysis

	Budget	To Date	% Received	% Yr. Completed
51 Water Fund	\$ 17,037,005	\$ 11,505,302	68%	67%
52 Sewer Fund	\$ 8,362,585	\$ 6,077,640	73%	67%
57 Solid Waste Fund	\$ 2,495,762	\$ 1,796,533	72%	67%
59 Storm Drain Fund	\$ 1,478,450	\$ 1,044,945	71%	67%

Fund 51 - Water Fund:

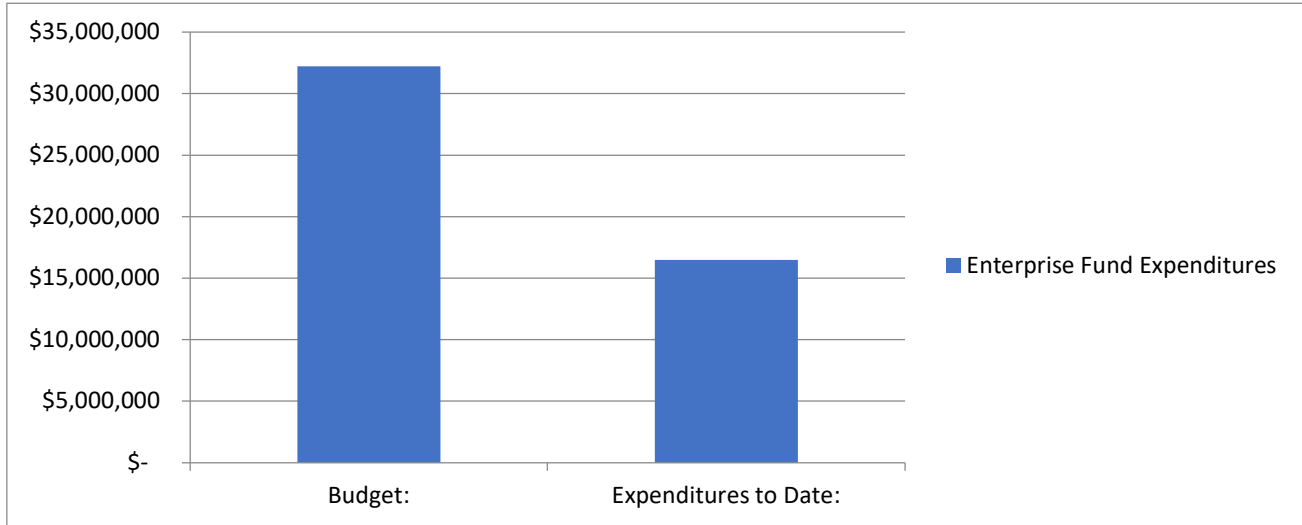
Fund 52 - Wastewater Fund:

Fund 57 - Solid Waste Fund:

Fund 59 - Storm Water Fund:

Enterprise Fund Expenditures

Budget:	\$	32,203,838
Expenditures to Date:	\$	16,489,035
Percent of Total Budget Expended:		51%
Percent of Year Completed:		67%



Expense Analysis

	Budget	To Date	% Expended	% Yr. Completed
51 Water Fund	\$ 18,122,005	\$ 10,681,877	59%	67%
52 Sewer Fund	\$ 10,122,621	\$ 3,842,789	38%	67%
57 Solid Waste Fund	\$ 2,486,762	\$ 1,482,985	60%	67%
59 Storm Drain Fund	\$ 1,472,450	\$ 481,384	33%	67%

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 02/29/2024	Committed Balance	Available Balance	Projected Available Balance by 6/30/2024**
11 - Water Impact Fee Fund	\$23,314,513	\$19,591,444	\$3,723,069	\$5,173,867
12 - Wastewater Impact Fee Fund	\$1,544,829	\$1,205,851	\$338,978	\$1,706,682
15 - Parks/Trails Impact Fee Fund	\$6,700,947	\$4,267,443	\$2,433,504	\$3,897,966
16- Public Safety Impact Fee Fund	\$121,684	\$0	\$121,684	\$141,535
17 -Stormwater Impact Fee Fund	\$2,136,342	\$3,000,600	(\$864,258)	(\$623,558)
18 -Transportation Impact Fee Fund	\$1,394,240	\$4,579,333	(\$3,185,093)	(\$2,713,348)

****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.