



EAGLE MOUNTAIN PLANNING COMMISSION MEETING

March 22, 2022, 5:30 PM

Eagle Mountain City Council Chambers

1650 East Stagecoach Run, Eagle Mountain, Utah 84005

5:30 P.M. Eagle Mountain City Planning Commission Training - Main Conference Room

1. Training

1.A TRAINING ITEM - Open and Public Meetings Act

Open and Public Meetings Training, provided by the Eagle Mountain City Recorder.

6:00 P.M. - Eagle Mountain City Planning Commission Work Session - City Council Chambers

Directly Following Training

2. Discussion Items

2.A DISCUSSION - Street Standards

A discussion on Street Standards (time permitting)

[Current Draft](#)

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

3. Pledge of Allegiance

4. Declaration of Conflicts of Interest

5. Approval of Meeting Minutes

5.A March 8, 2022 Planning Commission Minutes

[PC Minutes 03.08.22 DRAFT](#)

6. Status Report

7. Action and Advisory Items

7.A ACTION ITEM - Marketplace at Eagle Mountain Town Center Lot 6 Pad C2

A site plan for a commercial pad building located on lot 6 of the Eagle Mountain Town Center development.

[Site Plan](#)

[Elevations](#)

7.B [ACTION ITEM - Rose Ranch](#)

A preliminary plat, rezone, and master development plan for a 79.85 acre parcel (parcel 59:043:0016) located south of Brandon Park Estates and west of the SITLA "Pony Express Parcel" formerly known as Mae Land.

[Rezone Letter](#)

[Site Plan](#)

[Open Space](#)

[Open Space Worksheet](#)

[Traffic Study Executive Summary](#)

7.C [ACTION ITEM - Saddle Junction](#)

A proposal to rezone approximately 1.5 acres to CC (Parcel 58:033:0297)

[Rezone Exhibit](#)

7.D [ACTION ITEM - Planning Commission Rules of Order and Procedure](#)

Approving the updated changes to the Planning Commission's Rules of Order and Procedure

[Planning Commission Rules of Order and Procedure](#)

8. **Discussion Items**

9. **Next scheduled meeting**

10. **Adjournment**

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

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



**EAGLE MOUNTAIN CITY
PLANNING COMMISSION MEETING
MARCH 22, 2022**

TITLE: TRAINING ITEM - Open and Pubic Meetings Act

ITEM TYPE: Discussion

APPLICANT: n/a

ACTION ITEM:

No

PUBLIC HEARING:

No

PREPARED BY:

Tayler Jensen, Planning

BACKGROUND:

ITEMS FOR CONSIDERATION:

REQUIRED FINDINGS:

RECOMMENDATION:

ATTACHMENTS:



EAGLE MOUNTAIN CITY
PLANNING COMMISSION MEETING
MARCH 22, 2022

TITLE: DISCUSSION - Street Standards

ITEM TYPE: Discussion

APPLICANT: n/a

ACTION ITEM:

No

PUBLIC HEARING:

No

PREPARED BY:

Tayler Jensen, Planning

BACKGROUND:

ITEMS FOR CONSIDERATION:

REQUIRED FINDINGS:

RECOMMENDATION:

ATTACHMENTS:

[Current Draft](#)

ORDINANCE NO. _____

AN ORDINANCE ENACTED BY THE EAGLE MOUNTAIN CITY COUNCIL, AMENDING TITLE 16, CHAPTER 16.35 BY REQUIRING PRIVATE STREETS TO CONFORM TO PUBLIC STREET STANDARDS; AMENDING TITLE 16 TO SPECIFY THE CLASS OF STREET TREE REQUIRED ALOG COLLECTOR AND ARTERIAL RIGHTS-OF-WAY; AND, PROVIDING AN EFFECTIVE DATE; PROVIDING FOR SEVERABILITY; AND REPEALING ALL ORDINANCES, RESOLUTIONS, ORDERS AND PARTS THEREOF, IN CONFLICT HERewith.

BE IT ORDAINED by the Mayor and Council of Eagle Mountain City, County of Utah, State of Utah:

Section 1. That Title 16 of the Eagle Mountain City Code, table of contents be amended as follows:

Chapter 16.35

DEVELOPMENT STANDARDS FOR REQUIRED PUBLIC FACILITIES

Sections:

- 16.35.010 What this chapter does.
- 16.35.020 Purpose.
- 16.35.030 Eagle Mountain City Construction Specifications and Standards.
- 16.35.040 Potable water.
- 16.35.050 Wastewater disposal (sewer).
- 16.35.060 Public utilities.
- 16.35.070 Streets and street systems.
- 16.35.080 Street trees.
- 16.35.090 Privacy fencing.
- 16.35.100 Sidewalks, trails, and pathways.
- 16.35.105 Park and improved open space requirements.
- 16.35.110 Repealed.
- 16.35.120 Repealed.
- 16.35.125 Repealed.
- 16.35.130 Tables.
- 16.35.140 Diagrams.
- 16.35.150 Community mailboxes.

...

Section 2. That Title 16 of the Eagle Mountain City Code, table of contents be amended as follows:

16.35.070 Streets and street systems.

...

J. Street Design. The design of public and private streets shall be subject to the city's ordinances, standards and policies regarding construction and width, unless a deviation from such standards is an integral part of an increase in the quality of the development. Private streets, in all aspects of design or right-of-way width, shall meet the same standards as public streets.

K. Streets Dedication. All private streets within a project shall be dedicated as public utility easements and all underground improvements shall be constructed in compliance with the city's ordinances, standards and policies.

L. Traffic Calming. Traffic calming improvements and design ~~shall~~ may be constructed on ~~local~~ streets classified by the City as "local(s)". Traffic calming improvements may include, but are not limited to: bumpouts, chokers, traffic circles, curvilinear roads, narrowed intersections, and raised pedestrian walkways. Traffic calming design will include a mixture of street horizontal layouts, intersection designs, roadside designs that encourage drivers to reduce speeds, and conveniently placed collector roads that reduce overall traffic time. [Ord. O-06-2017 § 2 (Exh. A); Ord. O-09-2013 § 2 (Exh. A); Ord. O-27-2006 § 2 (Exh. A § 7.7); Ord. O-07-2006 § 2 (Exh. 1 § 7.7); Ord. O-23-2005 § 3 (Exh. 1(2) § 7.7)].

Section 3. That Title 16 of the Eagle Mountain City Code, table of contents be amended as follows:

16.35.080 Street trees.

...

B. Street Tree Specifications. At the time of planting, street trees shall have a trunk caliper of at least one and one-half inches at a location of eight inches above the soil line. Street trees shall be Class I types only, selected from the approved street trees listed in the city-approved street tree list established in accordance with subsection G of this section.



EAGLE MOUNTAIN Planning Commission MEETING MINUTES

March 8, 2022, 5:30 p.m.
Eagle Mountain City Council Chambers
1650 East Stagecoach Run, Eagle Mountain, Utah 84005

COMMISSION MEMBERS PRESENT: Jeremy Bergener, Matthew Everett, Christopher Pengra, and Erin Wells. Commissioner Jason Allen was present during work session and excused from policy session.

CITY STAFF PRESENT: Steve Mumford, Assistant City Administrator/Community Development Director; Robert Hobbs, Planning Manager; Tayler Jensen, Senior Planner; and Elizabeth Fewkes, Recording Secretary.

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

Commissioner Everett called the meeting to order at 5:35 p.m.

1. Discussion Items

1.A. DISCUSSION ITEM – Planning Commission Rules of Order and Procedure.

Senior Planner Tayler Jensen presented an amendment to Eagle Mountain Planning Commission's Rules of Order and Procedure including the following changes:

- Spelling and grammar changes;
- Abstaining members no longer count towards quorum;
- Clarification that if a quorum is not available for an entire meeting, or a single agenda item that those items automatically come back on the next agenda;
- Allowance for the Planning Directors designee to prepare the agenda;
- Allowance for the Planning Commission Chair to grant public comments additional time at the Chairs discretion; and
- Clarification about discussing motions.

Discussion ensued regarding the proposed changes, whether to require an item to be tabled to a future meeting in the case of the lack of a quorum due to an abstention for personal interest rather than a conflict of interest, disclosure recommendations for conflict of interest and private conversations, the option to compel a vote, and requiring a vote of a minimum of three Commissioners to qualify as a recommendation to the City Council with the ability for the item to move forward to the City Council without a recommendation of a full quorum with a notation of the vote of the Commissioners present.

Commissioner Everett requested for the item to be placed on the agenda of a future policy session for approval consideration by the Commission.

Assistant City Administrator/Community Development Direct Steve Mumford provided an update on residential growth, development in the City, and the status of staff efforts regarding vested

zoning rights and the City rezone maps. The City will be posting a request for proposals for architectural services to update commercial and multifamily design standards and reviews of projects as needed. The requirement for larger garage standards for single-family and two-family dwellings is now prohibited by State statute. The Mayor has made assignments to pairs of Councilmembers to work with staff on drafting development standard amendments and a Planning Commission representative could be included in amendment discussions if the Commission is interested.

Mr. Jensen noted that the What's Happening area on the Resident Portal on the City website has information regarding road construction, commercial development, residential development, rumor stop, and additional resources and can be found at <https://eaglemountaincity.com/whats-happening/>.

Commissioner Everett stated that an amendment proposal for street standards will be presented for consideration at an upcoming meeting per the request of Councilmember Wright. He requested that Commissioner Pengra prepare an amendment regarding the Planning Commission review of master development agreements to resume the discussion on the subject from the February 22, 2022 meeting. He recommended for staff to prepare an amendment to resolve ambiguity about rear and front-loaded garage standards for townhomes.

Commissioner Everett adjourned the work session at 6:21 p.m.

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

Commissioner Everett called the policy session to order at 6:31 p.m.

2. Pledge of Allegiance

Commissioner Everett led the Pledge of Allegiance.

3. Declaration of Conflicts of Interest

None.

4. Approval of Meeting Minutes

4.A. February 22, 2022 Planning Commission Minutes

MOTION: *Commissioner Pengra moved to approve the February 22, 2022 minutes. Commissioner Wells seconded the motion. Those voting aye: Jeremy Bergener, Matthew Everett, Christopher Pengra, and Erin Wells. The motion passed with a unanimous vote.*

5. Status Report

Senior Planner Tayler Jensen reviewed the planning items discussed and voted upon during the March 1, 2022 City Council meeting.

6. Action and Advisory Items

6.A. PUBLIC HEARING – Preliminary Plat (Phase "B") for "Parkway Fields Subdivision" (formerly "Founders' Square" & "Ault Farms")

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

Planning Manager Robert Hobbs presented the item. The second preliminary plat for Parkway Fields Phase B Subdivision encompasses 74.60 acres and is comprised of 234 lots and seven open space parcels. The lots meet or exceed the minimum lot size requirements. One of the seven open space parcels, the north park, will be developed as a neighborhood park intended for conveyance to the City in this plat. The neighborhood park connects to the linear parks. The parcels' landscaping plans have been altered since the original master and concept plans were accepted by the City. The updated design includes a field. The Parks and Recreation Director provided the following comment regarding the redesign of the north park, "Neighborhood parks don't require parking lots, restrooms, or sports courts; however, sports courts can be installed in neighborhood parks. In comparison to the original concept plan, the pickleball courts have been removed. There has been a redesign to highlight the use of green space and to try to open the corridor and incorporate some fields in the corridor."

Mr. Mumford stated that combined the small and linear parks could meet a community park size and standards in some regards; however, the parks lack sports courts and parking generally found in a community-scale park. The applicants altered the design at the request of staff to provide a large, grass playfield. Should the amenity be desired to serve the community as a whole, additional parking and a restroom would be appropriate.

Mr. Hobbs noted that the Commission should consider if they desire to require what was presented in the master development agreement (MDA) or the amended amenities.

Applicant representative Bronson Tatton said the north park is approximately 3 ½ acres and each of the adjacent linear parks is about 3 acres. They desire to reach a community park acreage and are willing to explore additional parking options. The updated north park concept drawing removed the basketball and pickleball courts, rearranged the amenities provided in the MDA proposal to consolidate the grass area into a youth 10 soccer field, and added a restroom. The west linear park was amended to add several smaller soccer fields between two trails ending at a pavilion. The pickleball and basketball courts could be moved to the south park.

Commissioner Everett opened the public hearing at 7:45 p.m. As there were no comments, he closed the hearing.

Discussion ensued regarding desired and potential amenities for the parks and open space plan, the need for parking and potential frustration due to increased traffic to adjacent residents should sports fields be scheduled for use for City-wide youth programs, the relationship of the park plan

to the approval of the preliminary plat, the limited ability of the City to require additional parking at this stage of the approval, and the open space acreage and appropriate amenities for the neighborhood.

Mr. Tatton noted that usage would be dependent upon how the City programs the fields. They are open to providing the amenity options desired by the City.

Commissioner Pengra expressed appreciation to the applicant for meeting the City's lot size standards.

Commissioner Wells stated that water and field usage and maintenance needs should be a consideration when determining the park amenities.

MOTION: ***Commissioner Pengra moved to recommend approval to the City Council of the Parkway Fields Subdivision Preliminary Plat Phase B with the instruction for the applicant to work with staff on the programming of the northwestern linear park space. Commissioner Wells seconded the motion. Those voting aye: Jeremy Bergener, Matthew Everett, Christopher Pengra, and Erin Wells. The motion passed with a unanimous vote.***

6.B. ORDINANCE/PUBLIC HEARING – Browns Meadow (Residential) Subdivision

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

Mr. Hobbs presented the item. The land is currently zoned Agricultural and is located within the Agricultural Rural Density Two and Neighborhood Residential One land use designations. The rezone requests RD1 zoning with approximately one-acre lots. The RD1 zone is appropriate in the Agricultural Rural Density Two area; however, Neighborhood Resident One is contemplated for R1, R2, and R3 zoning. It is for the Planning Commission to determine if allowing larger lots than required for the Future Land Use Plan designation is compatible and provides for appropriate lot size buffering to the adjacent parcels. The parcels exceed the lot size considered appropriate adjacent to the RD1 Zone. The applicant has requested a cul-de-sac; cul-de-sacs are discouraged in Municipal Code. Fire safety standards require a second access from more than 30 lots and the application requests 38 lots with a single access.

Applicant representative Howard Schmidt said he was surprised with the lot size concerns and feels that a one-acre lot would be an appropriate transition. They intend to divide the plat into two phases to meet the 30-lot maximum for a single access and plan to connect to the development to the west with the second phase which would include lots 31 through 38.

Commissioner Everett opened the public hearing at 6:49 p.m.

Amy Saunders submitted an email and spoke regarding concern that permitting one-acre lots adjacent to existing properties greater than four acres with Agricultural zoning, animal rights, and agricultural activities could result in use conflicts. She requested for the Commission to recommend the transition standards requiring two-acre lots to be enforced.

Jane McAfee expressed concern with the impact of the development on water pressure issues in the area and requested for the development to be required to plant street trees.

Kendel Saunders concurred with concerns regarding use conflicts and agricultural rights and advocated for the transitioning standards requiring two-acre lots to be upheld.

Kathryn Richards requested for the development to be required to follow transitioning standards to protect her animal business and agricultural status. She expressed concerns regarding the impact of the development on water pressure and fire danger due to conditions and a recent fire in the area.

Commissioner Everett closed the public hearing at 7:02 p.m.

Commissioner Wells advocated for honoring the transitioning requirements in Municipal Code. As an individual that purchased her home with the expectation for the standards to be followed to protect her rights, she desires to protect those same rights for other residents. She feels RD1 zoning would be appropriate for the whole property. She is willing to allow the cul-de-sac in consideration for a larger-lot development and thinks that two access points should be required.

Commissioner Bergener said that increasing the acreage of the lots would reduce the number of lots and possibly resolve the issues with the number of lots with a single access, otherwise two access should be required to protect the safety of the residents and provide emergency vehicle accessibility.

Commissioner Pengra stated the concerns expressed by residents have altered his opinion due to the use of the county parcels as lots by individual families without the intent to subdivide the land in the future. He agrees that the transition requirements should be respected. He would consider allowing a stub road for a future access to the west should the number be reduced to closer to 30 lots. He verified that the proposed cul-de-sac length is compliant with City standards.

Discussion ensued regarding transitioning options and considerations and potentially altering the cul-de-sac to a stub road to the west.

MOTION: *Commissioner Wells moved to recommend approval to the City Council for the rezone for Browns Meadow Subdivision to the RD1 zone with the condition that the lots abutting the properties to the north are increased in size to a minimum of two acres to meet transition code standards. Commissioner Pengra seconded the motion. Those voting aye: Jeremy Bergener, Matthew Everett, Christopher Pengra, and Erin Wells. The motion passed with a unanimous vote.*

MOTION: *Commissioner Pengra moved to table the preliminary plat for Browns Meadow to a future meeting to allow the applicant time to work with staff to amend the plan to meet transitioning standards. Commissioner Bergener seconded the motion. Those voting aye: Jeremy Bergener, Matthew Everett,*

Christopher Pengra, and Erin Wells. The motion passed with a unanimous vote.

6.C. ACTION ITEM - Chapter 17.80 Sign Regulations and Sign Permits

Mr. Jensen presented the item. The applicant proposed a development code amendment to allow for electronic message centers/reader boards in commercial zones. The City allows for electronic message centers in residential and agriculture zones for schools and institutions.

Commissioner Everett opened the public hearing at 8:05 p.m. As there were no comments, he closed the hearing.

Commissioner Everett said that this is the third request he has seen for electronic reader boards in the City. He continues to strenuously oppose electronic boards usage anywhere in the City and argues their effectiveness. As a board member of the Eagle Mountain Chamber of Commerce, he is unaware of businesses other than grocery stores that have wanted electronic boards or businesses that have elected to not build in the City because of the sign prohibition. Furthermore, electronic reader boards are in conflict with the dark sky ordinance.

Commissioner Pengra said although he understands the businesses' desire to have an allowance for reader boards, he questions if they are more effective than other marketing methods. Electronic reader boards are in conflict with the fundamental identity of the City and the desire to reduce and mitigate light pollution. He is opposed to all reader boards in the City.

Commissioners Wells agreed with the desire to preserve the community identity and dark skies.

Commissioner Bergener stated although he can appreciate the objectives of the request and the applicant's willingness to mitigate some concerns, he concurs with protecting the dark skies as he does not feel it will be detrimental to business interests and expressed concern with reader boards distracting drivers.

MOTION: ***Commissioner Everett moved to recommend denial to the City Council of the amendment to Eagle Mountain Municipal Code Chapter 17.89 Sign Regulations and Sign Permits. Commissioner Bergener seconded the motion. Those voting aye: Jeremy Bergener, Matthew Everett, Christopher Pengra, and Erin Wells. The motion passed with a unanimous vote.***

Commissioner Everett suggested that the applicant withdraw the proposal as it is unlikely to be approved by the City Council.

7. Discussion Items

8. Next scheduled meeting

The next Planning Commission meeting is scheduled for March 22, 2022.

Commissioner Bergener will be out of town and plans to attend virtually.

Commissioner Wells may not be in attendance due to a tentative work conflict and will inform the Chair once her schedule is finalized.

9. [Adjournment](#)

MOTION: *Commissioner Wells moved to adjourn the meeting at 8:16 pm. Commissioner Pengra seconded the motion. Those voting aye: Jeremy Bergener, Matthew Everett, Christopher Pengra, and Erin Wells. The motion passed with a unanimous vote.*

The meeting was adjourned at 8:16 p.m.

Approved by the Planning Commission on March 22, 2022.

Steve Mumford, AICP
Assistant City Administrator/Community Development Director



**EAGLE MOUNTAIN CITY
PLANNING COMMISSION MEETING
MARCH 22, 2022**

TITLE: ACTION ITEM - Marketplace at Eagle Mountain Town Center Lot 6 Pad C2

ITEM TYPE: Site Plan

APPLICANT: Bill Gaskill

ACTION ITEM:

Yes

PUBLIC HEARING:

Yes

PREPARED BY:

Tayler Jensen, Planning

BACKGROUND:

Bill Gaskill has applied for site plan approval for a Pad building located on along Pony Express Parkway, in the Marketplace at Eagle Mountain Town Center Project. The Eagle Mountain Town Center Master Site "Plan and Preliminary Plat were approved on August 18th 2020, with the development agreement being approved on December 1st 2020. The Zoning of the property is Commercial Community (CC).

ITEMS FOR CONSIDERATION:

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

- A. Use of Property: The entire parcel is to be built, landscaped, or paved, thus the proposal *complies* with 17.100.050 A
- B. Screening Requirements: The project is located within a commercial district, and does not abut any agriculture or residential property, therefore it *complies* with 17.100.050 B
- C. Access Requirements: The pad building is accessed via an internal roadway. The width of the access is 40' which *complies* with 17.100.050 C
- D. Off-Street Truck Loading Space: This use does not require the frequent distribution of materials and therefore does not provide off-street Truck Loading Space.
- E. Utilities: All utilities are shown as being underground and in proper easements in compliance with 17.100.050 E.
- F. Grading and Drainage: The applicant has provided grading and draining plans that have been reviewed by the City Engineer

Commercial Design Standards The following are design standards

for the site and building design of commercial developments.

17.72.030 A requires buildings be located at or near the front setback with pedestrian access leading to the primary entrance and with landscaping between the building and the street. The building is located adjacent to Pony Express Parkway, but there is a drive-thru between the building and Pony Express Parkway, which prohibits pedestrian connections to the East elevation. A crosswalk is provided from the internal access located West of the front of the building, it crosses the drive-thru on the north side of the building. Ideally this building would also provide Pedestrian access to the improved trail that runs along Pony Express Parkway to the East. It shall be up to the Planning Commission to determine if this complies with code.

17.72.030 A1 requires the primary entrance of a commercial building to orient toward the street and the sidewalk. The main entrance to the building is located on the West Elevation which opens to the main parking area with the rear (East elevation) facing toward Pony Express Parkway. It is the opinion of staff that the proposal doesn't orient the building to the road or a pedestrian way. As there are no entrances on the East elevation and a pedestrian access is provided from the west the Planning Commission may determine if this is appropriate or not.

17.72.030 B Requires surface parking to be located to the rear or side of the building, and that parking should not be located between any commercial building and the street. All parking is located to the rear of the building, thus this project *complies* with 17.72.030 B.

Architectural Standards: The following architectural elements shall be applied to commercial development. Minor variations to these standards may be considered

17.72.040 A requires that commercial buildings be similar in style to adjacent buildings, and that all facades of the building be designed with consistent architectural style, detail, and trim features as the primary façade. The proposed Pad site elevations are similar in look to the approved Marketplace at Eagle Mountain Town Center pad site elevations, and have been updated to include color schemes closer to those used in already approved pad buildings, it is the opinion of staff that elevations largely comply with code.

17.72.040 B states "the main entrance of a structure should orient to major sidewalks, pedestrian ways, plazas, courtyards, or other public spaces. It shall be clearly identifiable, and consist of a sheltering element such a porch, stoop, awning, arcade, or portico. The main entrance of the structure orients towards the parking area, with the rear (East elevation) being the most plain of the elevations. Staff recommends additional details and features, such as awnings, be added to the East elevation.

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

17.72.040 D requires vertical and horizontal articulation. The building includes columns, awnings, and use of different materials providing visual articulation in *compliance* with 17.72.040 D

17.72.040 E1 states: "Commercial buildings shall incorporate a majority of the following architectural details: reveals, canopies, awnings, popouts, columns, decorative trim and molding, architectural lighting, ornamental cornices, decorative masonry pattern, decorative doors and windows, exposed timbers and trellis structures, all side of a building shall include chosen details" The proposal uses reveals, awnings, columns, decorative trim and molding, decorative doors and windows, however, not all of the features are used on the rear (East Elevations).

17.72.040 F2 states: "All commercial buildings shall avoid large panelized products or featureless surfaces. Commercial buildings shall utilize an appropriate mixture of building materials on all sides..." It shall be up to the Planning Commission to determine if the The North, South, and East elevation include large featureless surface or if you feel they comply with this standard.

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

requirement.

Parking

Retail establishments require 1 stall per 300 square feet of gross floor area and a maximum of 1 stall per 200 square feet of gross floor area. The 1,194 SF of retail requires between 4 and 6 parking stalls

Restaurants with drive-through require 1 parking stall per 125 square feet.

The 1,194 SF Restaurant with drive-through requires 10 parking stalls

Therefore this project requires a minimum of 14 parking stalls, and provides 14 stalls in *COMPLIANCE* with the parking standard

Drive Through

The proposal has a drive through which must meet the standards of 17.75.069 including up to 120 feet of stacking space.

Bike Racks

The applicant is providing bike racks in compliance with 17.35.050 K

REQUIRED FINDINGS:

Site plan approvals are based upon compliance with City Code requirements and requirements of any applicable development agreements. The approval criteria for a site plan can be found in EMMC 17.100. [The Marketplace at Eagle Mountain Town Center development agreement](#) should also be considered with reviewing this application.

RECOMMENDATION:

We recommend the Planning Commission make a motion to recommend approval of the application to the City Council, for the reasons set forth in the staff report and in the meeting, with the following conditions:

1. A pedestrian connection is provided to the improved walking path along Pony Express Parkway to the East of the project.
2. Awnings shall be added to the East Elevation

ATTACHMENTS:

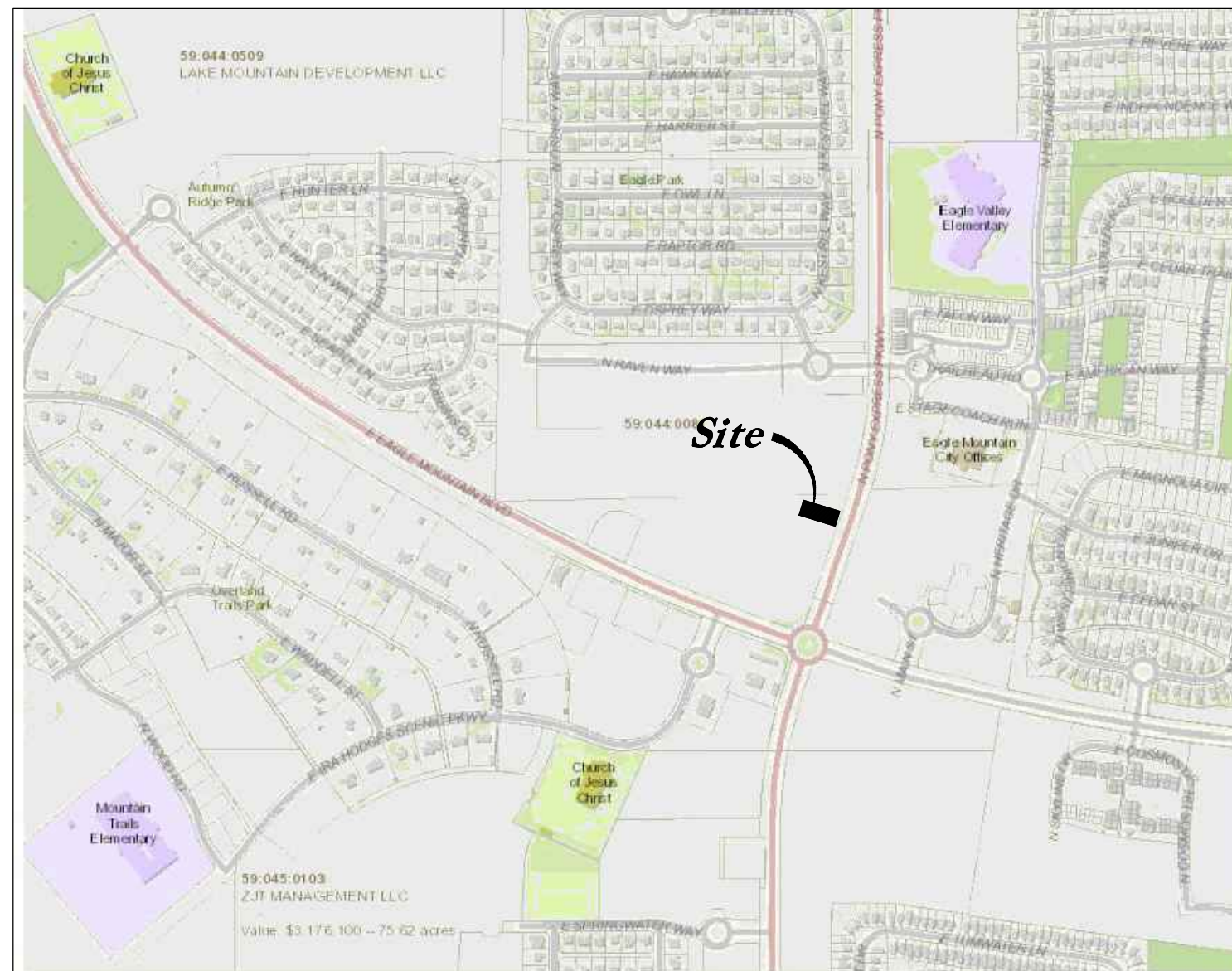
Site Plan

Elevations

Marketplace at Eagle Mountain Lot 6

4121 North Pony Express Parkway

Eagle Mountain, Utah



Vicinity Map
Not to Scale

Civil Sheet Index

C0.0	Cover Sheet
C0.1	Demolition Plan
C1.1	Site Plan
C2.1	Grading Plan
C2.2	Grading Details and Notes
C2.3	Accessible Details and Notes
C3.1	Utility Plan
C4.1	Details
C4.2	Details
C5.1	Erosion Control Plan
L1.1	Landscape Plan
L2.1	Irrigation Plan
L3.1	Landscape & Irrigation Details

Eagle Mountain City General Notes

SEWER

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

WATER

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

STORM DRAIN

- Bedding: 3/4" gravel 6" below and on sides of pipe & 12" above pipe (minimum).
- ADS: all ADS pipe to be "HP" brand.
- Collars: collars to be 1'x1' around pipe, 4000 psi concrete, inspection is needed pre & post collar pour.
- Manholes: manholes to be within 1' of finished grade, 12" of whirly gig form (max) and no flat rings allowed. 12" of 3/4" gravel required under manholes/boxes.

ROAD SECTION

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

Flood Zone

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

Basis of Bearings

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

Benchmark

Brass Cap Monument for the South Quarter Corner of Section 12, T6S, R2W, SLB&M Assigned elevation using GPS methods
Elevation = 4865.18 feet
Utah County Surveyor Tie Sheet, Published 2 April, 2002 Observed 16 September, 2020

Abbreviations

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

Legend

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

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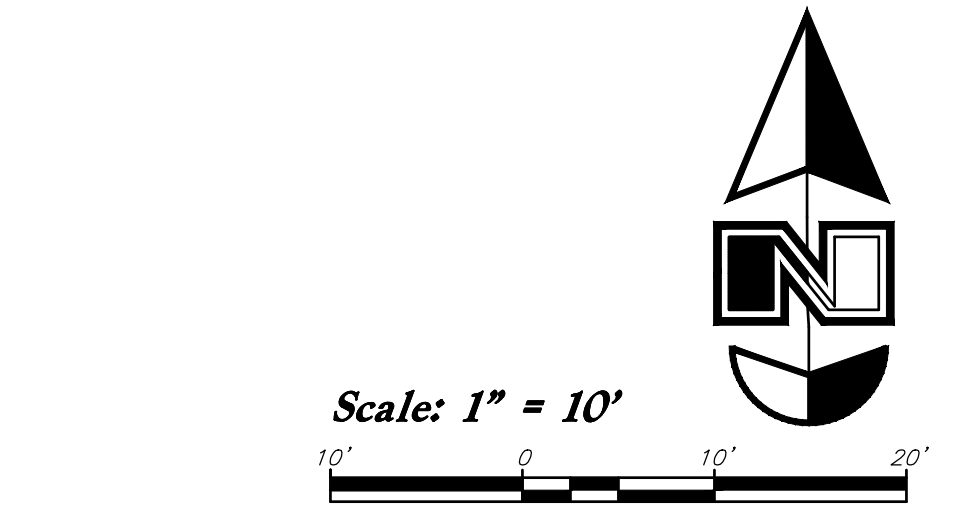
Cover Sheet
Eagle Mountain Town Center Lot 6
Eagle Mountain Boulevard & Pony Express Parkway
Eagle Mountain, Utah

REGISTERED PROFESSIONAL ENGINEER
No. 79938P
SHAUN K. YOUNG
3/15/22
STATE OF UTAH

15 Mar, 2022

SHEET NO.

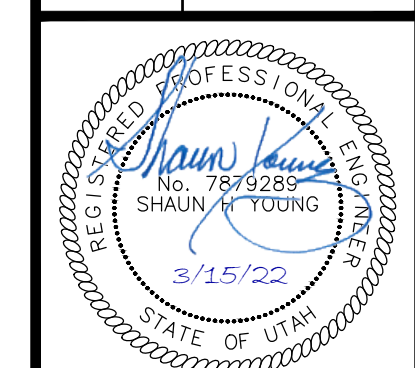
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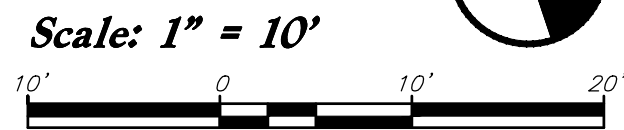
1. Demolition and site clearing for this contract are to include all areas shown within demolition limits or by note.
2. Refer to site improvement plans for more details on limits of removal.
3. All curbs, gutters, walks, slabs, walls, fences, flatwork, asphalt, waterlines and meters, gas lines, sewer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

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

 **BLUE STAKES OF UTAH**
UTILITY NOTIFICATION CENTER, INC.
www.bluestakes.org
1-800-662-4111



Site Data
Site Area = 19,545 s.f. (0.449 ac.)
Landscape Area Provided = 4,223 s.f. (21.6%)
Impervious Area Provided = 12,933 s.f. (66.2%)
Building Area = 2,389 s.f. (12.2%)
Parking Required 1,194 s.f. (Fast Food) = 1/125 s.f. = 10 stalls
Parking Required 1,194 s.f. (Retail) = 1/300 s.f. = 4 stalls
Parking Provided = 14 stalls (5.86/1,000)



Site Construction Notes

- Const. 24" Curb & Gutter
- Const. Asphalt Paving
- Const. Conc. Sidewalk
- Const. Thickened Edge Sidewalk
- Const. Accessible Striping per MUTCD & ICC/ANSI A117.1 (Latest Edition) (See Accessible Details and Notes)
- Const. Accessible Ramp per ICC/ANSI A117.1 (Latest Edition) (See Grading Detail Sheets)
- Not Used
- Const. Accessible VAN Sign per MUTCD & ICC/ANSI A117.1 (Latest Edition) (See Accessible Details and Notes)
- Const. 4" White Paint Stripe (Typ.) Contractor shall provide 15 mils min. Dry Thickness (Two Coats)
- Const. Concrete Paving
- Dumpster Enclosure (See Architectural Plans)
- Const. Directional Arrows per MUTCD
- Const. Stop Sign per MUTCD R1-1
- Connect to Existing Improvements and Match Grade Elevations
- Const. 2' Concrete Waterway
- Const. Landscape Headlight Screening See Landscapes Plan L1.1
- Menu Board by Others
- Const. Bike Rack

General Site Notes:

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

Survey Control Note:

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

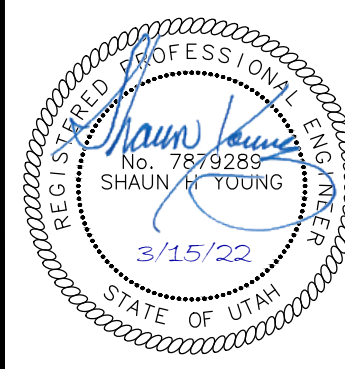
PRIVATE ENGINEER'S NOTICE TO CONTRACTORS

The Contractor agrees that he shall assume sole and complete responsibility for job site conditions during the course of construction of this project, including safety of all persons and property; that this requirement shall apply continuously and not be limited to normal working hours; and that the contractor shall defend, indemnify, and hold the owner and the engineer harmless from any and all liability, real or alleged, in connection with the performance of work on this project, excepting for liability arising from the sole negligence of the owner or the engineer.

Site Plan

Eagle Mountain Town Center Lot 6
Eagle Mountain Boulevard & Pony Express Parkway
Eagle Mountain, Utah

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

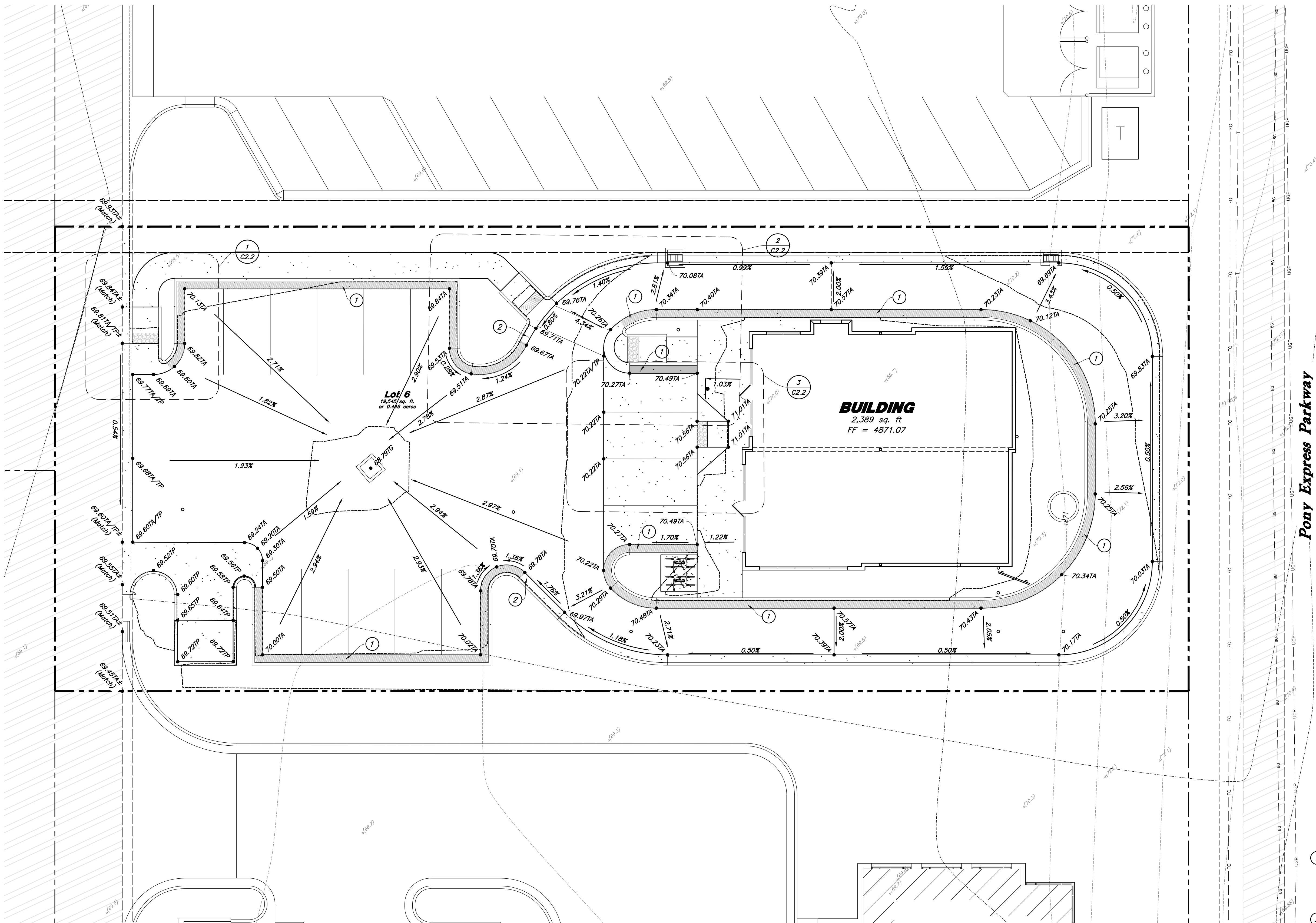


15 Mar, 2022

SHEET NO.

C1.1

W:\21-277 Eagle Mountain Lot 6\Draws\21-277 GR.dwg, 3/14/2022 3:31:00 PM, 1:1, kqj



Scale: 1" = 10'

General Grading Notes:

1. All grading shall be in accordance with the project geotechnical study.
2. Cut slopes shall be no steeper than 3 horizontal to 1 vertical.
3. Fill slopes shall be no steeper than 3 horizontal to 1 vertical.
4. Fills shall be compacted per the recommendations of the geotechnical report prepared for the project and shall be certified by a Geotechnical Engineer.
5. Areas to receive fill shall be properly prepared and approved by a Geotechnical Engineer prior to placing fill.
6. Fills shall be benched into competent material as per specifications and geotechnical report.
7. All trench backfill shall be tested and certified by a Geotechnical Engineer.
8. A geotechnical engineer shall perform periodic inspections and submit a complete report and map upon completion of the rough grading.
9. The final compaction report and certification from a Geotechnical Engineer shall contain the type of field testing performed. Each test shall be identified with the method of obtaining the in-place density, whether sand cone or drive ring and shall be so noted for each test. Sufficient maximum density determinations shall be performed to verify the accuracy of the maximum density curves used by the field technician.
10. Dust shall be controlled by watering.
11. The location and protection of all utilities is the responsibility of the permittee.
12. Approved protective measures and temporary drainage provisions must be used to protect adjoining properties during the grading process.
13. All public roadways must be cleared daily of all dirt, mud and debris deposited on them as a result of the grading operation. Cleaning is to be done to the satisfaction of the City Engineer.
14. The site shall be cleared and grubbed of all vegetation and deleterious matter prior to grading.
15. The contractor shall provide shoring in accordance with OSHA requirements for trench walls.
16. Aggregate base shall be compacted per the geotechnical report prepared for the project.
17. The recommendations in the following Geotechnical Engineering Report by GSH Geotechnical, Inc. are included in the requirements of grading and site preparation. The Report is titled, "Geotechnical Study Proposed Eagle Mountain Shopping Center Northwest Corner of Eagle Mountain Boulevard and Pony Express Parkway Eagle Mountain Utah".
Project No.: 0259-014-20
Dated: January 5, 2021
18. As part of the construction documents, owner has provided contractor with a topographic survey performed by manual or aerial means. Such survey was prepared for project design purposes and is provided to the contractor as a courtesy. It is expressly understood that such survey may not accurately reflect existing topographic conditions.
19. If Contractor observes evidence of hazardous materials or contaminated soils he shall immediately contact the project engineer to provide notification and obtain direction before proceeding with disturbance of said materials or contaminated soil.

Curb and Gutter Construction Notes:

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

Sidewalk Construction Notes:

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

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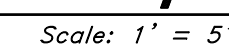
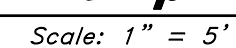
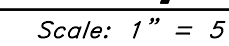
Grading Plan
Eagle Mountain Town Center Lot 6
Eagle Mountain Boulevard & Pony Express Parkway
Eagle Mountain, Utah

REGISTERED PROFESSIONAL ENGINEER
No. 79938P
SHAUN K. YOUNG
3/15/22
STATE OF UTAH

15 Mar, 2022

SHEET NO.
C2.1

Scale: 1" = 5'



1. Slopes provided are per Anderson Wahlén & Associates design standards. Slopes shown are below ADA and ICC maximum requirements, unless noted otherwise in project plans.
2. The Client, Contractor and Subcontractor should immediately notify the Consultant of any conditions of the project that they believe do not comply with the current state of Accessibility and Building Facilities (ICC/ANSI A117.1—Latest Edition) and/or FHAA.
3. Counter slopes of adjoining gutters & paving adjacent to the curb ramp shall not be steeper than 4.50%.
4. Accessible ramp flares shall be poured separately from ramp to ensure proper slopes.
5. Contractor to transition curb or sidewalk height from 6" to 4" reveal. Curb or sidewalk height to match ramp throughout transition.

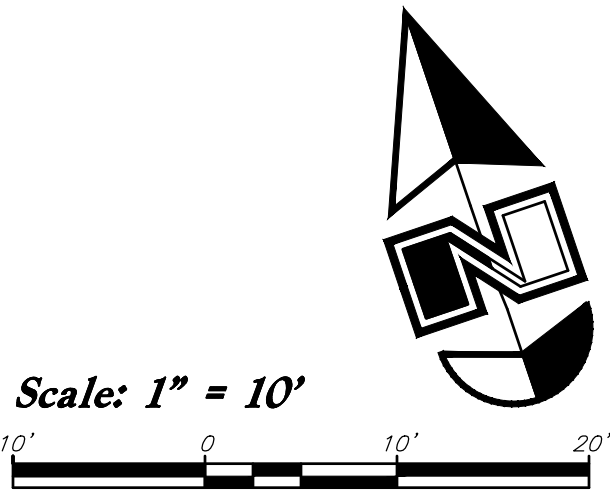
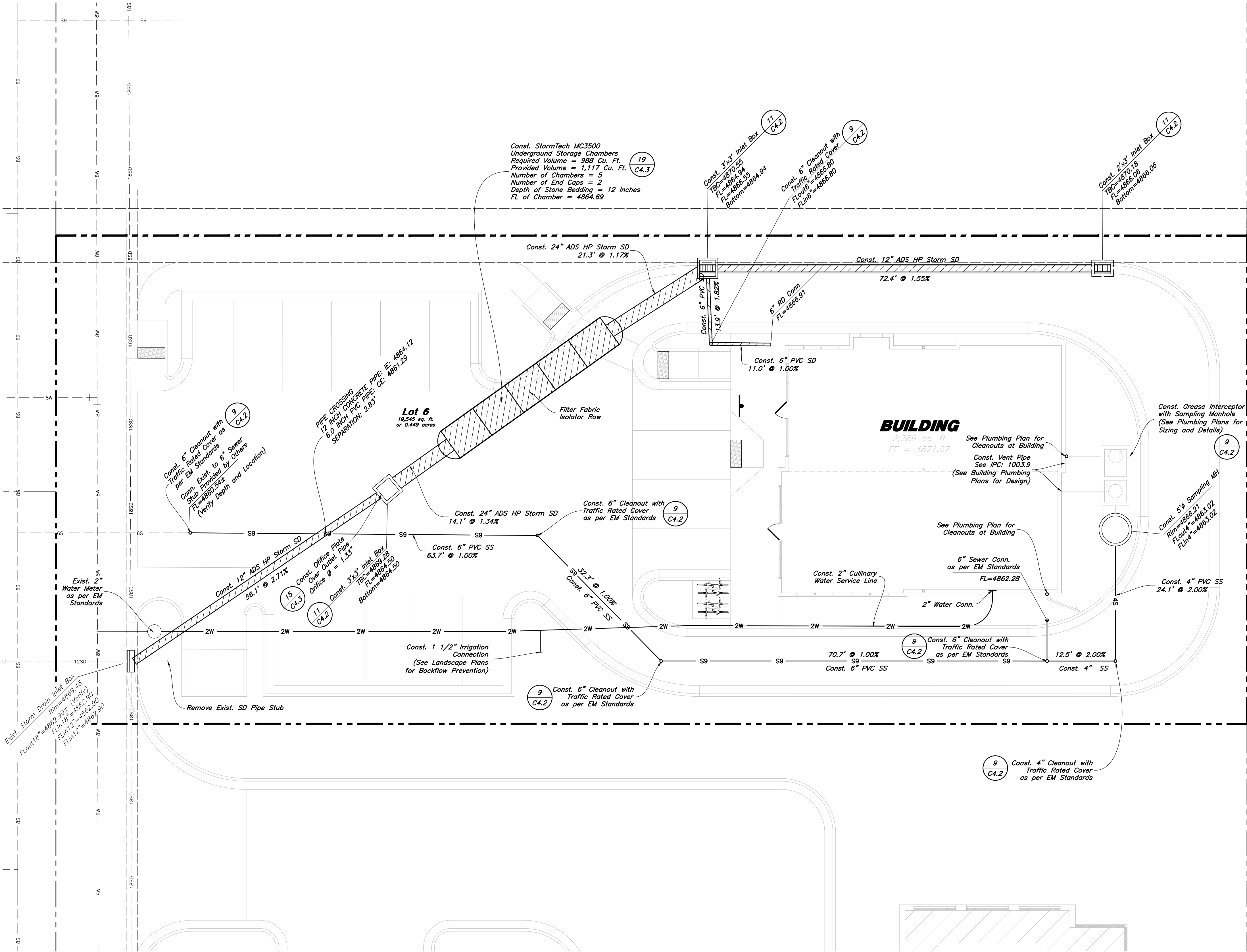
C2.2

[illegible]

Designed by: SY
Drafted by: KF
Client Name:
Client
21-277 GR



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



General Utility Notes:

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

Utility Piping Materials:

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

Culinary Service Laterals

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

Water Main Lines and Fire Lines

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

Sanitary Sewer Lines

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

Storm Drain Lines

1. 10" pipes or smaller - Polyvinyl Chloride (PVC) sewer pipe, ASTM D3034, Type PSM, SDR 35
2. 12" pipes or larger - Advanced Drainage Systems (ADS) HP Storm Pipe, ASTM F2881 or AASHTO M330

CAUTION :

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

Storm Drain & Sanitary Sewer Note:

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

Onsite Utility Connection Notes:

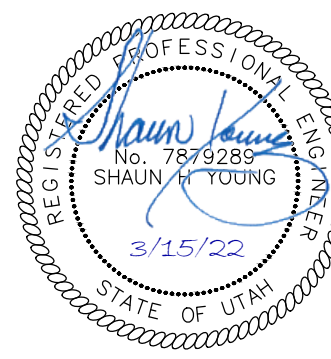
1. Contractor shall field verify all utility connection elevations prior to any utility construction has begun.
2. Contractor shall construct utility lines into site prior to any onsite utility construction. Gravity lines are to be constructed starting at the lowest point and be installed prior to any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



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Utility Plan

Eagle Mountain Town Center Lot 6
Eagle Mountain Boulevard & Pony Express Parkway
Eagle Mountain, Utah



15 Mar, 2022

SHEET NO.

C3.1



3 *Typical Sidewalk Detail*
Not to Scale

- 7 Concrete Joint Detail**
Not to Scale

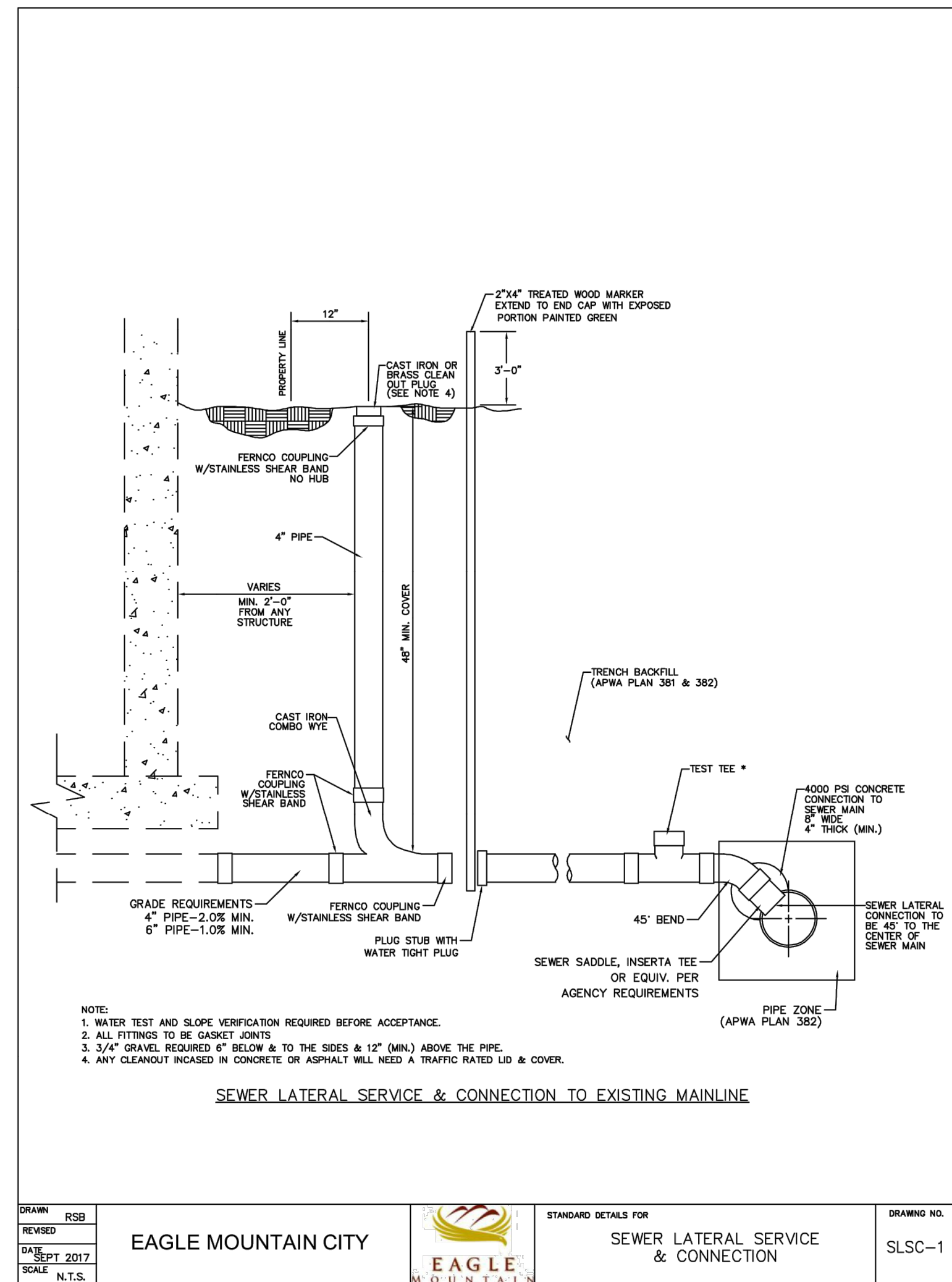
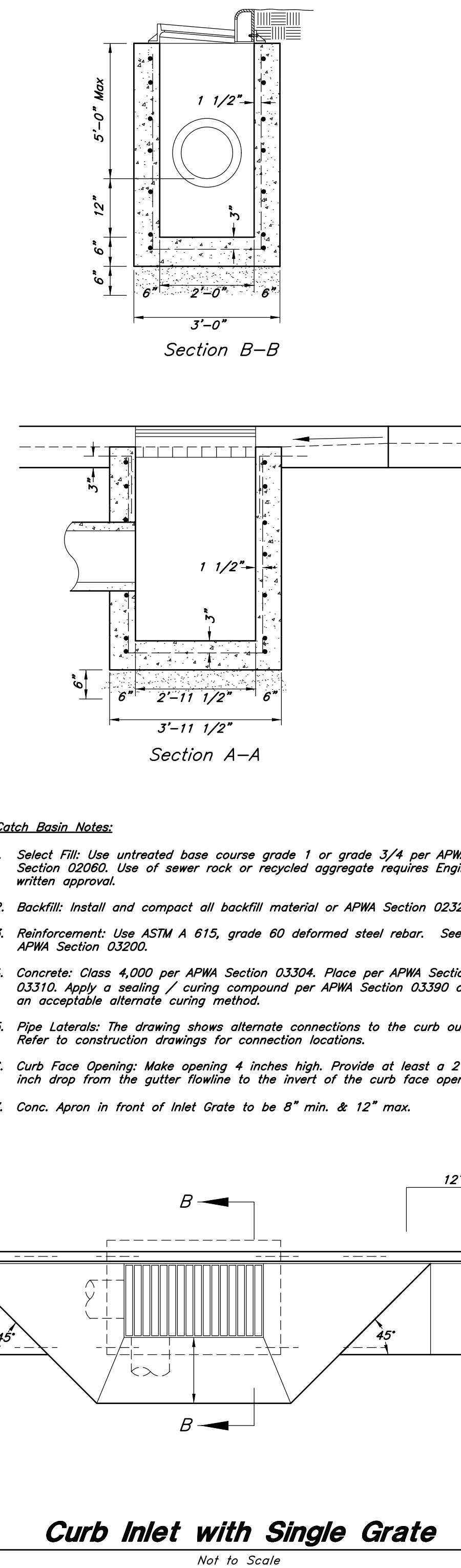
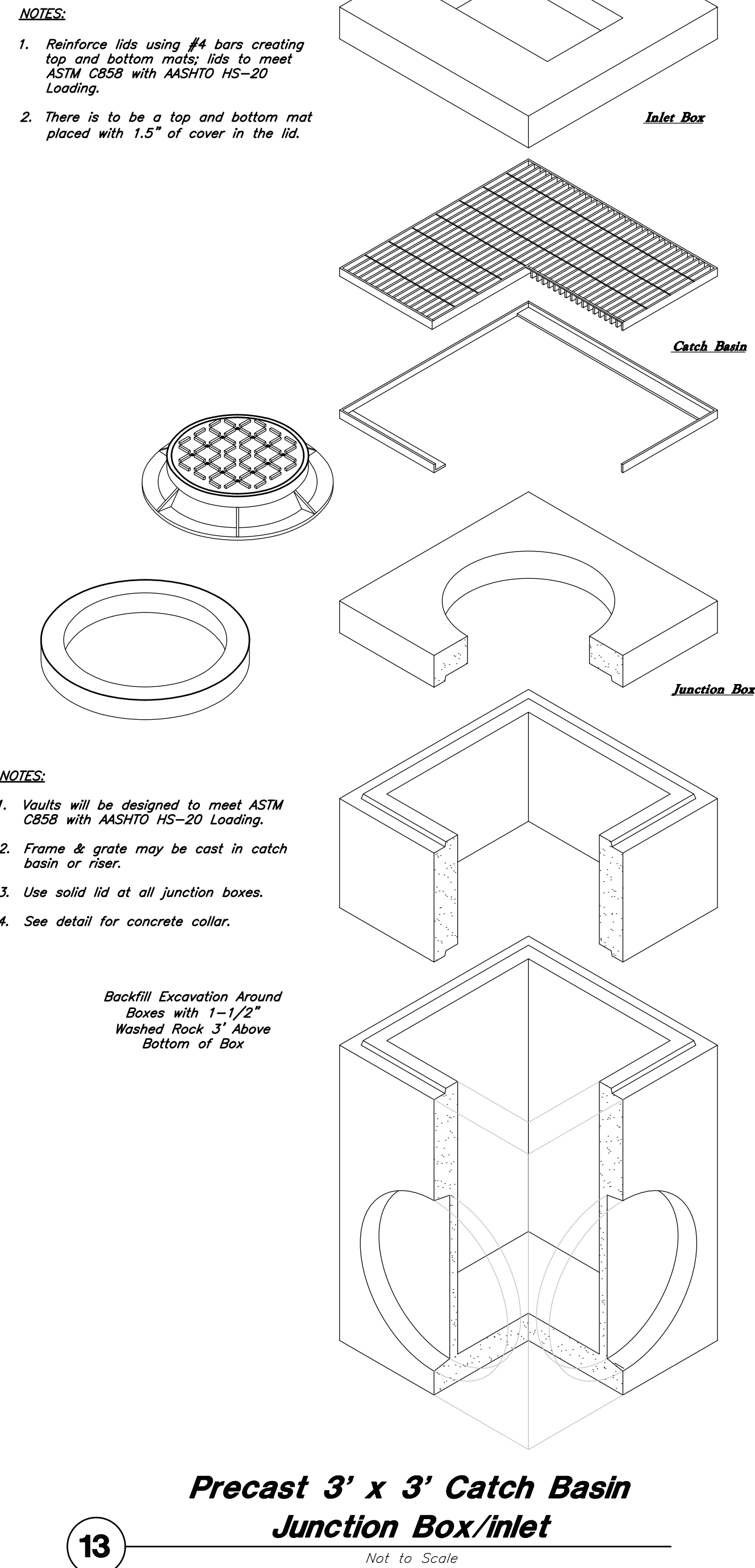
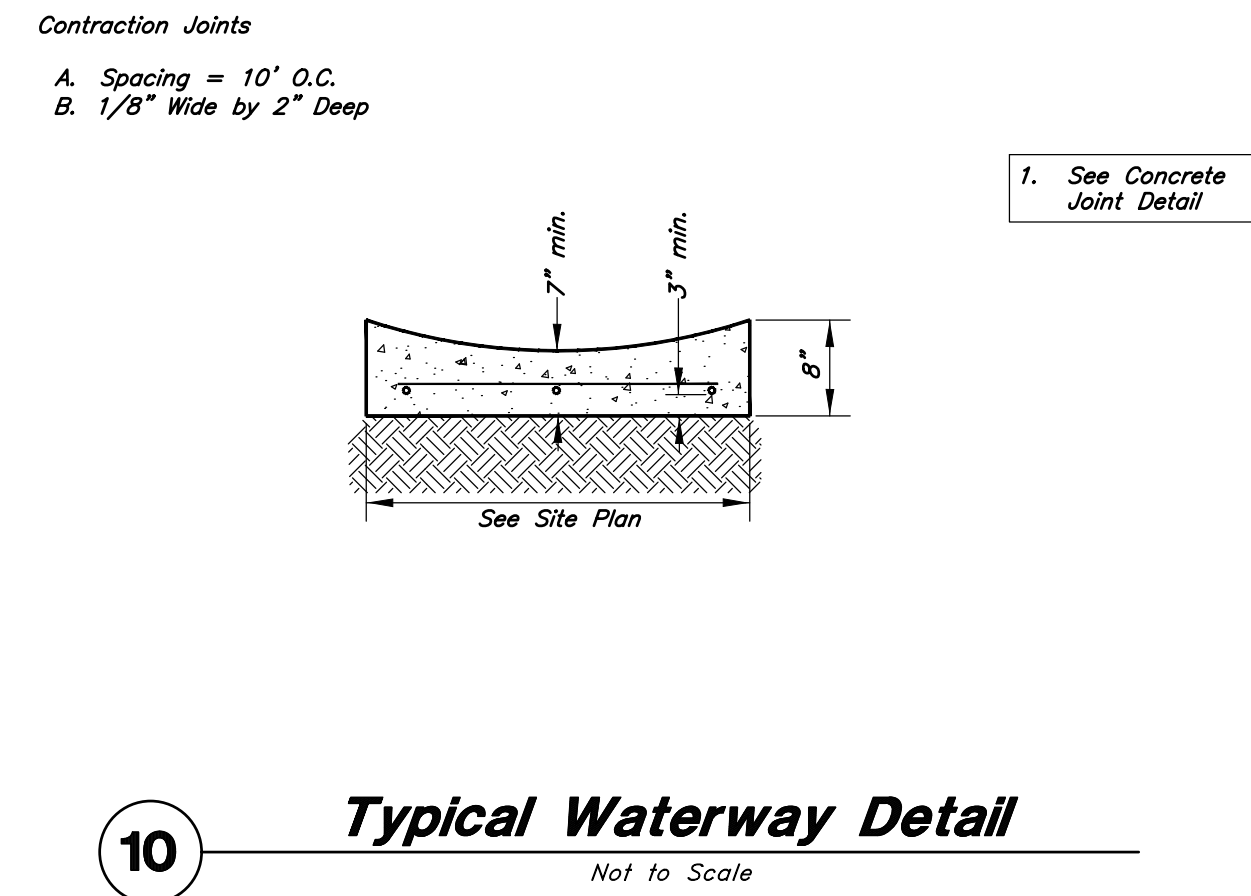
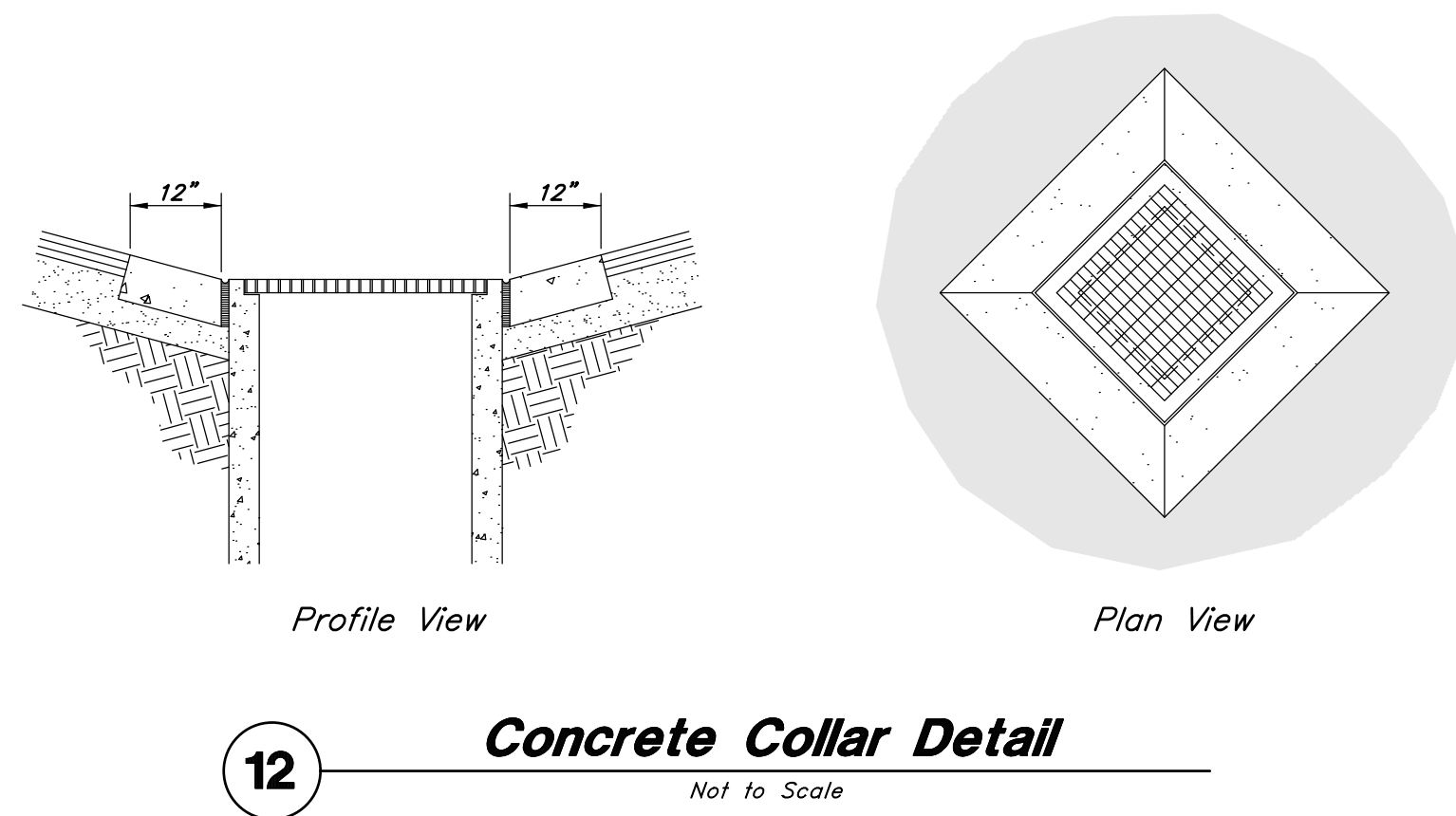
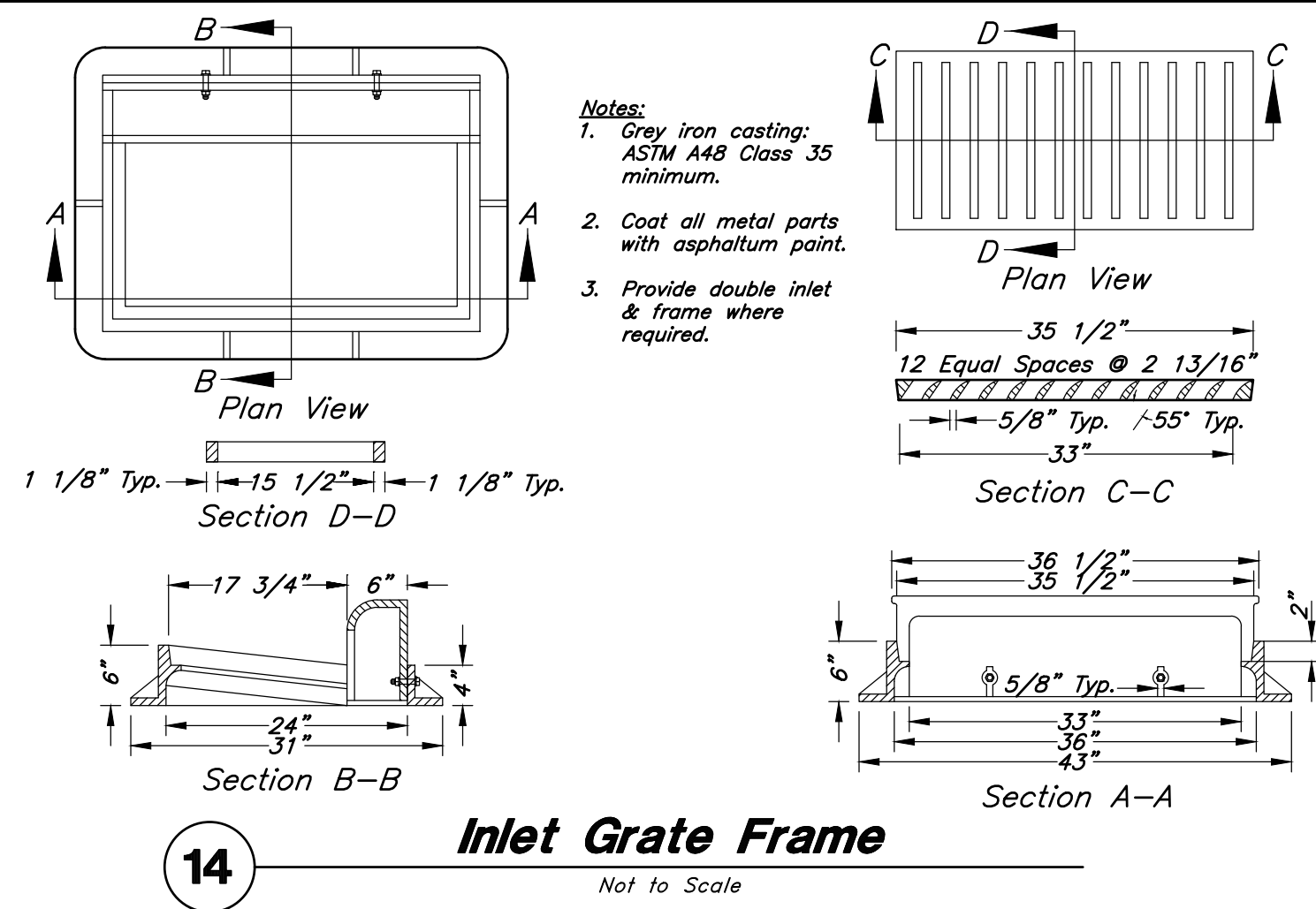
- 5 Concrete Paving Section**
Not to Scale

- 2** *Standard Asphalt Section*
Not to Scale

4 *Thickened Edge Walk*
Not to Scale

1. See Concrete Joint Detail

1 **24" Curb And Gutter**
Not to Scale



Designed by: SY
Drafted by: KF
Client Name:
Client

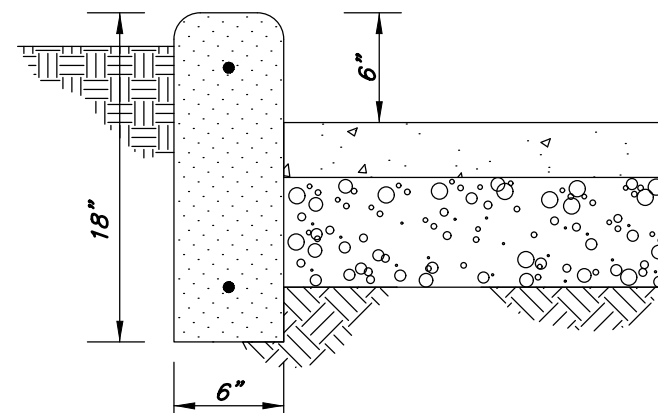
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(801) 521-8529 - awhengineering.net

Eagle Mountain Town Center Lot 6
Eagle Mountain Boulevard & Pony Express Parkway
Eagle Mountain, Utah

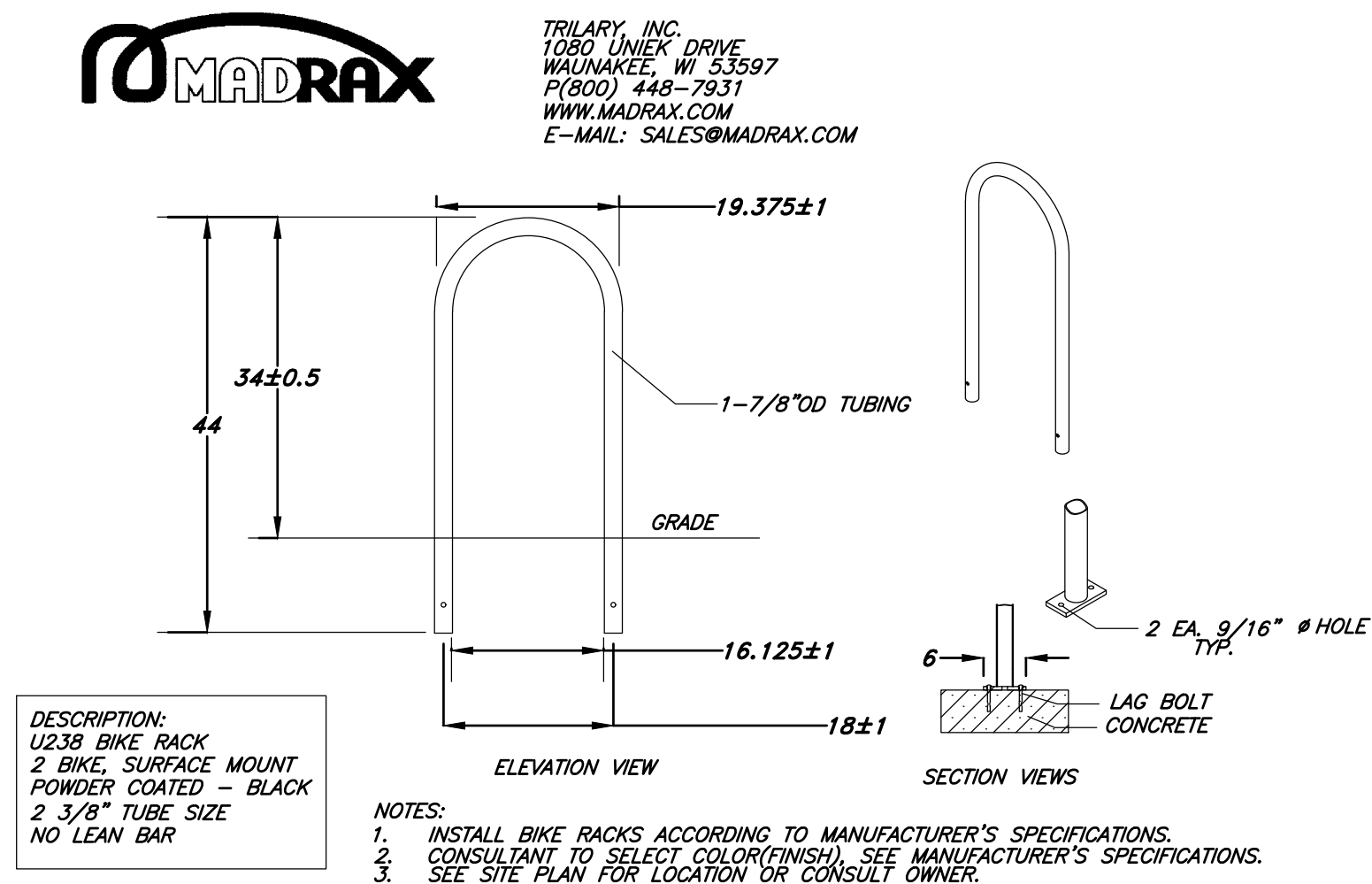
REGISTERED PROFESSIONAL ENGINEER
Shaun A. Young
No. 78993889
3/15/22
STATE OF UTAH

15 Mar, 2022
SHEET NO. C4.2

Not Used
Not to Scale



Curb Wall Detail
Not to Scale



Bike Rack
Not to Scale



User Inputs

Chamber Model:	MC-3500
Outlet Control Structure:	Yes
Project Name:	21-277
Engineer:	Kelly Joseph unde- fined
Project Location:	Utah
Measurement Type:	Imperial
Required Storage Volume:	988 cubic ft.
Stone Porosity:	40%
Stone Foundation Depth:	9 in.
Stone Above Chambers:	12 in.
Average Cover Over Chambers:	18 in.
Design Constraint Dimensions:	(20 ft. x 20 ft.)

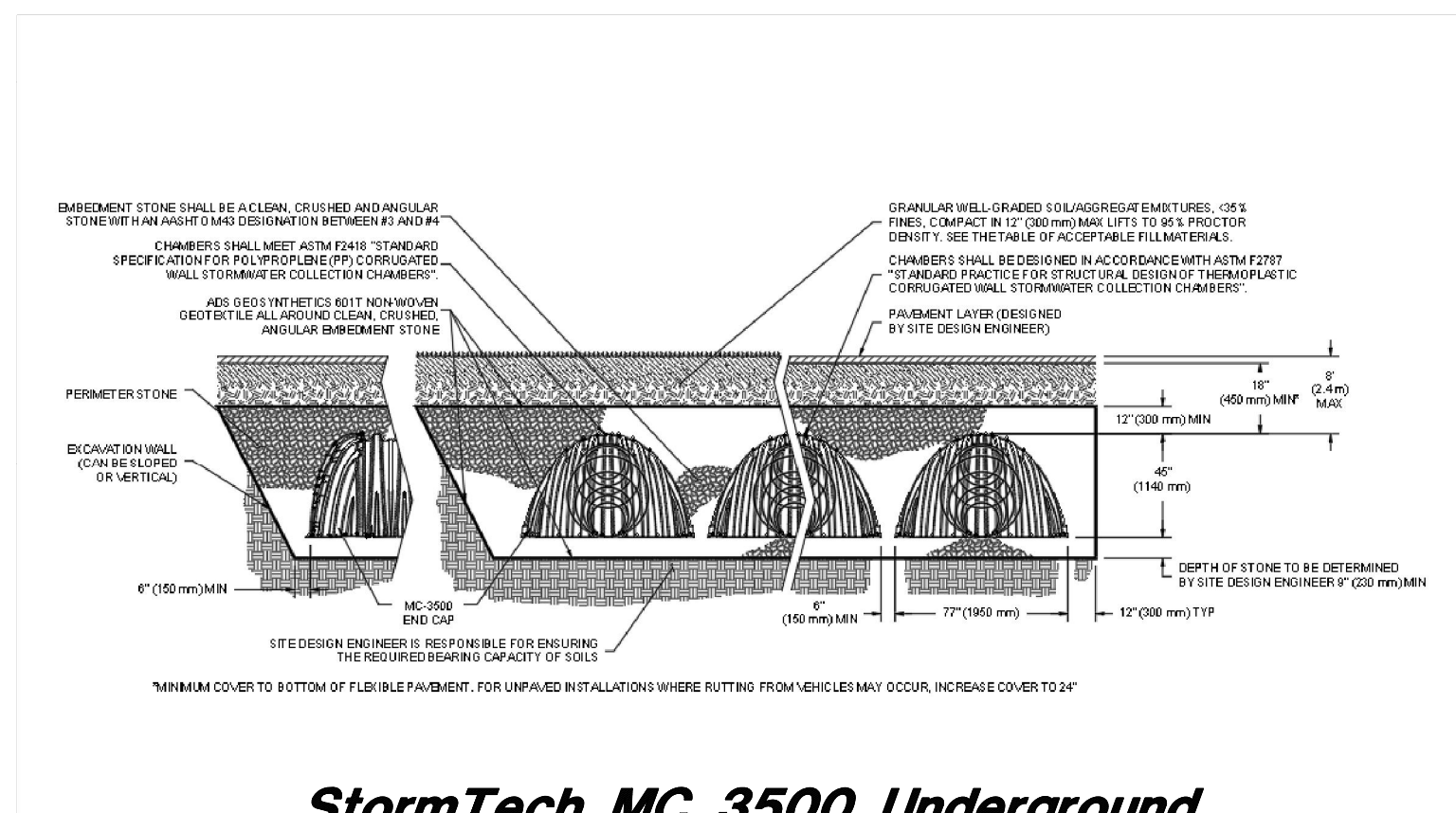
Results

System Volume and Bed Size

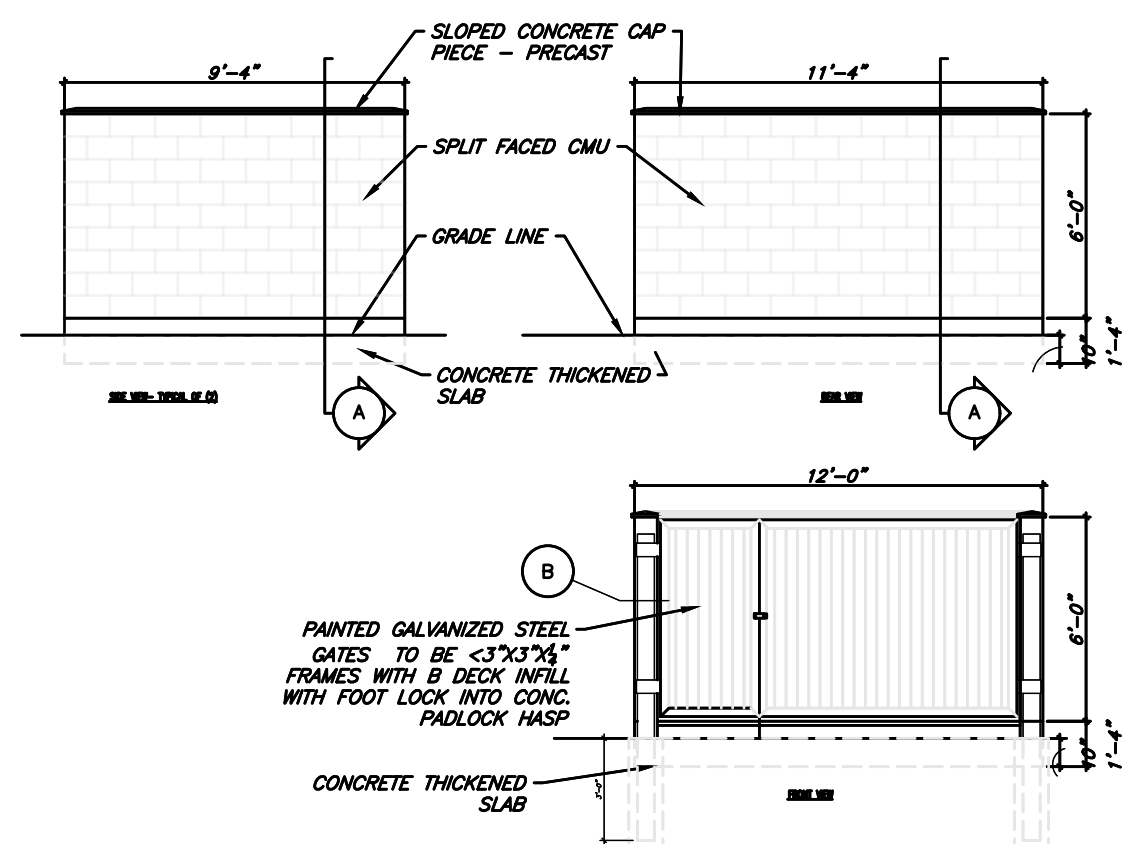
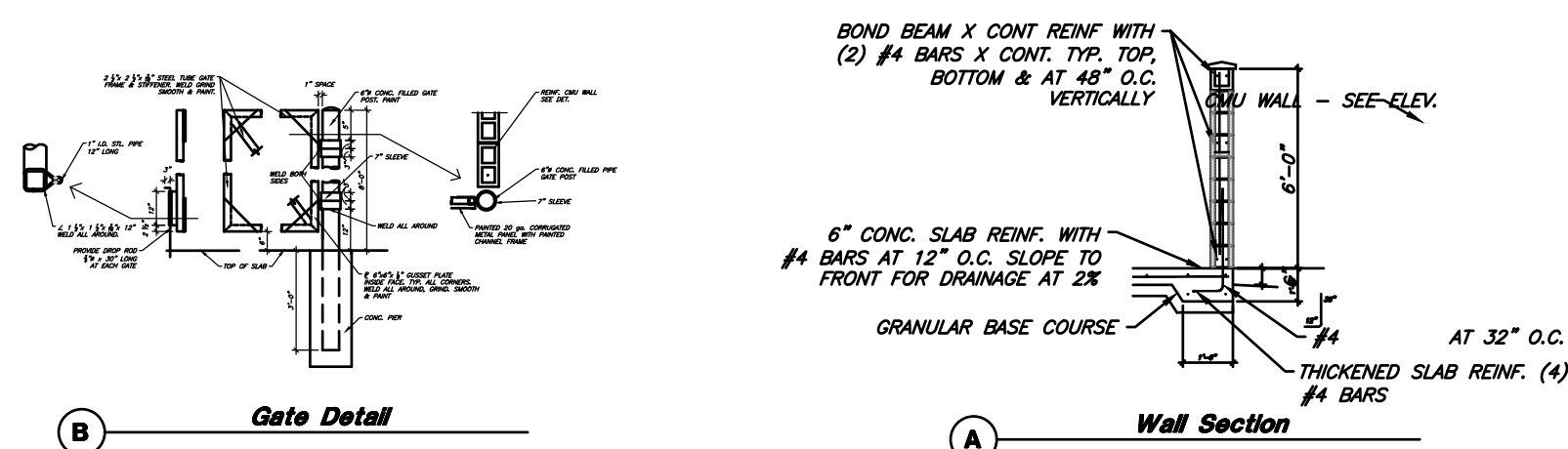
Installed Storage Volume:	1117.56 cubic ft.
Storage Volume Per Chamber:	109.90 cubic ft.
Number Of Chambers Required:	5
Number Of End Caps Required:	2
Chamber Rows:	1
Maximum Length:	41.58 ft.
Maximum Width:	8.42 ft.
Approx. Bed Size Required:	349.99 square ft.

System Components

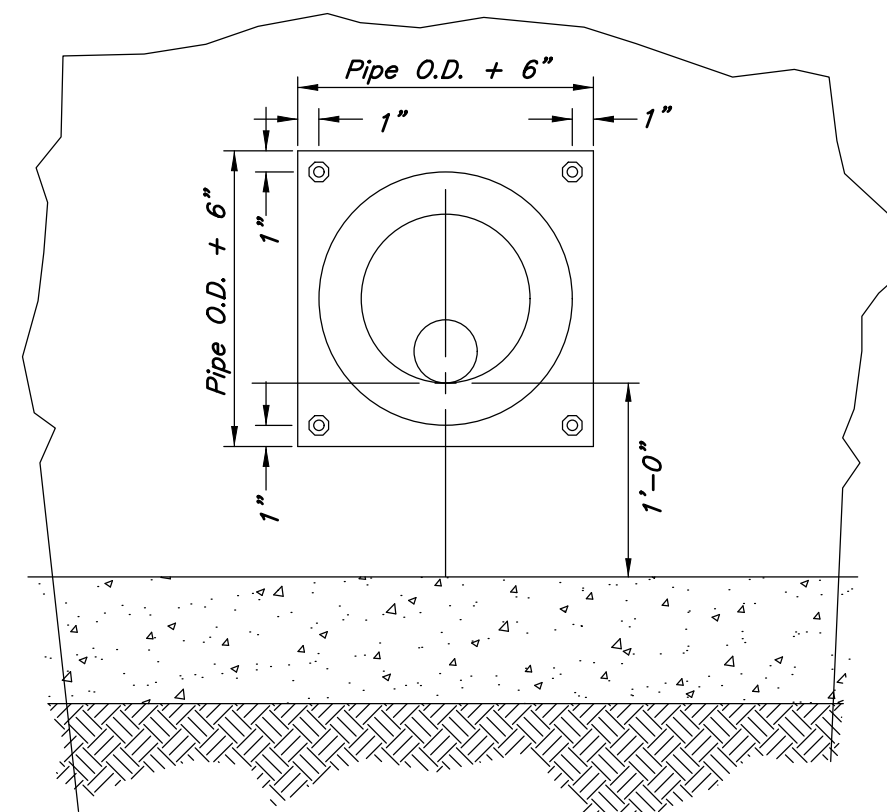
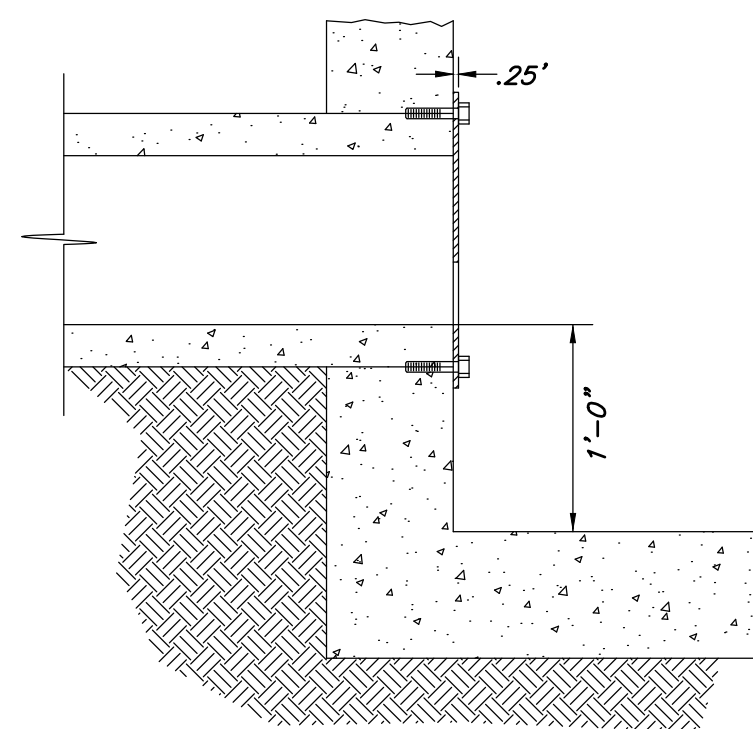
Amount Of Stone Required:	49.84 cubic yards
Volume Of Excavation (Not Including Fill):	71.29 cubic yards
Total Non-woven Geotextile Required:	166.66 square yards
Woven Geotextile Required (excluding Isolator Row):	0 square yards
Woven Geotextile Required (Isolator Row):	0 square yards
Total Woven Geotextile Required:	0 square yards



StormTech MC 3500 Underground Storage Chambers



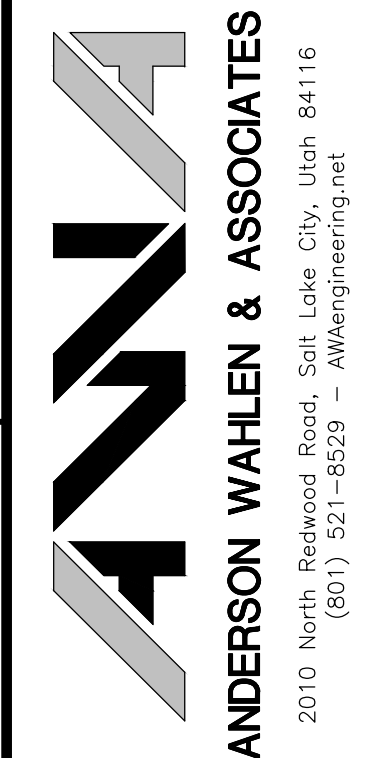
Trash Enclosure
Not to Scale



Orifice Plate Detail
Not to Scale

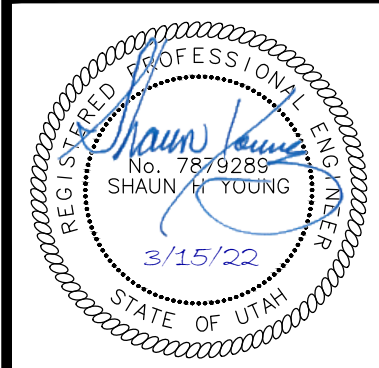
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Designed by: SY
Drafted by: KF
Client Name:
Client
21-277 DT



Details

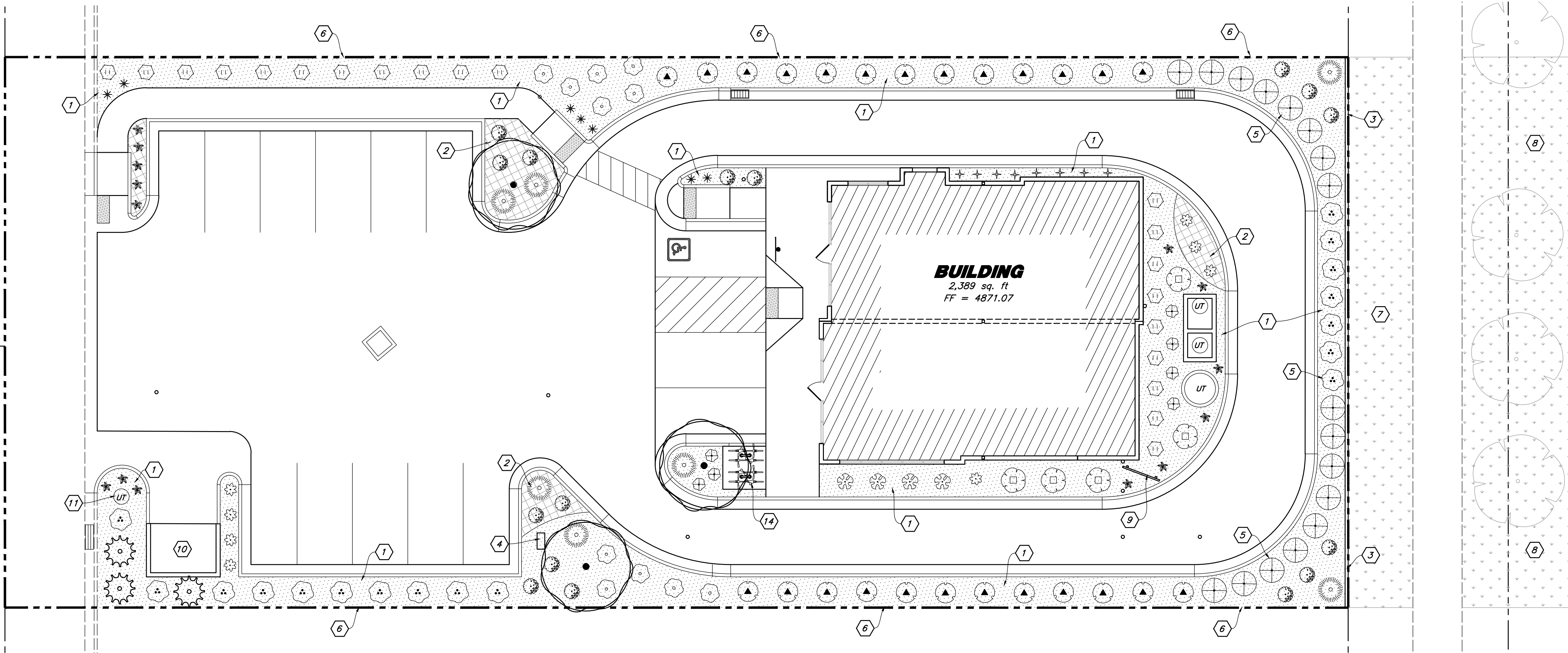
Eagle Mountain Town Center Lot 6
Eagle Mountain Boulevard & Pony Express Parkway
Eagle Mountain, Utah



15 Mar. 2022

SHEET NO.

C4.3



Landscape Data

Site Area = 19,545 s.f. (0.449 ac.)

Landscape Area Provided = 4,223 s.f. (21.6%)

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

Xeriscaping = 4,223 s.f. (100%)

Street Trees Along Pony Express Parkway are Existing

50% of Landscape Area Shall be Live Vegetation

Landscape Notes:

- See Sheet L3.1 for Planting Details.
- All Landscape Material shall be Fully Irrigated by an Automatic Irrigation System. See Sheet L2.1 for Irrigation Layout and Sheet L3.1 for Details. Point Source Drip Shall be Used to Irrigate New Shrubs and Sprayheads for Lawn Areas.
- Adjust Plant Material as Needed to Accommodate New and Existing Utilities.

Landscape Maintenance:

- All Landscape within the Property Line Shall be Installed and Maintained by the Owner. The Landscape in the ROW Along Pony Express Parkway Shall be Installed by the Developer and Maintained by the Adjacent Owner.

Landscape Keynotes

- Install Shrub Planter with Decorative Angular Stone
- Install Shrub Planter with Decorative Cobble Stone
- Install Landscape Concrete Curbing; Align and Concrete Curbing to Adjacent Developments
- Existing Irrigation Backflow Preventer - See Irrigation Plan for More Detail; Adjust Plant Material for Exact Location; Center Backflow Between Plant Material
- Planting Screen to Screen Headlights From Leaving the Site
- Undeveloped Lot; Provide Nice Clean Edge Between New and Undeveloped; Remove Construction Debris
- New Lawn Shall be Installed by the Master Developer; Landscape was Approved with the Overall Offsite Landscape Plan; Lawn to Remain and be Protected; Patchup Lawn Against New Curb
- Park Strip with Lawn and Street Trees; Landscape was Approved with the Overall Offsite Landscape Plan; Landscape Shall Remain and be Protected
- Menu and Ordering Boards - Adjust Plant Material as Needed to Preserve Views to Signage
- Dumpster Enclosure with Plant Screening
- Relocated Water Meter - See Utility Plan
- New Light Pole; Adjust Plant Material as Needed to Provide Equal Plant Spacing Around Pole
- Elect. Transformer - See Site Elect. Plans
- Bike Rack - See Civil Plans

UT - New Utility Manhole or Utility Box

General Landscape Notes:

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

- All new plants to be balled and burlapped or container grown, unless otherwise noted on plant schedule.
- Upon completion of planting operations, all landscape areas with trees, shrubs, and perennials, shall receive specified stone over Dewitt Pro5 Weed Barrier. Stone shall be evenly spread on a carefully prepared grade free of weeds. The top of stone should be slightly below finish grade and concrete areas. Stone shall be washed prior to installation.
- All deciduous trees shall be double staked per tree staking detail. It is the contractors responsibility to remove tree staking in a timely manner once staked trees have taken root. Deciduous tree ties to be V.I.T. Cinche Ties #CT32.
- Install landscape concrete curbing between existing lawn and shrub areas. Curbing shall be installed level and uniform and shall match top finish grades of concrete walks and curbs. See landscape concrete curbing detail.
- Provide a 4 inch depth of imported or existing stockpiled topsoil in all lawn areas.
- Sod must be premium quality, evenly cut, established, healthy, weed and disease free, and from an approved source.
- All lawn areas to have uniform grades by float raking. Prior to laying sod, apply a starter fertilizer at a rate recommended by the manufacturer. Sod must be laid with no gaps between pieces on a carefully prepared topsoil layer. Sod to be slightly below finish grade and concrete walks and curbing. The laid sod must be immediately watered after installation. Any burned areas will require replacement. Adjust sprinkler system to assure healthy green survival of the sod without water waste.
- The contractor shall comply with all warranties and guarantees set forth by the Owner, and in no case shall that period be less than one year following the date of completion and final acceptance.

MATERIAL SCHEDULE

Symbol	Comments	Detail
	Decorative Angular Stone - Install a (4) Four Inch Depth over Dewitt Pro5 Weed Barrier; Stone Shall be Used in all Shrub Planters Where Shown on Plan and Wash Prior to Installation; Stone Shall be 1 1/2" Diameter, Crushed South Town From Utah Landscaping Rock (435-623-3232); Match Stone Used at the Adjacent Grocery Store; Submit Sample for Approval	Detail: 4/L3.1
	Decorative Cobble Stone - Install an (8) Eight Inch Depth over Dewitt Pro5 Weed Barrier; Stone Shall be Used Where Shown on Plan and Wash Prior to Installation; Stone Shall be 3-5" Diameter, South Town Cobble From Utah Landscaping Rock (435-623-3232); Match Stone Color Used at the Adjacent Grocery Store; Submit Sample for Approval	Detail: 4/L3.1

PLANT SCHEDULE

TREES	QTY	BOTANICAL / COMMON NAME	SIZE
	3	Acer tataricum 'Hot Wings' / Hot Wings Tatarian Maple	2" Caliper
	3	Picea pungens glauca / Columnar Spruce	6-8" Ht.
SHRUBS	QTY	BOTANICAL / COMMON NAME	SIZE
	17	Buxus microphylla 'Wintergreen' / Wintergreen Boxwood	5 gal
	11	Forsythia x 'Gold Tides' / Golden Tide Forsythia	5 gal
	7	Juniperus horizontalis 'Bar Harbor' / Bar Harbor Creeping Juniper	5 gal
	5	Juniperus horizontalis 'Blue Chip' / Blue Chip Juniper	5 gal
	17	Prunus x cistena / Purple Leaf Sand Cherry	5 gal
	25	Ribes alpinum 'Green Mound' / Green Mound Alpine Currant	5 gal
	4	Rosa x 'Meigalpio' / Red Drift Rose	2 gal
	20	Spiraea x bumalda 'Anthony Waterer' / Anthony Waterer Bumald Spiraea	5 gal
	16	Spiraea x bumalda 'Goldflame' / Goldflame Spirea	5 gal
ORNAMENTAL GRASSES	QTY	BOTANICAL / COMMON NAME	SIZE
	8	Calamagrostis x acutiflora 'Karl Foerster' / Feather Reed Grass	2 gal
	7	Helictotrichon sempervirens 'Sapphire' / Blue Oat Grass	2 gal
PERENNIALS	QTY	BOTANICAL / COMMON NAME	SIZE
	14	Hemerocallis x 'Red Hot Returns' / Red Hot Returns Daylily	1 gal
	8	Heuchera x 'Black Taffeta' / Black Taffeta Coral Bells	1 gal
	7	Nepeta x faassenii 'Dropmore' / Catmint	1 gal

Landscape Plan

Eagle Mountain Town Center Lot 6
Eagle Mountain Boulevard & Pony Express Parkway
Eagle Mountain, Utah

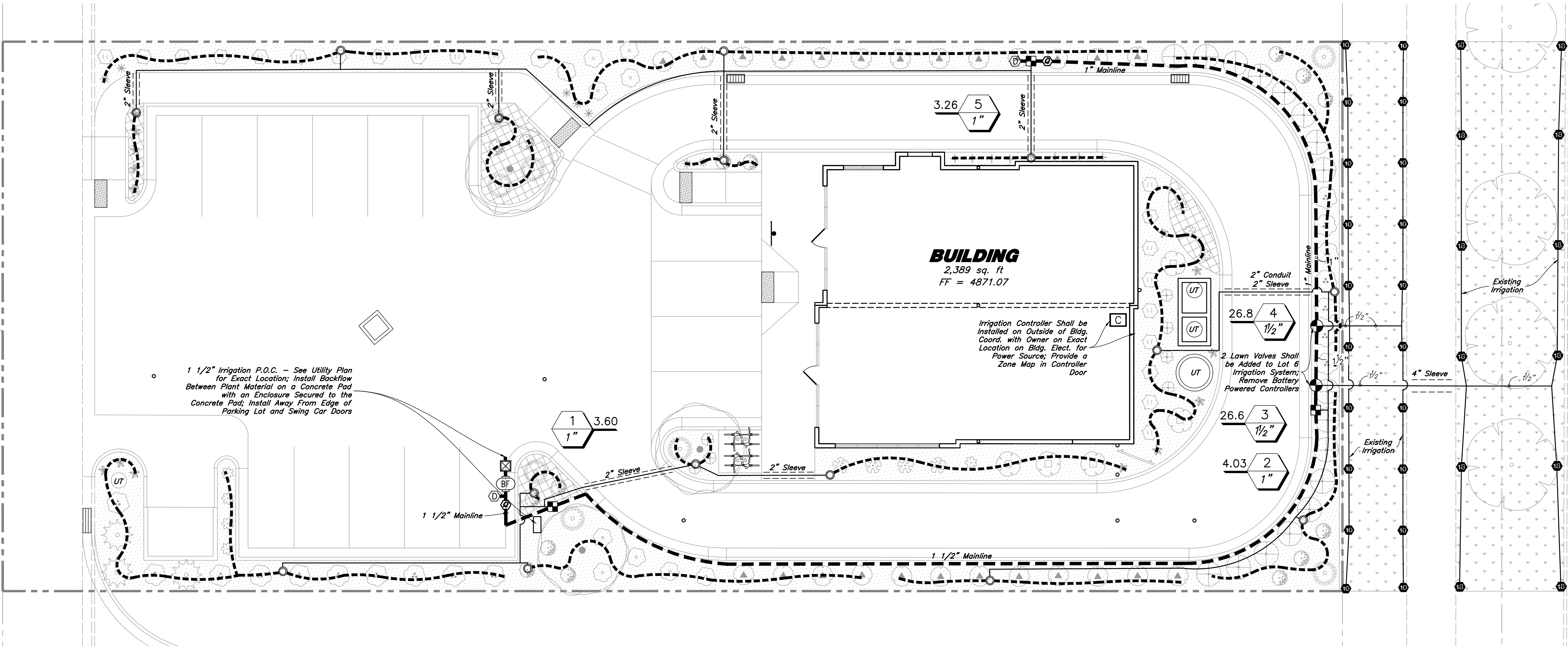


18 Feb, 2022

SHEET NO.

L1.1





Scale: 1" = 10'

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

Irrigation Maintenance:

1. All Irrigation within the Property Line Shall be Installed and Maintained by the Owner.

Irrigation Notes

- See Sheet L1.1 for Plant Layout and Sheet L3.1 for Planting Details.
- See Sheet L3.1 for Irrigation Details.
- The City Reported a Water Pressure Range of 65 psi in the Area. The City Suggests that the Irrigation System Shall be Designed in the Range of 40-60 psi to Accommodate for Future Water Usage Growth in the City. The Irrigation System Requires a minimum of 51 psi.

General Irrigation Notes:

- Prior to construction, the contractor shall be responsible for locating all underground utilities and shall avoid damage to all utilities during the course of the work. It shall be the responsibility of the contractor to protect all utility lines during the construction period, and repair any and all damage to utilities, structures, site appearances, etc. which occurs as a result of the landscape construction.
- The irrigation contractor shall examine the site conditions under which the work is to be performed and notify the general contractor in writing of unsatisfactory conditions. Do not proceed until conditions have been corrected.
- The contractor shall provide all materials, labor and equipment required for the proper completion of all irrigation work as specified and shown on the drawings.
- See civil and architectural drawings for all structures, hardscape, grading, and drainage information.
- Contractor safety and cleanup must meet OSHA standards at all times. All contractors must have adequate liability, personnel injury and property damage insurance. Clean-up must be performed daily, and all hardscape areas must be washed free of dirt and mud on final cleanup. Construction must occur in a timely manner.
- The Owner/Landscape Architect has the right to reject any and all irrigation material not conforming to the plans and specifications.
- The contractor shall install all irrigation material per plan, notes and details.
- Irrigation system components must be premium quality only and installed to manufactures requirements and specifications. The contractor is responsible for checking state and local laws for all specified materials and workmanship. Substitutions must be approved by landscape architect. Provide owner and maintenance personnel with instruction manual and all products data to operate, check, winterize, repair, and adjust system.
- Irrigation system guarantee for all materials and workmanship shall be one year from the time final project acceptance. Guarantee will include, but is not limited to winterizing, spring activation, repair, trench setting, backfilling depressions, and repairing freeze damage.
- Irrigation system check must be done before the system is backfilled. Irrigation mainline and each control valve section must be flushed and pressure checked. Assume the complete system has no documented problems and full head to head coverage with adequate pressure for system operation. Adjust system to avoid spray on building, hardscape, and adjacent property. Any problems or plan discrepancies must be reported to the landscape architect.
- Irrigation laterals must be schedule 40 P.V.C. with schedule 40 fittings. one (1) inch minimum size. Solvent weld all joints as per manufactures specifications for measured static p.s.i. Teflon tape all threaded fittings. The minimum depth of lateral lines shall be twelve (12) inches. Adapt system to manual compression air blowout.
- Irrigation mainline that are 2" and smaller mainlines shall be schedule 40 PVC pipe with schedule 80 fittings. Solvent weld all joints as per manufactures specifications for measured static pressure. Use teflon tape on all threaded joints. Line depth must be twenty-four (24) inches minimum.
- Install dielectric fittings whenever dissimilar metals are joined.
- Design locations are approximate. Make minor adjustments necessary to avoid plantings and obstructions such as signs and light standards. Maintain 100(%) percent irrigation coverage of areas indicated.
- Contractor valves to be grouped together wherever possible. Install valve boxes with long side perpendicular to walk, curb, lawn, building or landscape features. Valve boxes to conform with finish grades.
- Control valve wire shall be #14 single conductor: white for common wire, red for hot wire and blue for the spare wire. Provide (1) one spare wire that runs the length of the mainline and to the controller. All wiring shall be UF-UL rated. All connections shall be made with water tight connectors (DBR/Y or equivalent) and

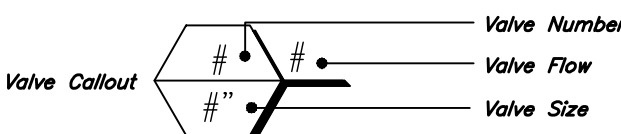
- contained in control valve boxes. Provide 36" extra wire length at each remote control valve in valve box. Install control wiring with main service line where possible. Provide slack in control wires at all changes in direction.
- Control valve size, type, quantity, and location to be approved by landscape architect. install in heavy duty plastic vandal proof box. Size boxes according to valve type and size for ease of maintenance and repair. Install one (1) cubic feet of pea gravel for sump in base of boxes. Boxes to be Carson Brooks or equal.
 - Quick couplers shall be a Rain Bird 44RC with a 1 inch Lasco unitized swing joint assembly. Support with rebar in each retainer lug. Install where shown on the plans.
 - Irrigation system backfill must occur only after system check is completed as specified. Use only rock free clean fill around pipes, valves, drains, or any irrigation system components. Water settle all trenches and excavations.
 - All irrigation pipe running through walls, under sidewalk, asphalt, or other hard surface shall be sleeved prior to paving. It is the irrigation contractors responsibility to coordinate sleeving with concrete and pavement contractors. Sleeves will be schedule 40 P.V.C. The depth for mainline sleeves shall be twenty-eight (28) inches minimum. Depth for lateral sleeves shall be sixteen (16) inches minimum. Sleeves shall be a minimum of two sizes larger than the pipe to be sleeved. All valve wiring shall be contained in separate sleeving.
 - Plans are diagrammatic and approximate due to scale, where possible, all piping is to be installed within the planting areas. No tees, els, or changes in direction shall occur under hardscape.
 - It is the contractors responsibility to verify all quantities based upon the plan prior to completion of a construction cost estimate.
 - The irrigation contractor shall flush and adjust all sprinkler heads for optimum performance and to prevent possible overspray onto walks, roadways, and/or buildings as much as possible. This shall include selecting the best degree of arc to fit the site and to throttle the flow control of each valve to obtain the optimum operating pressure for each system. All mainlines shall be flushed prior to the installation of irrigation heads.
 - All sprinkler heads shall be set perpendicular to finish grade of the areas to be irrigated and shall be installed 6"-8" from buildings walls, or within 4" of pavement, curbs, or header edges.
 - Drip system piping shall consist of a rigid schedule 40 PVC pipe distribution system connecting drip irrigated planter areas. Poly tubing or drip line shall be run off the rigid PVC in each planting area or island with a PVC to poly tubing adapter. No poly tubing shall run under pavement.
 - Electrical power source at the controller location shall be provided by electrical contractor. Contractor shall verify location of controller prior to installation with owner.
 - Provide and install all manufacturer's recommended surge and lightning protection equipment on all controllers.
 - All lines shall slope to manual drains (see details). If field conditions necessitate additional drains, these drains shall be installed for complete drainage of the entire system. Provide a gravel sump under each drain. All drains shall be a minimum of 6" below grade.
 - Upon completion and approval of irrigation system, irrigation contractor to provide the owner with two sets of drawings indicating actual location of piping, valves, sprinkler heads, wiring, and zones.
 - An irrigation zone map shall be provided in a protective jacket and be kept with the main irrigation controller. The map shall show all approved irrigation and include all zone valve locations.
 - It shall be the responsibility of the sprinkler contractor to demonstrate to the Owner the proper winterization and start-up procedures for the entire system prior to final payment.

IRRIGATION SCHEDULE

Symbol	Manufacturer/Model #	Description	Notes	Detail
Valves				
	Rain Bird XZC-100-PRB-COM	Drip Remote Control Valve	1 Inch Size; Drip Control Zone Kit; Install in Standard Valve Box with 3" Depth of Gravel over Weed Barrier; Install with Water Proof Wire Connectors	6/L3.1
	Rain Bird 44RC	Quick Coupler Valve with Swing Joint	1 Inch Size; Install in 10" Round Valve Box with 3" Depth of Gravel over Weed Barrier	7/L3.1
	Matco-Norca 759	Manual Drain Valve	1/2 Inch Size; Install at End of the Mainline and After the Backflow Preventer in a 10" Round Valve Box with Weed Barrier and a Gravel Sump	10/L3.1
Drip				
	PVC Pipe To Drip Tubing	Provide Connection Fittings	Install 1" Feeder Line To All Drip Areas	15/L3.1
	Rain Bird XBS-940	3/4" Distribution Tubing - Pipe shown on Plan is Schematic; Adjust as Needed		
	Rain Bird XQ-100	1/4" Distribution Tubing - Install one per Emitter		
	Rain Bird XB-20PC	Xen-Bug Emitter (2 Gal/Hr.) - 1 Perennial, 2 Shrub, 1 Ornamental Grass, 4 Tree		9&14/L3.1
	Rain Bird TS025	Tie Down Stake - Tubing to be Staked every 3'		
	Rain Bird DBC-025	Diffuser Bug Cap - Install one per Emitter		
	Rain Bird MDCFCAP	Removable Flush Cap - Install at the End of Each Line		

P.O.C. Components

	Mueller Oriseal Mark II	Stop & Waste Valve	1 1/2 Inch Size; Install in 10" Round Valve Box with Weed Barrier and Gravel Sump	13/L3.1
	Wilkins 375XL Series	Reduce Pressure Backflow Assembly	1 1/2 Inch Size; Backflow Preventer Shall be Properly Installed & Tested to Meet all State & Local Health & Safety Laws & Ordinances; Install in Artificial Rock Enclosure (110-ST from DekoRra Products, LLC); Rock Color Shall be Riverbed Brown; Install on Concrete Pad with Frost Bag (602-DT)	5/L3.1
Pipes				
	Schedule 40 PVC	Mainline Pipe	1 1/2" & 1 Inch Size; Schedule 80 Fittings Shall be Used for Mainline Components	8/L3.1
	Schedule 40 PVC	Lateral Line Pipe	See Plan for Pipe Sizes; Pipes Unmarked Shall be 1 Inch; Minimum Pipe Size Shall be 1 Inch for PVC Pipe	8/L3.1
Controller				
	Rain Bird ESP4ME	4 Station Base Outdoor Controller	See Plan for Location of Controller; Coordinate Power Supply With Building Electrical Contractor	12/L3.1
	Rain Bird ESPSM3	3 Station Module		
Sleeving				
	Schedule 40 PVC	Provide for Irr. Mainlines, Laterals, and Controller Wire	Contractor shall Coordinate the Installation of Sleeving with the Installation of Concrete Flatwork and Asphalt Paving. All Sleeving is by the Landscape Contractor unless otherwise noted.	11/L3.1



VALVE SCHEDULE

VALVE STATION	VALVE SIZE	IRRIGATION TYPE	FLOW (GPM)	PSI	PSI @ POC	PRECIP. RATE
1	1"	Area for Drip Emitters	3.60	32.66	44.67	0.63 in/h
2	1"	Area for Drip Emitters	4.03	33.12	45.22	0.84 in/h
3*	1-1/2"	Turf Spray	26.64	34.78	50.36	1.56 in/h
4*	1-1/2"	Turf Spray	26.75	34.1	49.92	2.69 in/h
5	1"	Area for Drip Emitters	3.26	32.47	44.83	1.25 in/h

* Two Existing Lawn Valves Shall be Connected to Lot 6 Irrigation System and Wired to the Controller Located on the Building Wall; Remove all Battery Powered Controllers

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

Irrigation Plan
Eagle Mountain Town Center Lot 6
Eagle Mountain Boulevard & Pony Express Parkway
Eagle Mountain, Utah

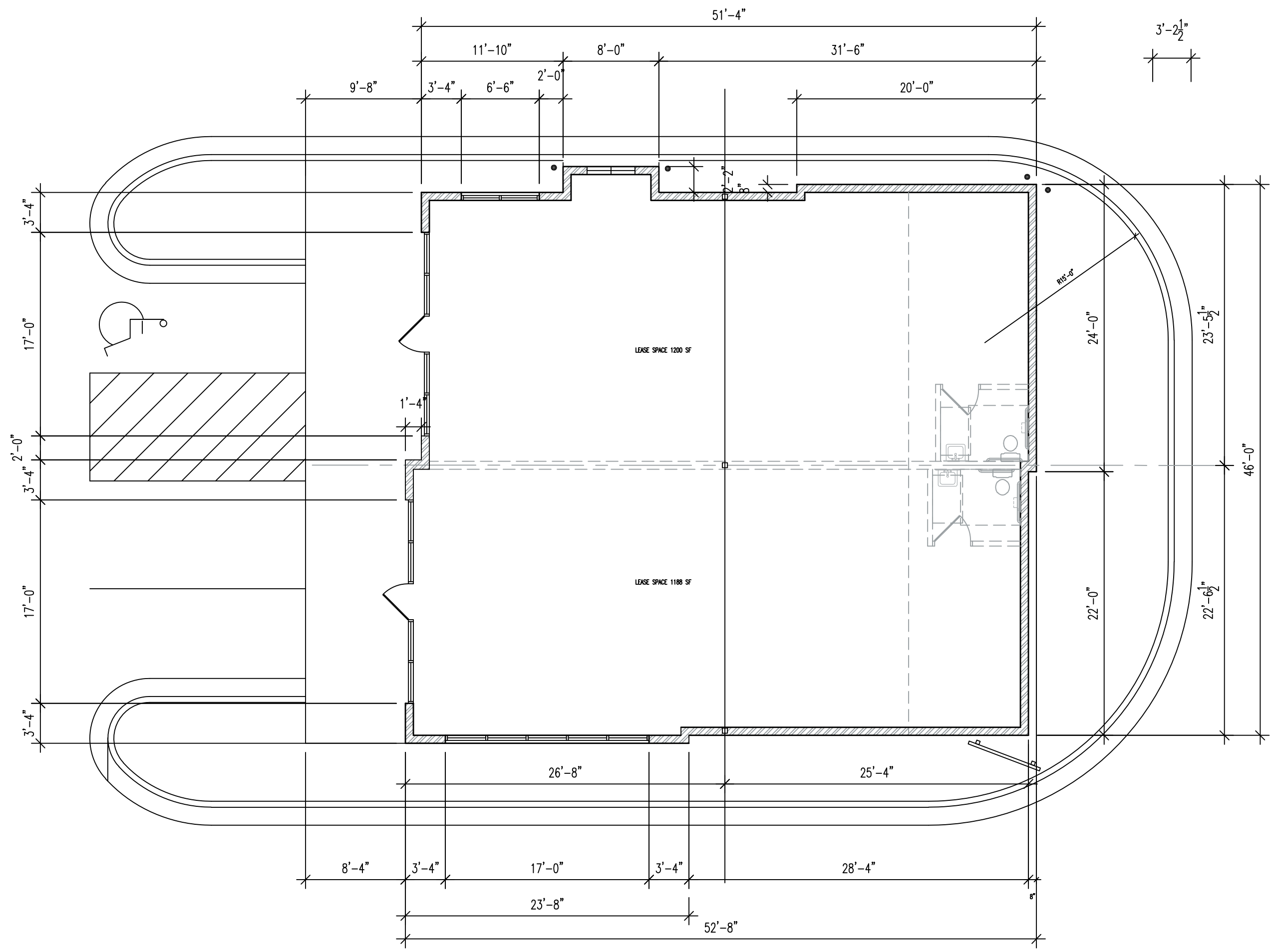


18 Feb, 2022

SHEET NO.

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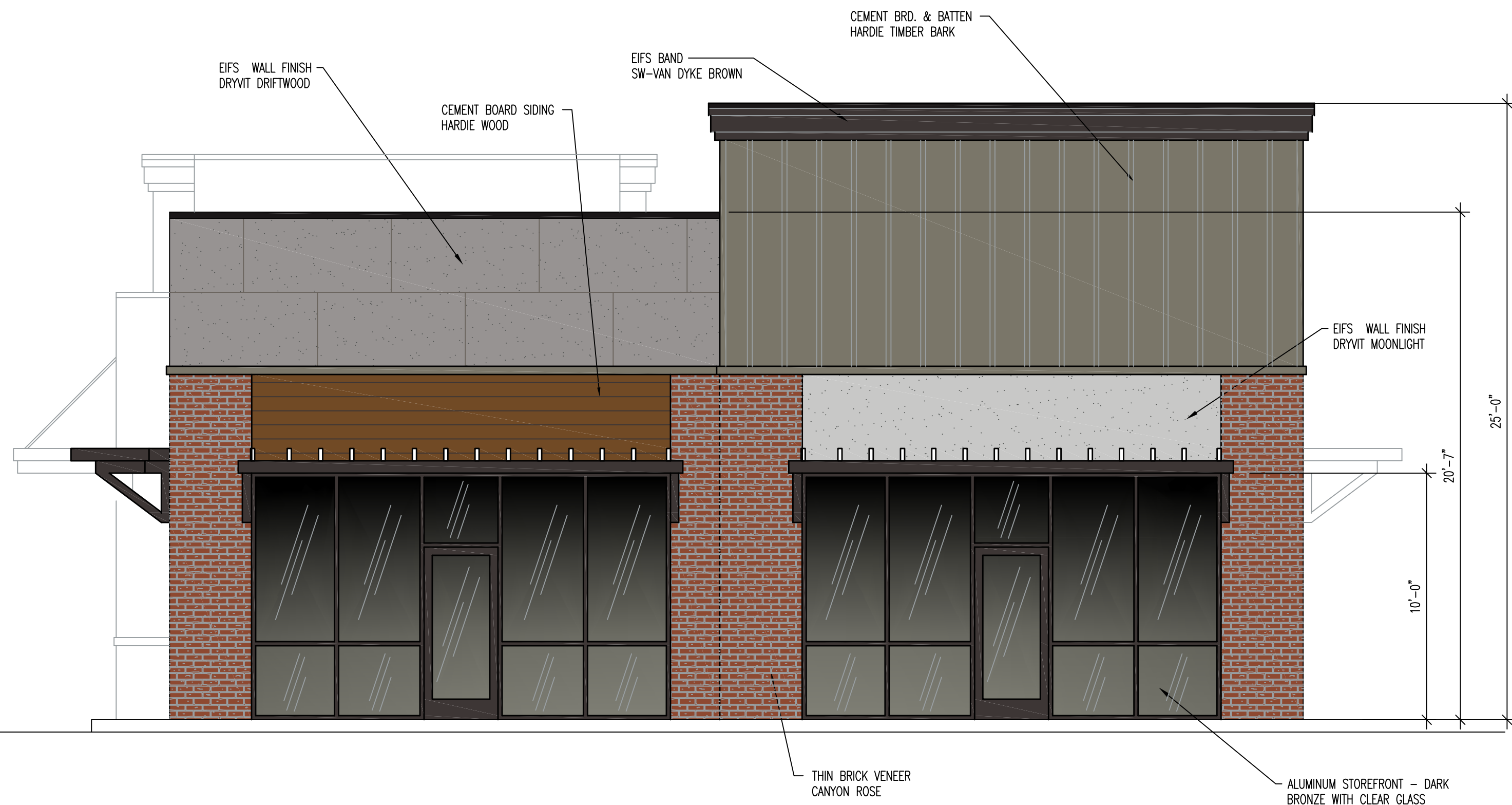


FLOOR PLAN

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

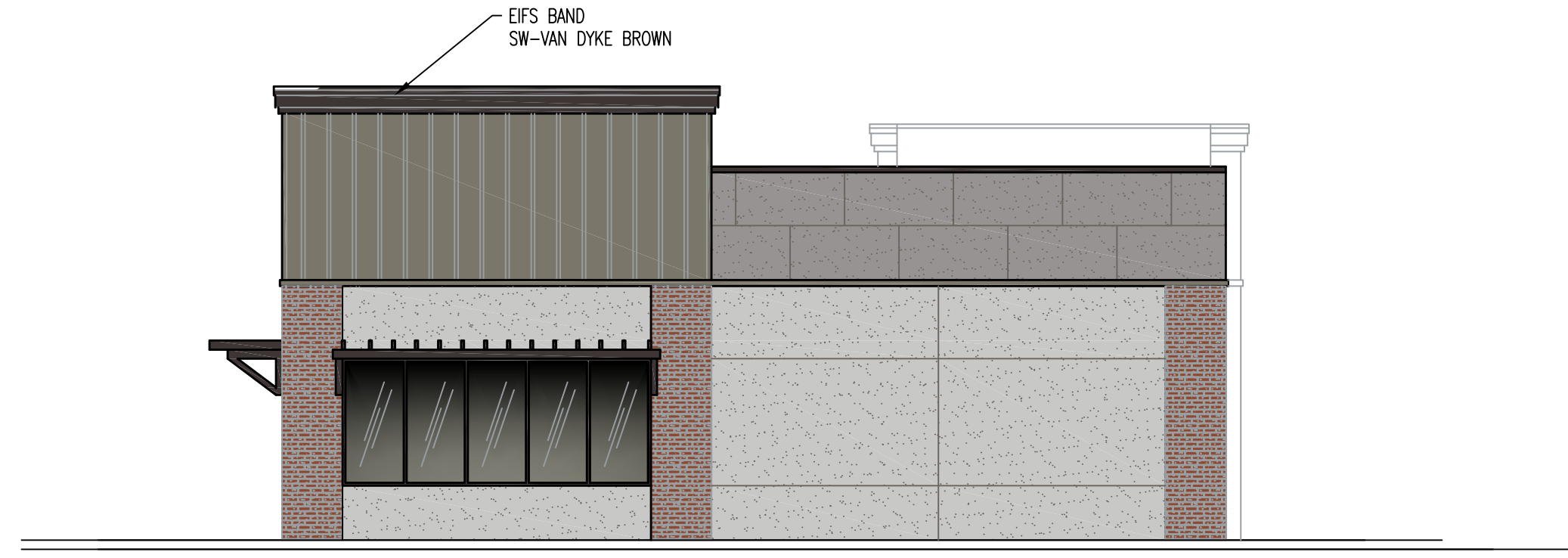


NORTH



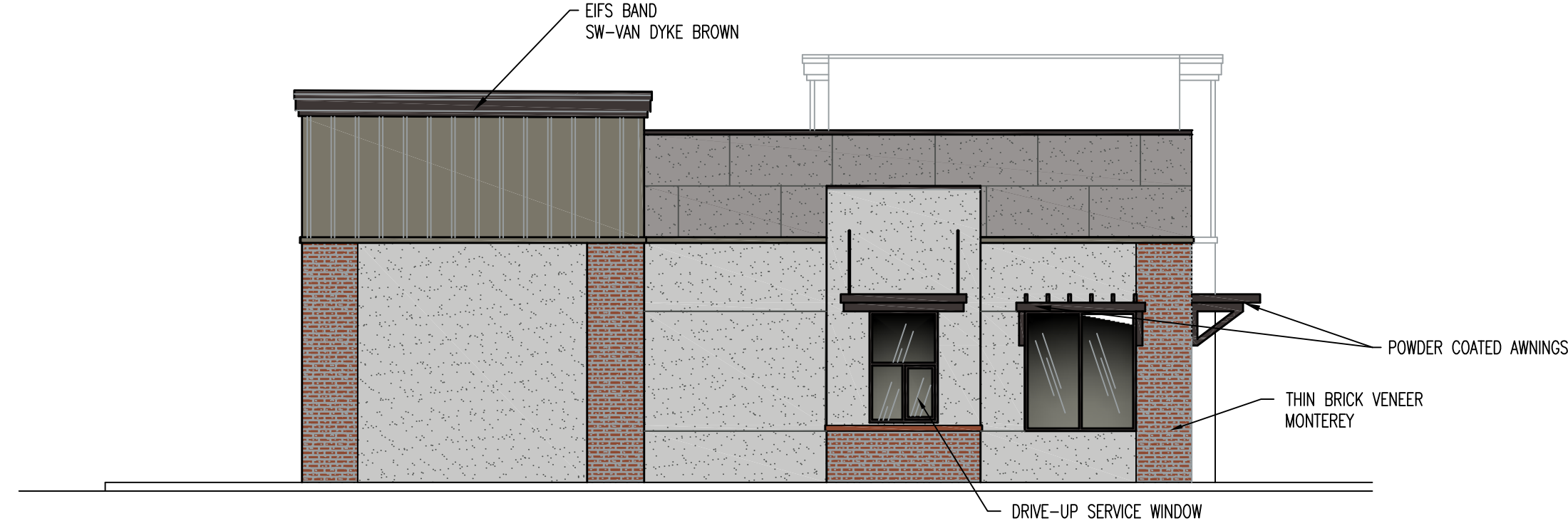
WEST ELEVATION

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



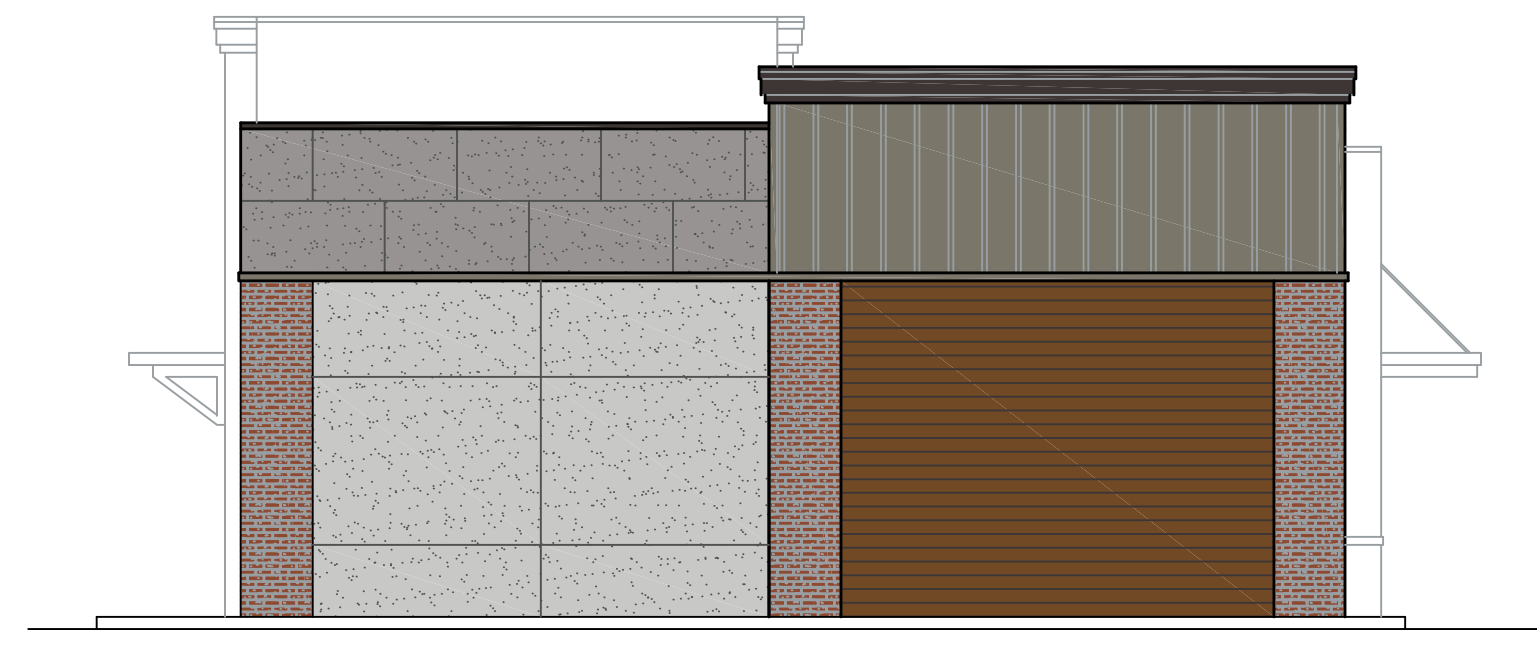
SOUTH ELEVATION

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



NORTH ELEVATION

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



EAST ELEVATION

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

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MARKETPLACE AT EAGLE MOUNTAIN TOWN CENTER

NEW STRIP BUILDING AT:

PAD C2

EAGLE MOUNTAIN UTAH

PROPOSED PLANS

ARCH. PROJECT NO:	XX-XXX
DATE:	X/X/X
DRAWN BY:	BRENT
CHECKED BY:	
DESIGNED BY:	

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DATE	REVISION

SHEET TITLE

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VDG

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**EAGLE MOUNTAIN CITY
PLANNING COMMISSION MEETING
MARCH 22, 2022**

TITLE: ACTION ITEM - Rose Ranch

ITEM TYPE: Master Development Plan, Rezone, and Preliminary Plat

APPLICANT: Austin Smith

ACTION ITEM:

Yes

PUBLIC HEARING:

Yes

PREPARED BY:

Tayler Jensen, Planning

BACKGROUND:

Rose Ranch was previously called "Mae Land", and the Planning Commission held a public hearing on a proposed rezone for this project on February 22nd 2022, ultimately deciding to table the item and advising that it return as a Master Plan as well as a rezone. The resubmittal includes a Master Development Plan, Preliminary Plat, and a Rezone for the 79.85 acres of property.

Since this was last reviewed, some substantial changes have been made including:

- The land swap with SITLA is not going to go forward.
- RC zoning is proposed on the southern boundary of the project, as an age restricted product.
- The remaining portion of the development is to be zoned RC, with varied lot sizes.

ITEMS FOR CONSIDERATION:

The following items should be considered when making a recommendation to the City Council:

Rezone

- A. Compliance with the General Plan: The Future Land Use plan (FLUP) designates Rose Ranch as Neighborhood Residential One, with a diagonal swath of Open Space running through the southeast corner. The applicant is proposing the R3 zone over most of the property which complies with the Neighborhood Residential One designation, the applicant is also showing an open space swath where indicated on the general plan. The applicant is proposing RC zoning along the southern portion of the project, while this isn't an anticipated zone in the FLUP

designation, it is an appropriate buffer to the designated Regional Commercial parcel located to the south. It is the opinion of Staff the the applicant's proposal complies with the General Plan.

- B. Compatibility Determination: Brandon Park Estates is located north of this proposal, with lots of approximately 10,000 SF (roughly equivalent to the R2 Zone). All lots along the north boundary of the development are proposed as R3. R3 is an appropriate transition to the R2 zone. While unvested the property to the East of this project has a FLUP designation of *Neighborhood Residential 1*, the property to the West of the project is currently within unincorporated Utah County, but is shown on the Eagle Mountain Future Annexation Plan as *Business Park/Light Industry* meaning that if/when it it annexed and develops it (the property currently outside of Eagle Mountain) would be required to provide sufficient buffering before developing industrial uses. The property to the South of the development is currently zoned Agriculture but is designated as Regional Commercial in the FLUP. Regional Commercial would support rezones to the CC and CR Zones, neither of which are appropriate adjacent to R1, R2, or R3. While not typically employed within the Neighborhood Residential 1 land use designation, the RC zone along the southern boundary of this project would provide an appropriate transition to the future commercial district.
- C. City Services: This project is not anticipated to overburden the city's service capacity.
- D. Traffic Generation: The future transportation plan shows a Collector Road on the west boundary of the project, and a Major Collector (94' ROW) already has a half-width developed along the north of this project (Willard Peak Drive). A Traffic Impact Study (TIS) has been provided with this application.
- E. Property Values: The proposed use is not expected to have a negative impact on surrounding property values.

Preliminary Plat and Master Development Plan

Connectivity Standards

- *16.30.090 C 1* requires a minimum connectivity score for R3 developments of 1.6, the connectivity score for the R3 portion of the development is 1.93. The minimum connectivity score for a RC development is 1.75, and the connectivity score for the RC portion of the development is 2, thus the

applicant complies with this provision.

- *16.30.090 C 2* requires a maximum block length of 800' (that can be increased up to 1,100' with a mid-block pedestrian connection). Mae Lane between Apeche Street and Bull Run Drive exceeds 800' a midblock pedestrian connection shall be provided.

Park and Improved Open Space Requirements

- *16.35.105 A 2* encourages open space to be consolidated as much as possible into one large neighborhood park, the applicant's proposal creates one park, centered on the Pony Express Regional Trail which is shown on the FLUP, which complies with this provision.
- *16.35.105 A 3* indicates that parks shall be key features in the development, not added as after thoughts. The proposed park is located centrally in the project and is incorporated into the Pony Express Regional trail, it is the opinion of staff that it complies with this provision.
- *16.35.105 A 4* states that no lot should be more than 1/4 mile from a park wherever possible, 23 lots in the plat are more than 1/4 of a mile of the park, the lot located furthest from the park (lot 103) is just over 1/3 of an acre from the park.
- *16.35.105 A 5* Requires that parks be visible from the road and contain no hidden areas, the proposed park will only be visible from the parking lots at the end of Jen Drive, Rosie Lane, and from Pony Lane once the roadway through the park is abandoned. This is the area where the playground, and splash pad are proposed. The rest of the park is oriented around the trail with some picnic tables and public art, the nature of a regional trail that will traverse the city is that portions of it will not be visible from the roadway, staff feels the park plans meet the spirit of the ordinance but this shall be up to the Planning Commission to determine.
- *16.35.105 A 13* Requires that no more than 33% of required amenities may come from Parking and Trails. As both the RC and the R3 zones require 1,000 SF of improved open space per unit a total of 239,000 SF of improved open space is required. 100 Amenity points are required per acre of park, therefore, 549 amenity points are required, meaning no more than 181 amenity points for parking and trails may count toward this total. The applicant is proposing a total of 584 amenity points, of that parking and trails make up a total of 297 amenity

points, in order to comply with the ordinance a minimum of 368 Amenity points must come from something other than trails or parking, and in the current plans only 287 amenity points come from other amenities. To comply with this ordinance an additional 81 amenity points shall be provided for something other than parking or trails. Alternatively the city could request a fee-in-lieu for the additional amenity points and use the money to make improvements to a regional park.

- *16.35.105 B* Requires that parks contain grassy area for children play, shady seating areas, other uses such as play structures, that the park be connected to the neighborhood by trails, include a variety of landscaping, and additional recreation elements. The proposed park includes a playground, splashpad, restroom, pavilion, art and trails, and a grassy retention area, it is the opinion of staff that the park *complies* with this provision.
- The project requires 5.49 acres of improved open space, the applicant is providing 5.95 acres of improved open space, with .75 acres of which being located within a retention basin. up to 75% of the area in a basin may be counted as improved open space if it is completed with turf, meaning up to .56 acres of the basin may count toward improved open space, meaning the project has a total improved open space acreage of 5.76 acres (5.2 + .56) which exceeds minimum open space requirements.

Development Standards

	R3	RC
Minimum Lot Size	6,500 SF	4,500 SF
Average Lot Size	8,500 SF	6,000 SF
Minimum Lot Frontage	62'	58'
Minimum Lot Frontage (circle)	20'	20'
Front Setback	15'	15'
Driveway Setback	22'	22'
Rear Setback	20'	20'
Side Setback	8'	8'
Garage Side Setback	10'	10'
Corner Setback	15'	15'

The proposed lots comply with these standards, so long, as the Circle Lot Frontage is deemed appropriate for the lots located on the bulb-outs in the corners of the project.

Other Items for consideration:

- *16.35.070 G* states that "no residential lot shall have it's primary access onto a collector or arterial street, unless the Planning Commission determines that such access cannot be avoided due to terrain or other features that cannot be reasonably resolved. In these cases the Planning Commission may allow lots with frontage of 100 feet or greater a circular driveway with a radius no less than 24 feet." Lots 103 - 112 have access onto a 94' Collector ROW, staff recommends the project be redesigned so there is no residential lot accessing onto *Willow Peak Drive*.
- *Pony Express Regional Trail*: The Trail corridor provides the improved open space for this project, however, the trail is currently used as a roadway (and the primary construction access for the Facebook Construction Traffic) it is likely that this trail will continue to be used as a roadway in the short to mid term, and it may not be appropriate for a park that cannot be built to serve as the improved open space for the project, it may be appropriate to require a fee-in-lieu to improve a regional park instead of improving the trail corridor with this development.
- *Traffic Impact Study*: The TIS shows all intersections operating at acceptable LOS, and recommends no mitigation.
- *Lot Mix*: While the applicant is proposing the bulk of the project to be zoned R3, they have included various lot sizes:
 - 33.7% of the R3 area is dedicated to lots that would meet only the R3 Development standards
 - 30.2% of the R3 area is dedicated to lots that would meet the R2 Development standards
 - 32.5% of the R3 area is dedicated to lots that would meet the R3 Development Standards
 - There are 38 Age Restricted RC units and 201 R3 lots
- **It should be noted the Park Plans included with the packet are shown on an older lot layout, and it should only be considered for the park details, not the lot and road layouts**

REQUIRED FINDINGS:

Master development plan, and preliminary plat approvals are based upon compliance with City Code requirements, the approval criteria for a master development plan can be found in EMMC 16.10.070 the

approval criteria for a preliminary plat can be found in EMMC 16.20.040.

Rezone applications are legislative decisions and are considered valid if reasonably debatable and not illegal, criteria for approval are found in EMMC 17.90.060.

RECOMMENDATION:

We recommend the Planning Commission make a recommendation of approval for the Rose Ranch rezone, for the reasons set forth in the staff report and in the meeting with the following conditions:

1. The RC Zone be age restricted
2. The open space area be rezoned OS-I

We recommend the Planning Commission make a recommendation of approval for the Rose Ranch Preliminary Plat and Master Development Plan for the reasons set forth in the staff report and in the meeting with the following conditions:

1. a midblock pedestrian connection (20' wide) be added to the east segment of Mae Lane (between Apeche Street and Bull Run Drive)
2. 81 additional non-parking or trail amenity points shall be added to the park.
3. Plat be redesigned so no lot has access onto Willow Peak Drive

ATTACHMENTS:

[Rezone Letter](#)

[Site Plan](#)

[Open Space](#)

[Open Space Worksheet](#)

[Traffic Study Executive Summary](#)

Rose Ranch

1274 South 910 West

Lehi, Utah 84043

airspeedutah@gmail.com

801.850.7629

Eagle Mountain City
Taylor Jensen, Senior Planner
1650 East Stagecoach Run
Eagle Mountain City, Utah 84005

February 2, 2022

RE: PHASING PLAN - Mae Land subdivision preliminary plat application

To Eagle Mountain Planning Committee,

Pursuant to the preliminary plat application for the Rose ranch subdivision, the phasing plan is detailed on the attached CONCEPT drawing. The development will be completed according to the phases in sequential order beginning with Phase 1. Phase 1 will be the farthest to the north, next to Brandon Park, and then in sequential order to the south. The development will be completed in 8 phases. The RC zone will be an age-restricted zone.

We are required to provide 505 amenity points. See the parks and open space worksheet also landscape layout. We are also considering completing a portion of the pony express trail. Eagle Mountain City previously acquired the property immediately east of the northern half of this project for open space and for the development of the Pony Express Trail. This City-owned area is 10 acres and is 300 feet wide and averages 1,500 feet in length. Lehi-Fairfield Road currently runs in a northeasterly and southwesterly direction along the entire eastern boundary of the project for approximately 0.65 miles. The northern half of this trail corridor will be constructed consistent with the *Multi-use trail section from the Parks and Open Space Master Plan*. The southern half of this trail corridor will also be constructed consistent with the *Multi-use trail section from the Parks and Open Space Master Plan* but the existing asphalt-surfaced roadway will be repurposed and used as the specified "Paved Trail 2-way".

Phase 1 - 30 Lots

Phase 2 - 30 Lots

Phase 3 - 20 Lots

Phase 4 - 25 Lots

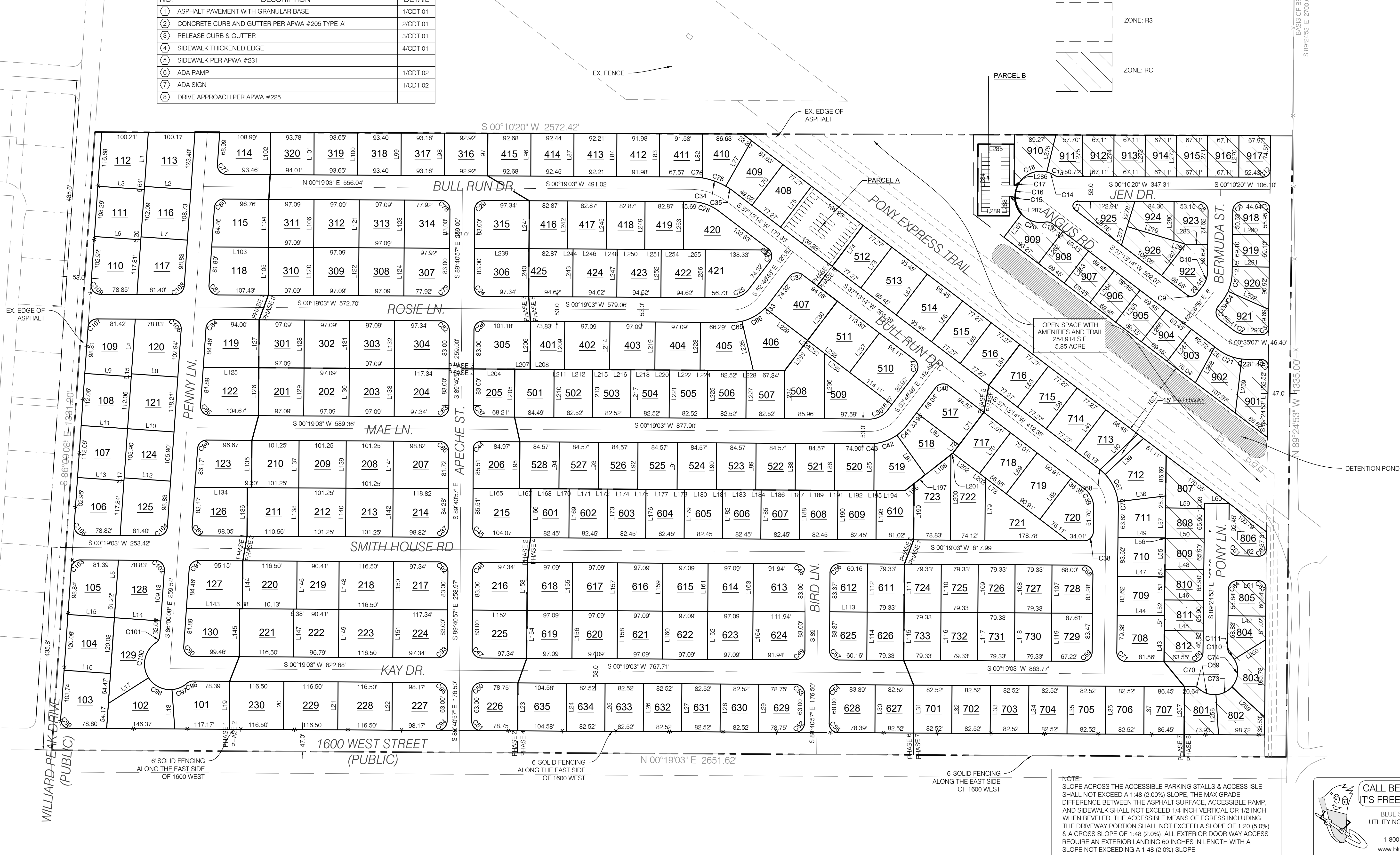
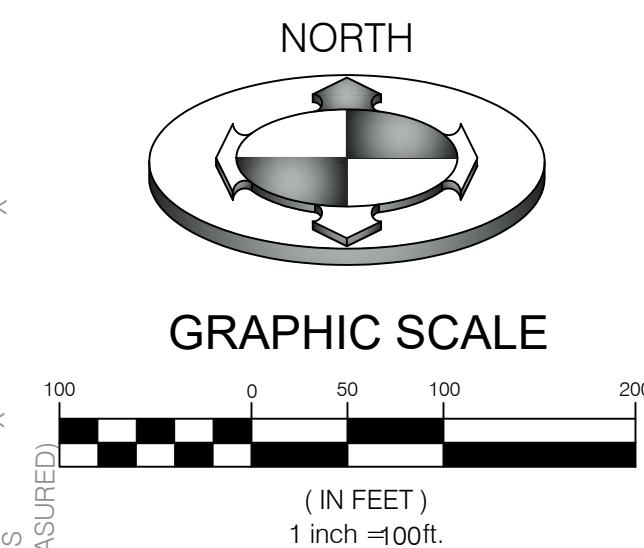
Phase 5 - 27 Lots

Phase 6 - 35 Lots

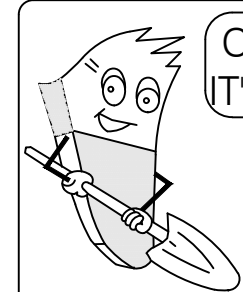
Phase 7 - 30 Lots

Phase RC 39 Lots

LAND USE TABLE			
ZONE	AREA (S.F.)	%	AVERAGE LOT SIZE (S.F)
R3	2,009,267	89.2	9,996
RC	243,910	10.8	6,419
TOTAL	2,253,177	100	



NOTE:
SLOPE ACROSS THE ACCESSIBLE PARKING STALLS & ACCESS ISLE SHALL NOT EXCEED A 1:48 (2.0%) SLOPE, THE MAX GRADE DIFFERENCE BETWEEN THE ASPHALT SURFACE, ACCESSIBLE RAMP, AND SIDEWALK SHALL NOT EXCEED 1/4 INCH VERTICAL OR 1/2 INCH WHEN BEVELED. THE ACCESSIBLE MEANS OF EGRESS INCLUDING THE DRIVEWAY PORTION SHALL NOT EXCEED A SLOPE OF 1:20 (5.0%) & A CROSS SLOPE OF 1:48 (2.0%). ALL EXTERIOR DOOR WAY ACCESS REQUIRE AN EXTERIOR LANDING 60 INCHES IN LENGTH WITH A SLOPE NOT EXCEEDING A 1:48 (2.0%) SLOPE



CALL BEFORE YOU DIG.
IT'S FREE & IT'S THE LAW

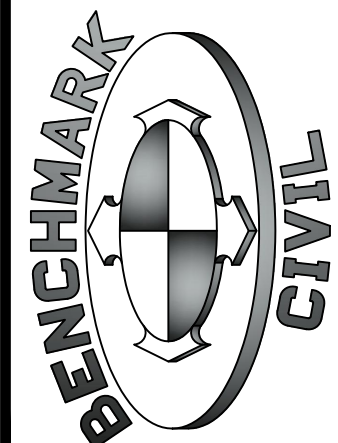
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PRELIMINARY
NOT FOR
CONSTRUCTION

BENCHMARK ENGINEERING & SURVEYING



ROSE RANCH SUBDIVISION
4000 N
EAGLE MOUNTAIN, UTAH

PROJECT NO. 2201007

PRELIMINARY

SITE PLAN

CSP.01
1 OF 5

Lot Area Table	
Lot #	Area
101	12000.00
102	12000.00
103	12077.09
104	12000.00
105	12000.00
106	12000.00
107	11201.12
108	11201.12
109	12000.00
110	12000.00
111	10826.69
112	12000.00
113	12000.00
114	10000.00
115	12164.96
116	10867.89
117	12000.00
118	12821.59
119	11880.89
120	12000.00
121	11815.26
122	12537.52
123	12000.00
124	10584.26
125	12000.00
126	12000.00
127	12000.00
128	12618.15
129	13050.78
130	12000.00
201	10000.00
202	10000.00
203	10000.00
204	12000.00
205	9000.00
206	10000.00
207	12000.00
208	10299.22
209	10299.22
210	10299.22
211	11529.11
212	10559.20
213	10559.20
214	12305.08
215	13004.85
216	12000.00
217	12000.00
218	12000.00
219	9312.74
220	12000.00
221	12000.00
222	9969.37
223	12000.00
224	12000.00
225	12000.00
226	10000.00
227	12000.00
228	12000.00
229	12000.00
230	12000.00
301	10000.00
302	10000.00
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309	10000.00
310	10000.00

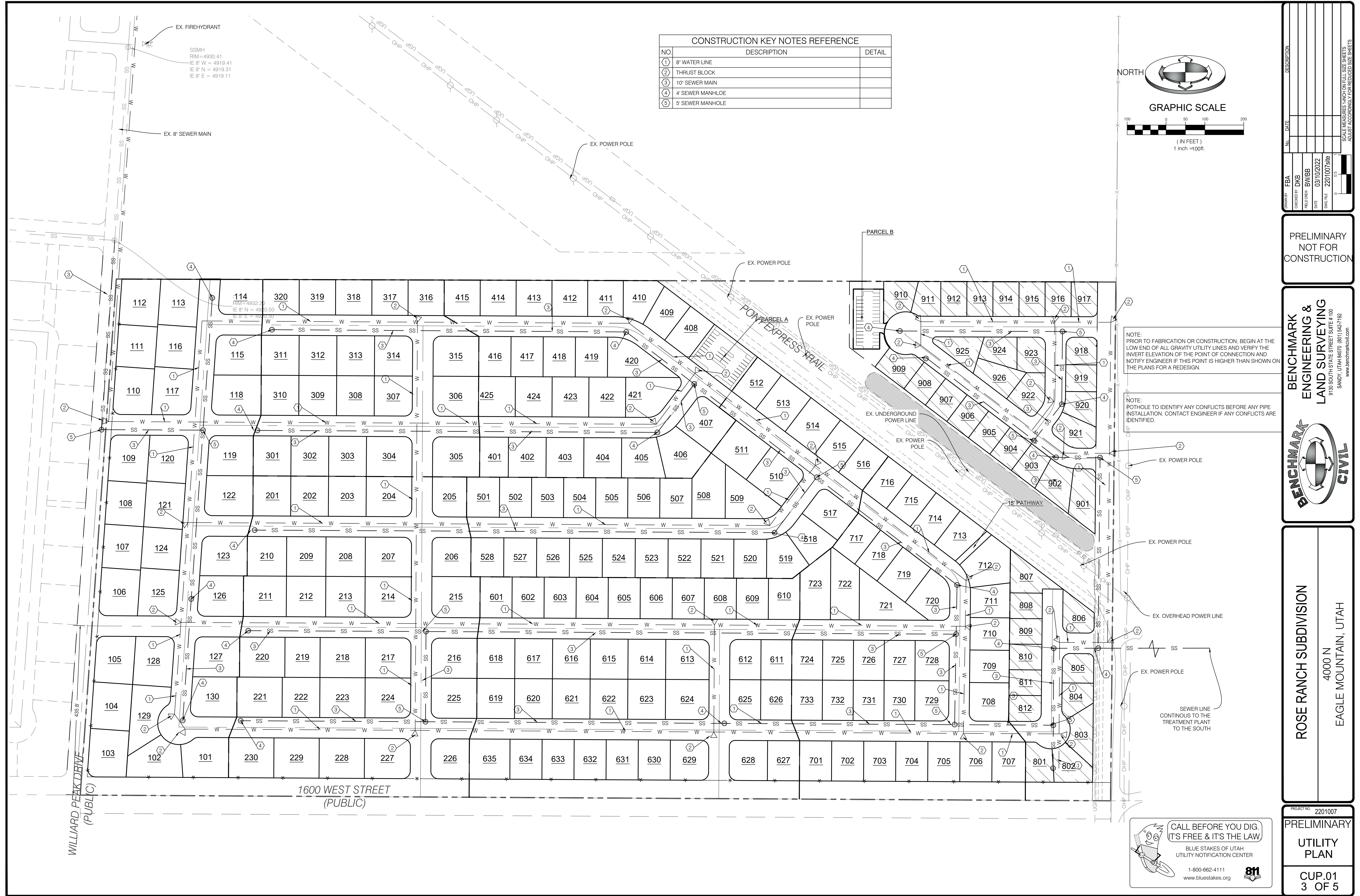
Lot Area Table	
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312	10000.00
313	10000.00
314	10000.00
315	12000.00
316	8500.00
317	8500.00
318	8500.00
319	8500.00
320	8500.00
401	7604.08
402	10000.00
403	10000.00
404	10000.00
405	10534.55
406	12000.00
407	12000.00
408	8500.00
409	8500.00
410	8500.00
411	8500.00
412	8500.00
413	8500.00
414	8500.00
415	8500.00
416	8535.94
417	8535.94
418	8535.94
419	8535.94
420	12000.00
421	12000.00
422	9746.00
423	9746.00
424	9746.00
425	9746.18
501	8702.28
502	8500.00
503	8500.00
504	8500.00
505	8500.00
506	8500.00
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510	12000.00
511	12000.00
512	8500.00
513	10500.00
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515	8500.00
516	8500.00
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527	8500.00
528	8500.00
601	8700.00
602	8700.00
603	8700.00
604	8700.00
605	8700.00
606	8700.00
607	8700.00

Lot Area Table	
Lot #	Area
608	8700.00
609	8700.00
610	8700.00
611	8200.00
612	8200.00
613	11443.50
614	10000.00
615	10000.00
616	10000.00
617	10000.00
618	10000.00
619	10000.00
620	10000.00
621	10000.00
622	10000.00
623	10000.00
624	11443.50
625	8200.00
626	8200.00
627	8500.00
628	10000.00
629	10000.00
630	8500.00
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632	8500.00
633	8500.00
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710	8500.00
711	8500.00
712	12000.00
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715	8500.00
716	8500.00
717	7921.54
718	7921.54
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720	10000.00
721	12000.00
722	12000.00
723	12000.00
724	8200.00
725	8200.00
726	8200.00
727	8200.00
728	8994.33
729	8946.23
730	8200.00
731	8200.00
732	8200.00
733	8200.00
801	6750.00
802	7844.25
803	7400.00
804	6000.00
805	6000.00
806	6528.58
807	7835.58
808	5500.00
809	5500.00

Lot Area Table	
Lot #	Area
810	5500.00
811	5500.00
812	5500.00
901	9093.40
902	8000.00
903	5993.61
904	6000.00
905	6000.00
906	6000.00
907	6000.00
908	6000.00
909	7000.00
910	6902.61
911	6000.00
912	6000.00
913	6000.00
914	6000.00
915	6000.00
916	6000.00
917	6000.00
918	5500.00
919	5500.00
920	6000.00
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923	6500.00
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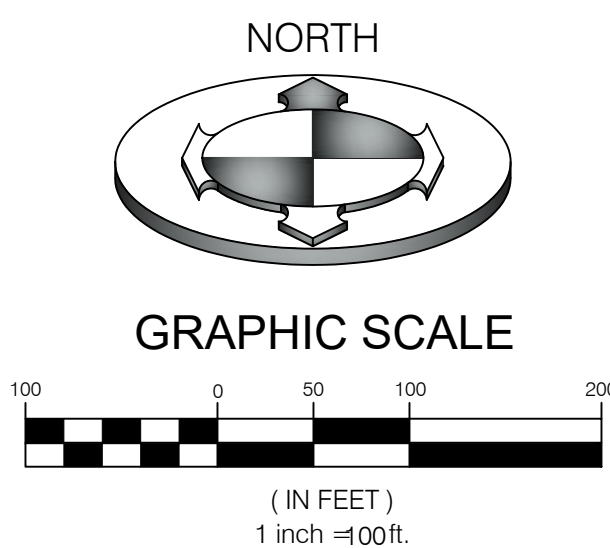
CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C1	31.52'	20.00'	90°17'47"	S 82°22'07" W	28.36'
C2	31.97'	50.00'	36°38'07"	S 18°54'11" W	31.43'
C3	23.56'	15.00'	90°00'00"	S 44°24'53" E	21.21'
C4	24.49'	103.00'	13°37'26"	N 59°17'42" W	24.43'
C5	41.90'	103.00'	23°18'27"	N 77°45'39" W	41.61'
C6	31.27'	20.00'	89°35'12"	N 44°37'16" W	28.18'
C7	23.67'	15.00'	90°24'48"	N 45°22'44" E	21.29'
C8	31.56'	20.00'	90°24'48"	N 45°22'44" E	28.39'
C9	23.48'	15.00'	89°42'13"	S 07°37'53" E	21.16'
C10	32.23'	50.00'	36°55'53"	S 70°56'56" E	31.67'
C11	24.95'	100.00'	142°5'706"	N 71°18'13" W	18.96'
C12	23.45'	15.00'	89°35'12"	S 44°37'16" E	21.14'
C13	11.04'	20.00'	31°37'41"	S 15°59'10" W	10.90'
C14	17.26'	55.00'	17°58'55"	S 22°48'33" W	17.19'
C15	14.32'	10.00'	82°02'47"	S 41°11'43" W	13.13'
C16	38.91'	55.00'	40°32'19"	S 77°30'44" E	38.11'
C17	10.02'	10.00'	57°24'54"	S 28°32'07" E	9.61'
C18	68.21'	55.00'	71°03'40"	S 21°42'44" E	63.93'
C19	16.67'	20.00'	47°45'42"	N 13°20'23" E	16.19'
C20	56.33'	55.00'	58°41'04"	N 18°48'04" E	53.90'
C21	55.02'	103.00'	30°36'26"	N 21°55'01" E	54.37'
C22	10.84'	103.00'	6°01'40"	N 03°35'58" E	10.83'
C23	23.56'	15.00'	90°00'00"	N 45°35'07" E	21.21'
C24	31.42'	20.00'	90°00'00"	S 45°19'03" W	28.28'
C25	43.56'	47.00'	53°05'49"	S 26°13'51" E	42.01'
C26	26.75'	20.00'	76°38'15"	N 88°54'06" E	24.80'
C27	4.66'	20.00'	13°21'45"	N 43°54'06" E	4.65'
C28	64.41'	100.00'	36°54'11"	N 18°46'09" E	63.30'
C29	31.42'	20.00'	90°00'00"	N 44°40'57" W	28.28'
C30	43.56'	47.00'	53°05'49"	S 26°13'51" E	42.01'
C31	31.42'	20.00'	90°00'00"	N 82°13'14" E	28.28'
C32	31.42'	20.00'	90°00'00"	N 07°46'46" W	28.28'
C33	11.63'	100.00'	6°39'40"	N 49°26'56" W	11.62'
C34	53.84'	153.00'	20°09'38"	S 19°25'47" W	53.56'
C35	20.59'	153.00'	7°42'38"	S 33°21'55" W	20.57'
C36	31.42'	20.00'	90°00'00"	N 44°40'57" W	28.28'
C37	31.42'	20.00'	90°00'00"	S 45°19'03" W	28.28'
C38	31.32'	20.00'	89°43'56"	S 44°32'55" E	28.22'
C39	46.57'	50.00'	53°21'53"	N 63°54'11" E	44.90'
C40	31.42'	20.00'	90°00'00"	N 07°46'46" W	28.28'
C41	30.22'	100.00'	17°18'49"	N 44°07'22" W	30.10'
C42	52.79'	100.00'	30°14'50"	N 20°20'32" E	52.18'
C43	9.66'	100.00'	5°32'10"	N 02°27'02" W	9.66'
C44	23.56'	15.00'	90°00'00"	N 44°40'57" W	21.21'
C45	31.42'	20.00'	90°00'00"	S 45°19'03" W	28.28'
C46	31.42'	20.00'	90°00'00"	N 44°40'57" W	28.28'
C47	31.42'	20.00'	90°00'00"	S 45°19'03" W	28.28'
C48	31.42'	20.00'	90°00'00"	N 45°19'03" E	28.28'
C49	31.42'	20.00'	90°00'00"	S 44°40'57" E	28.28'
C50	31.42'	20.00'	90°00'00"	N 44°40'57" W	28.28'
C51	31.42'	20.00'	90°00'00"	S 45°19'03" W	28.28'
C52	31.42'	20.00'	90°00'00"	S 44°40'57" E	28.28'
C53	31.42'	20.00'	90°00'00"	N 45°19'03" E	28.28'
C54	23.56'	15.00'	90°00'00"	N 44°40'57" W	21.21'
C55	31.42'	20.00'	90°00'00"	S 45°19'03" W	28.28'
C56	31.42'	20.00'	90°00'00"	N 44°40'57" W	28.28'
C57	31.42'	20.00'	90°00'00"	S 45°19'03" W	28.28'
C58	31.51'	20.00'	90°16'04"	N 45°27'05" E	28.35'
C59	31.32'	20.00'	89°43'56"	S 44°32'55" E	28.22'
C60	31.32'	20.00'	89°43'56"	S 44°32'55" E	28.22'
C61	31.42'	20.00'	90°00'00"	S 45°35'07" W	28.28'
C62	23.56'	15.00'	90°00'00"	S 44°24'53" E	21.21'
C63	23.56'	15.00'	90°00'00"	N 45°35'07" E	21.21'
C64	31.42'	20.00'	90°00'00"	N 44°24'53" W	28.28'
C65	23.19'	100.00'	13°17'18"	N 06°19'36" W	23.14'

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C66	57.85'	100.00'	33°08'50"	N 29°32'41" W	57.05'
C67	65.62'	103.00'	36°30'00"	S 64°56'25" W	64.51'
C68	1.97'	103.00'	1°05'45"	S 37°46'07" W	1.97'
C69	40.52'	50.00'	46°25'45"	N 19°34'29" E	39.42'
C70	11.12'	15.00'	42°28'18"	N 21°33'12" E	10.87'
C71	31.51'	20.00'	90°16'04"	S 45°27'05" W	28.35'
C72	13.29'	103.00'	7°23'43"	S 86°53'16" W	13.29'
C73	38.46'	50.00'	44°04'25"	N 25°40'36" W	37.52'
C74	64.62'	50.00'	74°02'42"	N 84°44'10" W	60.21'
C75	53.84'	153.00'	20°09'38"	S 19°25'47" W	53.56'
C76	24.12'	153.00'	9°01'55"	S 04°50'00" W	24.09'
C77	32.70'	20.00'	93°40'49"	S 47°09'28" W	29.18'
C78	31.42'	20.00'	90°00'00"	N 45°19'03" E	28.28'
C79	31.42'	20.00'	90°00'00"	S 44°40'57" E	28.28'
C80	30.13'	20.00'	86°19'11"	N 42°50'32" W	27.36'
C81	32.70'	20.00'	93°40'49"	S 47°09'28" W	29.18'
C82	31.42'	20.00'	90°00'00"	N 45°19'03" E	28.28'
C83	31.42'	20.00'	90°00'00"	S 44°40'57" E	28.28'
C84	30.13'	20.00'	86°19'11"	N 42°50'32" W	27.36'
C85	32.70'	20.00'	93°40'49"	S 47°09'28" W	29.18'
C86	31.42'	20.00'	90°00'00"	N 45°19'03" E	28.28'
C87	31.42'	20.00'	90°00'00"	S 44°40'57" E	28.28'
C88	30.13'	20.00'	86°19'11"	N 42°50'32" W	27.36'
C89	32.70'	20.00'	93°40'49"	S 47°09'28" W	29.18'
C90	32.70'	20.00'	93°40'49"	S 47°09'28" W	29.18'
C91	30.13'	20.00'	86°19'11"	N 42°50'32" W	27.36'
C92	31.42'	20.00'	90°00'00"	N 45°19'03" E	28.28'
C93	31.42'	20.00'	90°00'00"	S 44°40'57" E	28.28'
C94	31.42'	20.00'	90°00'00"	S 44°40'57" E	28.28'
C95	31.42'	20.00'	90°00'00"	N 45°19'03" E	28.28'
C96	14.41'	20.00'	41°16'08"	N 20°19'01" W	14.10'
C97	35.40'	55.00'	36°52'58"	N 22°30'36" W	34.80'
C98	59.09'	55.00'	61°33'06"	N 26°42'26" E	56.28'
C99	32.70'	20.00'	93°40'39"	S 47°09'23" W	29.18'
C100	84.66'	55.00'	88°11'55"	S 78°25'04" E	76.55'
C101	18.04'	20.00'	51°41'02"	S 60°09'37" E	17.44'
C102	32.70'	20.00'	93°40'49"	N 47°09'28" E	29.18'
C103	30.13'	20.00'	86°19'21"	N 42°50'37" W	27.36'
C104	30.13'	20.00'	86°19'11"	S 42°50'32" E	27.36'
C105	32.70'	20.00'	93°40'39"	S 47°09'23" W	29.18'
C106	32.70'	20.00'	93°40'49"	N 47°09'28" E	29.18'
C107	30.13'	20.00'	86°19'21"	N 42°50'37" W	27.36'
C108	30.13'	20.00'	86°19'11"	S 42°50'32" E	27.36'
C109	32.70'	20.00'	93°40'39"	S 47°09'23" W	29.18'
C110	12.65'	50.00'	14°29'44"	S 50°59'37" W	12.62'
C111	16.35'	20.00'	46°50'23"	S 67°09'56" W	15.90'



NOTE:
SAWCUT WIDTH, LOCATIONS AND TIE-IN ELEVATIONS IN
EXISTING HARDSCAPE ARE APPROXIMATE, CONTRACTOR TO
FIELD VERIFY LOCATION AND EXTENT OF SAWCUTTING
PRIOR TO CONSTRUCTION. NOTIFY CIVIL ENGINEER IF
REVISIONS ARE REQUIRED. SEE NOTE 58 ON CGN.01 FOR
FURTHER DETAIL.

CUT:
FILL:
NET:
(FOR REVIEW USE ONLY. REMOVE
FROM SHEET PRIOR TO PRINTING
FINAL SIGNED.)



NOTE:
POTHOLE TO IDENTIFY ANY CONFLICTS BEFORE ANY PIPE
INSTALLATION. CONTACT ENGINEER IF ANY CONFLICTS ARE
IDENTIFIED.

NOTE:
PRIOR TO FABRICATION OR CONSTRUCTION, BEGIN AT THE
LOW END OF ALL GRAVITY UTILITY LINES AND VERIFY THE
INVERT ELEVATION OF THE POINT OF CONNECTION AND
NOTIFY ENGINEER IF THIS POINT IS HIGHER THAN SHOWN ON
THE PLANS FOR A REDESIGN.

BENCHMARK:
XXXX
XXXX
XXXX
XXXX
XXXX

**CALL BEFORE YOU DIG.
IT'S FREE & IT'S THE LAW**

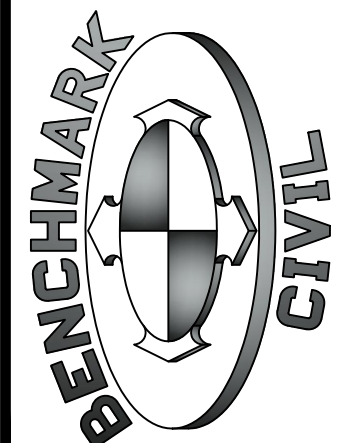
BLUE STAKES OF UTAH
UTILITY NOTIFICATION CENTER

1-800-662-4111
www.bluestakes.org

811

PRELIMINARY
NOT FOR
CONSTRUCTION

**BENCHMARK
ENGINEERING &
LAND SURVEYING**

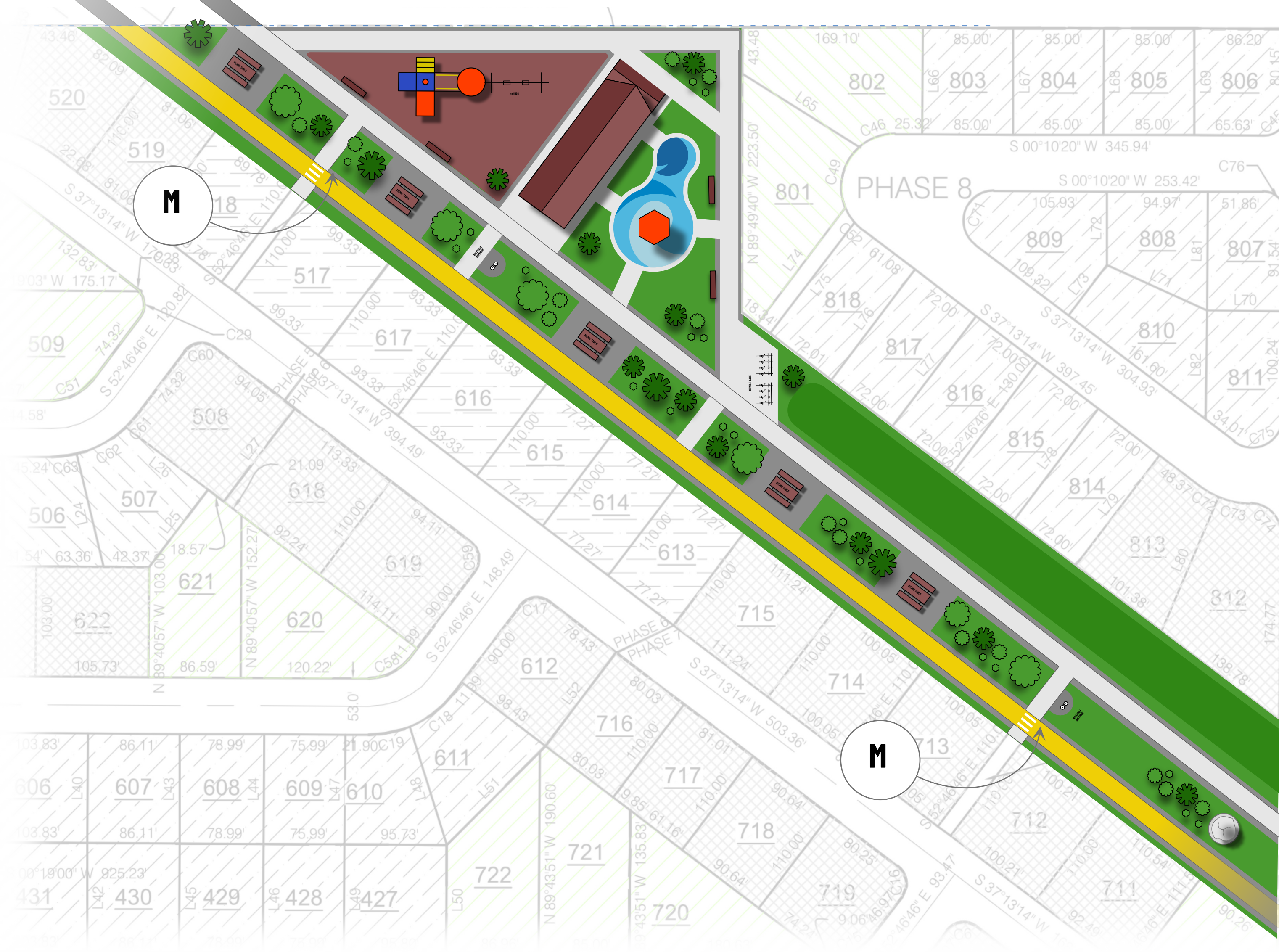


ROSE RANCH SUBDIVISION
4000 N
EAGLE MOUNTAIN, UTAH

PROJECT NO. 2201007

**PRELIMINARY
GRADING &
DRAINAGE
PLAN**

CGD.01
4 OF 5



M. HISTORICAL MARK /
INFORMATION SIGN



A large, abstract stone sculpture in a park setting, with a speech bubble containing the text "PUBLIC ART". The sculpture is a tall, grey, monolithic piece with a large, stylized, and somewhat abstract human figure integrated into its upper portion. The figure appears to be reaching upwards or holding something. The sculpture is situated in a grassy field with a dense line of trees in the background. A large, circular speech bubble with a tail pointing towards the bottom left corner of the page contains the text "PUBLIC ART" in bold, white, sans-serif capital letters. The background of the speech bubble is a dark, solid color.

Parks & Open Space Worksheet

Directions: Submit a completed worksheet with your preliminary plat or site plan application. Proposed amenities and park designs are subject to approval by the Planning Commission and City Council

Required Improved Open Space

Residential Lots/Units		Required Open Space (Square Feet)		Required Open Space (Acres)
239	X 1, 000 =	239,000.00	/ 43,560 =	5.49 Acres

Park Fee-In-Lieu (if applicable)

Required Open Space (Square Feet)		Total Fee-in-Lieu
239,000.00	X \$3.75	\$896,250.00

Required Amenity Points

Required Open Space (Acres)		Required Amenity Points
5.49	X 100	548.67

Parks & Improved Open Space Elements/Amenities

Park Feature / Improvement	Points Available	Proposed Quantities	Proposed Points
Bench/Picnic Table (w/ shade structure or trees)	2	6	12
Bicycle Rack (4+ bikes)	2	2	4
Trees (5) (a majority must be shade trees)	2	18	7
Shade Structure	4		0
Drinking Fountain	5	1	5
Asphalt or Concrete Trails - 8ft wide, excluding sidewalks along streets (per 100 linear feet)	6	1350	81
Parking* (5 Stalls)	6	36	216
Swings (4+ Swings)	7	1	7
Concrete Basketball Court (1/2 Court)	20		0
Pavilion w/tables, garbage receptacles, barbeques (per 100 square feet)	4	800	32
Playground Equipment* <u>Per \$1,000</u>	2	20,000	40
Splash Pad* <u>Per \$1,000</u>	2	40000	80
Tennis court (6,600 sq ft or 55' x 120')	100		0
Sports court (6,600 sq ft or 55'x120')	100		0
Restroom (600+ sq ft)	100	1	100
Restroom (1,200+ sq ft)	200		0
Public Art	Varies	1	
Other:	Varies		
Other:	Varies		
Other:	Varies		

Total	584
--------------	------------

* Public art should reflect the neighborhood or community identity or culture. Creativity is encouraged in playground equipment and splash pads, and may be awarded more points than Standard Equipment. Costs for playground equipment and splash pads reflect equipment costs only. Parking must be adjacent to improved open space, and must be in addition to any required parking for the development.

4000 North & Lehi-Fairfield Road

Traffic Impact Study



Eagle Mountain, Utah

February 17, 2022

UT22-2112



EXECUTIVE SUMMARY

This study addresses the traffic impacts associated with the proposed 4000 North & Lehi-Fairfield Road development located in Eagle Mountain, Utah. The 4000 North & Lehi-Fairfield Road development is located on the west side of Lehi-Fairfield Road, north of 4000 North.

The purpose of this traffic impact study is to analyze traffic operations at key intersections for existing (2022) and future (2027) conditions, with and without the proposed project, and to recommend mitigation measures as needed. The evening peak hour level of service (LOS) results are shown in Table ES-1. Recommended storage lengths are shown in Table ES-2.

Table ES-1: Evening Peak Hour Level of Service Results

Intersection	Level of Service				
	Existing (2022)			Future (2027)	
	BG	BG-M	PP	BG	PP
1 Aviator Avenue / Eagle Mountain Boulevard	B	B	B	B	B
2 Lehi-Fairfield Road / Eagle Mountain Boulevard	d	b	c	c	d
3 Willard Peak Drive / Lehi Fairfield Road	a	a	a	a	a
4 4000 North / Lehi-Fairfield Road	a	a	a	a	a
5 Access 1 / Willard Peak Drive	-	-	a	-	a
6 Access 2 / Willard Peak Drive	-	-	a	-	a
7 Access 3 / Willard Peak Drive	-	-	a	-	a

1. Intersection LOS values represent the overall intersection average for roundabout, signalized, and all-way stop-controlled (AWSC) intersections (uppercase letter) and the worst movement for all other unsignalized intersections (lowercase letter)

2. BG = Background (without project traffic), PP = Plus Project (with project traffic), M = Mitigated Scenario

Source: Hales Engineering, February 2022

Table ES-2: Recommended Storage Length

Intersection	Recommended Storage Lengths (feet)															
	Northbound				Southbound				Eastbound				Westbound			
	LT		RT		LT		RT		LT		RT		LT		RT	
	E	P	E	P	E	P	E	P	E	P	E	P	E	P	E	P
1 Aviator Avenue / Eagle Mountain Boulevard	100	125	100	175	200	-	-	-	100	-	100	-	100	125	-	-
2 Lehi-Fairfield Road / Eagle Mountain Boulevard	-	-	-	-	-	-	100	-	-	-	-	75	-	100	-	-

1. Storage lengths are based on 2027 95th percentile queue lengths and do not include required deceleration / taper distances

2. E = Existing storage length (approximate), if applicable; P = proposed storage length for new turn lanes or changes to existing turn lanes, if applicable

Source: Hales Engineering, February 2022

SUMMARY OF KEY FINDINGS & RECOMMENDATIONS

Project Conditions

- The development will consist of single-family residential homes
- The project is anticipated to generate approximately 2,232 weekday daily trips, including 164 trips in the morning peak hour, and 224 trips in the evening peak hour

2022	Background	Plus Project
Findings	• Acceptable LOS at all study intersections • The intersection skew at the Lehi-Fairfield Road / Eagle Mountain Boulevard intersection is significant and poses safety and operational concerns	• Acceptable LOS at all study intersections
Mitigations	• Lehi-Fairfield Road / Eagle Mountain Boulevard: ○ Realign west leg of Lehi-Fairfield Road to be perpendicular to Eagle Mountain Boulevard per AASHTO recommendations ○ Install separate EB RT and LT lanes ○ Install NB LT lane	• None
2027	Background	Plus Project
Findings	• Acceptable LOS at all study intersections	• Acceptable LOS at all study intersections



**EAGLE MOUNTAIN CITY
PLANNING COMMISSION MEETING
MARCH 22, 2022**

TITLE:	ACTION ITEM - Saddle Junction
ITEM TYPE:	Rezone
APPLICANT:	Conner Atkin

ACTION ITEM:

Yes

PUBLIC HEARING:

Yes

PREPARED BY:

Tayler Jensen, Planning

BACKGROUND:

The proposed rezone is for approximately 1.5 acres located north of Stonebridge Lane, adjacent to the Tagg n Go parcel. The Future Land Use Plan (FLUP) designates this property as Community Commercial, the (CC) Commercial Community Zone is an appropriate zone within the Community Commercial designation.

It should be noted that on December 7th 2021, the adjacent parcel (66.403.0102) was rezoned to the CC zone.

ITEMS FOR CONSIDERATION:

The following items should be considered when making a recommendation to the City Council:

The rezone criteria (found in 17.90.060) shall be considered when making a recommendation for rezone applications:

- Compliance with the General Plan (17.90.060 A). The request to add the CC zone is compliant with the General Plan which designates the area for Community Commercial. The adjacent parcels are designated: Community Commercial (to the West, East, and North) and Stone Bridge Lane is located to the South. Thus the applicant *complies* with this provision.
- Compatibility Determination (17.90.060 B). The property to the North is zoned CC, the property to the East is Zoned CN, while the property on the South side of Stonebridge Lane is zoned Commercial. As this proposal complies with the FLUP, and the proposed zoning meets zoning transitioning it is the opinion of staff that it *complies* with this provision.
- City Services (17.90.060 C). The proposed use is not anticipated to overburden City Services.

- Traffic Generation (17.90.060 D). Commercial development may generate significant amounts of traffic depending on the use, any proposed uses will need to provide a traffic impact study, and may be required to mitigate generated traffic. It should also be noted that traffic along Ranches Parkway and Campus Drive has been a recent topic of discussion, with the city recently completing a traffic study and has received a proposal to mitigate the systemic traffic that has caused the roads to operate at LOS D or lower.
- Property Values (17.90.060 E). The proposed use is not expected to have a significant negative impact on surrounding property values therefore it complies with this provision.

Any commercial development that is proposed for this site will have to bring a Site Plan to the Planning Commission and City Council, and will be evaluated to ensure it complies with all Site Plan and Commercial Development Standards.

REQUIRED FINDINGS:

Rezoning is a legislative decision and is considered valid if reasonably debatable and not illegal. Criteria for approval are found in EMMC 17.90.060.

RECOMMENDATION:

We recommend the Eagle Mountain Planning Commission recommend approval of the Saddle Junction Rezone to the City Council for the reasons set forth in this staff report and in the meeting with any conditions the Planning Commission finds appropriate.

ATTACHMENTS:

[Rezone Exhibit](#)

HUNT
ENGINEERING, LLC
HUNT ENGINEERING, LLC
6019 Willow Creek Rd.
Mountain Green, UT 84050
C. 801.664.724
thomas.hunt@hunt-engineering.com

Tagg N Go Express Wash
Ranches Parkway
Eagle Mountain, UT

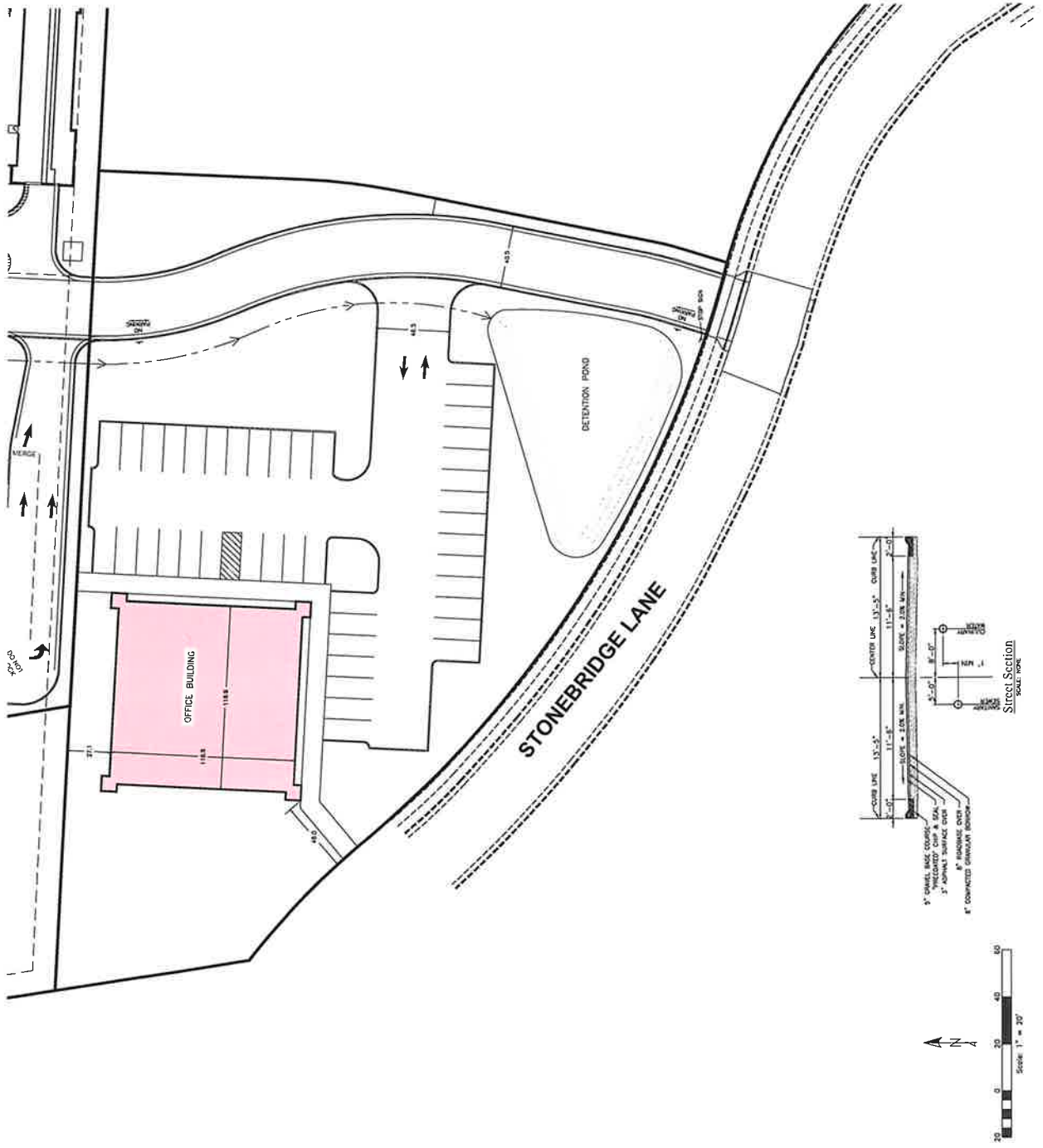
Rezone Exhibit
- Land Use

Project	Date



PROJECT INFO.
Engineer: T. HUNT
Project: TAGG N GO
Sheet: 2 of 2
Date: 9/27/2021
Revised: 10/08/21

SHEET 2
SHEETS 2





**EAGLE MOUNTAIN CITY
PLANNING COMMISSION MEETING
MARCH 22, 2022**

TITLE: ACTION ITEM - Planning Commission Rules of Order and Procedure

ITEM TYPE: Motion

APPLICANT: n/a

ACTION ITEM:

Yes

PUBLIC HEARING:

No

PREPARED BY:

Tayler Jensen, Planning

BACKGROUND:

ITEMS FOR CONSIDERATION:

REQUIRED FINDINGS:

RECOMMENDATION:

ATTACHMENTS:

[Planning Commission Rules of Order and Procedure](#)

Eagle Mountain City Planning Commission
Rules of Order and Procedure

I. ORGANIZATION

- A. Appointment of Chair and Vice Chair: The Commission, at its first regular meeting in January of each year, shall elect a Chair and Vice Chair.
- B. The Chair presides at Commission meetings: The Chair shall preside at all meetings of the Commission and shall provide general direction for the meetings.
- C. Duties of the Chair:
 - 1. To conduct the meeting according to Appendix A of this document "Order of Procedures for Meetings".
 - 2. To call the Commission to order on the day and hour scheduled and proceed with the order of business.
 - 3. To announce the business before the Commission in the order in which it is to be acted upon.
 - 4. To receive and submit in the proper manner all motions presented by the members of the Commission.
 - 5. To put to vote all questions which are properly moved, or necessarily arise in the course of proceedings and to announce the results of motions.
 - 6. To inform the Commission, when necessary, on any point of order or practice. In the course of discharge of this duty, the Chair shall have the right to call upon legal counsel for advice.
 - 7. To authenticate by signature, when necessary, or when directed by the Commission, all of the acts, findings and orders, and proceedings of the Commission.
 - 8. To maintain order at the meetings of the Commission.
 - 9. To move the agenda along, hold down redundancy by limiting time allowed for comments if necessary, set guidelines for public input, and reference handouts and procedures during meetings.
 - 10. Recognize speakers and Commissioners prior to receiving comments and presentations.
 - 11. Oversee the training of the Commissioners.
 - a) Oversee routine training on Eagle Mountain City Code.
 - b) Oversee routine training on Utah State Land Use Code.
 - c) Coordinate opportunities for all Commissioners to attend training conferences regionally with the Planning Director

Initials Chair

Initials Vice Chair

d) Coordinate State mandated training annually(Utah State Code 52-4-104).

D. Duties of the Vice Chair:

1. The Vice Chair, during the absence of the Chair, shall perform all the duties and functions of the Chair.

E. Temporary Chair: In the event of the absence or disability of both the Chair and Vice Chair, the Chair or Vice Chair shall designate another planning commission member to serve as Temporary Chair. In such event, the Temporary Chair shall preside at the specific meeting to which they were designated.

F. Secretary: The duties of the secretary of the Planning Commission will be carried by city staff.

G. Secretary's Duties:

1. To post public notices of regular and special Planning Commission meetings, consisting of a Quorum, 24 hours prior to the meeting.
2. To attend every session of the Commission, to record roll, to receive and bring to the attention of the Commission all messages and other communications from the public or applicant.
3. To keep the minutes of the proceedings of the Commission and to record them.
4. To keep and maintain a permanent record file of all documents and papers pertaining to the work of the Commission.
5. To ensure Commissioners receive materials pertinent to regularly scheduled Commission meetings the Friday prior to the regularly scheduled Planning Commission meetings.
6. To perform such other duties as may be necessary

II. RIGHTS AND DUTIES OF MEMBERS

A. Meeting Attendance:

1. Every member of the Commission shall attend the sessions of the Commission unless:
 - a) Duly excused.
 - b) Unable to attend because of extenuating circumstances.
2. Any member desiring to be excused shall notify the Chair at least 72 hours in advance of the meeting.
3. The Chair shall inform the Commission Members of excused absences for the record.

B. Conflict of Interest:

1. A Planning Commission Member must declare a conflict of interest on a specific matter on the agenda when required to do so by

Initials Chair

Initials Vice Chair

applicable law, as defined by the Utah State Code 10-3-13 and Eagle Mountain City Code 2.15.080.

C. Explaining the Vote:

1. After the vote is taken any member of the Commission desiring to explain his/her vote shall be allowed an opportunity to do so.

D. Voting when absent:

1. No member of the Commission shall be permitted to vote on any question unless the member shall be present in person or via phone or teleconference, when the vote on any question is taken and when the result is announced.
2. No member shall give his/her proxy to any other person.

E. Location of Meeting:

1. All meetings of the Commission shall be held at such place as the Commission designates.
 - a) A meeting having been convened at the place designated, may be adjourned by the Commission to any other place within ~~the~~ Eagle Mountain City for the sole purpose of investigating some particular matter of business which may be more conveniently investigated at such other place, or may be adjourned to any other room more convenient for conducting the business of the Commission, so long as proper notice of the meeting location is posted for the general public.

F. Regular Meetings:

1. Time for Notice: Regular meetings of the Commission shall be held on the second and fourth Tuesday of the month at 6:30 p.m. for the regular policy session.
2. Work sessions will be held prior to the policy session at 5:30pm
 - a) Field Trips- When this occurs the Chair will instruct the Secretary to notice and identify the time and place of the field trip on the agenda.

G. Special Meetings:

1. The Secretary shall give public notice of the time and purpose of every special meeting of the Commission at least 24 hours prior to such meeting.

H. Meetings Matters to be Considered:

1. Other business items pertaining to the affairs of the Eagle Mountain City Planning Commission and within the authority and jurisdiction of the Commission may be considered and acted upon at any regular meeting of the Commission.

I. What constitutes a Quorum:

Initials Chair

Initials Vice Chair

1. Three members of the Commission shall constitute a quorum for the transaction of business.
2. Any member disqualified because of a conflict of interest shall not be considered when determining whether a quorum is constituted.
3. Members abstaining from a vote, ~~however,~~ shall ~~not be count~~ **counted** toward consideration of a quorum.
- ~~4. Except as otherwise specifically provided in these rules, a majority vote of the Commission members present at a meeting shall be required and shall be sufficient to transact any business before the Commission.~~
4. If a quorum of the Commission is not present for a meeting the meeting will not be permitted to proceed and all items on the agenda shall be forwarded to the next regularly scheduled or special meeting of the Planning Commission.
5. If a quorum of the Commission is not constituted for a specific agenda item due to disqualification because of a conflict of interest or abstention of a commission member, that item shall not be voted upon and shall be forwarded to the next regularly scheduled or special meeting of the Planning Commission.
6. All recommendations from the Planning Commission shall require a minimum of three (3) agreeing votes. If an item does not receive at least three (3) agreeing votes, it may be forwarded to the City Council with no recommendation, and shall be noted as such for the City Councils consideration.

~~J. Ratification of Actions Due to lack of Quorum:~~

- ~~1. All actions taken in the absence of a quorum will require ratification of a quorum later in the meeting or at the next meeting attended by a quorum.~~

III. PROCEDURE - ORDER OF BUSINESS

A. Rules:

Initials Chair

Initials Vice Chair

1. Meetings will follow the attached Order of Procedure for Meetings (Appendix A)
- B. Order of business
 1. Work Session.
 - a) Training
 - b) Review of Code requested by commission
 - c) Review of General Plan (Specified by members of the commission or staff)
 - d) Planning Staff items for consideration
 2. Field trips:
 - a) On occasions when site inspections are deemed advisable, field trips shall be held prior to the Planning Commission meetings
 - b) The time of the field trips to be posted on the agenda.
 - c) The public shall be allowed at the sites of the field trip but are encouraged to present their case at the Planning Commission meeting, not during the field trip.
 - d) Field trips shall be for the purpose of gathering information, **and** asking questions, not for discussing decisions.
 3. Policy Session: The order of business shall be as follows for policy session:
 - a) Pledge of Allegiance.
 - b) Declaration of conflicts of interest.
 - c) Approval of minutes.
 - d) Planning Department report. This report shall contain the following information:
 - (1) Updated status of any previously requested help with Planning Commission business.
 - (2) Update of City Council decisions on Planning Commission recommendations.
 - e) Agenda items (Public Hearing items Schedule First).
 - f) General Discussion/Questions/Announcements.
 - g) Adjournment.

C. Agenda for Meetings:

1. The Chair presides in the preparation of the agenda for the Planning Commission meeting.
2. Two members of the Planning Commission may request an item to be added to the agenda by:
 - a) Sending a request by email or in writing to the Planning Director **or their designee** prior to the Wednesday before the

next Planning Commission meeting

3. The Chair, with the assistance of the Planning Director **or their designee** (EMMC 17.15.020(D)), will prepare the agenda items including:
- a) Site Plan review (EMMC 17.100).
 - b) Rezone requests with all application requirements (EMMC 17.90).
 - c) Variances. (EMMC 17.15.040(G), UC 10-9a-702).
 - d) All Conditional Use Permits. (EMMC 17.95).
 - e) Petitions for exceptions to the standards in EMMC 17.65.050 requiring Planning Commission approval before the license may be issued or renewed.
 - f) Any home business currently in operation that constitutes a nuisance may also be required to go before the Planning Commission for continued use of the license and operation of the business. (EMMC 17.65.050).
 - g) Appeals of aggrieved applicants for home businesses
 - (1) Applicants may appeal the decision of the license official, or designee to the Planning Commission within 10 days of the announced decision. (EMMC 17.165.100).
 - h) Accessory Apartment Approval. (EMMC 17.70).
 - i) Development or operation of group day care or preschool center approval. (EMMC 17.75.050).
 - j) Review Temporary Commercial Uses (EMMC 17.75.100).
 - (1) As part of approval of temporary commercial, the Planning Commission may review length of time requested for the use to be conducted, proposed hours of operation, anticipated parking needs, traffic circulation or impacts on surrounding streets and neighborhoods, or any other regulation or condition necessary for the preservation of the public health, safety, and welfare.
 - k) Review of ancillary structures whose height is proposed to extend more than 10 feet above the primary structure. (EMMC 17.25.110(F)).
 - l) Code amendment recommendations (EMMC 17.05.120).
 - m) General plan or comprehensive general plan amendments (UC 10-9a-403(1)).
 - n) Appeal authority as designated in (17.05.190 Tables)

D. Agenda Deadline: Requests for Planning Commission consideration must

be properly presented by meeting the following criteria:

1. Paying fees.
2. Applications and petitions filed to the Planning Department in the time period as required by the Development Code.
3. A complete application consists of all elements of EMMC 16.20.040, 17.60.050, 17.100.70, 17.95.040(where applicable).
4. Corrections or amendments for submitted applications must be delivered to the Planning Department on the Wednesday prior to the next regularly scheduled Planning Commission meeting by 12 noon.

E. Staff Report: All issues presented to the Planning Commission for their consideration shall be accompanied by a staff report detailing:

1. Overview of Application.
2. Background, if any, of previous applications and vested rights.
3. Analysis of compliance with all applicable code.
4. Staff recommendations based on applicable code and General plan
 - a) Shall address the applicant's compliance with the standards and requirements of the Development Code, City's Construction Specifications and General plan.
5. Recommended motion which shall include findings of fact and conditions for approval that mitigate any code violations.
6. How the application fits within the guidelines of the applicable master development plan and/or master development agreement, where applicable.
7. Staff reports shall be as concise as possible while allowing for adequate coverage of the subject matter and shall be made available to anyone requesting a copy of the staff report.
8. Copies of staff reports and other pertinent materials including applicable Master Development Agreements and Master Development Plans shall be made available to the Planning Commission members the Friday prior to regularly scheduled Planning Commission meetings.

F. Notification of Public Hearings:

1. Notices of all items scheduled for Planning Commission informal hearings shall be mailed to the appropriate parties as required by the Development Code.
2. Anyone wishing to receive notice of Planning Commission meeting agendas may go to the public meeting notice website www.utah.gov/pmn.
3. Persons who wish to have copies of minutes and/or staff reports may request them by contacting the Secretary.

IV. PROCEDURE - ORDER AND DECORUM

A. Order of Consideration of Items: The following procedure will normally be observed, however, it may be rearranged by the Chair for individual items if necessary for the expeditious conduct of business:

1. Item introduction by the Chair.
2. Staff presentation and recommendation.
3. Developer/Applicant presentation of proposal (10 min. max.).
4. Opening of the public portion of hearings.
5. Public Comment:
 - a) Timed by Secretary or a staff member assigned by the Chair.
 - b) 3 min. max. per person.
 - c) 5 min. max. for individuals representing a group.
 - d) **The Chair may grant additional time at their discretion.**
6. Public hearing closed.
7. Developer response to public questions by invitation of the Chair.
8. Planning Commission discussion.
9. Motions entertained:
 - a) A motion is presented by a member of the Commission and can be:
 - (1) Have no action taken.
 - (2) Postponed Indefinitely by another member of the Commission (See Order of Procedure for meetings basic element 2).
 - (3) Seconded by another member of the Commission.
10. Motion discussion.
 - a) **Amendment(s) to a motion may be requested by any voting member of the commission. If the maker of the motion agrees to the amendment, the commissioner that seconded the motion must also agree to the amendment.**
 - b) **If both commissioners agree to the amendment(s) to the motion, the commission may discuss and vote on the amended motion.**
 - c) **If the maker or seconder of the motion does not agree to the amendment, the original motion will stand for a vote.**
11. Vote.
 - a) The discussion is closed to staff, the petitioner and public unless the Planning Commission requests additional information of any of these individuals.

Initials Chair

Initials Vice Chair

- (1) If additional information is required of the public, the public portion of the meetings may be reopened by a majority vote.
- (2) If a member would like to ask further questions of the petitioner, the Chair may invite the applicant back to the lectern.
- (3) Any questions of staff during this time may be done by requesting the time from the Chair.
- b) Chair may outline possible actions:
 - (1) Approval.
 - (2) Denial.
 - (3) Continuation (Table).
 - (4) Approval with conditions.

V. PROCEDURE - MOTIONS

A. Making motions:

- 1. Motions to follow the Order of Procedure for Meetings (Appendix A).
- 2. The motion may refer to the staff report for recommended conditions.

VI. PROCEDURES DEBATE

- ### **A. Interruptions and Questions:** No member of the Commission shall interrupt or question another member in debate without obtaining the Commissioner's consent, and to obtain such consent, shall first address the Chair.

VII. PROCEDURES - VOTING

A. Changing a vote:

- 1. No member shall be permitted to change their vote after the decision is announced by the Chair.

B. Conflict of Interest/Disqualification (Utah State Code 10-3-13 and Eagle Mountain City Code 1.15.020, 1.15.040):

- 1. Any member declaring a conflict of interest will normally leave the room and not participate in the discussion nor vote pertaining to that particular matter.
 - a) If a member is acting in the capacity of an applicant, the member will not sit at the dais and will not perform their duties as a planning commissioner, for that specific application
- 2. Member that has declared a conflict of interest is not present nor votes.

C. Abstention:

1. Any member abstaining from a vote may remain seated at the table and participate in the discussion.
2. Reasons for abstention must be stated at the time of the abstention and such reason shall not be considered a conflict of interest.

VIII. PROCEDURES - SUSPENSION OF RULES

A. Suspension or alteration of rules:

1. No standing rules of the commission shall be altered, amended, suspended or rescinded without the vote of a majority of all members of the Commission.

B. Amendment of Rules of Procedure: These rules of procedure may be amended at any meeting of the Planning Commission where:

1. A motion has been made by a member of the planning commission
2. The motion has been seconded
3. A majority vote of all planning commissioners is required for the motion to pass

IX. RECORDING OF RULES

A. These rules, bylaws, policies and all subsequent amendments shall be

1. Recorded by the Secretary.
2. Included in the Planning Commission's Handbook.
3. Copies shall be furnished to each member of the Commission.

APPENDIX A

Order of Procedure for Meetings

Here are the basic elements of the procedure to be used in planning commission meetings:

1. **Motion:** To introduce a new piece of business or propose a decision or action, a motion must be made by a group member ("I move that.....") A second motion must then also be made (raise your hand and say, "I second it.") After limited discussion the group then votes on the motion. A majority vote is required for the motion to pass (or quorum as specified in your bylaws.)
2. **Postpone Indefinitely:** This tactic is used to kill a motion. When passed, the motion cannot be reintroduced at that meeting. It may be brought up again at a later date. This is made as a motion ("I move to postpone indefinitely..."). A second is required. A majority vote is required to postpone the motion under consideration.
3. **Amend:** This is the process used to change a motion under consideration. Perhaps you like the idea proposed but not exactly as offered. Raise your hand and make the following motion: "I move to amend the motion on the floor." This also requires a second. After the motion to amend is seconded, a majority vote is needed to decide whether the amendment is accepted. Then a vote is taken on the amended motion. In some organizations, a "friendly amendment" is made. If the person who made the original motion agrees with the suggested changes, the amended motion may be voted on without a separate vote to approve the amendment.
4. **Commit:** This is used to place a motion in committee. It requires a second. A majority vote must rule to carry it. At the next meeting the committee is required to prepare a report on the motion committed. If an appropriate committee exists, the motion goes to that committee. If not, a new committee is established.
5. **Question:** To end a debate immediately, the question is called (say "I call the question") and needs a second. A vote is held immediately (no further discussion is allowed). A two-thirds vote is required for passage. If it is passed, the motion on the floor is voted on immediately.
6. **Table:** To table a discussion is to lay aside the business at hand in such a manner that it will be considered later in the meeting or at another time ("I make a motion to table this discussion until the next meeting. In the meantime, we will get more information so we can better discuss the issue.") A second is needed and a majority vote required to table the item being discussed.
7. **Adjourn:** A motion is made to end the meeting. A second motion is required. A majority vote is then required for the meeting to be adjourned (ended).

Note: If more than one motion is proposed, the most recent takes precedence over the ones preceding it. For example if #6, a motion to table the discussion, is proposed, it must be voted on before #3, a motion to amend, can be decided.

In a smaller meeting, like a committee or board meeting, often only four

Initials Chair

Initials Vice Chair

motions are used:

- To introduce (motion.)
- To change a motion (amend.)
- To adopt (accept a report without discussion.)
- To adjourn (end the meeting.)

Remember, these processes are designed to ensure that everyone has a chance to participate and to share ideas in an orderly manner. Order of Procedure should not be used to prevent discussion of important issues.

Initials Chair

Initials Vice Chair

Tips in Order of Procedure

The following summary will help you determine when to use the actions described in Order of Procedure

- **A main motion must be moved, seconded, and stated by the chair before it can be discussed.**
- **If you want to move, second, or speak to a motion,** address the chair.
- **If you approve the motion as is,** vote for it.
- **If you disapprove of the motion,** vote against it.
- **If you approve of the idea of the motion but want to change it,** amend it or submit a substitute for it.
- **If you want advice or information to help you make your decision,** move to refer the motion to an appropriate quorum or committee with instructions to report back.
- **If you feel that the pending question(s) should be delayed so more urgent business can be considered,** move to lay the motion on the table.
- **If you want time to think the motion over,** move that consideration be deferred to a certain time.
- **If you think that further discussion is unnecessary,** move the previous question.
- **If you do not agree with a decision rendered by the chair,** appeal the decision to the commission.
- **If you think that a matter introduced is not germane to the matter at hand,** a point of order may be raised.
- **If you think that too much time is being consumed by speakers,** you can move a time limit on such speeches.
- **If a motion has several parts, and you wish to vote differently on these parts,** move to divide the motion.

Order of Procedure at a glance

TO DO THIS	YOU SAY THIS	MAY YOU INTERRUPT SPEAKER	MUST YOU BE SECONDED	IS MOTION DEBATABLE	WHAT VOTE REQUIRED
Adjourn meeting•	I move that we adjourn	No	Yes	No	Majority
Recess meeting	I move that we recess until ...	No	Yes	No	Majority
Complain about noise, room temperature etc.•	Point of privilege	Yes	No	No	No vote
Suspend further consideration of something•	I move we table it	No	Yes	No	Majority
End debate	I move the previous question	No	Yes	No	Majority
Postpone consideration of something	I move we postpone this matter until...	No	Yes	Yes	Majority
Have something studied further	I move we refer this matter to committee	No	Yes	Yes	Majority
Amend a motion	I move this motion be amended by...	No	Yes	Yes	Majority
Introduce business (a primary motion)	I move that...	No	Yes	Yes	Majority
Object to procedure or personal affront	Point of order	Yes	No	No	No vote, Chair decides
Request information	Point of information	Yes	No	No	No vote
Take up a matter previously tabled	I move to take from the table	No	Yes	No	Majority
Reconsider something already disposed of•	I move we reconsider our action relative to...	Yes	Yes	Yes	Majority
Consider something already out of its schedule*	I move we suspend the rules and consider...	No	Yes	No	Majority
Vote on a ruling by the Chair	I appeal the Chair's decision	Yes	Yes	Yes	Majority

*Not amendable

Initials Chair

Initials Vice Chair

IN THE MEETING

TO INTRODUCE A MOTION:

Wait when no one else has the floor.

Address the Chair by the proper title.

Wait until the chair recognizes you.

- Now that you have the floor and can proceed with your motion say "I move that...", state your motion clearly.
- Another member may second your motion. A second merely implies that the seconder agrees that the motion should come before the commission and not that he/she is in favor of the motion.
- If there is no second, the Chair says, "The motion is not before you at this time." The motion is not lost, as there has been no vote taken.
- If there is a second, the Chair states the question by saying "It has been moved and seconded that ... (state the motion). . . , is there any discussion?"

DEBATE OR DISCUSSING THE MOTION:

- The member who made the motion is entitled to speak first.
- Every member has the right to speak in debate.
- The Chair should alternate between those "for" the motion and those "against" the motion.
- The discussion should be related to the pending motion.
- Avoid using a person's name in debate.
- All questions should be directed to the Chair.
- Unless there is a special rule providing otherwise, a member is limited to speak once to a motion.
- Asking a question or a brief suggestion is not counted in debate.
- A person may speak a second time in debate with the commission's permission.

VOTING ON A MOTION:

- Before a vote is taken, the Chair puts the question by saying "Those in favor of the motion that ... (repeat the motion)... say "Aye." Those opposed say "No." Wait, then say "The motion is carried," or "The motion is lost."
- If a member is in doubt about the vote, he may call out "division." A division is a demand for a standing vote.
- A majority vote is more than half of the votes cast by persons legally entitled to vote.
- A tie vote is a lost vote, since it is not a majority.

Signature of Chair

Eagle Mountain Planning Commission

Signature of Vice Chair

Eagle Mountain Planning Commission

Initials Chair

Initials Vice Chair