



EAGLE MOUNTAIN CITY COUNCIL MEETING

March 16, 2021, 4:00 PM

Eagle Mountain City Council Chambers

1650 East Stagecoach Run, Eagle Mountain, Utah 84005

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

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

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

The foregoing determination is based on the following facts:

- Federal, state and local leaders, including the Eagle Mountain City Mayor and City Council, have all recognized a global pandemic caused by the spread of the COVID-19 virus.
- Utah's Governor and the Utah Department of Health have issued updated orders in response to record numbers of COVID-19 cases and COVID-19-related hospitalizations. The orders implement statewide what has been termed a 'mask mandate' and have severely limited social gatherings in an attempt 'to prevent and control the rapidly changing consequences of COVID-19 throughout the state.'
- It is difficult, if not impossible, to predict the number of attendees at any meeting and to manage issues regarding social distancing in order to comply with applicable health orders.
- COVID-19 poses a continuing and immediate threat to the health, safety, and welfare of Eagle Mountain City residents and the public in general.
- The City has the technological capability to provide means by which the public may hear, or view and hear, the open portions of the meeting and to participate in public hearings.

To participate, please see the options below:

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

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

eaglemountaincity.com/cityrecorder/citymeetingsportal#meetingdocs.

1. CITY ADMINISTRATOR INFORMATION ITEMS

This is an opportunity for the City Administrator to provide information to the City Council. These

items are for information only and do not require action by the City Council.

- 1.A [UPDATES - City Administrator Items](#)
- 1.B [DISCUSSION - Rental Dwelling Licensing](#)
[Draft Rental Dwelling License Code 3_01_2021.docx](#)
- 1.C [DISCUSSION - Rezone Initiation - The Ranches and Eagle Mountain Properties](#)
- 1.D [DISCUSSION - Hidden Hollow Phase C](#)
[Hidden Hollow Phase C Discussion Summary](#)
[Hidden Hollow Open Space](#)
[Hidden Hollow Townhome Elevations](#)
- 1.E [UPDATE - O'Reilly Auto Parts Site Plan](#)
[Attachment #1 - Buffering](#)
[Attachment #2 - Elevations](#)
[Attachment #3 - Site & Landscape Plans](#)
- 1.F [UPDATE - Pole Canyon NPA-11 Preliminary Plat](#)
[Preliminary Plat](#)
[Legal Description](#)
[Civil Plans](#)
[Traffic Study](#)
[Water Model Report](#)
[Pole Canyon Land Use Plan](#)
[Planning Commission Minutes - June 14, 2016](#)
- 1.G [UPDATE - Prairie Gate Business Campus Recorded Plat Amendment](#)
[Attachment #1 - Current Plat, Proposed Plat, and Aerial Image](#)
[Attachment #2 - General Plan Pages 30-31](#)
[Attachment #3 - Petition for Recorded Plat Amendment](#)

2. AGENDA REVIEW

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

3. ADJOURN TO A CLOSED EXECUTIVE SESSION

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

7:00 P.M. POLICY SESSION (directly following RDA meeting) - VIA LIFESIZE ELECTRONIC MEETING

4. CALL TO ORDER

5. PLEDGE OF ALLEGIANCE

6. INFORMATION ITEMS/UPCOMING EVENTS

7. PUBLIC COMMENTS

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

8. CITY COUNCIL/MAYOR'S ITEMS

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

9. APPOINTMENTS

9.A Youth City Council

1. Camrie Campos - Completing the term through June 30, 2021

CONSENT AGENDA

10. BID AWARDS

- 10.A [Design Services for Smith Ranch Community Park - MHTN Architects](#)
[Design Services Smith Ranch Community Park - Bid Opening Form](#)

- 10.B [Pony Express Widening Phase 5 - Kenny Seng Construction](#)

11. BOND RELEASES

- 11.A J & J Ranch - Into Warranty
[Bond Release Letter](#)
[Recorded Plat](#)

- 11.B Lone Tree Phase F, Plat 1 - Into Warranty
[Bond Release Letter](#)
[Recorded Plat](#)

- 11.C SilverLake Plat 18 - Into Warranty
[Bond Release Letter](#)
[Recorded Plat](#)

- 11.D SilverLake Plat 21 - Into Warranty
[Bond Release Letter](#)
[Recorded Plat](#)

- 11.E SilverLake Plat 22 - Into Warranty
[Bond Release Letter](#)

[Recorded Plat](#)

11.F [SilverLake Plat 23 - Into Warranty](#)
[Bond Release Letter](#)
[Recorded Plat](#)

11.G [SilverLake Plat 24 - Into Warranty](#)
[Bond Release Letter](#)
[Recorded Plat](#)

11.H [SilverLake Plat 25 - Into Warranty](#)
[Bond Release Letter](#)
[Recorded Plat](#)

11.I [SilverLake Plat 26 - Into Warranty](#)
[Bond Release Letter](#)
[Recorded Plat](#)

12. CHANGE ORDERS

12.A [Cory B. Wride Memorial Park Phase 2 Project Change Order #1 - Kenny Seng](#)
[Construction](#)
[Change Order #1](#)

13. MINUTES

13.A [March 2, 2021 - Regular City Council Meeting](#)
[March 2, 2021 City Council Minutes - DRAFT](#)

14. RESOLUTIONS

14.A [RESOLUTION - Resolution of Eagle Mountain City, Utah, Approving a Utah County Interlocal Agreement for 2021 Municipal Election Administration.](#)
[RES--Election Administration Agreement with Utah County](#)
[2021 Municipal Election ILA](#)
[2021 Important Dates](#)

14.B [RESOLUTION - Resolution of Eagle Mountain City, Utah, Appointing Kenneth A. Brown, JR. to the Position of Administrative Law Judge and Approving a Legal Services Agreement.](#)
[RES--Legal Services Agreement](#)
[Ken Brown Legal Services Agreement](#)

SCHEDULED ITEMS

15. THE PINNACLES

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

This item has been removed from the agenda at the applicant's request.

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

This item has been removed from the agenda at the applicant's request.

16. ORDINANCES/PUBLIC HEARINGS

- 16.A **ORDINANCE/PUBLIC HEARING** - An Ordinance of Eagle Mountain City, Utah, Approving the Fourth Amendment to the Fiscal Year 2020-2021 Budget.

BACKGROUND: *(Presented by Finance Director Kimberly Ruesch)* State statute requires the City to amend its budget to appropriate funds for increased expenses. The proposed ordinance is the fourth amendment for the Fiscal Year 2020-2021 budget and includes increases to the General Fund.

ORD--FY 2021 Budget Amendment #4

FY 2021 Budget Amendment #4

17. SWEETWATER INDUSTRIAL PARK

- 17.A **ORDINANCE** - An Ordinance of Eagle Mountain City, Utah, Adopting the Sweetwater Industrial Park Community Reinvestment Area #2 Project Area Plan, as Approved by the Redevelopment Agency of Eagle Mountain, as the Official Community Reinvestment Project Area Plan for the Project Area and Directing that Notice of the Adoption be Given as Required by Statute.

BACKGROUND: *(Presented by Economic Development Director Aaron Sanborn)* This project plan allows for the creation of a Community Reinvestment Area in order to allow for an enterprise data center project development on approximately 327 acres of land. The initial investment from the developer will include approximately 300,000 square feet and total \$600,000,000. The project area is adjacent to the Facebook data center site and is currently in the Regional Technology and Industry Overlay Zone.

ORD--Sweetwater Industrial Park CRA #2 Project Area Plan

Sweetwater CRA #2 Draft Plan

- 17.B **RESOLUTION** - Resolution of Eagle Mountain City, Utah, Approving an Interlocal Cooperation Agreement between the Eagle Mountain Redevelopment Agency and Eagle Mountain City for the Collection and Remittance of Incremental Property Taxes Collected

from Property within the Sweetwater Industrial Park Community Reinvestment Area #2.

BACKGROUND: *(Presented by Economic Development Director Aaron Sanborn)* This project allows for the creation of a Community Reinvestment Area in order to allow for an enterprise data center project development on approximately 327 acres of land. The initial investment from the developer will include approximately 300,000 square feet and total \$600,000,000. The project area is adjacent to the Facebook data center site and is currently in the Regional Technology and Industry Overlay Zone. The interlocal agreement would allow Utah County to transmit certain incremental tax revenue for Eagle Mountain City to the Eagle Mountain City RDA for execution of the project area plan & budget.

[RES--Redevelopment Agency Interlocal Agreement](#)

[RDA Interlocal Agreement - Sweetwater Industrial Park CRA #2](#)

18. PRESENTATION

18.A PRESENTATION - 2021-2022 FY Preliminary Budget

19. CITY COUNCIL/MAYOR'S BUSINESS

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

20. CITY COUNCIL BOARD LIAISON REPORTS

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

21. COMMUNICATION ITEMS

21.A Financial Report

[Executive Summary Feb 2021](#)

21.B Upcoming Agenda Items

[CI--Upcoming Agenda Items](#)

22. ADJOURNMENT

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

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

CERTIFICATE OF POSTING

The undersigned, duly appointed City Recorder, does hereby certify that the above agenda notice was posted on this 11th day of March, 2021, on the Eagle Mountain City bulletin boards, the Eagle Mountain City website www.emcity.org, posted to the Utah State public notice website <http://www.utah.gov/pmn/index.html>, and was emailed to at least one newspaper of general circulation within the jurisdiction of the public body.

Fionnuala B. Kofoed, MMC, City Recorder



**EAGLE MOUNTAIN CITY
CITY COUNCIL MEETING
MARCH 16, 2021**

TITLE: UPDATES - City Administrator Items

ITEM TYPE: Presentation

FISCAL IMPACT:

APPLICANT:

**GENERAL PLAN
DESIGNATION**

CURRENT ZONE

ACREAGE

COMMUNITY

PUBLIC HEARING:

No

PREPARED BY:

Fionnuala Kofoed, Admin

PRESENTED BY:

RECOMMENDATION:

BACKGROUND:

ITEMS FOR CONSIDERATION:

REQUIRED FINDINGS:

PLANNING COMMISSION ACTION/RECOMMENDATION:

ATTACHMENTS:



**EAGLE MOUNTAIN CITY
CITY COUNCIL MEETING
MARCH 16, 2021**

TITLE:	DISCUSSION - Rental Dwelling Licensing		
ITEM TYPE:	Discussion		
FISCAL IMPACT:			
APPLICANT:			
GENERAL PLAN DESIGNATION	CURRENT ZONE	ACREAGE	COMMUNITY

PUBLIC HEARING:

No

PREPARED BY:

Evan Berrett, Admin

PRESENTED BY:

Evan Berrett

RECOMMENDATION:

BACKGROUND:

City staff has been evaluating the need for a rental dwelling licensing requirement to help resolve issues faced by Neighborhood Improvement and Utility Billing.

ITEMS FOR CONSIDERATION:

REQUIRED FINDINGS:

PLANNING COMMISSION ACTION/RECOMMENDATION:

ATTACHMENTS:

[Draft Rental Dwelling License Code 3_01_2021.docx](#)

Rental Dwelling Licensing

5.30.05 PURPOSE

5.30.10 DEFINITIONS

5.30.15 RENTAL DWELLING LICENSE REQUIRED

5.30.20 LICENSE APPLICATION

5.30.25 LICENSE AMENDMENT

5.30.30 LICENSE FEE

5.30.35 ISSUANCE OF LICENSE

5.30.040. NON-TRANSFERABILITY

5.30.045. LICENSE DENIAL, SUSPENSION OR REVOCATION.

5.30.050: EFFECTIVE DATE

5.30.060 VIOLATIONS

5.30.05 Purpose

The purpose of this section is to:

- A. Ensure that all rental dwellings are established legally.
- B. Provide contact information for each rental dwelling to allow problems to be resolved expeditiously.
- C. Encourage owners and managers of rental dwellings in the City to be proactive in preventing and resolving nuisances at rental dwellings that they own or manage.

5.30.10 Definitions

In addition to the definitions set forth in section 5.05.010, the following words and phrases used in this section shall have the meaning set forth herein:

“Owner” means the person(s) or entity(ies) listed as the owner of record in the records of the Utah County Recorder.

“Owner Occupied” means: (1) a person who possesses fifty percent (50%) ownership or more in the dwelling and said dwelling is the primary residence of such person; or (2) a family trust created for the primary purpose of estate planning by one or more trustors who create the trust, place the dwelling in such trust, and whose primary residence is such dwelling.

“Rental Dwelling” means a building or portion of a building that is used or designated for use as a residence by one or more persons and is either:

- A. Available to be rented, loaned, leased, or hired out for a period of one month or longer; or
- B. Arranged, designed, or built to be rented, loaned, leased, or hired out for a period of one month or longer.

5.30.15 Rental Dwelling License Required

- A. It is unlawful for any person, as owner, lessee, or agent thereof to keep, conduct, operate or maintain a rental dwelling within Eagle Mountain City, or cause or permit the same to be done, without a valid rental dwelling license.
- B. An owner of multiple rental dwellings or multiple buildings containing rental dwellings is not required to obtain more than one rental dwelling license for the operation and maintenance of such rental dwellings.
- C. A rental dwelling license shall not be required for a rental dwelling that has an existing business license under a different rental category (such as a business license to operate a hotel or group home).
- D. A rental dwelling license shall not be required where a dwelling is owner occupied and the owner rents only to one or more persons who are all related to the owner as a spouse, parent, child, grandparent, grandchild, brother, sister, uncle, aunt, nephew, niece, great-grandparent or great-grandchild.
- E. A rental dwelling license shall not be required for a dwelling unit which is ordinarily owner occupied but is rented for a period of less than one (1) year because:
 - 1. The owner is placed in a hospital or other similar facility, or
 - 2. The owner has a bona fide, temporary absence for activities such as temporary job assignments, sabbaticals, or voluntary service.

5.30.20 License Application

An application for a rental dwelling license shall be on form provided by Eagle Mountain City and include the following information:

- A. The address of each rental dwelling that is owned, operated, or maintained by the applicant in Eagle Mountain city.
- B. The name, address, email address, and telephone number of each of the following: the applicant, the owner(s), and the manager(s) (if any) of all the rental dwellings included in subsection (A) above.
- C. For any out of state owner, the designation of a legal representative and agent residing in the state of Utah who is authorized by the owner to receive and/or accept service of process with respect to the rental dwellings covered by the application, and the name, address, email address, and telephone number of such representative.

- D. The signature of the owner or manager of the rental dwelling(s) certifying, to the best of the owner's or manager's knowledge or belief, that the use and occupancy of the rental dwelling(s) conforms to applicable ordinances and that the owner or manager agrees to comply with applicable Eagle Mountain City ordinances with respect to the rental dwellings covered by the application.

5.30.25 License Amendment

Any licensee who acquires additional rental dwellings after licensure but before renewal shall amend the license to add the rental dwellings to the license within thirty (30) days of acquisition.

5.30.30 License Fee

The fee for a rental dwelling license shall be in an amount established in the Eagle Mountain City consolidated fee schedule. The rental dwelling license fee shall be paid with the initial application and shall thereafter be paid annually and shall be due and payable on or before the date the rental dwelling license expires. A rental dwelling license shall be delinquent if the annual renewal license fee is not paid on or before the date that such license expires.

The city may choose to have a voluntary good landlord program where a portion of the licensing fee may be used to inform owners and managers of improved management practices and to educate about city codes pertinent to rental housing. Fees will be collected by the City as set forth in the consolidated fee schedule and a portion may be used by the City to purchase training and materials to promote better rental practices.

5.30.35 Issuance of License

A rental dwelling license shall be issued to an applicant if all of the following are met:

- A. All rental dwellings included in the application are in compliance with all applicable zoning ordinances and requirements.
- B. The applicant has paid all applicable rental dwelling license fees (including late fees).
- C. The applicant has complied with all other requirements of this section.

5.30.040. Non-transferability

A rental dwelling license is not transferable. Any owner holding a license shall give written or emailed notice within thirty (30) days to the business license official after having transferred or otherwise disposed of legal or equitable control of any rental dwelling. Such notice of transferred interest shall include the name, address, and information regarding the person(s) or entity succeeding to the ownership or control thereof. The new owner shall obtain a rental dwelling license as required by this section.

5.30.045. License Denial, Suspension or Revocation.

An application for a rental dwelling license may be denied, suspended, or revoked for any of the following reasons:

- A. The applicant does not meet the qualifications for a license as provided in this Article or other applicable City ordinances.
- B. For a new application, nonpayment or return of a check for the required license fee. For a renewal application, nonpayment of the required license fee plus any penalty assessed for late payment.
- C. False or incomplete information included in the application.
- D. Nonpayment of any administrative fines that have been imposed for administrative citations issued to the owner(s), manager(s) or occupants of any rental dwelling covered by the license for violation(s) of the Eagle Mountain Municipal Code.

5.30.050: Effective Date

The provisions of this chapter shall take effect on [UPDATED DATE].

5.30.055 Appeals

The denial, suspension or revocation of a rental dwelling license may be appealed to the administrative law judge appointed pursuant to Title 4 of the Eagle Mountain Municipal Code. A hearing shall be held regarding such appeal and a decision regarding the appeal shall be made by the administrative law judge in accordance with the procedures established under Title 4 of the Eagle Mountain Municipal Code.

5.30.060 Violations

Any person violating any of the provisions of this section shall be guilty of a class B misdemeanor and a fine in the amount of \$_____ for each day of violation for each dwelling unit operated without a valid rental dwelling license.



**EAGLE MOUNTAIN CITY
CITY COUNCIL MEETING
MARCH 16, 2021**

TITLE:	DISCUSSION - Rezone Initiation - The Ranches and Eagle Mountain Properties		
ITEM TYPE:	Discussion		
FISCAL IMPACT:			
APPLICANT:			
GENERAL PLAN DESIGNATION	CURRENT ZONE	ACREAGE	COMMUNITY

PUBLIC HEARING:
No

PREPARED BY:
Steve Mumford, Planning

PRESENTED BY:
Steve Mumford

RECOMMENDATION:

BACKGROUND:

In accordance with Utah Code Ann. 10-9a-509 and Eagle Mountain Municipal Code 17.05.130, Eagle Mountain City is initiating the process to rezone undeveloped property within the expired Ranches Master Development Agreement and the expired Eagle Mountain Properties Master Development Agreement to comply with the City's General Plan and Future Land Use Map.

It is anticipated that a map of the properties to be included in the rezone process will be provided at the meeting. Next steps include notification to property owners, standard public noticing of public hearings, and public hearings at Planning Commission and City Council.

ITEMS FOR CONSIDERATION:

REQUIRED FINDINGS:

PLANNING COMMISSION ACTION/RECOMMENDATION:

ATTACHMENTS:



**EAGLE MOUNTAIN CITY
CITY COUNCIL MEETING
MARCH 16, 2021**

TITLE:	DISCUSSION - Hidden Hollow Phase C		
ITEM TYPE:	Discussion		
FISCAL IMPACT:			
APPLICANT:	Ryan Bybee		
GENERAL PLAN DESIGNATION	CURRENT ZONE	ACREAGE	COMMUNITY The Ranches - Hidden Hollow

PUBLIC HEARING:

No

PREPARED BY:

Steve Mumford, Planning

PRESENTED BY:

Steve Mumford

RECOMMENDATION:

BACKGROUND:

The applicant's request for consideration of density vesting was recently tabled by the City Council. This item is a follow-up discussion to that tabled item. The applicant has been making conceptual changes to the project in response to City Council and staff feedback, and is in need of additional feedback and direction from the City Council concerning open space, amenities, and the City's property prior to making additional changes to the plan and returning to the Planning Commission for a preliminary plat and site plan review.

The applicant has provided some documents (attached) to assist with the discussion. Please provide whatever feedback you feel would be helpful for this project.

ITEMS FOR CONSIDERATION:

REQUIRED FINDINGS:

PLANNING COMMISSION ACTION/RECOMMENDATION:

ATTACHMENTS:

[Hidden Hollow Phase C Discussion Summary](#)

[Hidden Hollow Open Space](#)

[Hidden Hollow Townhome Elevations](#)

Hidden Hollow Phase C

Summary of Issues/Discussion Points

1. City Property & Value – We do not care if the City wants to sell the 1.5 acre property or not. We approached the City thinking it was the right thing to do to maximize the value of the City property. Prior to including the City Property our unit count was 128 units, now we are showing 134 units- an additional 6 units. I don't want to argue values...an appraisal was done with a value of \$250,000. That is a paper lot value of \$41,666. I think that is fair, if not tell me what is fair.
2. Density – I think we are all aware of this issue. I will just say that Phase C is not new to any of us. We showed this phase back when we received approval on Phase B. Density was discussed and it was determined that we were vested. At the time, there was concern by Commission and Council members that we would change Phase C and add density. I told you I would not and I have NOT...the only difference is the addition of the City property.
3. Product – When Phase B was approved we had anticipated using the same product of townhomes in Phase C. This product is already designed and architected. At the time of approval in 2018 the PC requested we add some architecture to the sides and back. We did this and are proud of the product we are presenting. I do not like alley load product and do not want to change the design, however I realize the design standards have changed and am happy to discuss.
4. Parks and Amenities – I have included the worksheets for both Phase B and Phase C as I think they need to be looked at together.

PHASE B – Required Open Space – 1.56 Acres
Provided Open Space – 2.8 Acres

Required Amenity Points – 156
Provided Amenity Points – 173

PHASE C - Required Open Space – 3.07 Acres
Provided Open Space – 3.34 Acres

Required Amenity Points – 307
Provided Amenity Points – 340

5. Clubhouse and Pool- We are required to provide a pool and clubhouse, or alternative. I am not a fan of clubhouses so I am proposing a larger pool, bathroom/changing area, pavilion and picnic tables, hot tub and larger pool

in lieu of the clubhouse. I think this is a better amenity. Here is a breakdown of the cost exchange. If you decide a clubhouse is better, no problem I will build the clubhouse and standard pool.

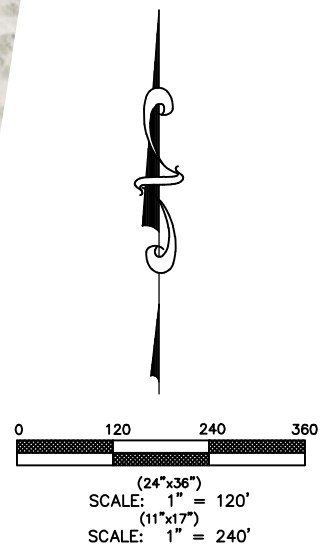
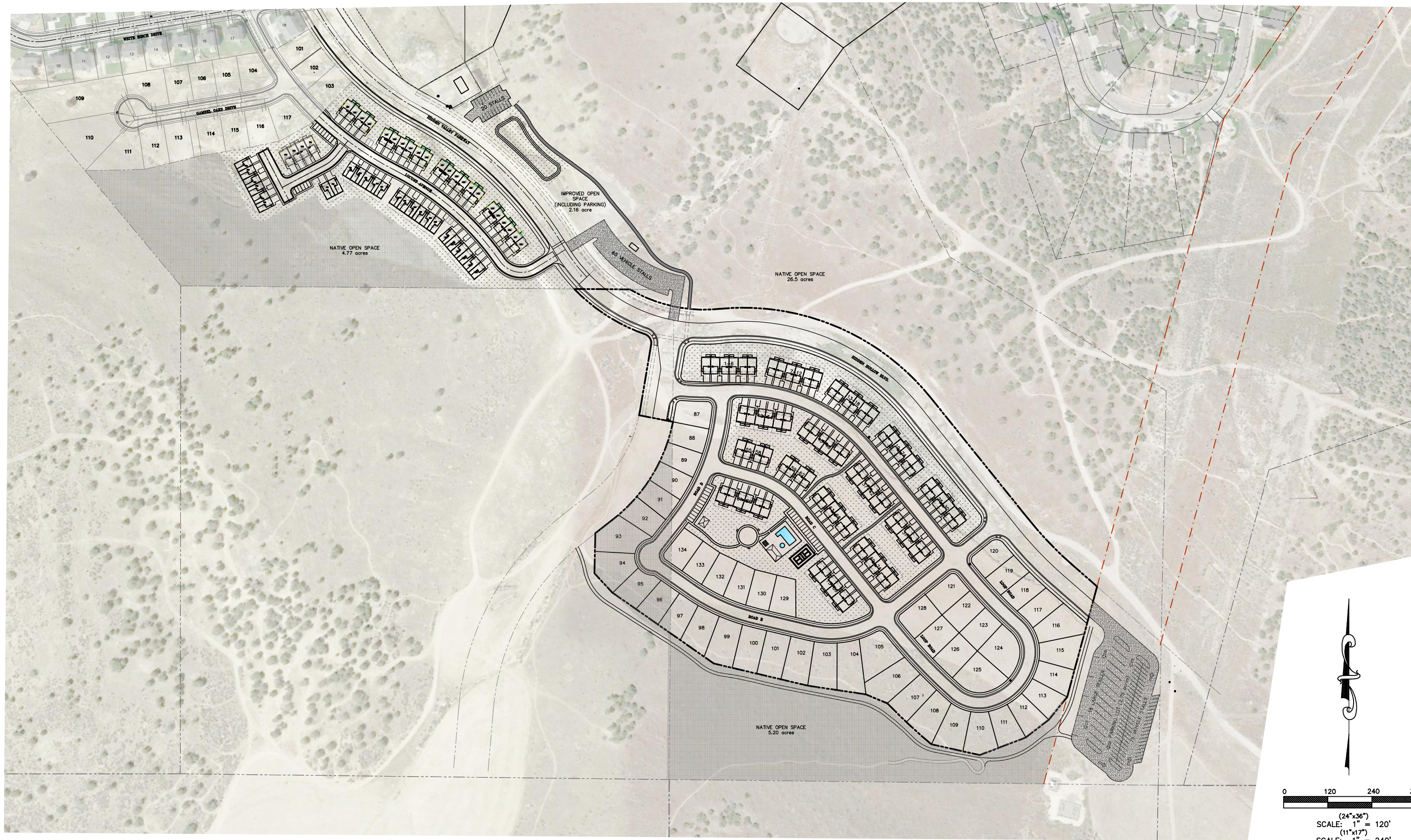
Cost of Clubhouse/Pool

Clubhouse	1500	SF	\$120.00	\$180,000.00
Pool	1000	SF	\$100.00	<u>\$100,000.00</u>
				\$280,000.00

Cost of Alternative

Larger Pool w/Kid Area	1260	SF	\$120.00	\$151,200.00
Hot Tub	1	EA	\$30,000.00	\$30,000.00
Trellis/ Tables	1	EA	\$20,000.00	\$20,000.00
Changing/Bathroom	1	EA	\$90,000.00	\$90,000.00
Drinking Fountains	2	EA	\$500.00	<u>\$1,000.00</u>
				\$292,200.00

6. Above and Beyond- Some have asked what we are willing to do above and beyond to get approval on the project. Here are a couple of things to consider:
 - a. We are proposing 50 extra amenity points.
 - b. We are proposing to dedicate the existing well site to the City. .5 acre site that is currently only an easement.
 - c. We are proposing to dedicate 35+ acres of Native Open Space to preserve the hillsides and establish the trail system. This acreage is traversed with trails that are used daily.
 - d. The concept of a larger parking lot at the south end of the property was brought up during our discussions with the City. We are willing to build a large group parking and trailer parking on a portion of our property on the south end. This is a great place for the suggested use that could potentially be added to in the future with neighboring properties.



REVISIONS			
NO.	DATE	DESCRIPTION	BY
1			
2			
3			
4			

DESIGNED BY:	TGT
DRAWN BY:	TT
CHECK BY:	TGT
DATE:	12/06/20
CGO FILE:	

J:\RYAN BYBEE\Hidden Canyon\dwg\02_UTILITY.dwg

TRANE ENGINEERING, P.C.
CONSULTING ENGINEERS AND LAND SURVEYORS
27 EAST MAIN LEHI, UTAH 84043 (801) 768-4544

EAGLE MOUNTAIN
UTAH

HIDDEN HOLLOW
PHASE 'C'

OVERALL OPEN SPACE

JOB
HH CAD
SHEET NO.
1



TREE LEGEND (TOTAL PLANT COUNT PHASE B)

SYMBOL	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	HYDROZONE	SPECIAL NOTES
GT'S	GLEDITSIA TRIACANTHOS INERMIS SKYCOLE	SKYLINE HONEY LOCUST	73	2" CAL.	LOW	
PN	PINUS NIGRA	AUSTRIAN PINE	3	6'-8" TALL	LOW	
ARA	ACER RUBRUM 'ARMSTRONG'	ARMSTRONG RED MAPLE	10	2" CAL.	LOW	

SHRUB/GRASSES LEGEND (TOTAL PHASE B)

SYMBOL	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	HYDROZONE	SPECIAL NOTES
CAF	CALAMAGROSTIS A. 'FOERSTER'	FOERSTER FEATHER GRASS	3	1 GAL	HIGH	
MSY	MISCANTHUS SINENSIS 'YAKUSHIMA'	DWARF MAIDEN GRASS	37	1 GAL	HIGH	
RNW	ROSA X 'NEARLY WILD'	NEARLY WILD ROSE	23	2 GAL	HIGH	
CVM	COREOPSIS VERTICILLATA 'MOONBEAM'	MOONBEAM THREADLEAF TICKSEED	27	1 GAL	LOW	

SITE MATERIALS (TOTAL PHASE B)

	LAWN AREA : LAWN AREAS SHALL BE SOD. ALL LAWN AREAS SHALL BE IRRIGATED WITH 100% COVERAGE BY POP-UP SPRAY HEADS AND GEAR-DRIVEN ROTORS. ALL DECIDUOUS AND CONIFER TREES PLANTED WITHIN SOD AREAS SHALL HAVE A FOUR FOOT(4') DIAMETER TREE RING COVERED WITH CHOCOLATE BROWN SHREDDED BARK MULCH.	88,454 SQ.FT.
	3/4" OQUIRRH GRAVEL LOCATED WHERE SPECIFIED (DEWITT 5 OZ. WEED BARRIER FABRIC TO BE INSTALLED IN ALL PLANTER AREAS). ALL TREES AND SHRUBS WITHIN MULCH AREAS SHALL BE WATERED WITH POINT-SOURCE DRIP IRRIGATION. 3" DEPTH	3,882 SQ.FT. (36 CU YD)
	2"-4" BROWN COLOR ROCK AREA: LOCATED WHERE SPECIFIED (DEWITT 5 OZ. WEED BARRIER FABRIC TO BE INSTALLED IN ALL PLANTER AREAS). ALL TREES AND SHRUBS WITHIN MULCH AREAS SHALL BE WATERED WITH POINT-SOURCE DRIP IRRIGATION.	29,685 SQ.FT. (275 CU YD)
	UNDISTURBED NATIVE AREA : AREA TO BE LEFT UNDISTURBED AND NATURAL. IF AREAS ARE DISTURBED DURING CONSTRUCTION, THEY WILL NEED TO BE REPLANTED WITH THE FOLLOWING RANGELAND PLANT MIX: 20% SECAR BLUEBUNCH W/ WHEATGRASS; 20% RADIANT ALFALFA; 10% IDAHO FESCUE; 10% BOTTLEBRUSH SQUIRRETAIL; 10% TEKAPO ORCHARDGRASS; 10% BITTERBRUSH; 8% SHERMAN'S BIG BLUEGRASS; 5% GREEN NEEDLEGRASS; 2% PRAIRIE JUNEGRASS; 2% ARROWLEAF BALSAMROOT; 2% SICKLE KEELED LUPINE; 1% WESTERN YARROW (CONTACT SUNMARK SEEDS)	214,719 SQ.FT.
	BOULDERS	AMOUNT: 2

LANDSCAPE GENERAL NOTES

- INSTALLER RESPONSIBILITIES AND LIABILITIES
- THESE PLANS ARE FOR BASIC DESIGN LAYOUT AND INFORMATION. THE INSTALLER IS REQUIRED TO REFER TO THEIR INDIVIDUAL TRADE - SCOPE OF WORK. OWNER ASSUMES NO LIABILITIES FOR INADEQUATE ENGINEERING CALCULATIONS, MANUFACTURER PRODUCT DEFECTS, INSTALLATION OF ANY LANDSCAPING AND COMPONENTS, OR TIME EXECUTION.
 - THE INSTALLER OF ALL LANDSCAPING AND IRRIGATION SYSTEMS ARE LIABLE AND RESPONSIBLE FOR ALL JURISDICTIONAL AND CODE REQUIREMENTS, TIME EXECUTIONS, AND INSTALLED PRODUCTS AND MATERIALS.
- GRADING AND DRAINAGE REQUIREMENTS
- ALL GRADING IS TO SLOPE AWAY FROM THE STRUCTURE PER CODE.
 - FINISHED GRADE IS NOT PERMITTED BY CODE TO DRAIN ON NEIGHBORING PROPERTIES
 - 6" MIN. FOUNDATION LEFT EXPOSED AT ALL CONDITIONS
 - LANDSCAPER TO MAINTAIN OR IMPROVE EXISTING FINAL GRADE AND PROPER DRAINAGE ESTABLISHED BY THE EXCAVATOR'S FINAL GRADE ACTIVITIES INCLUDING ANY MAINTENANCE, PRESERVATION, OR EXAGGERATION OF SLOPES, BERMS, AND SWALES.
 - IF ANY SWALE, BERM, OR GRADE HAS BEEN DAMAGED OR IS INCORRECT TO ENSURE CORRECT WATER FLOW THE TRADE CONTRACTOR IS RESPONSIBLE TO FIX STATED ISSUE.
 - ROOF RUN-OFF DEVICES SHOULD BE INSTALLED TO COLLECT AND DISCHARGE ALL ROOF RUNOFF A MINIMUM OF 10 FEET FROM FOUNDATION ELEMENTS OR BEYOND THE LIMITS OF BACKFILL AROUND THE FOUNDATION WALLS, WHICHEVER DISTANCE IS GREATER.
 - THE GROUND SURFACE WITHIN 10 FEET OF THE FOUNDATIONS SHOULD BE SLOPED TO DRAIN AWAY FROM THE STRUCTURE WITH A MINIMUM FALL OF 6 INCHES.
- LANDSCAPING REQUIREMENTS
- ALL LANDSCAPING IS TO BE INSTALLED PER ALL GOVERNING JURISDICTIONS I.E. INTERNATIONAL BUILDING CODE, CITY CODES.
 - NON-COMPLIANCE TO ALL GOVERNING JURISDICTION REQUIREMENTS AND REGULATION ARE THE RESPONSIBILITY OF THE LANDSCAPING INSTALLER.
 - ALL PLANTED LANDSCAPING IS TO BE INSTALLED ACCORDING TO THE NURSERY CARE AND INSTALLATION INSTRUCTIONS WHENEVER PURCHASED AND BASED ON INDIVIDUAL SOIL CONDITIONS AND SITE CONDITIONS.

LANDSCAPE NOTES

- LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR VERIFYING QUANTITIES OF ALL MATERIALS FOR BIDDING AND INSTALLATION PURPOSES. IF DISCREPANCIES EXIST, THE PLAN SHALL DICTATE QUANTITIES TO BE USED.
- PLANT MATERIAL TO BE INSTALLED PER PLANT LEGEND. IF SUBSTITUTIONS ARE WANTED, PROPOSED LANDSCAPE CHANGES MUST BE SUBMITTED TO THE LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO PLANTING.
- NEW LAWN AREAS TO BE SODDED WITH DROUGHT TOLERANT VARIETY. FINE LEVEL ALL AREAS PRIOR TO LAYING SOD.
- SANDY LOAM TOPSOIL TO BE IMPLEMENTED AT THE FOLLOWING DEPTHS: 6" TOPSOIL (WITH 2" HUMUS MIXED INTO TOPSOIL PRIOR TO SPREADING) IN ALL NEW PLANTER AREAS AND 4" IN ALL NEW LAWN AREAS. PLANTER BEDS TO BE EXCAVATED AS NECESSARY IN ORDER TO ACCOMMODATE NEW TOPSOIL AND/OR PLANTER BED MULCH TO REACH FINISHED GRADE.
- 4"X6" EXTRUDED CONCRETE MOW CURB TO BE INSTALLED BETWEEN ALL LAWN AND PLANTER AREAS PER PLAN. ANY TREES LOCATED IN LAWN MUST HAVE A 4" CONCRETE TREE RING.
- DeWitt 5 OZ. WEED BARRIER FABRIC TO BE INSTALLED IN ALL PLANTER AREAS EXCEPT UNDER ANNUAL PLANTING AREAS AS SHOWN ON PLAN.
- ROCK MULCH TO BE IMPLEMENTED AT THE FOLLOWING DEPTHS: 3" IN ALL TREE, SHRUB, AND PERENNIAL PLANTER AREAS; ANNUAL PLANTING AREAS AS SHOWN ON PLAN TO RECEIVE 4" OF SOIL AID MATERIAL. PULL BARK MULCH MIN. 3" AWAY FROM BASE OF ALL PERENNIALS AND SHRUBS AND MIN. 6" AWAY FROM ALL TREES.
- CONTRACTOR TO PROVIDE NEW AUTOMATIC UNDERGROUND IRRIGATION SYSTEM TO BE INSTALLED IN ALL LANDSCAPE AREAS. ALL LAWN AREA TO RECEIVE 100% HEAD TO HEAD COVERAGE WITH SPRAY AND ROTARY SPRINKLER HEADS. ALL PLANTER AREAS NEED TO RECEIVE A FULL DRIP SYSTEM TO EACH TREE AND SHRUB ON PROJECT. SEE IRRIGATION PLAN.

ISSUE DATE 10/28/2020		PROJECT NUMBER UT20134		PLAN INFORMATION 811 BLUE STAKES OF UTAH UTILITY NOTIFICATION CENTER, INC. 1-800-662-4111 www.bluestakes.org		PROJECT INFORMATION HIDDEN HOLLOW PHASE B EAGLE MOUNTAIN, UTAH		DEVELOPER / PROPERTY OWNER / CLIENT Developer / Property Owner: CADENCE HOMES 2801 NORTH THANKSGIVING WAY SUITE 100 LEHI, UT 84043 801.768.0500		LANDSCAPE ARCHITECT / PLANNER PM: JTA DRAWN: KBA CHECKED: TM PLOT DATE: 10/28/2020	
NO. REVISION DATE				GRAPHIC SCALE: 1" = 80'				Client / Engineer: TRANE ENGINEERING, P.C. CONSULTING ENGINEERS AND LAND SURVEYORS 27 EAST MAIN LEHI, UTAH 84043 (801) 768-4544		LANDSCAPE PLAN PRELIMINARY PLANS NOT FOR CONSTRUCTION LP-1.1	
1 XXXX XX-XX-XX								DESIGN GROUP Landscape Architecture • Planning & Visualization 3450 N. TRIUMPH BLVD. SUITE 102 LEHI, UTAH 84043 (801) 960-2698 www.pkjdesigngroup.com			
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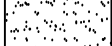
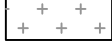
TREE LEGEND (TOTAL PLANT COUNT PHASE C)

SYMBOL	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	HYDROZONE	SPECIAL NOTES
GT'S	GLEDITSIA TRIACANTHOS INERMIS SKYCOLE	SKYLINE HONEY LOCUST	89	2" CAL.	LOW	
PN	PINUS NIGRA	AUSTRIAN PINE	7	6'-8" TALL	LOW	
AR'A	ACER RUBRUM 'ARMSTRONG'	ARMSTRONG RED MAPLE	9	2" CAL.	LOW	

SHRUB/GRASSES LEGEND (TOTAL PHASE C)

SYMBOL	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	HYDROZONE	SPECIAL NOTES
CAF	CALAMAGROSTIS A. 'FOERSTER'	FOERSTER FEATHER GRASS	8	1 GAL	HIGH	
MSY	MISCANTHUS SINENSIS 'YAKUSHIMA'	DWARF MAIDEN GRASS	20	1 GAL	HIGH	
PA'L	PEROVSKIA ATRIPICIFOLIA 'LITTLE SPIRE'	LITTLE SPIRE RUSSIAN SAGE	6	1 GAL	HIGH	
R'NW	ROSA X 'NEARLY WILD'	NEARLY WILD ROSE	18	2 GAL	HIGH	
CVM	COREOPSIS VERTICILLATA 'MOONBEAM'	MOONBEAM THREADLEAF TICKSEED	35	1 GAL	LOW	

SITE MATERIALS (TOTAL PHASE C)

- LAWN AREA : 142,334 SQ. FT.
LAWN AREAS SHALL BE SOD. ALL LAWN AREAS SHALL BE IRRIGATED WITH 100% COVERAGE BY POP-UP SPRAY HEADS AND GEAR-DRIVEN ROTORS. ALL DECIDUOUS AND CONIFER TREES PLANTED WITHIN SOD AREAS SHALL HAVE A FOUR FOOT(4') DIAMETER TREE RING COVERED WITH CHOCOLATE BROWN SHREDDED BARK MULCH.
- 3/4" OQUIRH GRAVEL
LOCATED WHERE SPECIFIED
(DEWITT 5 OZ. WEED BARRIER FABRIC TO BE INSTALLED IN ALL PLANTER AREAS). ALL TREES AND SHRUBS WITHIN MULCH AREAS SHALL BE WATERED WITH POINT-SOURCE DRIP IRRIGATION.
- UNDISTURBED NATIVE AREA : 242,180 SQ. FT.
AREA TO BE LEFT UNDISTURBED AND NATURAL, IF AREAS ARE DISTURBED DURING CONSTRUCTION, THEY WILL NEED TO BE REPLANTED WITH THE FOLLOWING RANGELAND PLANT MIX: 20% SECAR BLUEJUNCH WHEATGRASS; 20% RADIANT ALFALFA; 10% DAHO FESCUE; 10% BOTTLEBRUSH SQUIRRETAIL; 10% TEKAPO ORCHARDGRASS; 10% BITTERBRUSH; 8% SHERMAN'S BIG BLUEGRASS; 5% GREEN NEEDLEGRASS; 2% PRAIRIE JUNEGRASS; 2% ARROWLEAF BALSAMROOT; 2% SICKLE KEELED LUPINE; 1% WESTERN YARROW (CONTACT SUNMARK SEEDS)

LANDSCAPE GENERAL NOTES

- INSTALLER RESPONSIBILITIES AND LIABILITIES
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- 4"x6" EXTRUDED CONCRETE MOW CURB TO BE INSTALLED BETWEEN ALL LAWN AND PLANTER AREAS PER PLAN. ANY TREES LOCATED IN LAWN MUST HAVE A 4" CONCRETE TREE RING.
- DeWitt 5 OZ. WEED BARRIER FABRIC TO BE INSTALLED IN ALL PLANTER AREAS EXCEPT UNDER ANNUAL PLANTING AREAS AS SHOWN ON PLAN.
- ROCK MULCH TO BE IMPLEMENTED AT THE FOLLOWING DEPTHS: 3" IN ALL TREE, SHRUB, AND PERENNIAL PLANTER AREAS; ANNUAL PLANTING AREAS AS SHOWN ON PLAN TO RECEIVE 4" OF SOIL AID MATERIAL. PULL BARK MULCH MIN. 3" AWAY FROM BASE OF ALL PERENNIALS AND SHRUBS AND MIN. 6" AWAY FROM ALL TREES.
- CONTRACTOR TO PROVIDE NEW AUTOMATIC UNDERGROUND IRRIGATION SYSTEM TO BE INSTALLED IN ALL LANDSCAPE AREAS. ALL LAWN AREA TO RECEIVE 100% HEAD TO HEAD COVERAGE WITH SPRAY AND ROTARY SPRINKLER HEADS. ALL PLANTER AREAS NEED TO RECEIVE A FULL DRIP SYSTEM TO EACH TREE AND SHRUB ON PROJECT. SEE IRRIGATION PLAN.

ISSUE DATE

10/28/2020

PROJECT NUMBER

UT20134

PLAN INFORMATION

811

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

PROJECT INFORMATION

HIDDEN HOLLOW
PHASE C
EAGLE MOUNTAIN, UTAH

DEVELOPER / PROPERTY OWNER / CLIENT

Developer / Property Owner:
CADENCE HOMES
2801 NORTH THANKSGIVING WAY
SUITE 100 LEHI, UT 84043
801.768.0500

Client / Engineer:

TRANE ENGINEERING, P.C.
CONSULTING ENGINEERS AND LAND SURVEYORS
27 EAST MAIN LEHI, UTAH 84043 (801) 768-4544

LANDSCAPE ARCHITECT / PLANNER

PKJ
DESIGN GROUP
Landscape Architecture • Planning & Visualization
3450 N. TRIUMPH BLVD. SUITE 102
LEHI, UTAH 84043 (801) 960-2698
www.pkjdesigngroup.com

LICENSE STAMP

PM: JTA
DRAWN: KBA
CHECKED: TM
PLOT DATE: 10/28/2020

LANDSCAPE PLAN

PRELIMINARY PLANS NOT
FOR CONSTRUCTION
LP-1.2

NO. REVISION DATE

1 XXXX XX-XX-XX

2

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0' 40' 80' 160' 320'

GRAPHIC SCALE: 1" = 80'



TREE LEGEND (TOTAL PLANT COUNT PARK AREA)						
SYMBOL	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	HYDROZONE	SPECIAL NOTES
GT'S	GLEDITSIA TRIACANTHOS INERMIS SKYCOLE	SKYLINE HONEY LOCUST	19	2" CAL.	LOW	
PN	PINUS NIGRA	AUSTRIAN PINE	5	6'-8" TALL	LOW	
AR'A	ACER RUBRUM 'ARMSTRONG'	ARMSTRONG RED MAPLE	11	2" CAL.	LOW	
AH	ACER TATARICUM 'GARANN'	HOTWINGS MAPLE	7	2" CAL.	LOW	

SHRUB/GRASSES LEGEND (TOTAL COUNT PARK AREA)						
SYMBOL	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	HYDROZONE	SPECIAL NOTES
CAF	FOERSTERIA A. 'FOERSTER'	FEATHER GRASS	35	1 GAL	HIGH	
MS'Y	MISCANTHUS SINENSIS 'YAKUSHIMA'	DWARF MAIDEN GRASS	10	1 GAL	HIGH	
PAL	PEROVSKIA ATRIPICIFOLIA 'LITTLE SPIRE'	LITTLE SPIRE RUSSIAN SAGE	6	1 GAL	HIGH	
R'NW	ROSA X 'NEARLY WILD'	NEARLY WILD ROSE	6	2 GAL	HIGH	
CV'M	COREOPSIS VERTICILLATA 'MOONBEAM'	MOONBEAM THREADLEAF TICKSEED	7	1 GAL	LOW	

SITE MATERIALS (TOTAL COUNT PARK AREA)	
	LAWN AREA: 36,694 SQ. FT. LAWN AREAS SHALL BE SOD. ALL LAWN AREAS SHALL BE IRRIGATED WITH 100% COVERAGE BY POP-UP SPRAY HEADS AND GEAR-DRIVEN ROTORS. ALL DECIDUOUS AND CONIFER TREES PLANTED WITHIN SOD AREAS SHALL HAVE A FOUR FOOT(4') DIAMETER TREE RING COVERED WITH CHOCOLATE BROWN SHREDDED BARK MULCH.
	3/4" OQUIRRH GRAVEL: 7,334 SQ. FT. (67 CU YD) LOCATED WHERE SPECIFIED (DEWITT 5 OZ. WEED BARRIER FABRIC TO BE INSTALLED IN ALL PLANTER AREAS) ALL TREES AND SHRUBS WITHIN MULCH AREAS SHALL BE WATERED WITH POINT-SOURCE DRIP IRRIGATION.

- LANDSCAPE NOTES**
- INSTALLATION
- LANDSCAPE CONTRACTOR SHALL HAVE ALL UTILITIES BLUE STAKED PRIOR TO DIGGING. ANY DAMAGE TO UTILITIES SHALL BE REPAIRED AT CONTRACTOR'S EXPENSE WITH NO ADDITIONAL COST TO THE OWNER.
 - DURING THE BIDDING AND INSTALLATION PROCESS, THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR VERIFYING QUANTITIES OF ALL MATERIALS. IF DISCREPANCIES EXIST, THE PLAN SHALL DICTATE QUANTITIES TO BE USED.
 - ALL PLANT MATERIAL SHALL BE PLANTED ACCORDING TO INTERNATIONAL SOCIETY OF ARBORICULTURE (ISA) STANDARDS WITH CONSIDERATION TO INDIVIDUAL SOIL AND SITE CONDITIONS, AND NURSERY CARE AND INSTALLATION INSTRUCTIONS.
 - SELECTED PLANTS WILL BE ACCORDING TO THE PLANT LEGEND. IF SUBSTITUTIONS ARE NECESSARY, PROPOSED LANDSCAPE CHANGES MUST BE SUBMITTED TO THE LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO LAYING SOD.
 - SHOULD THE SITE REQUIRE ADDITIONAL TOPSOIL, REFER TO SOIL TEST WHEN MATCHING EXISTING SOIL. IF A MATCHING SOIL IS NOT LOCATABLE, A 6" DEPTH OF SANDY LOAM TOPSOIL, MIXED PRIOR TO SPREADING WITH 2-3" OF QUALITY COMPOST CAN BE INCORPORATED INTO THE EXISTING SOIL USING THE FOLLOWING DIRECTIONS: SCARIFY TOP 6" OF EXISTING SUBSOIL AND INCORPORATE 3" OF NEW COMPOST ENRICHED TOPSOIL. SPREAD REMAINING TOPSOIL TO REACH FINISHED GRADE.
 - SOD FOR NEW LAWN AREAS SHALL BE A DROUGHT TOLERANT VARIETY. FINE LEVEL ALL AREAS PRIOR TO LAYING SOD.
 - EDGING, AS INDICATED ON PLAN, IS TO BE INSTALLED BETWEEN ALL LAWN AND PLANTER AREAS. ANY TREES LOCATED IN LAWN MUST HAVE A 4-6" TREE RING OF THE SAME EDGING.
 - IF REQUIRED BY CITY OR OWNER SPECIFIED, DWITH 5 OZ WEED BARRIER FABRIC TO BE INSTALLED IN ALL PLANTER AREAS EXCEPT UNDER ANNUAL PLANTING AREAS AS SHOWN ON PLAN. WEED BARRIER SHALL BE CUT BACK FROM EACH PLANT TO THE DIAMETER OF THE ROOTBALL.
 - ROCK MULCH (INORGANIC MULCH) TO BE APPLIED AT THE FOLLOWING DEPTHS: 3" IN ALL TREE, SHRUB, AND PERENNIAL PLANTER AREAS; ANNUAL PLANTING AREAS AS SHOWN ON PLAN TO RECEIVE 4" OF SOIL AID MATERIAL (ORGANIC MULCH). NO MULCH SHALL BE PLACED WITHIN 12" OF BASE OF TREE AND 6" WITHIN BASE OF SHRUBS AND PERENNIALS.
 - A NEW UNDERGROUND, AUTOMATIC IRRIGATION SYSTEM IS TO BE INSTALLED BY CONTRACTOR IN ALL LANDSCAPED AREAS. LAWN AREAS TO RECEIVE AT LEAST 100% HEAD TO HEAD COVERAGE AND PLANTER AREAS TO RECEIVE A FULL DRIP SYSTEM TO EACH TREE AND SHRUB. POINT SOURCE DRIP OR IN-LINE DRIP TUBING TO BE SECURED AT EDGE OF ROOTBALL, NOT AGAINST TRUNK. SEE IRRIGATION PLAN.
 - UPON REQUEST, A PLANT GUIDE IS AVAILABLE WITH OUR RECOMMENDATIONS REGARDING WEED BARRIER, PLANT CARE AND MAINTENANCE.
- INSTALLER RESPONSIBILITIES AND LIABILITIES
- THESE PLANS ARE FOR BASIC DESIGN LAYOUT AND INFORMATION. LANDSCAPE CONTRACTOR IS REQUIRED TO USE TRADE KNOWLEDGE FOR IMPLEMENTATION. OWNER ASSUMES NO LIABILITIES FOR INADEQUATE ENGINEERING CALCULATIONS, MANUFACTURER PRODUCT DEFECTS, INSTALLATION OF ANY LANDSCAPING AND COMPONENTS, OR TIME EXECUTION.
 - LANDSCAPE CONTRACTOR IS RESPONSIBLE AND LIABLE FOR INSTALLATION OF ALL LANDSCAPING AND IRRIGATION SYSTEMS INCLUDING CODE REQUIREMENTS, TIME EXECUTIONS, INSTALLED PRODUCTS AND MATERIALS.
- GRADING AND DRAINAGE REQUIREMENTS
- AS PER CODE, ALL GRADING IS TO SLOPE AWAY FROM ANY STRUCTURE. SURFACE OF THE GROUND WITHIN 10' FEET OF THE FOUNDATION SHOULD DRAIN AWAY FROM THE STRUCTURE WITH A MINIMUM FALL OF 6"
 - AS PER CODE, FINISHED GRADE WILL NOT DRAIN ON NEIGHBORING PROPERTIES
 - A MINIMUM OF 6" OF FOUNDATION WILL BE LEFT EXPOSED AT ALL CONDITIONS
 - LANDSCAPE CONTRACTOR TO MAINTAIN OR IMPROVE FINAL GRADE AND PROPER DRAINAGE ESTABLISHED BY EXCAVATOR, INCLUDING BUT NOT LIMITED TO ANY MAINTENANCE, PRESERVATION, OR EXAGGERATION OF SLOPES, BERMS, AND SWALES.
 - LANDSCAPE CONTRACTOR IS RESPONSIBLE TO CORRECT ANY DAMAGED OR IMPROPER WATERFLOW OF ALL SWALES, BERMS, OR GRADE
 - DEVICES FOR CHANNELING ROOF RUN-OFF SHOULD BE INSTALLED FOR COLLECTION AND DISCHARGE OF RAINWATER AT A MINIMUM OF 10' FROM THE FOUNDATION, OR BEYOND THE LIMITS OF FOUNDATION WALL BACKFILL, WHICHEVER DISTANCE IS GREATER

ISSUE DATE
1/7/2021

PROJECT NUMBER
UT20134

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

PROJECT INFORMATION

HIDDEN HOLLOW
PARK AREA
EAGLE MOUNTAIN, UTAH

GRAPHIC SCALE: 1" = 20'

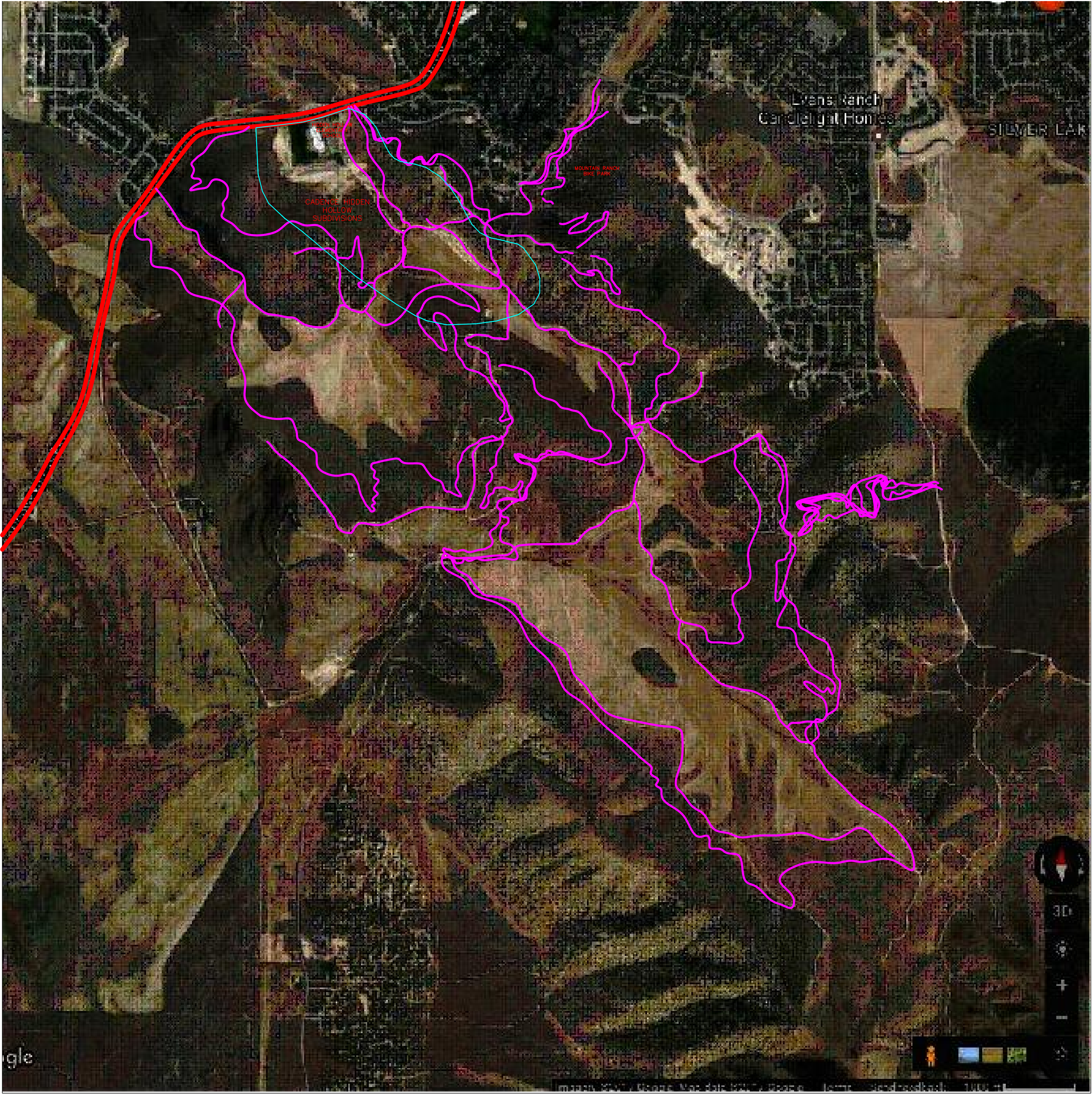
DEVELOPER / PROPERTY OWNER / CLIENT
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LICENSE STAMP
PRELIMINARY PLANS NOT FOR CONSTRUCTION
LP-PARK

PM: JTA
DRAWN: KBA
CHECKED: TM
PLOT DATE: 1/7/2021





PARKS & OPEN SPACE WORKSHEET

Phase B

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.

Provided
2.8 Acres

Required Improved Open Space		
Residential Lots / Units	Required Open Space (Square Feet) ^a	Required Open Space (Acres) ^b
63	x 1,000 = 63,000 sq ft	/ 43,560 = 1.56 Acres

Park Fee-In-Lieu (if applicable)	
Required Open Space (Square Feet) ^a	Total Fee-In-Lieu
sq ft	x \$5.75 = \$

Required Amenity Points	
Required Open Space (Acres) ^b	Required Amenity Points
1.56 Acres	x 100 = 156 Points

Park & Improved Open Space Elements / Amenities			
Park Feature / Improvement	Points Available	Proposed Quantities	Proposed Points
Bench / Picnic Table (w/ shade structure or trees)	2	3	6
Bicycle Rack (4+ bikes)	2	3	6
Trees (5) (A majority must be shade trees)	2	3	6
Shade Structure	4		
Drinking Fountain	5	1	5
Asphalt or Concrete Trails – 8 ft wide, excluding sidewalks along streets (per 100 linear feet)	6		
Parking* (5 stalls)	6		
Swings (4+ swings)	7		
Concrete Basketball Court (1/2)	20		
Pavilion w/ tables, garbage receptacles, barbeques (per 100 square feet)	4		
Playground Equipment* per \$1,000	2		
Splash Pad* per \$1,000	2		
Tennis Court (6,600 sq ft or 55'x120')	100		
Sports Court (6,600 sq ft or 55'x120')	100		
Restroom (600+ sq ft)	100	1	100
Restroom (1200+ sq ft)	200		
Public Art	Varies		
Other: Trailhead kiosk, Bikedad Rack	Varies	1	50
Other: Wayfinding Signs	Varies		
TOTAL			173

* 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.



PARKS & OPEN SPACE WORKSHEET

Phase 'C'

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) ^a	Required Open Space (Acres) ^b
134	x 1,000 = 134,000 sq ft	/ 43,560 = 3.07 Acres

Provided
3.34 Acres

Park Fee-In-Lieu (if applicable)	
Required Open Space (Square Feet) ^a	Total Fee-In-Lieu
sq ft	x \$5.75 = \$

Required Amenity Points	
Required Open Space (Acres) ^b	Required Amenity Points
3.07 Acres	x 100 = 307 Points

Park & Improved Open Space Elements / Amenities			
Park Feature / Improvement	Points Available	Proposed Quantities	Proposed Points
Bench / Picnic Table (w/ shade structure or trees)	2	9	16
Bicycle Rack (4+ bikes)	2		
Trees (5) (A majority must be shade trees)	2	6	12
Shade Structure	4		
Drinking Fountain	5		
Asphalt or Concrete Trails – 8 ft wide, excluding sidewalks along streets (per 100 linear feet)	6	6	36
Parking* (5 stalls)	6	4	24
Swings (4+ swings)	7		
Concrete Basketball Court (1/2)	20		
Pavilion w/ tables, garbage receptacles, barbeques (per 100 square feet)	4	5	20
Playground Equipment* per \$1,000	2	50	100
Splash Pad* per \$1,000	2		
Tennis Court (6,600 sq ft or 55'x120')	100	1	40
Sports Court (6,600 sq ft or 55'x120')	100		
Restroom (600+ sq ft)	100		
Restroom (1200+ sq ft)	200		
Public Art	Varies		
Other: Pickle Ball Lighting	Varies	10	10
Other: 4100 Linear Feet MTB Trails 2 per 100	Varies	41	82
TOTAL Native Open Space 30+ Acres			340

* 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.







**EAGLE MOUNTAIN CITY
CITY COUNCIL MEETING
MARCH 16, 2021**

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

PUBLIC HEARING:

Yes

PREPARED BY:

Tayler Jensen, Planning

PRESENTED BY:

Tayler Jensen

RECOMMENDATION:

BACKGROUND:

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

ITEMS FOR CONSIDERATION:

This proposal is for a Site Plan, per EMMC 17.100.050 B, any commercial lot which abuts a residential use shall be effectively screened by a combination of a wall, fencing, and landscaping of acceptable design. The proposed O'Reilly Auto Parts does back onto the Oak Hollow subdivision, which is buffered by an existing six-foot (6') masonry wall, however, as the wall follows the natural grade of the land, there are a few lots that are not "Effectively Screened". EMMC 17.35.050 F states require buffering or transitioning when built adjacent to residential uses, an EMMC 17.60.110 D requires applicants to provide a headlight screen. As the natural dip in the existing wall is roughly in line with the dip in the wall Staff recommends the planting of evergreen trees, increasing landscaping, and/or increasing the height of the wall (or building a new wall) in

designated locations to provide effective screening. (Attachment #1 – Buffering)

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

Commercial Design Standards - Compliance with EMMC 17.72 Commercial and Multifamily Design standards are addressed below. As a commercial development, O’Reilly Auto Parts must comply with these standards. Per EMMC 17.72.030 A.1, the primary entrance to the building should orient toward the street, and if not the street-facing façade should include entrances, display windows, awnings, increased architectural elements, increased landscaping, and other pedestrian-oriented features. The street-facing façade (North Elevation) does not include the primary entrance to the building. While it does feature windows, an awning and a sidewalk path are provided from the trail along Pony Express Parkway to the main entry (West Elevation incorrectly labeled “East Elevation”) it is up to the Planning

Commission to determine if there are enough architectural elements to comply with this provision. (Attachment #2 – Elevations)

EMMC 17.72.040 A requires the building to be similar in style to adjacent buildings. The proposed building is similar in appearance to Dollar Tree, but the color palette is much lighter than both Dollar Tree and Eagle Vision. Staff recommends the elevations be updated to include stacked stone and materials similar in color to Dollar Tree and Eagle Vision. (Attachment #2 – Elevations)

EMMC 17.72.030 B requires the main entrance of a structure to orient to major sidewalks pedestrian ways, plazas, courtyards, or other public spaces. Main entrances shall also be clearly identifiable, and consist of a sheltering element such as a porch, stoop awning, arcade, or portico. All parking in the proposed site plan is to the rear or side of the building. While the main entry is not oriented toward Pony Express Parkway, a pedestrian path is provided connecting the Trail along Pony Express Parkway to the front door. The main entrance is clearly identifiable and does include a sheltering element. It is the opinion of staff that the main entrance complies with standards of EMMC 17.72.040 B.

EMMC 17.72.040 C states “The primary roof form of a structure should help reduce the perceived scale of the building. All commercial buildings shall contain either sloping roofs with overhanging eaves or a decorative parapet and multiple roof planes and heights. Decorative cornices and roof projections such as cupolas or towers are also encouraged.” The proposed elevations do not include sloping roofs, nor do they include decorative parapet, and only very minor changes in rooflines. It is the opinion of staff that elevations should be amended to include a tower or to increase the height of the parapet above the main entry and columns to give the appearance of different roof planes and heights. (Attachment #2 – Elevations)

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

EMMC 17.72.040 E states “Pedestrian-scaled architectural features/details shall be incorporated into commercial buildings to orient the building to pedestrian activity and to increase the overall visual appeal of the structure...Commercial buildings shall incorporate a majority of the following architectural details: reveals, canopies, awnings, popouts, columns, decorative trim and moldings, architectural lighting, ornamental cornices, decorative masonry pattern, decorative doors and windows, exposed timbers, and trellis structures. All sides of a building shall include the chosen details.” The proposed elevations include awnings, columns, decorative trim, and architectural lighting. Utilizing four (4) of the twelve (12) architectural features. It is the opinion of staff that at least three (3) additional architectural features should be added to the elevations to comply with EMMC 17.72.040 E 1. (Attachment #2 – Elevations)

EMMC 17.72.040 F states “Buildings should incorporate materials used throughout the city and be similar in character and architectural

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

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

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

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

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

recommends that color renderings or material/color schedule details of dumpster enclosure be provided to confirm compliance with code.

Other Items for Consideration

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

Per EMMC 17.55.120 table C, retail establishments shall have a minimum parking requirement of 1 stall per 300 SF of gross floor area, and a maximum of 1 stall per 200 SF of gross floor area. With a building size of 7,400 SF, the parking requirement for this project is between 25 – 37 parking stalls. The applicant is proposing 28 parking stalls. Per EMMC 17.55.120 table B, a minimum of two ADA parking stalls are required, and the applicant is providing two ADA stalls, therefore this proposal complies with parking requirements.

Per EMMC 17.35.050 K “Convenient bicycle parking shall be provided in locations that do not interfere with pedestrian circulation.” No bicycle parking is provided, thus the applicant is not in compliance. A potential location is the hashed asphalt at the north end of the parking area at the front of the building or within the landscaped area to the east of the pedestrian access between PEP and the building. Staff believes this may help with that “pedestrian” design along the north face.

A monument sign has been proposed in this site plan, the sign proposal shall comply with EMMC 17.80. Per table 17.60.160 B there shall be a minimum buffer of 10' which includes trees, wall, fence, and headlight screen with the residential uses to the south. While this buffer is largely provided additional screening is required in a few locations due to the existing wall following the natural topography and not providing sufficient headlight screening.

REQUIRED FINDINGS:

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

PLANNING COMMISSION ACTION/RECOMMENDATION:

The Planning Commission held a public hearing on the site plan request on March 9, 2021.

The Planning Commission voted 3-2 to recommend approval of the site plan with the following conditions:

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

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

ATTACHMENTS:

[Attachment #1 - Buffering](#)

[Attachment #2 - Elevations](#)

[Attachment #3 - Site & Landscape Plans](#)

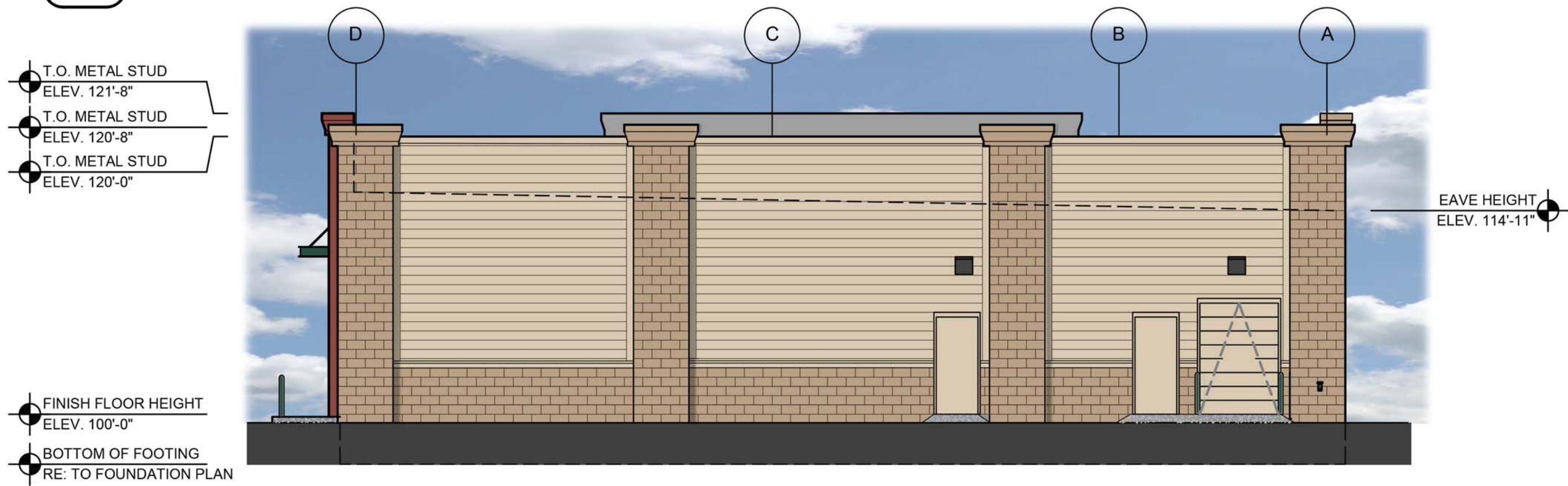






1 FRONT EXTERIOR ELEVATION

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



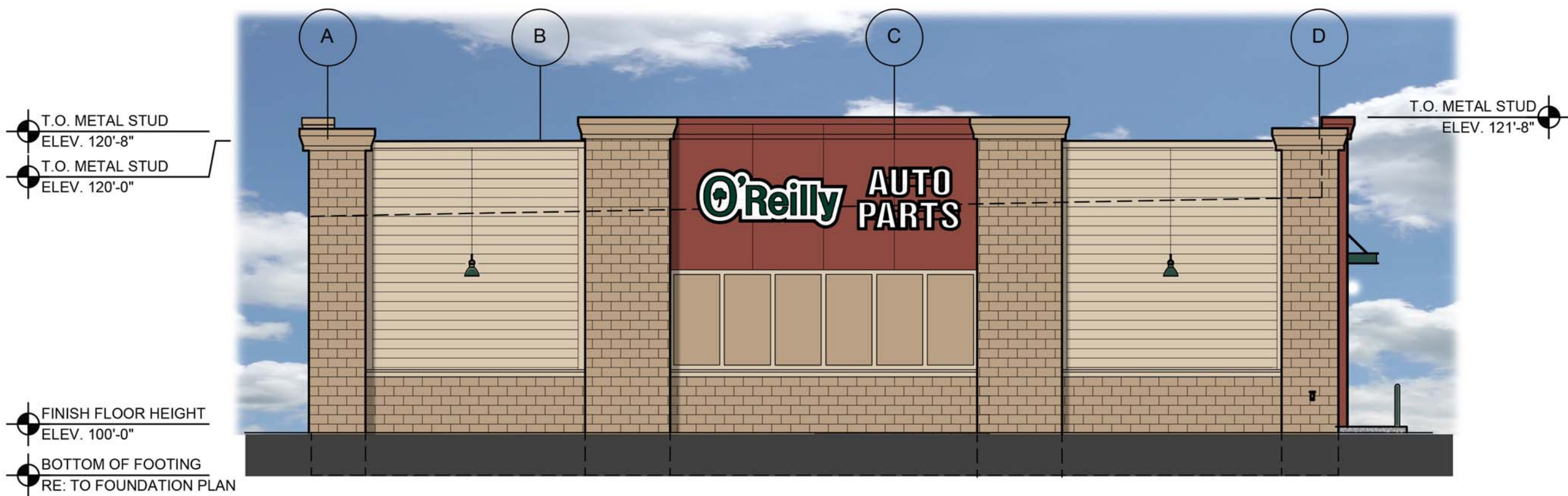
2 RIGHT EXTERIOR ELEVATION

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



3 REAR EXTERIOR ELEVATION

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



4 LEFT EXTERIOR ELEVATION

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

EXTERIOR FINISH SCHEDULE

EXTERIOR INSULATION AND FINISH SYSTEM (EIFS)

KEY NOTE NO. 1A:
MFG: DRYVIT SPECIFIED. EQUAL BY STO OR MASTER BUILDERS (NO SUBSTITUTES)
SERIES: OUTSULATION PLUS MD
TEXTURE: SANDBLAST
COLOR: DRYVIT "ORAP011030S" STRATOTONE HIGH PERFORMANCE
COLOR STANDARD: DRY-VIT COLOR "PATCHWOOD"

KEY NOTE NO. 1B:
MFG: DRYVIT SPECIFIED. EQUAL BY STO OR MASTER BUILDERS (NO SUBSTITUTES)
SERIES: OUTSULATION PLUS MD
TEXTURE: SANDBLAST
COLOR: SHERWIN WILLIAMS "SOFTER TAN" SW6141 (SHER-CRYL) GLOSS

UNIT MASONRY

KEY NOTE NO. 2:
TYPE: CONCRETE MASONRY UNIT (CMU)
MFG: (REFER TO PROJECT MANUAL)
SIZE: 4"X8"X16" (NOM.)
TEXTURE: SPLIT FACE
COURSING: RUNNING BOND
FINISH: FIELD PAINT (FIELD COLOR)
COLOR: SHERWIN WILLIAMS "LATTE" SW6108 (SEMI-GLOSS)
MORTAR COLOR: NATURAL GRAY
NOTE: REFER TO "CONCRETE MASONRY UNIT SPECIAL SCHEDULE OF TREATMENTS" FOR ADDITIONAL REQUIREMENTS.

FLASHING AND SHEET METAL

KEY NOTE NO. 3:
TYPE: STANDING SEAM ROOFING SYSTEM
MFG: (REFER TO PRE-ENGINEERED METAL BUILDING SHOP DRAWINGS)
COLOR: GALVALUME

KEY NOTE NO. 4:
TYPE: CAP FLASHING AT MASONRY
MFG: (REFER TO PRE-ENGINEERED METAL BUILDING SHOP DRAWINGS)
FINISH: PREFINISHED
COLOR: EQUAL TO BUTLER BUILDING "COOL BIRCH WHITE"

KEY NOTE NO. 5:
TYPE: CAP FLASHING AT EXTERIOR INSULATION FINISH SYSTEM (EIFS)
MFG: (REFER TO PRE-ENGINEERED METAL BUILDING SHOP DRAWINGS)
FINISH: FACTORY PRIMED AND FIELD PAINT
COLOR: MATCH DRY-VIT COLOR PATCHWOOD

KEY NOTE NO. 6:
TYPE: SHEET METAL CONDUCTOR HEADS AND DOWNSPOUT SYSTEM
MFG: (REFER TO PROJECT MANUAL)
FINISHED: PREFINISHED
COLOR: EQUAL TO SHERWIN WILLIAMS "LATTE" SW6108

PRE-FINISHED SHEET METAL CONDUCTOR HEADS:

KEY NOTE NO. 26:
TYPE: SHEET METAL OVERFLOW SCUPPER SYSTEM
MFG: REFER TO PROJECT MANUAL
FINISHED: PRE-FINISHED
COLOR: SHERWIN WILLIAMS "LATTE" SW6108

FIBER CEMENT SIDING AND TRIM:

KEY NOTE NO. 7A:
TYPE: HARDIEPLANK- SMOOTH
MFG: JAMES HARDIE
SIZE: 7 1/4" X 5/16"
COLOR: SHERWIN WILLIAMS "SOFTER TAN" SW6104

KEY NOTE NO. 7B:
TYPE: HARDIEPLANK- SMOOTH
MFG: JAMES HARDIE
SIZE: 6" X 3/4"
COLOR: SHERWIN WILLIAMS "SOFTER TAN" SW 6104

DOORS AND WINDOWS

KEY NOTE NO. 12:
TYPE: STEEL DOORS AND FRAMES (DOORS NO. 2 AND 7)
MFG: (OWNER FURNISHED / CONTRACTOR INSTALLED)
FINISH: FACTORY PRIMED AND FIELD PAINTED
COLOR: SHERWIN WILLIAMS (MATCH ADJACENT MASONRY COLOR) (SEMI-GLOSS)

KEY NOTE NO. 12:
TYPE: STEEL DOORS AND FRAMES (DOORS NO. 3)
MFG: (REFER PROJECT MANUAL)
FINISH: FACTORY PRIMED AND FIELD PAINTED
COLOR: SHERWIN WILLIAMS (MATCH ADJACENT MASONRY COLOR) (SEMI-GLOSS)

KEY NOTE NO. 13:
TYPE: (REFER TO WINDOW SCHEDULE)
MFG: EFCO, KAWNEER, OR OLD CASTLE (VISTA WALL). (NO SUBSTITUTES)
COLOR: EFCO "IVY", KAWNEER "DARK IVY", VISTA WALL "INTERSTATE GREEN"

PAINTING

KEY NOTE NO. 15:
TYPE: STEEL BOLLARDS (REFER TO CIVIL DRAWINGS)
FINISH: FIELD PRIMED AND PAINTED
COLOR: SHERWIN WILLIAMS "HUNT CLUB" SW6468 (SEMI-GLOSS)

PRE-FABRICATED METAL CANOPY:

KEY NOTE NO. 18:
TYPE: PRE-FABRICATED METAL CANOPY SYSTEM
MFG: PER LOCAL SUPPLIER
FINISH: KYNAR FINISH
COLOR: MATCH WINDOW SYSTEM

ROOF ACCESS LADDER:

KEY NOTE NO. 25:
TYPE: PRE-FINISHED ROOF ACCESS LADDER
MFG: LOCAL SUPPLIER
FINISH: FACTORY PRIMED AND FIELD PAINTED
COLOR: SHERWIN WILLIAMS "LATTE" SW6108

GENERAL NOTES

REFER TO PROJECT MANUAL FOR ADDITIONAL REQUIREMENTS.

REFER TO CIVIL DRAWINGS FOR ADDITIONAL REQUIREMENTS.

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

REFER TO EXTERIOR FINISH SCHEDULE FOR MATERIAL TYPES.

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

REFER TO SCOPE OF WORK SCHEDULE FOR ADDITIONAL REQUIREMENTS.

KEY NOTES

EXTERIOR INSULATION AND FINISH SYSTEM (EIFS). (PORTAL)

EXTERIOR INSULATION AND FINISH SYSTEM (EIFS) (ACCENT)

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

PRE-ENGINEERED METAL BUILDING SHEET METAL ROOFING SYSTEM.

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

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

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

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

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

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

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

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

PRE-ENGINEERED METAL BUILDING THRU WALL SCUPPER SYSTEM.

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

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

APPROXIMATE LINE OF FOUNDATION, REFER TO STRUCTURAL DRAWINGS.

STEEL BOLLARDS, REFER TO CIVIL AND STRUCTURAL DRAWINGS.

HOSE BIB, REFER TO PLUMBING DRAWINGS.

LIGHT FIXTURE, REFER TO ELECTRICAL DRAWINGS.

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

MECHANICAL ROOF TOP UNIT, REFER TO MECHANICAL DRAWINGS.

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

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

CONCRETE SPLASH BLOCK INSTALL AT EACH DOWNSPOUT.

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

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

ROOF ACCESS LADDER. REFER TO EXTERIOR FINISH SCHEDULE.

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

PRELIMINARY
NOT FOR
CONSTRUCTION
OR PERMIT

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

O'Reilly AUTO PARTS
CORPORATE OFFICES
3057 EAST CAIRO
SPRINGFIELD, MISSOURI 65802
(417) 882-2874 TELEPHONE

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

EXTERIOR ELEVATIONS

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

DRAWN BY: RJD CHECKED BY: SB

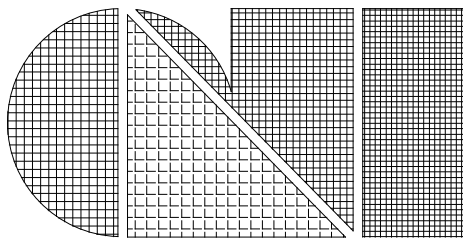
DATE:
11/12/20

REVISION:

PROJECT NUMBER:
EAGLE MOUNTAIN

SHEET NUMBER

A2.1



C.L. Helt, Architect Inc.

6405 WILKINSON BLVD
SUITE 200
BELMONT, NC 28012

Ph. 704-342-1686
Fx. 704-343-0054
EMAIL: INFO@CLHELT.COM

ARCHITECT'S PROJECT # 20061

Project :
PROPOSED DOLLAR TREE
FOR
LEADING TECH DEVELOPMENT, LLC
EAGLE MOUNTAIN, UTAH

Sheet Description :
ELEVATIONS

Seal

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Drawn By :

J. ZINK

Checked By :

D. MYERS

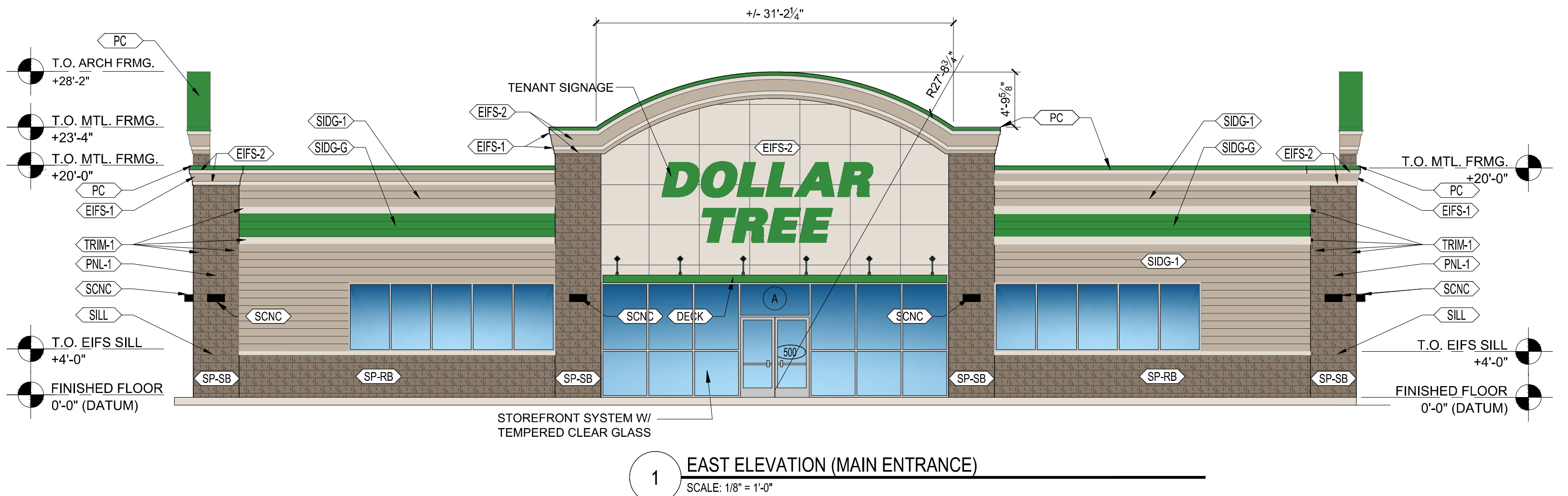
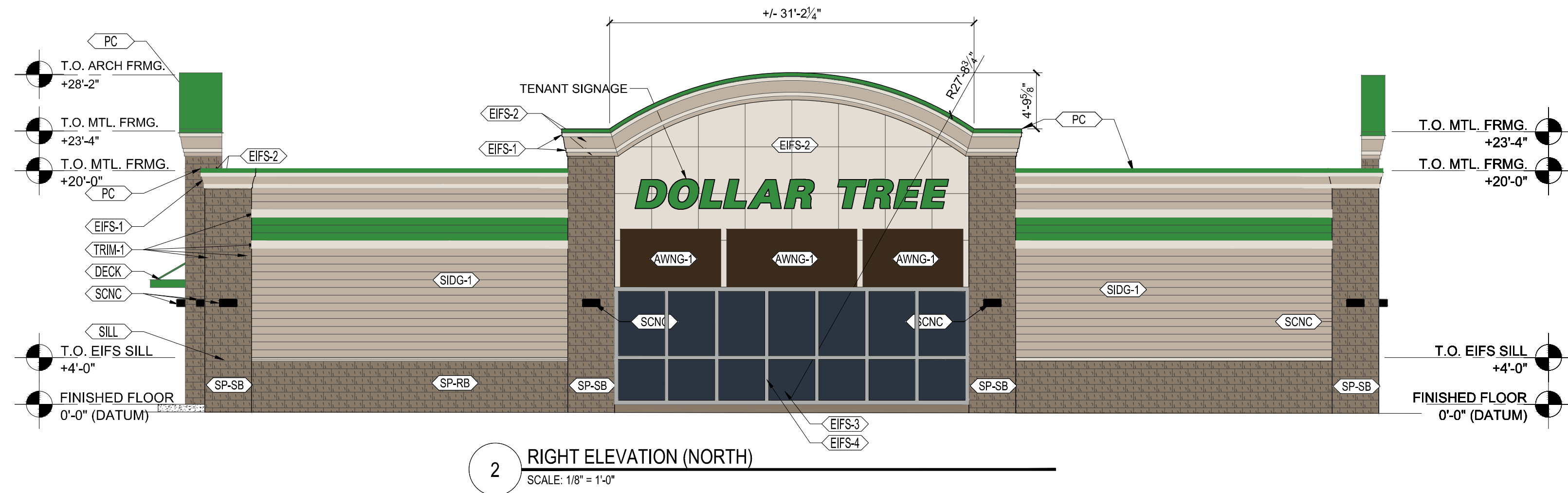
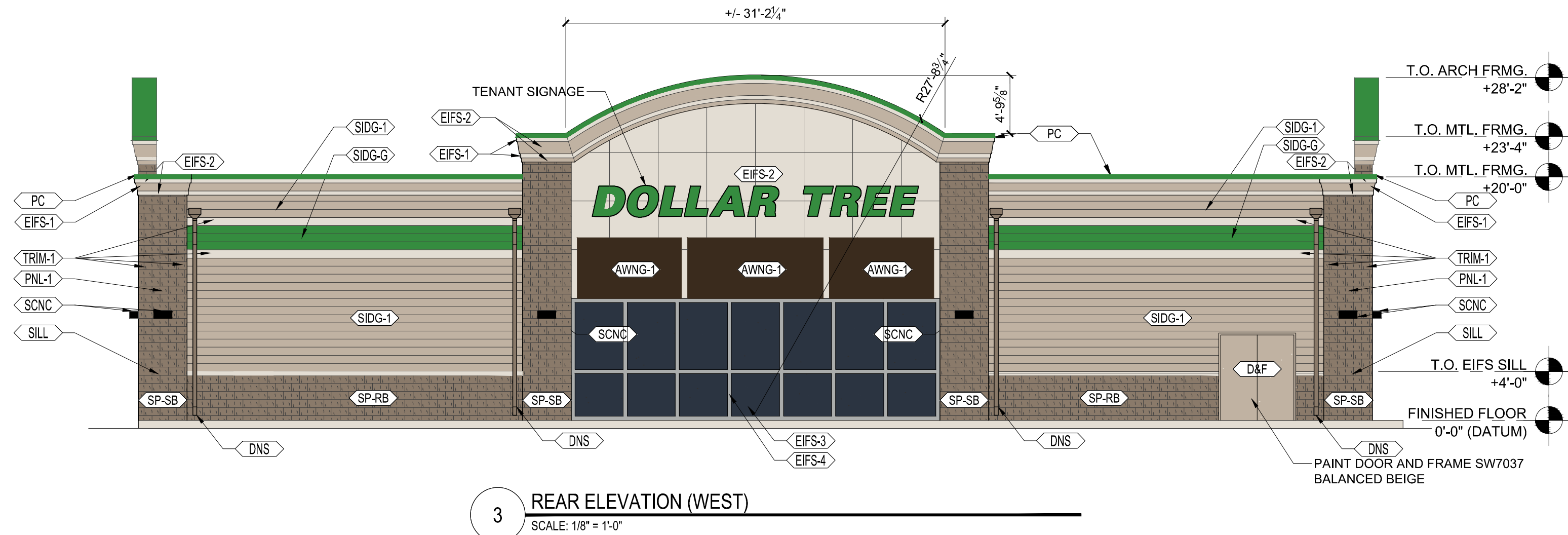
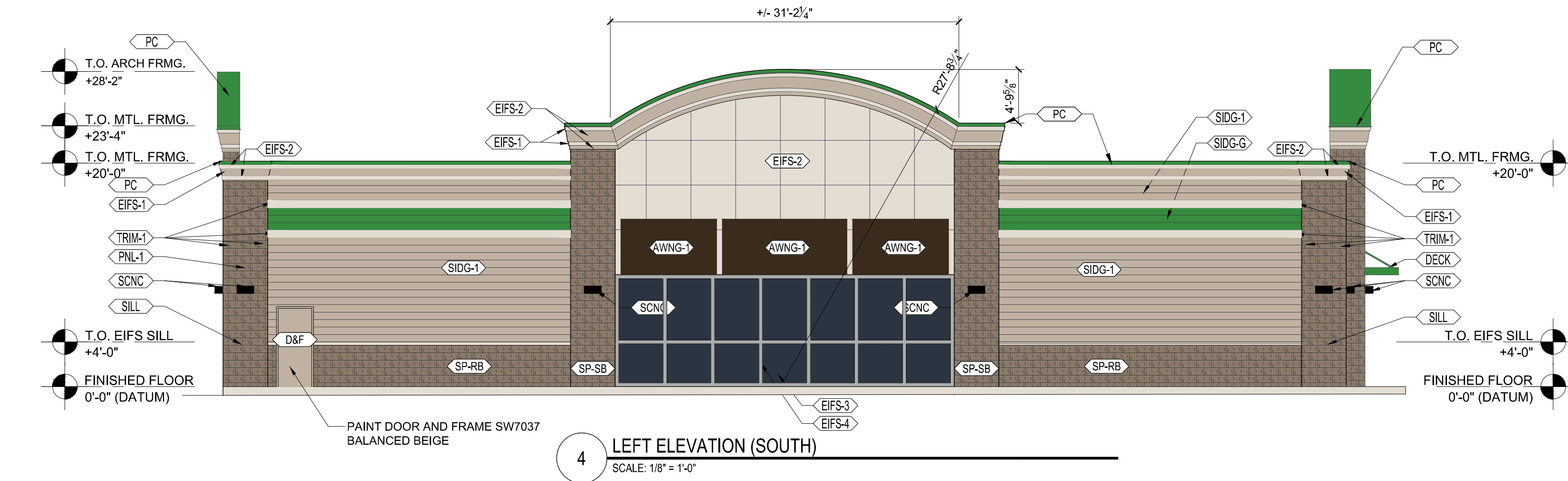
Revisions :

Date :

04/27/2020

Sheet No.

A2.0



ELEVATION LEGEND

KEYNOTE	HATCH	DESCRIPTION	COLOR
SP-RB		SPLIT FACED CMU VENEER - RUNNING BOND	SHERWIN WILLIAMS - 'VIRTUAL TAUPE' - SW7039, SATIN PAINT
EIFS-1		EIFS - COLOR 1 (FINISH - PRODUCT STO 310)	STO 'SANDSTONE' 93860 (NA10-0052) - SHERWIN WILLIAMS - 'BALANCED BEIGE' SW7037
EIFS-2		EIFS - COLOR 2 (FINISH - PRODUCT STO 310)	STO 'SMOKED PUTTY' 93240 (NA10-0053) - SHERWIN WILLIAMS - 'AESTHETIC WHITE' - SW7035
EIFS-3		EIFS - (FINISH - PRODUCT STO 310)	STO OR SHERWIN WILLIAMS COLOR SW9179 'ANCHORS AWAY'
EIFS-4		EIFS - (FINISH - PRODUCT STO 310)	STO OR SHERWIN WILLIAMS COLOR TO MATCH STOREFRONT FRAME
SDNG-1		8" PROFILE FIBER CEMENT LAP SIDING - SMOOTH FINISH	SHERWIN WILLIAMS - 'BALANCED BEIGE' - SW7039, SATIN PAINT
SDNG-G		8" PROFILE FIBER CEMENT LAP SIDING - SMOOTH FINISH	SHERWIN WILLIAMS - 'ENVY' - SW6925, SATIN PAINT
PNL-1		FIBER CEMENT PANEL SIDING - SMOOTH FINISH	SHERWIN WILLIAMS - 'BALANCED BEIGE' SW7037
TRIM-1		FIBER CEMENT TRIM - SMOOTH FINISH	SHERWIN WILLIAMS - 'AESTHETIC WHITE' - SW7035
SILL		3 3/8" x 3 5/8" EIFS SILL W/ BEVEL - SEE DETAIL 7/A-2.1	STO 'SMOKED PUTTY' 93240 (NA10-0053) - SHERWIN WILLIAMS - 'AESTHETIC WHITE' - SW7035
PC		24 GAUGE KYMAR COATED METAL COPING (PROVIDED BY METAL BUILDING MANF.)	SHERWIN WILLIAMS - 'ENVY' - SW6925
DNS		PRE-FINISHED METAL COLLECTOR HEAD & DOWNSPOUT (SIZED & PROVIDED BY METAL BUILDING MANF.)	SHERWIN WILLIAMS - 'VIRTUAL TAUPE' - SW7039
DECK		3'-0" METAL DECK CANOPY - HANGER ROD SUPPORTED W/ 8" FASCIA - SUPPLIED & INSTALLED BY SIGN VENDOR - GC TO PROVIDE & INSTALL WALL BOLTS (SEE A-4.0)	SHERWIN WILLIAMS - 'ENVY' - SW6925
AWNG-1		FABRIC AWNING ON METAL FRAME	FABRIC COLOR EQUAL TO SERGE FERRARI SOLTIS PROOF 502 (PRECONTRACTANT SATIN) AWNING WALNUT STAIN 502V2-2137C FRAME COLOR TO BE BLACK
SCNC		LSI LED PATRIOT WALL SCONCE @ 8'-8" A.F.F. (SEE ELECTRICAL)	BRZ - 'BRONZE'
D&F		N/A STEEL DOOR & HOLLOW METAL FRAME	SEE ELEVATIONS
A	STOREFRONT TYPE (REFER TO SHEET A1.0)	PAINTING NOTES: CMU - (1) COAT OF S-W LOXON BLOCK SURFACER A24W200 (OR EQUAL). (2) COATS OF S-W CONFLX XL ELASTOMERIC HIGH BUILD COATING, A5-400 SERIES (OR EQUAL) METAL- (2) COATS OF S-W METALTEX ACRYLIC SEMI-GLOSS (B42 SERIES) LINTELS- PAINT STOREFRONT LINTELS PER 'METAL' NOTE ABOVE WITH SHERWIN WILLIAMS 'BALANCED BEIGE' SW7037 AFTER PRIMING WITH (1) COAT OF S-W PRO INDUSTRIAL PRO-CRYL UNIVERSAL PRIMER (B66-310 SERIES)	
300	DOOR NUMBER (REFER TO SHEET A1.0)		



STREET FRONTAGE

NOT TO SCALE



PARKING LOT FRONTAGE

NOT TO SCALE

DATE: 05-18-2018
PROJECT: 18-047
DRAWN BY: C.D.

177 E ANTELOPE DR #B
LAYTON, UT 84041
PHONE: (801) 499-5054
FAX: (801) 499-5065



EAGLE VISION
4490 PONY EXPRESS PKWY
EAGLE MOUNTAIN, UT

SHEET NUMBER

A1



FRONT / SIDE ELEVATION
 NOT TO SCALE



REAR / SIDE ELEVATION
 NOT TO SCALE

DATE: 05-18-2018
 PROJECT: 18-047
 DRAWN BY: C.D.

177 E ANTELOPE DR #B
 LAYTON, UT 84041
 PHONE: (801) 499-5054
 FAX: (801) 499-5065



EAGLE VISION
 4490 PONY EXPRESS PKWY
 EAGLE MOUNTAIN, UT

SHEET NUMBER

A2



STREET FRONTAGE

NOT TO SCALE



PARKING LOT FRONTAGE

NOT TO SCALE

DATE: 05-18-2018
PROJECT: 18-047
DRAWN BY: C.D.

177 E ANTELOPE DR #B
LAYTON, UT 84041
PHONE: (801) 499-5054
FAX: (801) 499-5065



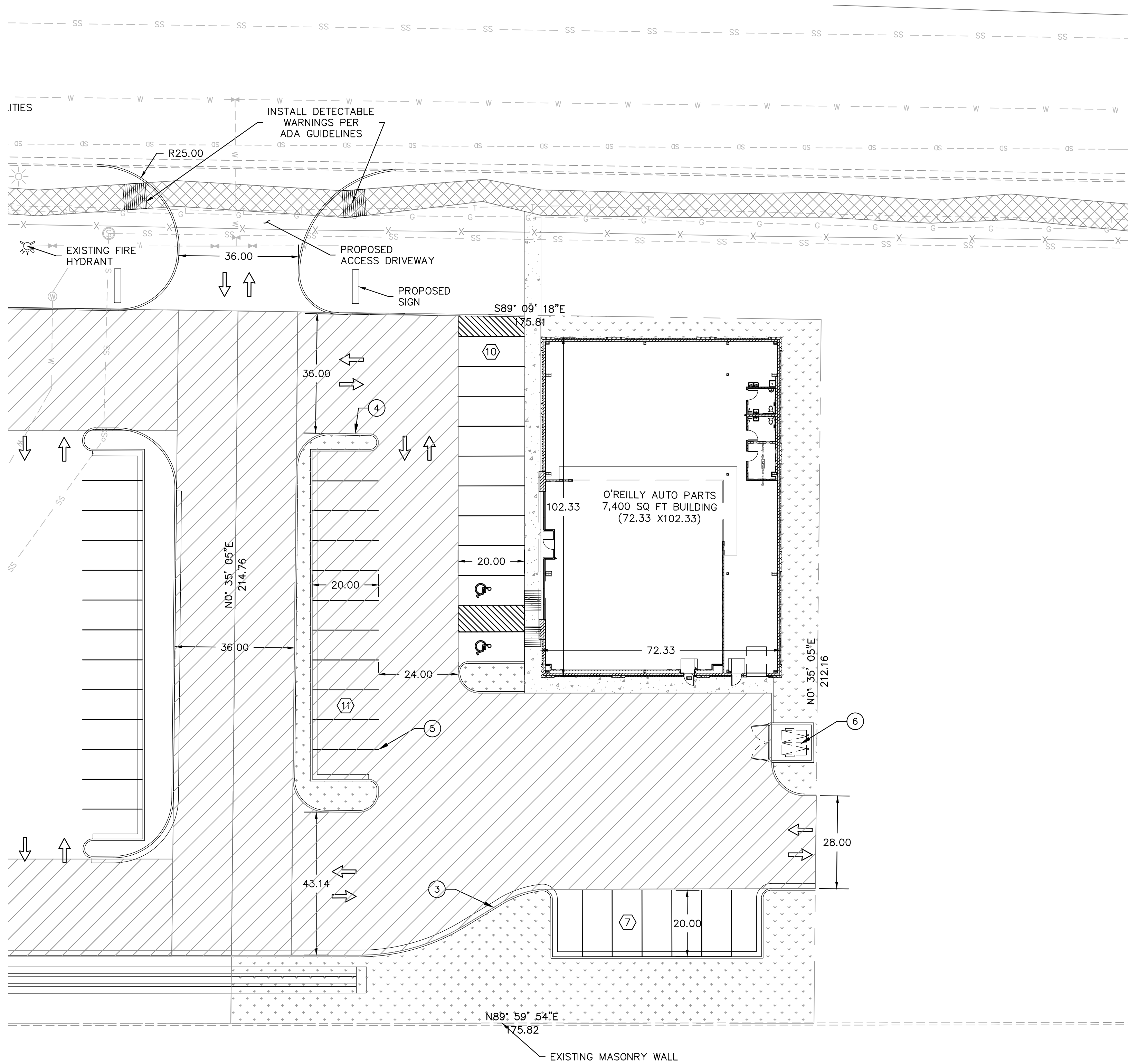
EAGLE VISION
4490 PONY EXPRESS PKWY
EAGLE MOUNTAIN, UT

SHEET NUMBER

A2

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

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



LEGEND

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

SITE DATA

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

ZONING: COMMUNITY COMMERCIAL
PERMITTED USE

BUILDING DATA

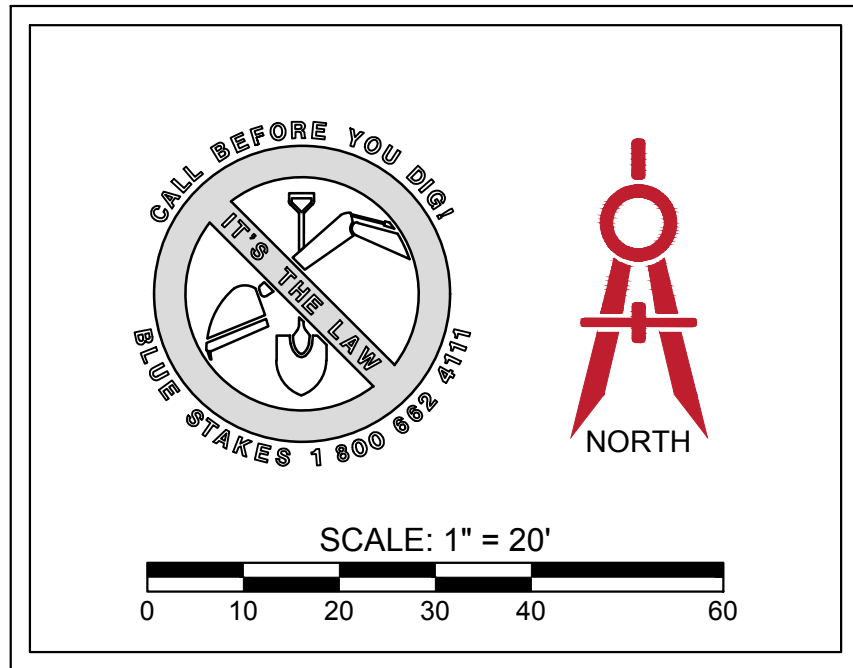
CONSTRUCTION TYPE: V-B
SPRINKLERS: NO
SETBACKS:
FRONT=20 FEET
REAR=20 FEET
SIDE=0

PARKING TABULATION

REQUIRED: 1 STALL PER 300 SQ. FT. (24 STALLS)
PROVIDED: 28 STALLS
2 ADA STALLS

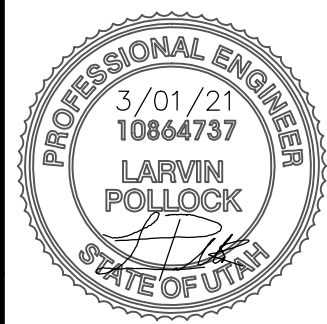
NOTES:

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



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



SHEET:
C-1

DATE:
Mar 01, 2021

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

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

Quan.	Symbol	Botanical Name	Common Name	Size	Remarks
9	⊕	<i>Calamagrostis</i> a. 'Avalanche'	Avalanche Feather Grass	5 Gallon	24"-30" Height
41	⊕ ¹	<i>Calamagrostis</i> a. 'Foerster'	Foerster Feather Grass	5 Gallon	24"-30" Height
3	⊕ ⁺	<i>Miscanthus sinensis</i> 'Gracillimus'	Maiden Grass	5 Gallon	24"-30" Height
10	⊙	<i>Fernisetum</i> alop. 'Hamel'	Hamel Fountain Grass	5 Gallon	15"-18" Height

Quan.	Symbol	Botanical Name	Common Name	Size	Remarks
11	①	Agastache 'Sunset'	Sunset Hyssop	1 Gallon	Full Can
		Heimerocallis 'Stella d'Oro'	Stella d'Oro Day Lily	1 Gallon	Full Can
18	③	Salvia 'East Friesland'	East Friesland Sage	1 Gallon	Full Can

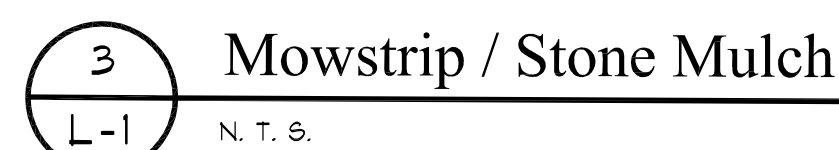
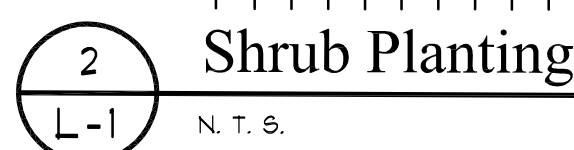
Symbol	Description	Remarks
	Landscape Boulder / 3'-4' Min. Size / Individually Placed	Boulder Type And Color Shall Be From Nearest Local Source. Blaine-Tan Colored Quartzite, Block Edges (Not Rounded).
	4" x 6" Extruded Concrete Mowstrip / Natural Color	Install In Straight True Lines And Uniform Curves,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

1. All lawn areas shall receive a 6 inch depth of topsoil, shrub areas 4 inch depth. If topsoil is not available at the site it must be imported from an approved local source. All topsoil shall be of a sandy loam consistency. Provide a chemical analysis of all topsoil for approval.
2. Prior to placement of topsoil, all subgrade areas shall be loosened by scarifying the soil to a depth of 6 inches, by the use of mechanical means, in order to create a transition layer between existing and new soils.
3. 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.
4. Plant backfill mixture shall be composed of 3 parts topsoil to 1 part humus additive (Soli Pap) or equal, and shall be rotary mixed on-site prior to installation.
5. Plant fertilizer shall be 'Agriform' brand 21 gram tablets used as per manufacturers recommendations.
6. Upon completion of planting operations, all shrub pits and tree wells shall receive a 4 inch depth of shredded bark mulch mixture as a cover. The overall shrub beds themselves (beyond plant wells) shall receive a 4" depth of decorative stone surfacing over Pro-5 weed barrier fabric.
7. In decorative stone beds, cut the fabric from around the water well of each plant, then apply fine ground bark mulch to the bed. The mulch shall be a minimum of 2 inches deep.
8. Landscape maintenance shall be required for a period through the second mowing of the lawn (30 days minimum) and shall include weeding, pruning and one fertilization.
9. The contractor shall comply with all warranties and guarantees set forth by the Owner, and in no case shall that period be less than two years following the date of completion and final acceptance.
10. As shown and noted, the irrigation system water supply shall be from a secondary water source, and it's availability shall be dependent on the climatic conditions with the normal season extending from mid April to mid October. If any interruptions in water availability occur, the contractor shall coordinate with the Owner on the availability of possible temporary watering measures to keep all plant materials in a healthy condition.

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

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

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



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



EFFECT:

L-1

DATE: 02-22-2021



**EAGLE MOUNTAIN CITY
CITY COUNCIL MEETING
MARCH 16, 2021**

TITLE:	UPDATE - Pole Canyon NPA-11 Preliminary Plat		
ITEM TYPE:	Discussion		
FISCAL IMPACT:			
APPLICANT:	Nate Shipp (DAI)		
GENERAL PLAN DESIGNATION Neighborhood Residential One	CURRENT ZONE Residential (Tier II previous code)	ACREAGE ~5.6 acres	COMMUNITY Pole Canyon

PUBLIC HEARING:

No

PREPARED BY:

Pete Kane, Planning

PRESENTED BY:

Pete Kane

RECOMMENDATION:

BACKGROUND:

The subject property, of about 5.6 acres of land, is located adjacent to the White Hills subdivision within the Pole Canyon area of the city. The property runs along the north sides of Jackson Street and Jefferson Avenue and the west side of Eisenhower Street.

The [Pole Canyon Annexation and Master Development Agreement \(MDA\)](#), which governs this property, was approved in 2010 when Pole Canyon was annexed into the City. That MDA established a land use plan for the area along with the allowed uses and densities as well as breaking the property into a number of planning areas - neighborhood (residential), commercial, and business park/industrial.

The subject property is referred to as NPA-11. The MDA grants the NPA-11 portion a density of 3.36 units per acre and total of 20 residential lots/units while zoning it "Residential." It also specified that all lots within NPA-11 must be a minimum of 10,000 square feet (sf) in size. It should be noted that the MDA stated that NPA-11 includes 5.9 acres, but the area is reduced to 5.6 acres by one parcel that is owned by the City and the right-of-way area for the extension of Adams Street to the north.

A preliminary plat application as submitted for the subject property

in 2013, however, the item was eventually withdrawn by the applicant as infrastructure and other issues were worked out. A new preliminary plat was submitted in 2016. The Planning Commission held a public hearing on the request on June 14, 2016, and made a recommend of approval with a number of conditions. The applicant did not move forward with the request in order to work out the infrastructure details that were recommended in the conditions.

The water and sewer line elements were the outstanding infrastructure items noted previously. These have been completed at this time, though the sewer system is awaiting a piece of equipment to fully complete that project which is expected to be installed late April/early May. The applicant has submitted the preliminary plat application to finalize the approval of the 20-lot subdivision.

ITEMS FOR CONSIDERATION:

RESIDENTIAL LOTS

The preliminary plat creates 20 residential building lots as well as right-of-way dedication for the extension of Jackson Street. The MDA allows for up to 20 residential lots of at least 10,000 sf in area for each lot. The preliminary plat includes 20 lots as allowed, with the smallest lot at 10,684 sf, an average lot size of 11,848 sf, and the largest lot being 13,940 sf. The smallest lot frontage is 101.75 feet. Evaluating the average and minimum lot size of the subdivision, the plat would fall in the equivalency of the R2 zoning district under the current City Code. Based on MDA, the proposed lots meet the requirements.

It should be noted that the typical lot/corner lot details do not reflect the setbacks required under the R2 zone. The setbacks shown on the the preliminary plat which are accurate under the previous Tier II residential requirements and applied to this portion of the project (based on the approved density) at the time of the MDA approval. Section 4.3 of the MDA states that the project is not subject to any changes in the development code "which increases or otherwise modifies minimum lot size requirements, setbacks, frontage requirements, or other similar standards...unless the Council, on the record, finds that a compelling, countervailing public interest would be jeopardized without applying such" changes in the development code.

GENERAL PLAN

The Future Land Use designation for the property in the General Plan is "Neighborhood Residential One." Evaluating the proposed lots sizes and frontage, the equivalent zoning for the development would be R2. The "Neighborhood Residential One" land use designation includes the three residential zoning districts of R1, R2, and R3.

TRAFFIC STUDY

A traffic study was completed in August 2013 for the original preliminary plat application. The study found that with the traffic demand of the residential development added to the White Hills subdivision, that the intersection of Wilson Avenue and SR-73 would operate at a level of service of A. It noted that the existing road configuration and traffic control would support the residential development and included no recommended improvements.

PARKS & OPEN SPACE

The applicant has previously completed a park on the west side of Wilson Avenue - White Hills Park. During the initial preliminary plat review in 2013, it was determined that White Hills Park would count towards the open space requirements for NPA-11. The City accepted the park and confirmed it was completed in accordance with city standards on December 2, 2014. No additional parks or open space improvements are required for NPA-11.

ACCESS

Currently, the White Hills subdivision and the proposed 20-lot subdivision have only one access onto SR-73 via Wilson Avenue. Per EMMC 16.35.070, a second "separate and approved fire apparatus access road" will be needed before building permits can be released for the subject property. The civil plans (attached) include a temporary access easement of 30 feet wide extending from the north end of Adams St through the property to the north and connecting to SR-73. That easement includes a proposed 20-foot wide paved access road along with "No Parking" signs on both sides of the access road to ensure clear access in the case of an emergency. UFA has noted this temporary road will need to be capable of supporting 65,000 lbs. The access road (and easement) are temporary in nature as the applicant, who also owns the property to the north, will reconfigure the roadway as they create the development plans for that neighborhood planning area which is also part of the MDA.

INFRASTRUCTURE

This project was put on hold in the past due to the need to complete water and sewer line work to the area. Those projects have been completed at this time, aside from mechanical equipment for the lift station (sewer system) which is expected to be installed late April/early May.

STREET LIGHTS

EMMC 15.10.390 requires street lights to be placed in residential developments at a minimum of 250 feet and maximum of 350 feet on residential roads. The applicant has previously requested a waiver from the streetlighting requirement as the White Hills subdivision does not currently have any street lights. The applicant does not believe street lights match the character of the existing community. EMMC 17.25.050(I) allows the Council to exempt street lights from projects in RA1, RA2, and RD1 (1-acre lots or larger). If the Commission/Council determine the exemption of street lighting is appropriate for the subject proposal, a condition should note the exemption as well that any future neighboring development or extensions of the existing roads will be required to comply with the streetlighting requirement.

REQUIRED FINDINGS:

Preliminary plat approvals are based upon compliance with City Code requirements and requirements of any applicable development agreements. The approval criteria for a preliminary plat can be found in EMMC 16.20.050. The Pole Canyon Annexation and Master Development Agreement should also be considered when reviewing this application.

PLANNING COMMISSION ACTION/RECOMMENDATION:

The Planning Commission held a public hearing on the preliminary plat request on March 9, 2021.

The Commission voted unanimously, 5-0, to recommend approval of the preliminary plat with the following conditions:

1. That the temporary access road to the north will be constructed to the attached civil plans and as requested by UFA with a 30-foot wide temporary access easement, 20-foot wide paved access road within the easement, "No Parking" signs on both

sides of the access road, and road must be capable of supporting 65,000 lbs;

2. The applicant will record a temporary access easement on parcel 59:050:0052 to establish and build the temporary access road;
3. Street lighting shall be installed in compliance with EMMC 15.10.390; and
4. That no building permits in the area be granted until the sewer is completed.

ATTACHMENTS:

[Preliminary Plat](#)

[Legal Description](#)

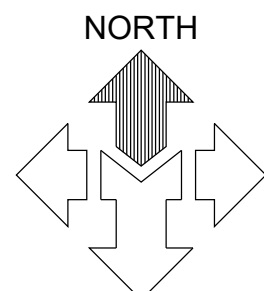
[Civil Plans](#)

[Traffic Study](#)

[Water Model Report](#)

[Pole Canyon Land Use Plan](#)

[Planning Commission Minutes - June 14, 2016](#)



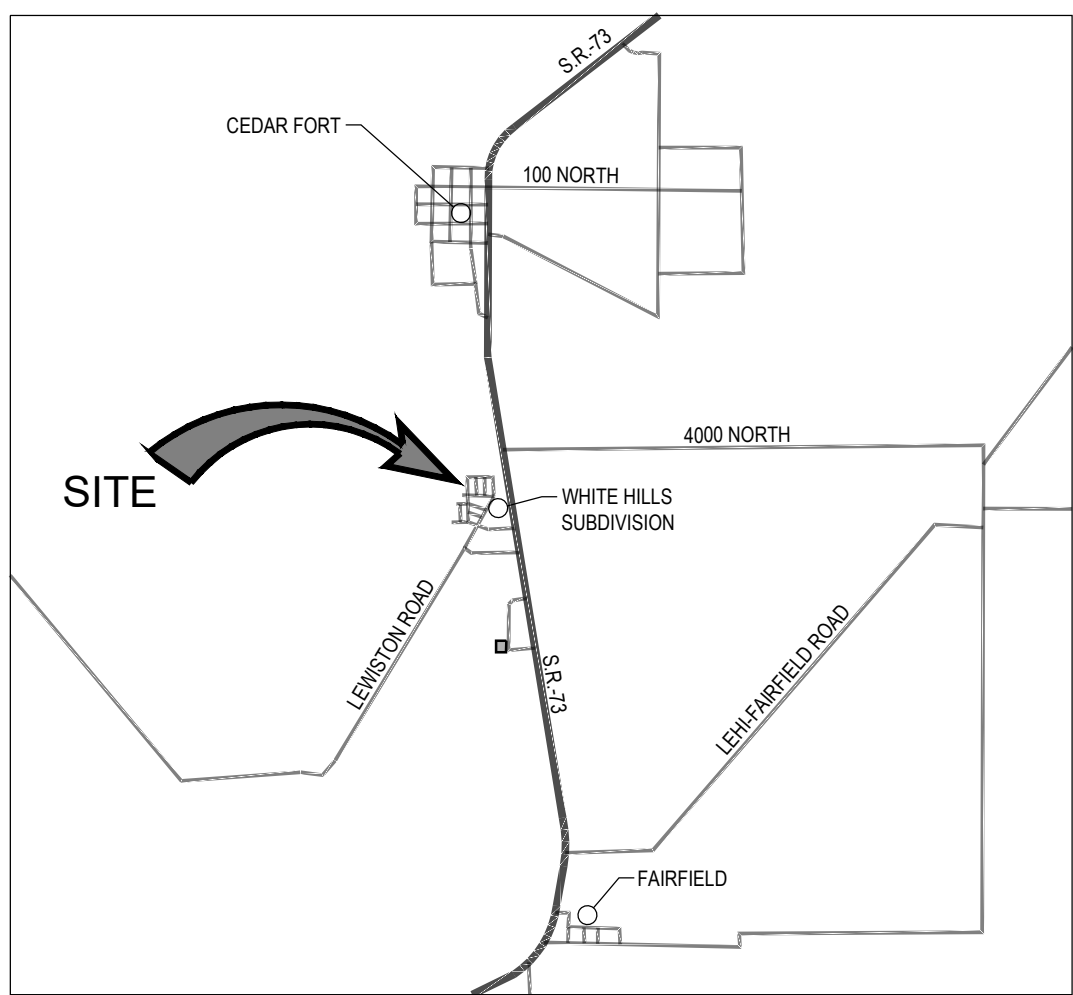
SCALE: 1" = 80'

LEGEND

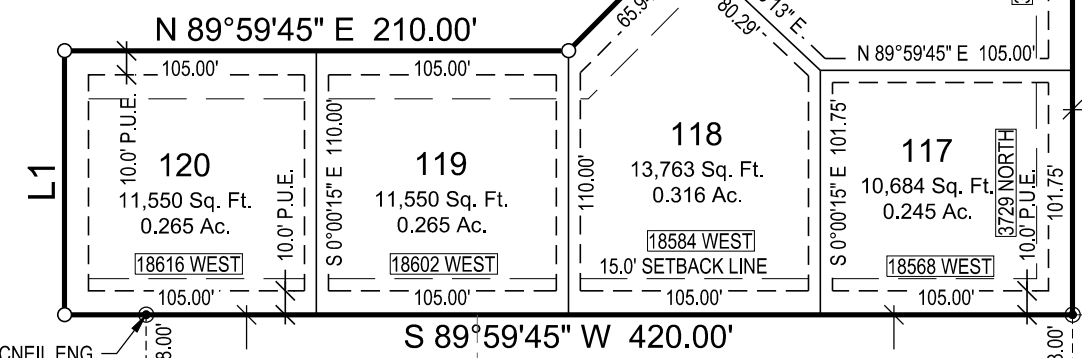
- SUBDIVISION BOUNDARY
- SECTION LINE
- EXISTING CENTERLINE
- EXISTING LOT LINES
- NEW RIGHT OF WAY LINE
- EASEMENT LINE
- P.U.E. (PUBLIC UTILITY EASEMENT)
- SETBACK LINE
- FOUND CENTERLINE MONUMENT
- FOUND UTAH COUNTY SECTION CORNER
- SUBDIVISION BOUNDARY CORNER

LINE TABLE

LINE #	DIRECTION	LENGTH
L1	N 00°00'15" W	110.00'
L2	N 44°50'32" E	131.88'
L3	S 00°00'15" E	110.00'



VICINITY MAP
SCALE: N.T.S.



DIRECT COMMUNICATIONS

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

DIRECT COMMUNICATIONS DATE

DOMINION ENERGY

DOMINION ENERGY APPROVES THIS PLAT SOLELY FOR THE PURPOSES OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS. DOMINION ENERGY MAY REQUIRE OTHER EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT CONSTITUTE A GUARANTEE OF THE ACCURACY OF THE PLAT OR THE OBLIGATIONS OR LIABILITIES PROVIDED BY LAW OR EQUITY. THIS APPROVAL DOES NOT CONSTITUTE ACCEPTANCE, APPROVAL, OR ACKNOWLEDGEMENT OF ANY TERMS CONTAINED IN THE PLAT, INCLUDING THOSE SET FORTH IN THE OWNERS DEDICATION AND THE NOTES, AND DOES NOT CONSTITUTE A GUARANTEE OF PARTICULAR TERMS OF NATURAL GAS SERVICE. FOR FURTHER INFORMATION PLEASE CONTACT DOMINION ENERGY'S RIGHT-OF-WAY DEPARTMENT AT 1-800-366-8532.

APPROVED THIS DAY OF

DOMINION ENERGY

BY

TITLE

ROCKY MOUNTAIN

1. PURSUANT TO UTAH CODE ANN § 54-3-27 THIS PLAT CONVEYS TO THE OWNER(S) OR OPERATORS OF UTILITY FACILITIES A PUBLIC UTILITY EASEMENT ALONG WITH ALL THE RIGHTS AND DUTIES DESCRIBED THEREIN.
2. PURSUANT TO UTAH CODE ANN § 17-27A-603(4)(C)(II) ROCKY MOUNTAIN POWER ACCEPTS DELIVERY OF THE P.U.E. AS DESCRIBED IN THIS PLAT AND APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS AND APPROXIMATES THE LOCATION OF THE PUBLIC UTILITY EASEMENTS, BUT DOES NOT WARRANT THEIR PRECISE LOCATION. ROCKY MOUNTAIN POWER MAY REQUIRE OTHER EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT AFFECT ANY RIGHT THAT ROCKY MOUNTAIN POWER HAS UNDER

- (1) A RECORDED EASEMENT OR RIGHT-OF-WAY
- (2) THE LAW APPLICABLE TO PRESCRIPTIVE RIGHTS
- (3) TITLE 54, CHAPTER 8A, DAMAGE TO UNDERGROUND UTILITY FACILITIES, OR
- (4) ANY OTHER PROVISION OF LAW

ROCKY MOUNTAIN POWER DATE

POLE CANYON NPA-11 SUBDIVISION

LOCATED IN THE NORTHEAST QUARTER OF SECTION 18
TOWNSHIP 6 SOUTH, RANGE 2 WEST,
SALT LAKE BASE AND MERIDIAN
EAGLE MOUNTAIN CITY, UTAH COUNTY, UTAH

FUTURE PHASE

N 89°59'45" E 945.00'

S 89°59'45" W 828.00'

JACKSON STREET
(56.0' WIDE PUBLIC RIGHT OF WAY)

CLEVELAND STREET

BUCHANAN STREET

ADAMS STREET

COOLIDGE AVENUE

WHITE HILLS PLAT
'B' SUBDIVISION

WHITE HILLS PLAT
'C' SUBDIVISION

WHITE HILLS PLAT
'B' SUBDIVISION

JEFFERSON AVENUE
(56.0' WIDE PUBLIC RIGHT OF WAY)

FOUND CENTERLINE
MONUMENT (RING & LID)

FOUND MCNEIL ENG.
REBAR & CAP

FOUND CENTERLINE
MONUMENT (RING & LID)

FOUND CENTERLINE
MONUMENT (RING & LID)

FOUND CENTERLINE
MONUMENT (RING & LID)

FOUND CENTERLINE
MONUMENT (RING & LID)

FOUND CENTERLINE
MONUMENT (RING & LID)

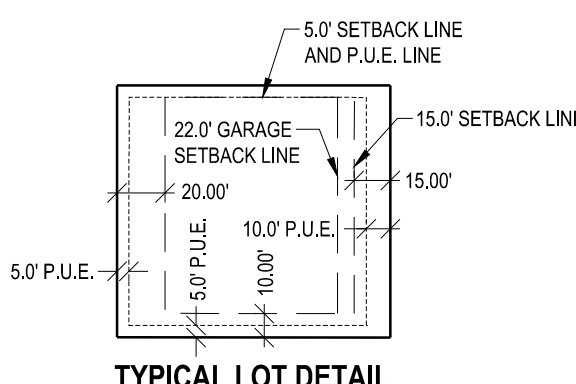
FOUND CENTERLINE
MONUMENT (RING & LID)

FOUND CENTERLINE
MONUMENT (RING & LID)

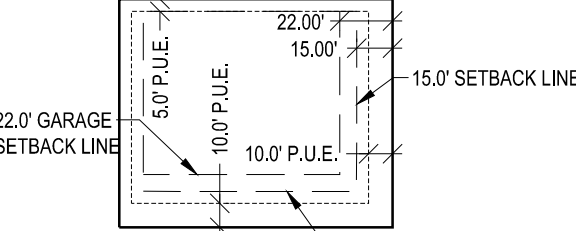
FOUND CENTERLINE
MONUMENT (RING & LID)

FOUND CENTERLINE
MONUMENT (RING & LID)

FOUND CENTERLINE
MONUMENT (RING & LID)



TYPICAL LOT DETAIL



TYPICAL CORNER LOT DETAIL

PLAT CALCULATIONS

TOTAL ACREAGE:	5.588
UN-BUILDABLE ACREAGE:	0.150
TOTAL ACREAGE IN LOTS:	5.438
TOTAL OPEN SPACE:	NONE
TOTAL AREA IN STREET:	6,552 SQ. FT.
TOTAL IMPROVED OPEN SPACE:	NONE
AVERAGE LOT SIZE:	0.272
LARGEST LOT SIZE:	0.320
SMALLEST LOT SIZE:	0.245
OVERALL DENSITY:	3.7 LOTS PER ACRE
TOTAL NUMBER OF LOTS:	20

QUARTER CORNER COMMON TO SECTION 17 & 18,
TOWNSHIP 6 SOUTH, RANGE 2 WEST, SALT LAKE
BASE & MERIDIAN, FOUND UTAH COUNTY BRASS
CAP MONUMENT SET 0.2' BLOW NATURAL GROUND.

WILSON AVENUE

SURVEYOR'S CERTIFICATE

I, DENNIS K. WITHERS, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 6135190. IN ACCORDANCE WITH TITLE 58, CHAPTER 22 OF UTAH STATE CODE. I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNER(S), I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT IN ACCORDANCE WITH STATE CODE 17-23-17, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, STREETS, AND EASEMENTS HEREAFTER TO BE KNOWN AS:

POLE CANTON PHASE 1 SUBDIVISION

AND THAT AT THE SAME HAS BEEN CORRECTLY SURVEYED AND MARKED ON THE GROUND AS SHOWN ON THIS PLAT.

SUBDIVISION DESCRIPTION

A PARCEL OF LAND SITUATE IN THE NORTHEAST QUARTER OF SECTION 18, TOWNSHIP 6 SOUTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN, LOCATED IN EAGLE MOUNTAIN CITY, COUNTY OF UTAH, STATE OF UTAH AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT SOUTH 0°26'25" WEST, ALONG THE SECTION LINE, A DISTANCE OF 1017.03 FEET AND SOUTH 89°59'45" WEST, A DISTANCE OF 175.02 FEET, FROM THE UTAH COUNTY MONUMENT MARKING THE CORNER COMMON TO SECTION 7, 8, 17, AND 18, TOWNSHIP 6 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE SOUTH 89°59'45" WEST, ALONG THE NORTH LINE OF JACKSON STREET AND THE NORTH LINE OF WHITE HILLS PLAT 'C' SUBDIVISION, A DISTANCE OF 828.00 FEET, TO THE NORTHWEST CORNER THEREOF; THENCE SOUTH 0°00'15" EAST, ALONG THE WEST LINES OF SAID WHITE HILLS PLAT 'C', AND PLAT 'B', A DISTANCE OF 870.00 FEET, TO THE NORTH LINE OF JEFFERSON AVENUE; THENCE SOUTH 89°59'45" WEST, ALONG SAID NORTH LINE AND THE PROJECTION THEREOF, A DISTANCE OF 420.00 FEET; THENCE NORTH 0°00'15" WEST, A DISTANCE OF 110.00 FEET; THENCE NORTH 89°59'45" EAST, A DISTANCE OF 210.00 FEET; THENCE NORTH 44°50'32" EAST, A DISTANCE OF 131.88 FEET; THENCE NORTH 0°00'15" WEST, A DISTANCE OF 776.50 FEET; THENCE NORTH 89°59'45" EAST 945.00 FEET; THENCE SOUTH 0°00'15" EAST, A DISTANCE OF 110.00 FEET, TO THE POINT OF BEGINNING.

CONTAINS 243.418 SQ. FT., OR 5.588 ACRES IN TWENTY (20) RESIDENTIAL LOTS.

FEBRUARY 25, 2021

DATE

Dennis K. Withers

DENNIS K. WITHERS,
L.S. LICENSE NO. 6135190

(SEE SEAL BELOW)

OWNER'S CERTIFICATION AND DEDICATION

WE, THE UNDERSIGNED OWNER(S) OF ALL OF THE REAL PROPERTY DEPICTED AND DESCRIBED HEREON HAVE CAUSED THE LAND DESCRIBED ON THIS PLAT TO BE DIVIDED INTO LOTS, STREETS, PARKS, OPEN SPACE, EASEMENTS, AND OTHER PUBLIC USES AS DESIGNATED ON THE PLAT AND NOW TO BE HEREBY DEDICATED UNDER PROVISION OF 10-3a-407, UTAH CODE, WITHOUT CONDITIONS, RESTRICTION OR RESERVATION TO EAGLE MOUNTAIN CITY, UTAH ALL STREETS, WATER SEWER, AND OTHER UTILITY EASEMENTS AND IMPROVEMENTS, OPEN SPACE, SHOWN AS PUBLIC OPEN SPACES, PARKS AND ALL OTHER PLACES PUBLIC USE AND ENJOYMENT TO EAGLE MOUNTAIN CITY, UTAH TOGETHER WITH ALL IMPROVEMENTS REQUIRED BY THE DEVELOPMENT AGREEMENT BETWEEN THE UNDERSIGNED AND EAGLE MOUNTAIN CITY FOR THE BENEFIT OF THE CITY AND THE INHABITANTS THEREOF.

GOV. WOOD RANCH, LLC

BY: NATHAN SHIPP

(PRINT NAME)

(SIGNATURE)

ITS: MANAGER

(TITLE)

ACKNOWLEDGEMENT

STATE OF UTAH)

SS

COUNTY OF SALT LAKE)

ON THIS DAY OF

IN THE YEAR 20

BEFORE ME

A NOTARY PUBLIC, PERSONALLY

APPEARED

NATHAN SHIPP

THE

MANAGER

OF GOV. WOOD RANCH, LLC, PROVED ON THE BASIS OF

SATISFACTORY EVIDENCE TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO IN THE FOREGOING OWNERS DEDICATION AND CONSENT TO RECORD

REGARDING THE POLE CANYON NPA-11 SUBDIVISION, AND WAS SIGNED BY HIM ON BEHALF OF SAID CORPORATION AND ACKNOWLEDGED THAT

THEY EXECUTED THE SAME.

COMMISSION NUMBER

MY COMMISSION EXPIRES

PRINT NAME:

A NOTARY PUBLIC COMMISSIONED IN UTAH

ACCEPTANCE OF LEGISLATIVE BODY

THE CITY COUNCIL OF EAGLE MOUNTAIN CITY, COUNTY OF UTAH, APPROVES THIS SUBDIVISION AND HEREBY ACCEPTS THE DEDICATION OF ALL STREETS, EASEMENTS AND OTHER PARCELS OF LAND INTENDED FOR THE PUBLIC PURPOSE OF THE PERPETUAL USE OF THE PUBLIC THIS DAY OF A.D., 2020.

APPROVED BY MAYOR

APPROVED BY CITY ATTORNEY

APPROVED BY CITY ENGINEER (SEE SEAL BELOW)

ATTEST: CITY RECORDER (SEE SEAL BELOW)

GENERAL NOTES:

1. THE BASIS OF BEARING FOR THIS PLAT IS SOUTH 00°26'25" EAST, ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 18, TOWNSHIP 6 SOUTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN, AS SHOWN HEREON.
2. COURSES AND DISTANCES SHOWN ON THIS MAP ARE MEASURED DIMENSIONS TAKEN FROM ACTUAL FIELD MEASUREMENTS, UNLESS CONTAINED WITHIN PARENTHESES INDICATING A RECORD COURSE OR DISTANCE. RECORD INFORMATION IS TAKEN FROM MAPS, PLATS, DEEDS OF RECORD, OR OTHER SOURCES OF RECORD INFORMATION.
3. PROPERTY CORNERS NOT FOUND WERE MONUMENTED WITH A 5/8" REBAR AND RED NYLON CAP STAMPED "MCNEIL ENG.", OR A NAIL & WASHER BEARING THE SAME INSIGNIA, UNLESS OTHERWISE NOTED HEREON.
4. THE BOUNDS OF EXISTING WHITE HILLS SUBDIVISIONS WERE ESTABLISHED BASED UPON THE OFFICIAL PLATS THEREOF.
5. EXISTING EASEMENTS SHOWN ON THIS PLAT ARE BASED UPON THE COMMITMENT FOR TITLE INSURANCE PREPARED BY: COTTONWOOD TITLE COMPANY FILE NO. 56117-1F, WITH AN EFFECTIVE DATE OF JANUARY, 07/2013, AT 7:30 A.M.
6. THE ESTATE OR INTEREST IN THE LAND DESCRIBED ON THIS PLAT IS FEE SIMPLE AND THE TITLE THERETO IS VESTED IN: GOV. WOOD RANCH, LLC. ACCORDING TO THE ABOVE REFERENCED COMMITMENT FOR TITLE INSURANCE.
7. STREETS ABUTTING THIS SUBDIVISION WHERE PREVIOUSLY DEDICATED PER THE WHITE HILLS PLATS 'A', 'B', AND 'C'.

PLAT

POLE CANYON NPA-11 SUBDIVISION

LOCATED IN THE NORTHEAST QUARTER OF SECTION 18
TOWNSHIP 6 SOUTH, RANGE 2 WEST,
SALT LAKE BASE AND MERIDIAN

EAGLE MOUNTAIN CITY, UTAH COUNTY, UTAH

SCALE: 1" = 80 FEET

SURVEYOR'S SEAL

NOTARY PUBLIC SEAL

CITY-COUNTY ENGINEER SEAL

CLERK RECORDER SEAL

SHEET

1

OF

1

PREPARED BY:

McNEIL ENGINEERING

Designing for the Future Since 1983™

8610 So. Sandy Parkway, Suite 200 Sandy, Utah 84070
TEL: (801) 255-7700 FAX: (801) 255-8071
E-MAIL: info@mcneileng.com WEB SITE: www.mcneil-group.com

POLE CANYON PHASE 1 SUBDIVISION:

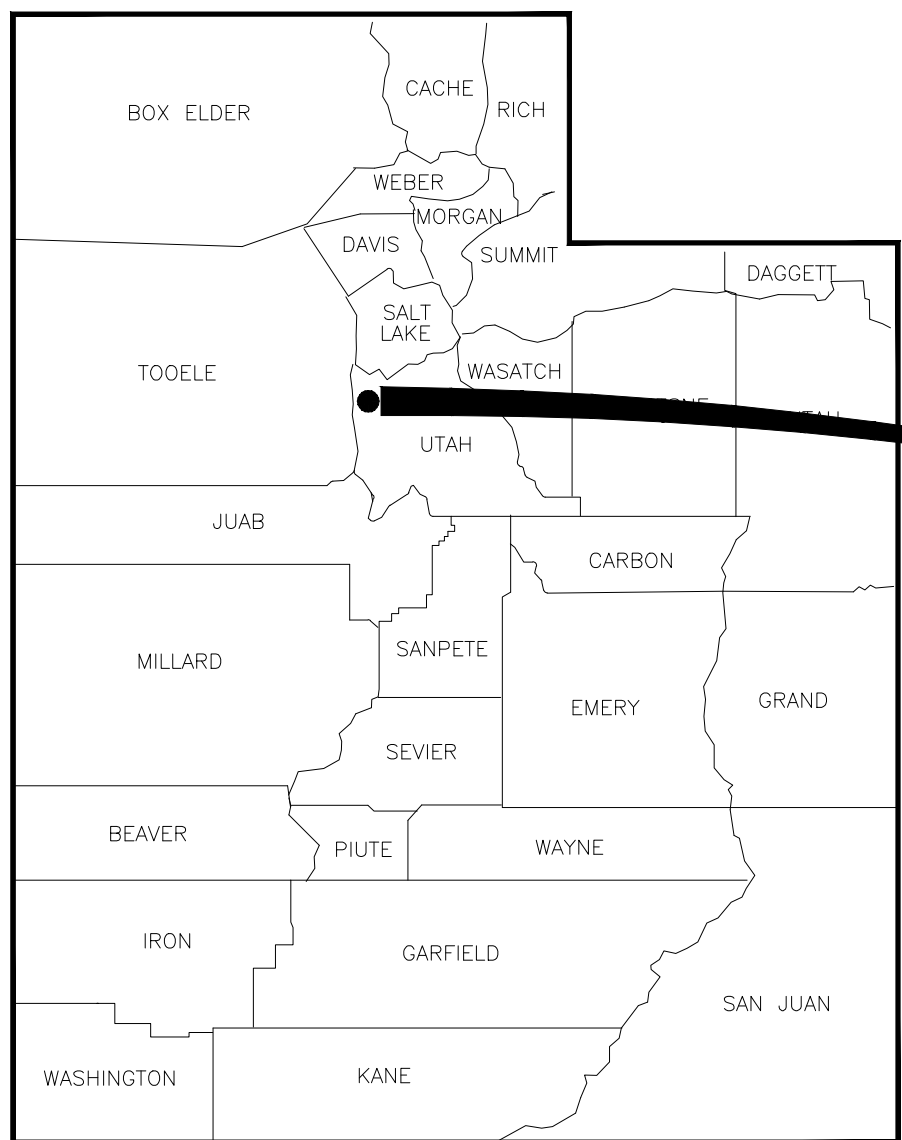
A PARCEL OF LAND SITUATE IN THE NORTHEAST QUARTER OF SECTION 18, TOWNSHIP 6 SOUTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN, LOCATED IN EAGLE MOUNTAIN CITY, COUNTY OF UTAH, STATE OF UTAH AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT SOUTH 0°26'25" WEST, ALONG THE SECTION LINE, A DISTANCE OF 1017.03 FEET AND SOUTH 89°59'45" WEST, A DISTANCE OF 175.02 FEET, FROM THE UTAH COUNTY MONUMENT MARKING THE CORNER COMMON TO SECTION 7, 8, 17, AND 18, TOWNSHIP 6 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN; AND RUNNING THENCE SOUTH 89°59'45" WEST, ALONG THE NORTH LINE OF JACKSON STREET AND THE NORTH LINE OF WHITE HILLS PLAT 'C' SUBDIVISION, A DISTANCE OF 828.00 FEET, TO THE NORTHWEST CORNER THEREOF; THENCE SOUTH 0°00'15" EAST, ALONG THE WEST LINES OF SAID WHITE HILLS PLAT 'C', AND PLAT 'B', A DISTANCE OF 870.00 FEET, TO THE NORTH LINE OF JEFFERSON AVENUE; THENCE SOUTH 89°59'45" WEST, ALONG SAID NORTH LINE AND THE PROJECTION THEREOF, A DISTANCE OF 420.00 FEET; THENCE NORTH 0°00'15" WEST, A DISTANCE OF 110.00 FEET; THENCE NORTH 89°59'45" EAST, A DISTANCE OF 210.00 FEET; THENCE NORTH 44°50'32" EAST, A DISTANCE OF 131.88 FEET; THENCE NORTH 0°00'15" WEST, A DISTANCE OF 776.50 FEET; THENCE NORTH 89°59'45" EAST 945.00 FEET; THENCE SOUTH 0°00'15" EAST, A DISTANCE OF 110.00 FEET, TO THE POINT OF BEGINNING.

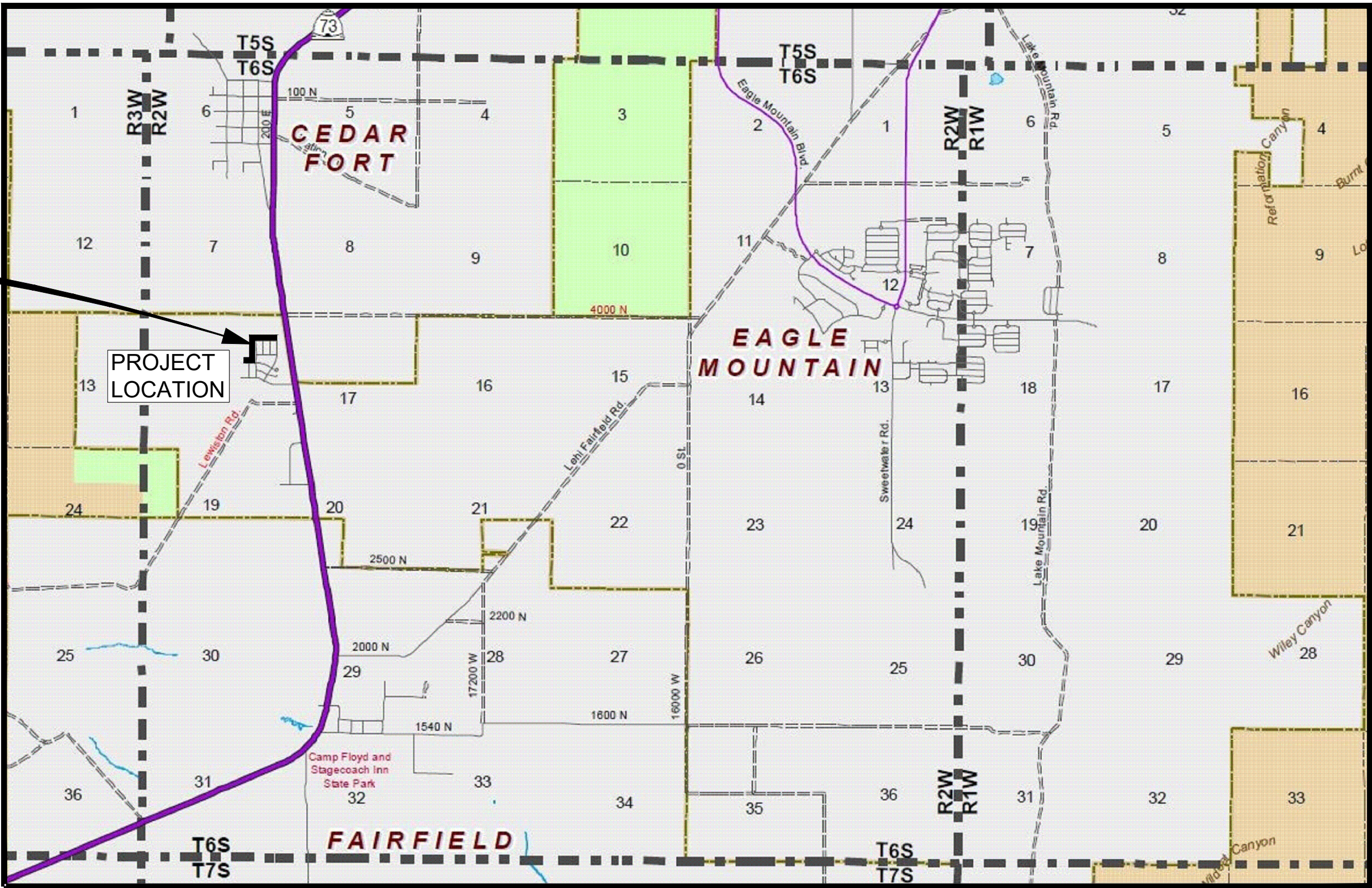
CONTAINS: 243,418 SQ. FT., OR 5.588 ACRES IN TWENTY (20) RESIDENTIAL LOTS.

POLE CANYON SUBDIVISION - NPA-11

EAGLE MOUNTAIN, UTAH



VICINITY MAP



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C1.1	OVERALL UTILITY PLAN
C2.0	JACKSON STREET ROAD IMPROVEMENTS - DETAILED AREAS
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PP1.1	PLAN & PROFILE - JEFFERSON AVENUE - STA 5+00 TO STA 10+14.03
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PP1.7	PLAN & PROFILE - JACKSON STREET - STA 10+00 TO STA 14+33.02
D1.0	DETAIL SHEET
D1.1	DETAIL SHEET
D1.2	DETAIL SHEET
D1.3	DETAIL SHEET

NOTICE TO DEVELOPER/CONTRACTOR
UNAPPROVED DRAWINGS REPRESENT WORK IN PROGRESS, ARE SUBJECT TO CHANGE, AND DO NOT CONSTITUTE A FINISHED ENGINEERING PRODUCT. ANY WORK UNDERTAKEN BY DEVELOPER OR CONTRACTOR BEFORE PLANS ARE APPROVED IS UNDERTAKEN AT THE SOLE RISK OF THE DEVELOPER, INCLUDING BUT NOT LIMITED TO BIDS, ESTIMATION, FINANCING, BONDING, SITE CLEARING, GRADING, INFRASTRUCTURE CONSTRUCTION, ETC.

NOTICE TO CONTRACTOR
ALL CONTRACTORS AND SUBCONTRACTORS PERFORMING WORK SHOWN ON OR RELATED TO THESE PLANS SHALL CONDUCT THEIR OPERATIONS SO THAT ALL EMPLOYEES ARE PROVIDED A SAFE PLACE TO WORK AND THE PUBLIC IS PROTECTED. ALL CONTRACTORS AND SUBCONTRACTORS SHALL COMPLY WITH THE OCCUPATIONAL SAFETY AND HEALTH REGULATIONS OF THE U.S. DEPARTMENT OF LABOR AND THE STATE OF UTAH DEPARTMENT OF INDUSTRIAL RELATIONS CONSTRUCTION SAFETY ORDERS. THE CIVIL ENGINEER SHALL NOT BE RESPONSIBLE IN ANY WAY FOR THE CONTRACTORS AND SUBCONTRACTORS COMPLIANCE WITH SAID REGULATIONS AND ORDERS.

UTILITY DISCLAIMER
THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATIONS OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF VARIOUS UTILITY COMPANIES AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE LOCAL UTILITY LOCATION CENTER AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATIONS OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.



OWNER
OQUIRRH WOOD RANCH, LLC
1095 WEST SO. JORDAN PKWY
SOUTH JORDAN, UTAH 84095
PHONE: (801) 495-3414
FAX: (801) 495-3415

ENGINEER
JACKSON ENGINEERING
CONTACT: STEVE JACKSON
3376 STONEHILL LANE
SALT LAKE CITY, UT 84121
PHONE: (801) 558-5293
FAX: (801) 943-0108

JACKSON ENGINEERING
3376 STONEHILL LANE, SALT LAKE CITY UTAH 84121
PHONE (801) 558-5293
FAX (801) 943-0108

FOR:
OQUIRRH WOOD RANCH, LLC
1099 WEST SO. JORDAN PKWY
SOUTH JORDAN, UT 84095
CONTACT:
NATE SHIPP
PHONE: (801) 495-3414
FAX: (801) 495-3415

Pole Canyon Subdivision - NPA-11
Eagle Mountain, Utah
Cover Sheet



NO.	DATE	REVISION	BY
1	2-24-21	CITY COMMENTS	SJ

PROJECT NO.:	DATE:
13.032.101	02/25/2021
DRAWN BY:	CHECKED BY:
S. PRITCHETT	S. JACKSON
PROJECT MANAGER:	
S. JACKSON	

Cover Sheet
G1.0

THE CONTRACTOR SHALL CAREFULLY READ ALL OF THE NOTES AND SPECIFICATIONS, THE CONTRACTOR SHALL BE SATISFIED AS TO THEIR TRUE MEANING AND INTENT AND SHALL BE RESPONSIBLE FOR COMPLYING WITH EACH.

GENERAL NOTES:

1. ALL IMPROVEMENTS SHALL BE CONSTRUCTED IN STRICT ACCORDANCE WITH THE FOLLOWING: EAGLE MOUNTAIN CITY STANDARD SPECIFICATIONS, AND THE UTAH PUBLIC WORKS GENERAL CONDITIONS AND STANDARD SPECIFICATIONS FOR CONSTRUCTION IN ITS LATEST EDITION (UPW), WHERE APPLICABLE.

2. PRIOR TO PERFORMING ANY WORK, THE CONTRACTOR SHALL CONTACT EAGLE MOUNTAIN CITY FOR A PRE-CONSTRUCTION CONFERENCE.

A. REGULATORY AGENCY:

EAGLE MOUNTAIN PUBLIC WORKS DEPT.
2545 NORTH PONY EXPRESS PKWY.
EAGLE MOUNTAIN, UT 84005
(801) 789-6671
CONTACT: CHRIS TRUSTY, DIRECTOR

B. OWNER:

OQUIRRH WOOD RANCH, LLC
1099 WEST SOUTH JORDAN PKWY
SOUTH JORDAN, UT 84095
CONTACT: NATE SHIPP
PHONE: (801) 495-3414
FAX: (801) 495-3415

C. ENGINEER:

JACKSON ENGINEERING
3376 STONEHILL LANE
COTTONWOOD HEIGHTS, UT 84121
PHONE: (801) 558-5293
FAX: (801) 943-0108
CONTACT: STEVE JACKSON

3. IT IS INTENDED THAT THESE PLANS AND SPECIFICATIONS REQUIRE ALL LABOR AND MATERIALS NECESSARY AND PROPER FOR THE WORK CONTEMPLATED AND THAT THE WORK BE COMPLETED IN ACCORDANCE WITH THEIR TRUE INTENT AND PURPOSE. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY REGARDING ANY DISCREPANCIES OR AMBIGUITIES WHICH MAY EXIST IN THE PLANS OR SPECIFICATIONS. THE ENGINEER'S INTERPRETATION THEREOF SHALL BE CONCLUSIVE.

4. WHERE THE PLANS OR SPECIFICATIONS DESCRIBE PORTIONS OF THE WORK IN GENERAL TERMS BUT NOT IN COMPLETE DETAIL, IT IS UNDERSTOOD THAT ONLY THE BEST GENERAL PRACTICE IS TO PREVAIL AND THAT ONLY MATERIALS AND WORKMANSHIP OF THE FIRST QUALITY ARE TO BE USED.

5. THE CONTRACTOR SHALL BE SKILLED AND REGULARLY ENGAGED IN THE GENERAL CLASS AND TYPE OF WORK CALLED FOR IN THE PROJECT PLANS AND SPECIFICATIONS. THEREFORE, THE OWNER IS RELYING UPON THE EXPERIENCE AND EXPERTISE OF THE CONTRACTOR. IT SHALL BE EXPECTED THAT PRICES PROVIDED WITHIN THE CONTRACT DOCUMENTS SHALL INCLUDE ALL LABOR AND MATERIALS NECESSARY AND PROPER FOR THE WORK CONTEMPLATED AND THAT THE WORK BE COMPLETED IN ACCORDANCE WITH THEIR TRUE INTENT AND PURPOSE. THE CONTRACTOR SHALL BE COMPETENT, KNOWLEDGEABLE AND HAVE SPECIAL SKILLS ON THE NATURE, EXTENT AND INHERENT CONDITIONS OF THE WORK TO BE PERFORMED. CONTRACTOR SHALL ALSO ACKNOWLEDGE THAT THERE ARE CERTAIN PECULIAR AND INHERENT CONDITIONS EXISTENT IN THE CONSTRUCTION OF THE PARTICULAR FACILITIES, WHICH MAY CREATE, DURING THE CONSTRUCTION PROGRAM, UNUSUAL OR PECULIAR UNSAFE CONDITIONS HAZARDOUS TO PERSONS, PROPERTY AND THE ENVIRONMENT. CONTRACTOR SHALL BE AWARE OF SUCH PECULIAR RISKS AND HAVE THE SKILL AND EXPERIENCE TO FORESEE AND TO ADOPT PROTECTIVE MEASURES TO ADEQUATELY AND SAFELY PERFORM THE CONSTRUCTION WORK WITH RESPECT TO SUCH HAZARDS.

6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL LICENSES REQUIRED FOR THE CONSTRUCTION AND COMPLETION OF THE PROJECT, AND SHALL PERFORM ALL WORK IN ACCORDANCE WITH THE REQUIREMENTS AND CONDITIONS OF ALL PERMITS AND APPROVALS APPLICABLE TO THIS PROJECT. THE CONTRACTOR SHALL ENSURE THAT THE NECESSARY RIGHTS-OF-WAY, EASEMENTS, AND/OR PERMITS ARE SECURED PRIOR TO CONSTRUCTION.

7. CONTRACTOR SHALL OBTAIN AN ENCROACHMENT PERMIT WHERE APPLICABLE FOR ANY WORK DONE WITHIN RIGHTS-OF-WAY OR EASEMENTS FROM EAGLE MOUNTAIN CITY AND/OR UTAH COUNTY, AND/OR UDOT. CONTRACTOR SHALL NOTIFY CITY, COUNTY, AND/OR STATE, 24 HOURS IN ADVANCE OF COMMENCING THE WORK, OR AS REQUIRED BY SAID PERMITS.

8. THE CONTRACTOR SHALL, AT THE TIME OF BIDDING, AND THROUGHOUT THE PERIOD OF THE CONTRACT, BE LICENSED IN THE STATE OF UTAH AND SHALL BE BONDABLE FOR AN AMOUNT EQUAL TO OR GREATER THAN THE AMOUNT BID AND TO DO THE TYPE OF WORK CONTEMPLATED IN THE PLANS AND SPECIFICATIONS. CONTRACTOR SHALL BE SKILLED AND REGULARLY ENGAGED IN THE GENERAL CLASS AND TYPE OF WORK CALLED FOR IN THE PLANS AND SPECIFICATIONS.

9. CONTRACTOR SHALL INSPECT THE SITE OF THE WORK PRIOR TO BIDDING TO SATISFY THEMSELVES BY PERSONAL EXAMINATION OR BY SUCH OTHER MEANS AS THEY MAY PREFER, OF THE LOCATION OF THE PROPOSED WORK, AND OF THE ACTUAL CONDITIONS OF AND AT THE SITE OF WORK. IF, DURING THE COURSE OF THEIR EXAMINATION, A BIDDER FINDS FACTS OR CONDITIONS WHICH APPEAR TO THEM TO BE IN CONFLICT WITH THE LETTER OR SPIRIT OF THE PROJECT PLANS AND SPECIFICATIONS, THEY SHALL CONTACT THE OWNER/ENGINEER FOR ADDITIONAL INFORMATION AND EXPLANATION BEFORE SUBMITTING THEIR BID.

SUBMISSION OF A BID BY THE CONTRACTOR SHALL CONSTITUTE ACKNOWLEDGMENT THAT, IF AWARDED THE CONTRACT, THEY HAVE RELIED AND ARE RELYING ON THEIR OWN EXAMINATION OF: (1) THE SITE OF THE WORK, (2) ACCESS TO THE SITE, AND (3) ALL OTHER DATA AND MATTERS REQUISITE TO THE FULFILLMENT OF THE WORK AND ON THEIR OWN KNOWLEDGE OF EXISTING FACILITIES ON AND IN THE VICINITY OF THE SITE OF THE WORK TO BE CONSTRUCTED UNDER THIS CONTRACT.

THE INFORMATION PROVIDED BY THE OWNER OR THE ENGINEER IS NOT INTENDED TO BE A SUBSTITUTE FOR, OR A SUPPLEMENT TO THE INDEPENDENT VERIFICATION BY THE CONTRACTOR TO THE EXTENT SUCH INDEPENDENT INVESTIGATION OF SITE CONDITIONS IS DEEMED NECESSARY OR DESIRABLE BY THE CONTRACTOR. CONTRACTOR SHALL ACKNOWLEDGE THAT THEY HAVE NOT RELIED SOLELY UPON OWNER OR ENGINEER FURNISHED INFORMATION REGARDING SITE CONDITIONS IN PREPARING AND SUBMITTING THEIR BID.

10. THE CONTRACTOR SHALL PROVIDE ALL LIGHTS, BARRICADES, SIGNS, FLAGMEN OR OTHER DEVICES NECESSARY FOR PUBLIC SAFETY.

11. THE CONTRACTOR SHALL BE RESPONSIBLE TO PROVIDE ALL WATER, POWER, SANITARY FACILITIES AND TELEPHONE SERVICES AS REQUIRED FOR THE CONTRACTORS USE DURING CONSTRUCTION.

12. THE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR ANY FIELD CHANGES MADE WITHOUT PRIOR WRITTEN AUTHORIZATION FROM THE OWNER AND/OR ENGINEER.

13. THE CONTRACTOR SHALL EXERCISE DUE CAUTION AND SHALL CAREFULLY PRESERVE BENCH MARKS, CONTROL POINTS, REFERENCE POINTS AND ALL SURVEY STAKES, AND SHALL BEAR ALL EXPENSES FOR REPLACEMENT AND/OR ERRORS CAUSED BY THEIR UNNECESSARY LOSS OR DISTURBANCE.

14. THE CONTRACTOR AGREES THAT:

A. THEY SHALL BE RESPONSIBLE TO CLEAN THE JOB SITE AT THE END OF EACH PHASE OF WORK.

B. THEY SHALL BE RESPONSIBLE TO REMOVE AND DISPOSE OF ALL TRASH, SCRAP AND UNUSED MATERIAL AT THEIR OWN EXPENSE IN A TIMELY MANNER.

C. THEY SHALL BE RESPONSIBLE TO MAINTAIN THE SITE IN A NEAT, SAFE AND ORDERLY MANNER AT ALL TIMES.

D. THEY SHALL BE RESPONSIBLE TO KEEP MATERIALS, EQUIPMENT, AND TRASH OUT OF THE WAY OF OTHER CONTRACTORS SO AS NOT TO DELAY THE JOB. FAILURE TO DO SO WILL RESULT IN A DEDUCTION FOR THE COST OF CLEAN UP FROM THE FINAL PAYMENT.

E. THEY SHALL BE RESPONSIBLE FOR THEIR OWN SAFETY, TRAFFIC CONTROL, PERMITS, RETESTING AND REINSPECTIONS AT THEIR OWN EXPENSE.

F. UNLESS OTHERWISE NOTED ALL EXCESS SOILS AND MATERIALS SHALL BECOME THE PROPERTY OF THE CONTRACTOR AND SHALL BE LAWFULLY DISPOSED OF OFF SITE AT THE CONTRACTOR'S EXPENSE.

15. THE CONTRACTOR 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; THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS; THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD THE OWNER AND 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.

16. DUST TO BE CONTROLLED 24 HOURS PER DAY, 7 DAYS PER WEEK, AS CONDITIONS DICTATE, WITH A WATER TRUCK.

17. CONSTRUCTION STAKING FOR LIMITS OF DISTURBANCE INCLUDING CONSTRUCTION AND SILT FENCES, GRADING, CURB, GUTTER, SIDEWALK, SANITARY SEWER, STORM DRAIN, WATER, AND ELECTROLIERS SHALL BE COORDINATED BY JACKSON ENGINEERING. THE CONTRACTOR SHALL NOTIFY THE ENGINEER FORTY-EIGHT (48) HOURS IN ADVANCE OF THE NEED FOR STAKING. ANY STAKING REQUESTED BY THE CONTRACTOR OR THEIR SUBCONTRACTORS THAT IS ABOVE AND BEYOND STANDARD STAKING NEEDS, WILL BE SUBJECT TO AN EXTRA WORK BACK CHARGE TO THE CONTRACTOR.

18. FOR ALL WORK WITHIN PUBLIC RIGHTS-OF-WAY OR EASEMENTS, THE CONTRACTOR SHALL PRESERVE THE INTEGRITY AND LOCATION OF ANY AND ALL PUBLIC UTILITIES AND PROVIDE THE NECESSARY CONSTRUCTION IRAMC CONTROL. CONTRACTOR SHALL, THROUGH THE ENCROACHMENT PERMIT PROCESS, VERIFY WITH THE NECESSARY REGULATORY AGENCIES, THE NEED FOR ANY TRAFFIC ROUTING PLAN. IF A PLAN IS REQUIRED, CONTRACTOR SHALL PROVIDE A PLAN AND RECEIVE PROPER APPROVALS PRIOR TO BEGINNING CONSTRUCTION.

19. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ADEQUATELY SCHEDULING INSPECTION AND TESTING OF ALL FACILITIES CONSTRUCTED UNDER THIS CONTRACT. ALL TESTING SHALL CONFORM TO THE REGULATORY AGENCY'S STANDARD SPECIFICATIONS. ALL TESTING AND INSPECTION SHALL BE PAID FOR BY THE OWNER; ALL RE-TESTING AND/OR RE-INSPECTION SHALL BE PAID FOR BY THE CONTRACTOR.

20. IF EXISTING IMPROVEMENTS NEED TO BE DISTURBED AND/OR REMOVED FOR THE PROPER PLACEMENT OF IMPROVEMENTS TO BE CONSTRUCTED BY THESE PLANS, THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING EXISTING IMPROVEMENTS FROM DAMAGE. COST OF REPLACING OR REPAIRING EXISTING IMPROVEMENTS SHALL BE INCLUDED IN THE UNIT PRICE BID FOR ITEMS REQUIRING REMOVAL AND/OR REPLACEMENT OF EXISTING IMPROVEMENTS. THERE WILL BE NO EXTRA COST DUE TO THE CONTRACTOR FOR REPLACING OR REPAIRING EXISTING IMPROVEMENTS.

21. WHENEVER EXISTING FACILITIES ARE REMOVED, DAMAGED, BROKEN, OR CUT IN THE INSTALLATION OF THE WORK COVERED BY THESE PLANS OR SPECIFICATIONS, SAID FACILITIES SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE, AFTER PROPER BACKFILLING AND/OR CONSTRUCTION, WITH MATERIALS EQUAL TO OR BETTER THAN THE MATERIALS USED IN THE ORIGINAL EXISTING FACILITIES. THE FINISHED PRODUCT SHALL BE SUBJECT TO THE APPROVAL OF THE OWNER, THE ENGINEER, AND THE RESPECTIVE REGULATORY AGENCY.

22. THE CONTRACTOR SHALL MAINTAIN A NEATLY MARKED SET OF FULL-SIZE AS-BUILT RECORD DRAWINGS SHOWING THE FINAL LOCATION AND LAYOUT OF ALL MECHANICAL, ELECTRICAL AND INSTRUMENTATION EQUIPMENT; PIPING AND CONDUITS; STRUCTURES AND OTHER FACILITIES. THE AS-BUILTS OF THE ELECTRICAL SYSTEM SHALL INCLUDE THE STREET LIGHT LAYOUT PLAN SHOWING LOCATION OF LIGHTS, CONDUITS, CONDUCTORS, POINTS OF CONNECTIONS TO SERVICES, PULLBOXES, AND WIRE SIZES. AS-BUILT RECORD DRAWINGS SHALL REFLECT CHANGE ORDERS, ACCOMMODATIONS, AND ADJUSTMENTS TO ALL IMPROVEMENTS CONSTRUCTED. WHERE NECESSARY, SUPPLEMENTAL DRAWINGS SHALL BE PREPARED AND SUBMITTED BY THE CONTRACTOR. PRIOR TO ACCEPTANCE OF THE PROJECT, THE CONTRACTOR SHALL DELIVER TO THE ENGINEER, ONE SET OF NEATLY MARKED AS-BUILT RECORD DRAWINGS SHOWING THE INFORMATION REQUIRED ABOVE. AS-BUILT RECORD DRAWINGS SHALL BE REVIEWED AND THE COMPLETE AS-BUILT RECORD DRAWING SET SHALL BE CURRENT WITH ALL CHANGES AND DEVIATIONS REDLINED AS A PRECONDITION TO FINAL PROGRESS PAYMENT APPROVAL AND/OR FINAL ACCEPTANCE. CONTRACTOR SHALL THEN SUBMIT MYLAR AND DISK TO CITY.

23. WORK IN EASEMENTS AND/OR RIGHTS-OF-WAY IS SUBJECT TO THE APPROVAL AND ACCEPTANCE OF THE REGULATORY AGENCY RESPONSIBLE FOR OPERATION AND/OR MAINTENANCE OF SAID EASEMENTS AND/OR RIGHTS-OF-WAY.

24. BENCHMARK:

BENCHMARK:
ELEVATION:
NORTHING:
EASTING:
DATUM:
DESCRIPTION:
MERIDIAN:

GENERAL NOTES:

1. ALL IMPROVEMENTS SHALL BE CONSTRUCTED IN STRICT ACCORDANCE WITH THE FOLLOWING: EAGLE MOUNTAIN CITY STANDARD SPECIFICATIONS, AND THE UTAH PUBLIC WORKS GENERAL CONDITIONS AND STANDARD SPECIFICATIONS FOR CONSTRUCTION IN ITS LATEST EDITION (UPW), WHERE APPLICABLE.

2. PRIOR TO PERFORMING ANY WORK, THE CONTRACTOR SHALL CONTACT EAGLE MOUNTAIN CITY FOR A PRE-CONSTRUCTION CONFERENCE.

A. REGULATORY AGENCY:

EAGLE MOUNTAIN PUBLIC WORKS DEPT.
2545 NORTH PONY EXPRESS PKWY.
EAGLE MOUNTAIN, UT 84005
(801) 789-6671
CONTACT: CHRIS TRUSTY, DIRECTOR

B. OWNER:

OQUIRRH WOOD RANCH, LLC
1099 WEST SOUTH JORDAN PKWY
SOUTH JORDAN, UT 84095
CONTACT: NATE SHIPP
PHONE: (801) 495-3414
FAX: (801) 495-3415

C. ENGINEER:

JACKSON ENGINEERING
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3. IT IS INTENDED THAT THESE PLANS AND SPECIFICATIONS REQUIRE ALL LABOR AND MATERIALS NECESSARY AND PROPER FOR THE WORK CONTEMPLATED AND THAT THE WORK BE COMPLETED IN ACCORDANCE WITH THEIR TRUE INTENT AND PURPOSE. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY REGARDING ANY DISCREPANCIES OR AMBIGUITIES WHICH MAY EXIST IN THE PLANS OR SPECIFICATIONS. THE ENGINEER'S INTERPRETATION THEREOF SHALL BE CONCLUSIVE.

4. WHERE THE PLANS OR SPECIFICATIONS DESCRIBE PORTIONS OF THE WORK IN GENERAL TERMS BUT NOT IN COMPLETE DETAIL, IT IS UNDERSTOOD THAT ONLY THE BEST GENERAL PRACTICE IS TO PREVAIL AND THAT ONLY MATERIALS AND WORKMANSHIP OF THE FIRST QUALITY ARE TO BE USED.

5. THE CONTRACTOR SHALL BE SKILLED AND REGULARLY ENGAGED IN THE GENERAL CLASS AND TYPE OF WORK CALLED FOR IN THE PROJECT PLANS AND SPECIFICATIONS. THEREFORE, THE OWNER IS RELYING UPON THE EXPERIENCE AND EXPERTISE OF THE CONTRACTOR. IT SHALL BE EXPECTED THAT PRICES PROVIDED WITHIN THE CONTRACT DOCUMENTS SHALL INCLUDE ALL LABOR AND MATERIALS NECESSARY AND PROPER FOR THE WORK CONTEMPLATED AND THAT THE WORK BE COMPLETED IN ACCORDANCE WITH THEIR TRUE INTENT AND PURPOSE. THE CONTRACTOR SHALL BE COMPETENT, KNOWLEDGEABLE AND HAVE SPECIAL SKILLS ON THE NATURE, EXTENT AND INHERENT CONDITIONS OF THE WORK TO BE PERFORMED. CONTRACTOR SHALL ALSO ACKNOWLEDGE THAT THERE ARE CERTAIN PECULIAR AND INHERENT CONDITIONS EXISTENT IN THE CONSTRUCTION OF THE PARTICULAR FACILITIES, WHICH MAY CREATE, DURING THE CONSTRUCTION PROGRAM, UNUSUAL OR PECULIAR UNSAFE CONDITIONS HAZARDOUS TO PERSONS, PROPERTY AND THE ENVIRONMENT. CONTRACTOR SHALL BE AWARE OF SUCH PECULIAR RISKS AND HAVE THE SKILL AND EXPERIENCE TO FORESEE AND TO ADOPT PROTECTIVE MEASURES TO ADEQUATELY AND SAFELY PERFORM THE CONSTRUCTION WORK WITH RESPECT TO SUCH HAZARDS.

6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL LICENSES REQUIRED FOR THE CONSTRUCTION AND COMPLETION OF THE PROJECT, AND SHALL PERFORM ALL WORK IN ACCORDANCE WITH THE REQUIREMENTS AND CONDITIONS OF ALL PERMITS AND APPROVALS APPLICABLE TO THIS PROJECT. THE CONTRACTOR SHALL ENSURE THAT THE NECESSARY RIGHTS-OF-WAY, EASEMENTS, AND/OR PERMITS ARE SECURED PRIOR TO CONSTRUCTION.

7. CONTRACTOR SHALL OBTAIN AN ENCROACHMENT PERMIT WHERE APPLICABLE FOR ANY WORK DONE WITHIN RIGHTS-OF-WAY OR EASEMENTS FROM EAGLE MOUNTAIN CITY AND/OR UTAH COUNTY, AND/OR UDOT. CONTRACTOR SHALL NOTIFY CITY, COUNTY, AND/OR STATE, 24 HOURS IN ADVANCE OF COMMENCING THE WORK, OR AS REQUIRED BY SAID PERMITS.

8. THE CONTRACTOR SHALL, AT THE TIME OF BIDDING, AND THROUGHOUT THE PERIOD OF THE CONTRACT, BE LICENSED IN THE STATE OF UTAH AND SHALL BE BONDABLE FOR AN AMOUNT EQUAL TO OR GREATER THAN THE AMOUNT BID AND TO DO THE TYPE OF WORK CONTEMPLATED IN THE PLANS AND SPECIFICATIONS. CONTRACTOR SHALL BE SKILLED AND REGULARLY ENGAGED IN THE GENERAL CLASS AND TYPE OF WORK CALLED FOR IN THE PLANS AND SPECIFICATIONS.

9. CONTRACTOR SHALL INSPECT THE SITE OF THE WORK PRIOR TO BIDDING TO SATISFY THEMSELVES BY PERSONAL EXAMINATION OR BY SUCH OTHER MEANS AS THEY MAY PREFER, OF THE LOCATION OF THE PROPOSED WORK, AND OF THE ACTUAL CONDITIONS OF AND AT THE SITE OF WORK. IF, DURING THE COURSE OF THEIR EXAMINATION, A BIDDER FINDS FACTS OR CONDITIONS WHICH APPEAR TO THEM TO BE IN CONFLICT WITH THE LETTER OR SPIRIT OF THE PROJECT PLANS AND SPECIFICATIONS, THEY SHALL CONTACT THE OWNER/ENGINEER FOR ADDITIONAL INFORMATION AND EXPLANATION BEFORE SUBMITTING THEIR BID.

SUBMISSION OF A BID BY THE CONTRACTOR SHALL CONSTITUTE ACKNOWLEDGMENT THAT, IF AWARDED THE CONTRACT, THEY HAVE RELIED AND ARE RELYING ON THEIR OWN EXAMINATION OF: (1) THE SITE OF THE WORK, (2) ACCESS TO THE SITE, AND (3) ALL OTHER DATA AND MATTERS REQUISITE TO THE FULFILLMENT OF THE WORK AND ON THEIR OWN KNOWLEDGE OF EXISTING FACILITIES ON AND IN THE VICINITY OF THE SITE OF THE WORK TO BE CONSTRUCTED UNDER THIS CONTRACT.

THE INFORMATION PROVIDED BY THE OWNER OR THE ENGINEER IS NOT INTENDED TO BE A SUBSTITUTE FOR, OR A SUPPLEMENT TO THE INDEPENDENT VERIFICATION BY THE CONTRACTOR TO THE EXTENT SUCH INDEPENDENT INVESTIGATION OF SITE CONDITIONS IS DEEMED NECESSARY OR DESIRABLE BY THE CONTRACTOR. CONTRACTOR SHALL ACKNOWLEDGE THAT THEY HAVE NOT RELIED SOLELY UPON OWNER OR ENGINEER FURNISHED INFORMATION REGARDING SITE CONDITIONS IN PREPARING AND SUBMITTING THEIR BID.

10. THE CONTRACTOR SHALL PROVIDE ALL LIGHTS, BARRICADES, SIGNS, FLAGMEN OR OTHER DEVICES NECESSARY FOR PUBLIC SAFETY.

11. THE CONTRACTOR SHALL BE RESPONSIBLE TO PROVIDE ALL WATER, POWER, SANITARY FACILITIES AND TELEPHONE SERVICES AS REQUIRED FOR THE CONTRACTORS USE DURING CONSTRUCTION.

12. THE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR ANY FIELD CHANGES MADE WITHOUT PRIOR WRITTEN AUTHORIZATION FROM THE OWNER AND/OR ENGINEER.

13. THE CONTRACTOR SHALL EXERCISE DUE CAUTION AND SHALL CAREFULLY PRESERVE BENCH MARKS, CONTROL POINTS, REFERENCE POINTS AND ALL SURVEY STAKES, AND SHALL BEAR ALL EXPENSES FOR REPLACEMENT AND/OR ERRORS CAUSED BY THEIR UNNECESSARY LOSS OR DISTURBANCE.

14. THE CONTRACTOR AGREES THAT:

A. THEY SHALL BE RESPONSIBLE TO CLEAN THE JOB SITE AT THE END OF EACH PHASE OF WORK.

B. THEY SHALL BE RESPONSIBLE TO REMOVE AND DISPOSE OF ALL TRASH, SCRAP AND UNUSED MATERIAL AT THEIR OWN EXPENSE IN A TIMELY MANNER.

C. THEY SHALL BE RESPONSIBLE TO MAINTAIN THE SITE IN A NEAT, SAFE AND ORDERLY MANNER AT ALL TIMES.

D. THEY SHALL BE RESPONSIBLE TO KEEP MATERIALS, EQUIPMENT, AND TRASH OUT OF THE WAY OF OTHER CONTRACTORS SO AS NOT TO DELAY THE JOB. FAILURE TO DO SO WILL RESULT IN A DEDUCTION FOR THE COST OF CLEAN UP FROM THE FINAL PAYMENT.

E. THEY SHALL BE RESPONSIBLE FOR THEIR OWN SAFETY, TRAFFIC CONTROL, PERMITS, RETESTING AND REINSPECTIONS AT THEIR OWN EXPENSE.

F. UNLESS OTHERWISE NOTED ALL EXCESS SOILS AND MATERIALS SHALL BECOME THE PROPERTY OF THE CONTRACTOR AND SHALL BE LAWFULLY DISPOSED OF OFF SITE AT THE CONTRACTOR'S EXPENSE.

15. THE CONTRACTOR 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; THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS; THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD THE OWNER AND 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.

16. DUST TO BE CONTROLLED 24 HOURS PER DAY, 7 DAYS PER WEEK, AS CONDITIONS DICTATE, WITH A WATER TRUCK.

17. CONSTRUCTION STAKING FOR LIMITS OF DISTURBANCE INCLUDING CONSTRUCTION AND SILT FENCES, GRADING, CURB, GUTTER, SIDEWALK, SANITARY SEWER, STORM DRAIN, WATER, AND ELECTROLIERS SHALL BE COORDINATED BY JACKSON ENGINEERING. THE CONTRACTOR SHALL NOTIFY THE ENGINEER FORTY-EIGHT (48) HOURS IN ADVANCE OF THE NEED FOR STAKING. ANY STAKING REQUESTED BY THE CONTRACTOR OR THEIR SUBCONTRACTORS THAT IS ABOVE AND BEYOND STANDARD STAKING NEEDS, WILL BE SUBJECT TO AN EXTRA WORK BACK CHARGE TO THE CONTRACTOR.

18. FOR ALL WORK WITHIN PUBLIC RIGHTS-OF-WAY OR EASEMENTS, THE CONTRACTOR SHALL PRESERVE THE INTEGRITY AND LOCATION OF ANY AND ALL PUBLIC UTILITIES AND PROVIDE THE NECESSARY CONSTRUCTION IRAMC CONTROL. CONTRACTOR SHALL, THROUGH THE ENCROACHMENT PERMIT PROCESS, VERIFY WITH THE NECESSARY REGULATORY AGENCIES, THE NEED FOR ANY TRAFFIC ROUTING PLAN. IF A PLAN IS REQUIRED, CONTRACTOR SHALL PROVIDE A PLAN AND RECEIVE PROPER APPROVALS PRIOR TO BEGINNING CONSTRUCTION.

19. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ADEQUATELY SCHEDULING INSPECTION AND TESTING OF ALL FACILITIES CONSTRUCTED UNDER THIS CONTRACT. ALL TESTING SHALL CONFORM TO THE REGULATORY AGENCY'S STANDARD SPECIFICATIONS. ALL TESTING AND INSPECTION SHALL BE PAID FOR BY THE OWNER; ALL RE-TESTING AND/OR RE-INSPECTION SHALL BE PAID FOR BY THE CONTRACTOR.

20. IF EXISTING IMPROVEMENTS NEED TO BE DISTURBED AND/OR REMOVED FOR THE PROPER PLACEMENT OF IMPROVEMENTS TO BE CONSTRUCTED BY THESE PLANS, THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING EXISTING IMPROVEMENTS FROM DAMAGE. COST OF REPLACING OR REPAIRING EXISTING IMPROVEMENTS SHALL BE INCLUDED IN THE UNIT PRICE BID FOR ITEMS REQUIRING REMOVAL AND/OR REPLACEMENT OF EXISTING IMPROVEMENTS. THERE WILL BE NO EXTRA COST DUE TO THE CONTRACTOR FOR REPLACING OR REPAIRING EXISTING IMPROVEMENTS.

21. WHENEVER EXISTING FACILITIES ARE REMOVED, DAMAGED, BROKEN, OR CUT IN THE INSTALLATION OF THE WORK COVERED BY THESE PLANS OR SPECIFICATIONS, SAID FACILITIES SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE, AFTER PROPER BACKFILLING AND/OR CONSTRUCTION, WITH MATERIALS EQUAL TO OR BETTER THAN THE MATERIALS USED IN THE ORIGINAL EXISTING FACILITIES. THE FINISHED PRODUCT SHALL BE SUBJECT TO THE APPROVAL OF THE OWNER, THE ENGINEER, AND THE RESPECTIVE REGULATORY AGENCY.

22. THE CONTRACTOR SHALL MAINTAIN A NEATLY MARKED SET OF FULL-SIZE AS-BUILT RECORD DRAWINGS SHOWING THE FINAL LOCATION AND LAYOUT OF ALL MECHANICAL, ELECTRICAL AND INSTRUMENTATION EQUIPMENT; PIPING AND CONDUITS; STRUCTURES AND OTHER FACILITIES. THE AS-BUILTS OF THE ELECTRICAL SYSTEM SHALL INCLUDE THE STREET LIGHT LAYOUT PLAN SHOWING LOCATION OF LIGHTS, CONDUITS, CONDUCTORS, POINTS OF CONNECTIONS TO SERVICES, PULLBOXES, AND WIRE SIZES. AS-BUILT RECORD DRAWINGS SHALL REFLECT CHANGE ORDERS, ACCOMMODATIONS, AND ADJUSTMENTS TO ALL IMPROVEMENTS CONSTRUCTED. WHERE NECESSARY, SUPPLEMENTAL DRAWINGS SHALL BE PREPARED AND SUBMITTED BY THE CONTRACTOR. PRIOR TO ACCEPTANCE OF THE PROJECT, THE CONTRACTOR SHALL DELIVER TO THE ENGINEER, ONE SET OF NEATLY MARKED AS-BUILT RECORD DRAWINGS SHOWING THE INFORMATION REQUIRED ABOVE. AS-BUILT RECORD DRAWINGS SHALL BE REVIEWED AND THE COMPLETE AS-BUILT RECORD DRAWING SET SHALL BE CURRENT WITH ALL CHANGES AND DEVIATIONS REDLINED AS A PRECONDITION TO FINAL PROGRESS PAYMENT APPROVAL AND/OR FINAL ACCEPTANCE. CONTRACTOR SHALL THEN SUBMIT MYLAR AND DISK TO CITY.

23. WORK IN EASEMENTS AND/OR RIGHTS-OF-WAY IS SUBJECT TO THE APPROVAL AND ACCEPTANCE OF THE REGULATORY AGENCY RESPONSIBLE FOR OPERATION AND/OR MAINTENANCE OF SAID EASEMENTS AND/OR RIGHTS-OF-WAY.

24. BENCHMARK:

BENCHMARK:
ELEVATION:
NORTHING:
EASTING:
DATUM:
DESCRIPTION:
MERIDIAN:

CLEARING AND GRADING NOTES

1. THE EXISTING TOPOGRAPHY SHOWN ON THESE PLANS IS BASED ON TOPOGRAPHIC AERIAL SURVEY PROVIDED BY AEROGRAPHICS, MAY 2008 AND SUPPLIMENTAL FIELD MAPPING PROVIDED BY McNEIL ENGINEERING, JULY 2013.

2. JACKSON ENGINEERING SHALL PROVIDE A TEMPORARY EROSION CONTROL PLAN AND SUBMIT REQUEST FOR SWPP PERMIT. OWNER REQUIRED TO OBTAIN OTHER PERMITS FROM EAGLE MOUNTAIN CITY, UTAH COUNTY AND THE STATE OF UTAH FOR TEMPORARY EROSION CONTROL. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE TO PROVIDE ALL TEMPORARY EROSION CONTROL AND MAINTENANCE, AND SHALL PROVIDE EROSION AND SEDIMENT CONTROL FORMS TO THE CITY. FOR ADDITIONAL EROSION CONTROL INFORMATION, SEE "EROSION CONTROL/REVEGETATION PLAN" SHEETS AND REPORTS.

DEWATERING NOTES

1. THE CONTRACTOR SHALL FURNISH, INSTALL, OPERATE AND MAINTAIN ALL MACHINERY, APPLIANCES, AND EQUIPMENT TO MAINTAIN ALL EXCAVATIONS FREE FROM WATER DURING CONSTRUCTION. THE CONTRACTOR SHALL DISPOSE OF THE WATER SO AS NOT TO CAUSE DAMAGE TO PUBLIC OR PRIVATE PROPERTY, OR TO CAUSE A NUISANCE OR MENACE TO THE PUBLIC OR VIOLATE THE LAW. THE DEWATERING SYSTEM SHALL BE INSTALLED AND OPERATED SO THAT THE GROUND WATER LEVEL OUTSIDE THE EXCAVATION IS NOT REDUCED TO THE EXTENT WHICH WOULD CAUSE DAMAGE OR ENDANGER ADJACENT STRUCTURES OR PROPERTY. ALL COST FOR DEWATERING SHALL BE INCLUDED IN THE UNIT PRICE BID FOR ALL PIPE CONSTRUCTION. THE STATIC WATER LEVEL SHALL BE DRAWN DOWN A MINIMUM OF 1 FOOT BELOW THE BOTTOM OF EXCAVATIONS TO MAINTAIN THE UNDISTURBED STATE OF NATURAL SOILS AND ALLOW THE PLACEMENT OF ANY FILL TO THE SPECIFIED DENSITY. THE CONTRACTOR SHALL HAVE ON HAND, PUMPING EQUIPMENT AND MACHINERY IN GOOD WORKING CONDITION FOR EMERGENCIES AND SHALL HAVE WORKMEN AVAILABLE FOR ITS OPERATION. DEWATERING SYSTEMS SHALL OPERATE CONTINUOUSLY UNTIL BACKFILL HAS BEEN COMPLETED TO 1 FOOT ABOVE THE NORMAL STATIC GROUNDWATER LEVEL.

2. THE CONTRACTOR SHALL CONTROL SURFACE WATER TO PREVENT ENTRY INTO EXCAVATIONS. AT EACH EXCAVATION, A SUFFICIENT NUMBER OF TEMPORARY OBSERVATION WELLS TO CONTINUOUSLY CHECK THE GROUNDWATER LEVEL SHALL BE PROVIDED.

3. SUMPS SHALL BE AT THE LOW POINT OF EXCAVATION. EXCAVATION SHALL BE GRADED TO DRAIN TO THE SUMPS.

4. THE CONTROL OF GROUNDWATER SHALL BE SUCH THAT SOFTENING OF THE BOTTOM OF EXCAVATIONS, OR FORMATION OF "QUICK" CONDITIONS OR "BOILS", DOES NOT OCCUR. DEWATERING SYSTEMS SHALL BE DESIGNED AND OPERATED SO AS TO PREVENT REMOVAL OF THE NATURAL SOILS. THE RELEASE OF GROUNDWATER AT ITS STATIC LEVEL SHALL BE PERFORMED IN SUCH A MANNER AS TO MAINTAIN THE UNDISTURBED STATE OF NATURAL FOUNDATIONS SOILS, PREVENT DISTURBANCE OF COMPACTED SOILS, PREVENT DISTURBANCE OF COMPACTED BACKFILL, AND PREVENT FLOTATION OR MOVEMENT OF STRUCTURES, PIPELINES AND SEWERS. IF A UPDES (UTAH POLLUTANT DISCHARGE ELIMINATION SYSTEM) PERMIT IS REQUIRED FOR DISPOSAL OF WATER FROM CONSTRUCTION DEWATERING ACTIVITIES, IT SHALL BE OBTAINED BY THE CONTRACTOR PRIOR TO ANY DEWATERING ACTIVITIES.

UNDERGROUND UTILITIES

1. THE INFORMATION SHOWN ON THE PLANS WITH REGARD TO THE EXISTING UTILITIES AND/OR IMPROVEMENTS WAS DERIVED FROM FIELD INVESTIGATIONS AND/OR RECORD INFORMATION AND/OR THE ALTA SURVEY. THE ENGINEER DOES NOT GUARANTEE THESE LOCATIONS TO BE EITHER TRUE OR EXACT. PRIOR TO CONSTRUCTION, IT SHALL BE THE CONTRACTOR'S SOLE RESPONSIBILITY TO VERIFY ALL EXISTING IMPROVEMENTS AND TO EXPOSE ALL EXISTING UNDERGROUND UTILITIES RELATED TO THE PROJECT, INCLUDING BUT NOT LIMITED TO, SEWER, STORM DRAIN, WATER, IRRIGATION, GAS, ELECTRICAL, ETC. AND SHALL NOTIFY THE ENGINEER FORTY-EIGHT (48) HOURS IN ADVANCE OF EXPOSING THE UTILITIES, SO THAT THE EXACT LOCATION AND ELEVATION CAN BE VERIFIED AND DOCUMENTED. THE COST ASSOCIATED TO PERFORM THIS WORK SHALL BE INCLUDED IN EITHER THE LUMP SUM CLEARING COST OR IN THE VARIOUS ITEMS OF WORK. IF LOCATION AND/OR ELEVATION DIFFERS FROM THAT SHOWN ON THE DESIGN PLANS, PROVISIONS TO ACCOMMODATE NEW LOCATION/ELEVATION MUST BE MADE PRIOR TO CONSTRUCTION.

2. PRIOR TO COMMENCING ANY WORK, IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO HAVE EACH UTILITY COMPANY LOCATE, IN THE FIELD, THEIR MAIN AND SERVICE LINES. THE CONTRACTOR SHALL NOTIFY BLUE STAKES AT 1-800-662-4111 48 HOURS IN ADVANCE OF PERFORMING ANY EXCAVATION WORK. THE CONTRACTOR SHALL RECORD THE BLUE STAKES ORDER NUMBER AND FURNISH ORDER NUMBER TO OWNER AND ENGINEER PRIOR TO ANY EXCAVATION. IT WILL BE THE CONTRACTOR'S SOLE RESPONSIBILITY TO DIRECTLY CONTACT ANY OTHER UTILITY COMPANIES THAT ARE NOT MEMBERS OF BLUE STAKES. IT SHALL BE THE CONTRACTOR'S SOLE RESPONSIBILITY TO PROTECT ALL EXISTING UTILITIES SO THAT NO DAMAGE RESULTS TO THEM DURING THE PERFORMANCE OF THIS CONTRACT. ANY REPAIRS NECESSARY TO DAMAGED UTILITIES SHALL BE PAID FOR BY THE CONTRACTOR. THE CONTRACTOR SHALL BE REQUIRED TO COOPERATE WITH OTHER CONTRACTORS AND UTILITY COMPANIES INSTALLING NEW STRUCTURES, UTILITIES AND SERVICE TO THE PROJECT.

3. THE CONTRACTOR SHALL PROVIDE ALL SHORING, BRACING, SLOPING OR OTHER PROVISIONS NECESSARY TO PROTECT WORKMEN FOR ALL AREAS TO BE EXCAVATED TO A DEPTH OF 4' OR MORE. FOR EXCAVATIONS 4 FEET OR MORE IN DEPTH, THE CONTRACTOR SHALL COMPLY WITH INDUSTRIAL COMMISSION OF UTAH SAFETY ORDERS SECTION 68 - EXCAVATIONS, AND SECTION 69 - TRENCHES, ALONG WITH ANY LOCAL CODES OR ORDINANCES. ANY EXCAVATION GREATER THAN 10 FEET IN DEPTH REQUIRES A TRENCH BOX.

4. PRIOR TO OPENING AN EXCAVATION, EFFORT SHALL BE MADE TO DETERMINE WHETHER UNDERGROUND INSTALLATIONS, I.E. SEWER, WATER, FUEL ELECTRIC LINES, ETC., WILL BE ENCOUNTERED AND IF SO, WHERE SUCH UNDERGROUND INSTALLATIONS ARE LOCATED. WHEN THE EXCAVATION APPROACHES THE APPROXIMATE LOCATION OF SUCH AN INSTALLATION, THE EXACT LOCATION SHALL BE DETERMINED BY CAREFUL PROBING OR HAND DIGGING; AND, WHEN IT IS UNCOVERED, ADEQUATE PROTECTION SHALL BE PROVIDED FOR THE EXISTING INSTALLATION. ALL KNOWN OWNERS OF UNDERGROUND FACILITIES IN THE AREA CONCERNED SHALL BE ADVISED OF PROPOSED WORK AT LEAST 48 HOURS PRIOR TO THE START OF ACTUAL EXCAVATION.

5. IN CASES OF HIGH GROUNDWATER, IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO USE RUBBER GASKET JOINTS ON ALL PRE CAST PIPES. THE COST FOR RUBBER GASKET JOINTS SHALL BE INCLUDED IN THE UNIT PRICES OF PIPE.

6. ALL CONSTRUCTION AND MATERIALS FOR THE SEWER MAIN AND LATERALS MUST COMPLY WITH THE EAGLE MOUNTAIN CITY STANDARDS, THE UNIT COST OF THE SEWER LATERAL INCLUDES CONNECTION TO THE SEWER MAIN. THE CLEAN OUT RISER FOR EACH SERVICE SHALL BE INSTALLED BY THE CONTRACTOR.

7. ALL EXISTING WATER VALVES TO BE OPERATED UNDER THE DIRECTION OF EAGLE MOUNTAIN CITY PERSONNEL ONLY.

8. WATER LINES SHALL BE A MINIMUM OF 10' HORIZONTALLY FROM SEWER MAINS. CROSSINGS SHALL MEET STATE HEALTH STANDARDS. CONTRACTOR RESPONSIBLE FOR ALL NECESSARY FITTINGS AND THRUST BLOCKS.

9. THE CONTRACTOR SHALL NOTIFY JACKSON ENGINEERING AT LEAST 48 HOURS PRIOR TO BACKFILLING OF ANY PIPE WHICH STUBS TO A FUTURE PHASE OF CONSTRUCTION FOR INVERT VERIFICATION. TOLERANCE SHALL BE IN ACCORDANCE WITH THE REGULATORY AGENCY STANDARD SPECIFICATIONS.

10. ALL UNDERGROUND UTILITIES SHALL BE IN PLACE PRIOR TO INSTALLATION OF CURB, GUTTER AND STREET PAVING.

11. WATER PIPE SHALL BE C900 PVC APPROVED EQUIVALENT. WATER PIPE SHALL BE INSTALLED AND TESTED TO EAGLE MOUNTAIN CITY STANDARDS. CONTRACTOR RESPONSIBLE FOR ALL NECESSARY FITTINGS AND THRUST BLOCKS.

12. STRAIGHT LINE SEWER PIPE IS TO BE PVC SDR-35 OR APPROVED EQUAL AND TESTED TO EAGLE MOUNTAIN CITY STANDARDS.

13. STRAIGHT STORM DRAIN PIPING IS TO BE REINFORCED CONCRETE PIPE (RCP) OR ADS PIPE AS SHOWN ON THESE PLANS. CURVED STORM DRAIN TO BE HDPE SDR-32.5 STORM DRAIN LINE OR APPROVED EQUAL CURVED STORM DRAIN LINES SHALL HAVE A SLOPE OF 4% OR GREATER, AND A TRACER WIRE. ALL STORM DRAIN SHALL BE INSTALLED AND TESTED TO EAGLE MOUNTAIN CITY STANDARDS.

14. THRUST BLOCKING SHALL BE CONSTRUCTED PER EAGLE MOUNTAIN CITY STANDARDS AND SPECIFICATIONS.

15. CONTRACTOR IS REQUIRED TO SUBMIT AS BUILT SEWER LATERAL LOCATIONS PER EAGLE MOUNTAIN CITY STANDARD.

16. CONTRACTOR IS REQUIRED TO SUBMIT AS-BUILT DRAWINGS SHOWING ALL FIELD CHANGES INCLUDING BUT NOT LIMITED TO:

A. DRY UTILITIES THAT ARE MORE THAN A FOOT OFF OF LOCATION SHOWN ON TYPICALS.

B. WATER SERVICE LATERALS THAT ARE MORE THAN A FOOT OFF OF CALL OUT LOCATIONS ON UTILITY PLAN

C. ALL CHANGES OR ADDITIONS TO THE STORM DRAIN UTILITY.

ADDITIONAL UTILITY INFORMATION & NOTES

1. CONTRACTOR SHALL FIELD VERIFY ALL EXISTING UTILITIES DURING CONSTRUCTION AND NOTIFY THE ENGINEER OF RECORD IMMEDIATELY IF A UTILITY CONFLICT IS FOUND.

2. CONTRACTOR SHALL USE PRECAUTIONS AND SAFEGUARDS TO ENSURE THAT THE EXISTING SURROUNDING PROPERTIES ARE PROTECTED FROM DAMAGE DURING EXCAVATION & CONSTRUCTION.

3. ALL WORK PERFORMED PER DRAPER CITY PUBLIC WAY SHALL BE DONE BY A LICENSED GENERAL CONTRACTOR WITH INSURANCE AND BOND AND REQUIRED BY EAGLE MOUNTAIN CITY.

WATER NOTES

1. THE CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF EXISTING VALVES AT THE CONNECTION POINTS PRIOR TO BEGINNING WATER LINE CONSTRUCTION. IF ANY CONFLICTS WITH OTHER UTILITIES EXIST, CONTRACTOR SHALL NOTIFY THE ENGINEER OF RECORD IMMEDIATELY TO INVESTIGATE CONFLICT RESOLUTION.

2. ALL CULINARY, AND FIRE PROTECTION WATER LINE CONSTRUCTION SHALL CONFORM TO EAGLE MOUNTAIN CITY DETAILS AND SPECIFICATIONS.

3. ALL GATE VALVES SHALL BE INSTALLED PER EAGLE MOUNTAIN CITY STANDARDS.

4. ALL WATER LINE THRUST BLOCKING SHALL CONFORM TO EAGLE MOUNTAIN CITY STANDARDS.

5. ALL FIRE HYDRANTS SHALL BE INSTALLED COMPLETE PER EAGLE MOUNTAIN CITY STANDARDS.

6. ALL WATER METERS SHALL BE INSTALLED PER EAGLE MOUNTAIN CITY STANDARDS.

7. IF ANY WATER UNE LOOPS ARE REQUIRED, THEY SHALL BE INSTALLED IN CONFORMANCE WITH EAGLE MOUNTAIN CITY STANDARDS.

8. ALL BLOW-OFFS SHALL BE INSTALLED PER EAGLE MOUNTAIN CITY STANDARDS.

SEWER NOTES

1. ALL CONSTRUCTION SHALL COMPLY WITH EAGLE MOUNTAIN CITY DESIGN STANDARDS AND CONSTRUCTION SPECIFICATIONS.

2. CONTRACTOR SHALL FIELD VERIFY LOCATIONS AND INVERT ELEVATIONS OF EXISTING MANHOLES AND OTHER UTILITIES BEFORE STAKING OR CONSTRUCTING AND NEW SEWER LINES.

3. FOUR FEET OF COVER IS REQUIRED OVER ALL SEWER LINES.

SURFACE IMPROVEMENTS

1. SUB GRADE PREPARATION: EARTHWORK FOR ROADWAY SECTIONS SHALL BE SCARIFIED AND RECOMPACTED AT THE PROPER MOISTURE CONTENT TO 95 PERCENT RELATIVE DENSITY (STANDARD PROCTOR ASTM D1557, MODIFIED PROCTOR ASTM D698). THE NATIVE SUB GRADE SHOULD BE FIRM AND NON-YIELDING PRIOR TO SUB BASE PLACEMENT. EVERY EFFORT SHOULD BE MADE TO AVOID EXPOSING NATIVE SUB-GRADES TO EXCESS MOISTURE.

2. GRANULAR SUB BASE: GRANULAR MATERIAL MUST BE CLEAR OF ORGANIC AND DELETERIOUS MATERIAL AND COMPACTED WITH PROPER MOISTURE CONTENT TO THE BOTTOM OF THE AGGREGATE BASE ELEVATION AT 95 PERCENT RELATIVE DENSITY (STANDARD PROCTOR ASTM D1557, MODIFIED PROCTOR ASTM D698).

3. AGGREGATE BASE: AGGREGATE BASE SHALL COMPLY WITH THE GUIDELINE REQUIREMENTS FOR PAVEMENT DESIGN IN THE REPORTS CITED ABOVE BY IGES GEOTECHNICAL. THE AGGREGATE BASE SHALL BE DENSIFIED TO AT LEAST 95 PERCENT RELATIVE DENSITY (STANDARD PROCTOR ASTM D1557, MODIFIED PROCTOR ASTM D698).

4. ASPHALTIC CONCRETE: ASPHALTIC CONCRETE SHALL BE 3 INCHES THICK AND COMPACTED TO AT LEAST 96 PERCENT OF THE MATERIAL'S MAXIMUM MARSHALL DENSITY IN ACCORDANCE WITH ASTM D1559.

5. ALL MANHOLE RIMS, VALVES AND MONUMENT BOXES, ETC. SHALL BE ADJUSTED TO FINISH GRADE AFTER STREET PAVING, UNLESS OTHERWISE NOTED. IN PAVED AREAS, PROVIDE A 1 FOOT BY 1/2 FOOT COLLAR. SET COLLAR 3/8 INCH LOWER THAN FINISH GRADE AT OUTER EDGE. PROVIDE COLLAR FOR ALL VALVES PER RESPECTIVE WATERPRO STANDARD SPECIFICATIONS. COST FOR THIS WORK SHALL BE INCLUDED IN THE UNIT PRICES FOR SAID FACILITIES. COLLARS SHALL BE CONCRETE.

6. PAYMENT FOR PAVEMENT WILL BE MADE ONLY FOR AREAS SHOWN ON THE PLANS. REPLACEMENT OF PAVEMENT WHICH IS BROKEN OR CUT DURING THE INSTALLATION OF THE WORK COVERED BY THESE SPECIFICATIONS, AND WHICH LIES OUTSIDE OF SAID AREAS, SHALL BE INCLUDED IN THE CONTRACTOR'S UNIT PRICE FOR PAVEMENT, AND NO ADDITIONAL PAYMENT SHALL BE MADE FOR SUCH WORK.

7. ALL UTILITY TRENCH WITHIN ASPHALT ROADWAYS SHALL BE SAW CUT WITH "T-PATCH".

8. IN AREAS OF ROAD CUTS, TYPE 3 SLURRY RESURFACING IS REQUIRED.

Pole Canyon Subdivision - NPA-11
Eagle Mountain, Utah
General Notes

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NO.	DATE	REVISION	BY

PROJECT NO.: 13.032.101
DATE: 02/25/2021
DRAWN BY: S. PRITCHETT
CHECKED BY: S. JACKSON
PROJECT MANAGER: S. JACKSON

General Notes
G1.1

GENERAL NOTES

EAGLE MOUNTAIN CITY GENERAL NOTES FOR CONSTRUCTION DRAWINGS:

- WATER--
- VALVES-1. VALVES MUST BE FLANGED TO TEE’S (FITTINGS). 2. VALVES 12” AND LARGER TO BE BUTTERFLY VALVES.
 - PIPE 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 4.5’ COVER FROM EXISTING GRADE (MINIMUM). NO HIGH POINTS ALLOWED, EXCEPT AS INDICATED ON THE DRAWINGS.
 - SERVICES & FITTINGS: SERVICES & FITTINGS TO MAINTAIN 3’ MINIMUM SEPARATION FROM PIPE JOINTS AND OTHER FITTINGS.
 - HYDRANTS: HYDRANTS TO BE 5’ BURY (MINIMUM).
 - TRACER WIRE: RUN TRACER WIRE ALONG MAIN & EXTEND UP 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, UNLESS NOTED OTHERWISE ON DRAWINGS.
 - WATER LINE FITTINGS: ALL FITTINGS TO HAVE MEGA LUG FOLLOWERS.
 - WATER MAIN LINE: NO DEFLECTION OR BENDING OF THE PIPE WILL BE ALLOWED. FITTINGS REQUIRED AS SHOWN ON THE DRAWINGS AND FOR CHANGES TO THE ALIGNMENT.
- FORCE MAIN SEWER--
- PIPE 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: SEWER FORCE MAIN TO MAINTAIN 4.5’ OF COVER (MINIMUM) FROM EXISTING GRADE.
 - SEPARATION: SEWER MAINS & LATERALS TO MAINTAIN 10’ SEPARATION (MINIMUM) FROM CULINARY WATER MAINS & LATERALS.

EXCAVATION & BACKFILL FOR TRENCHES:

6.010 GENERAL:
THESE SPECIFICATIONS COVER EXCAVATION AND BACKFILL OF TRENCHES FOR THE INSTALLATION OF SANITARY SEWER AND WATER LINES IN STREETS AND SUBDIVISIONS; DUE TO VARYING GROUND COMPOSITION, STRUCTURE, AND COLLAPSIBLE SOILS, EXCAVATION AND ENGINEERED BACKFILL FOR TRENCHES SHALL COMPLY WITH THE APWA STANDARD SPECIFICATIONS OR BETTER AS REQUIRED OR DEEMED NEEDED BASED ON REVIEW, INSPECTION, AND DETERMINATION BY THE CITY ENGINEER OR HIS/HER DESIGNEE. ALL OSHA REQUIREMENTS MUST BE MAINTAINED IN TRENCHES AT ALL TIMES.

6.020 TRENCH SAFETY:
ALL CONSTRUCTION SHALL BE DONE IN ACCORDANCE WITH THE PROVISIONS OF THE UTAH STATE INDUSTRIAL COMMISSION AND OSHA REGULATIONS. NO TRENCHES SHALL BE LEFT OPEN AT ANY TIME UNLESS GUARDED WITH ADEQUATE BARRICADES, WARNING LAMPS AND SIGNS. WHEN REQUIRED, EXCAVATION SHALL BE BRACED AND SHORED TO SUPPORT THE WALLS OF THE EXCAVATION TO ELIMINATE SLIDING AND SETTLING AND AS MAY BE REQUIRED TO PROTECT THE WORKERS, THE WORK IN PROGRESS, AND EXISTING UTILITIES AND IMPROVEMENTS. ALL SUCH SHEETING, BRACING AND SHORING SHALL COMPLY WITH THE REQUIREMENTS OF THE UTAH STATE INDUSTRIAL COMMISSION AND OSHA. ANY INJURY OR DAMAGE RESULTING FROM LACK OF ADEQUATE BRACING AND SHORING SHALL BE THE RESPONSIBILITY OF THE DEVELOPER/CONTRACTOR AND THE DEVELOPER/CONTRACTOR SHALL, AT HIS/HER OWN EXPENSE, EFFECT ALL NECESSARY REPAIRS OR RECONSTRUCTION RESULTING FROM SUCH DAMAGE. NO INSPECTIONS WILL BE DONE IN UNSAFE TRENCHES AND WILL BE THE CAUSE FOR IMMEDIATE SHUTDOWN AT THE PROJECT.

6.030 DISPOSAL OF MATERIALS:
ALL EXCAVATION MATERIAL, WHICH IS NOT REQUIRED FOR OR IS UNSUITABLE FOR BACKFILL, SHALL BE IMMEDIATELY REMOVED FROM THE AREA AND NOT OBSTRUCT STREETS, SIDEWALKS AND DRIVEWAYS.

GUTTERS AND IRRIGATION DITCHES SHALL BE KEPT CLEAN OF EXCAVATED MATERIAL.

6.040 ENGINEERED FILL MATERIAL:
ENGINEERED FILL (TYPE A1 OR A2 AS DEFINED BY AASHTO) SHALL BE REQUIRED BACKFILL FOR ALL TRENCHES IN THE CITY RIGHT-OF-WAY OR PUBLIC UTILITY EASEMENTS CONTAINING CITY OWNED AND MAINTAINED UTILITIES. THE CONTRACTOR IS RESPONSIBLE FOR SUPPLYING GRADATION REPORTS SHOWING PROPER GRADATION TO MEET A1 OR A2 CLASSIFICATION.

6.050 TESTING:
TESTS TO DETERMINE ACCEPTABILITY OF BACKFILL PLACED WILL BE DONE BY A FIRM HIRED BY THE OWNER. THE TESTING COMPANY/DEVELOPER WILL USE STANDARD PROCEDURES OF THE AMERICAN SOCIETY OF TESTING MATERIALS (ASTM) AND/OR AMERICAN ASSOCIATION OF STATE HIGHWAY TRANSPORTATION OFFICIALS (AASHTO). COMPACTION TESTS WILL BE REQUIRED AT LEAST EVERY 100 FEET PER LIFT PER TRENCH. EACH LIFT SHALL BE SIX TO TWELVE (12) INCHES AS DETERMINED BY CITY OF EAGLE MOUNTAIN AND CITY OF EAGLE MOUNTAIN'S TESTING FIRM. LIFT HEIGHT WILL DEPEND ON THE EQUIPMENT AND MATERIAL USED AND THE CONTRACTOR'S ABILITY TO PROPERLY COMPACT THE MATERIAL. IF THE BACKFILL SO TESTED DOES NOT MEET THE REQUIREMENTS OF THESE SPECIFICATIONS, THE TRENCH SHALL BE RE-EXCAVATED AND THE BACKFILL REPLACED IN ACCORDANCE WITH THESE SPECIFICATIONS.

6.060 BLASTING:
BLASTING WILL NOT BE ALLOWED EXCEPT BY PERMISSION FROM THE CITY ENGINEER OR HIS/HER DESIGNEE AS DIRECTED BY THE FIRE CHIEF. THE CONTRACTOR SHALL COMPLY WITH ALL LAWS, ORDINANCES, AND APPLICABLE SAFETY CODE REQUIREMENTS AND REGULATIONS RELATIVE TO THE HANDLING, STORAGE, AND USE OF EXPLOSIVES AND PROTECTION OF LIFE AND PROPERTY. HE/SHE SHALL BE FULLY RESPONSIBLE FOR ALL DAMAGE ATTRIBUTABLE TO HIS/HER BLASTING OPERATIONS. EXCESSIVE BLASTING OR OVERSHOOTING WILL NOT BE PERMITTED AND ANY MATERIAL OUTSIDE THE AUTHORIZED CROSS SECTION WHICH MAY BE SHATTERED OR LOOSEMED BY BLASTING SHALL BE REMOVED BY THE CONTRACTOR.

WATER LINES:

7.020 CULINARY WATER PIPE:
WATER MAIN BEDDING MATERIALS WATER MAIN LINES MUST BE BEDDED USING SAND. NO GRAVEL OF ANY KIND WILL BE ALLOWED. ALL BEDDING MATERIAL MUST MEET AASHTO A3 CLASSIFICATION WITH 100% PASS #4 SIEVE. THE OPEN ENDS OF THE PIPELINE SHALL BE PLUGGED AT THE END OF EACH DAY'S WORK. PIPE SHALL NOT BE DROPPED DOWN INTO THE TRENCH, BUT SHALL BE CAREFULLY LOWERED.

7.030 WATER MAIN TYPE AND LOCATIONS:
WATER MAINS SHALL BE LOCATED ON EITHER THE NORTH OR EAST SIDES OF A ROADWAY AND 8 FEET FROM THE CENTERLINE, UNLESS INDICATED OTHERWISE ON THE DRAWINGS. WATER MAINS SHALL BE MINIMUM 18 INCHES VERTICAL ABOVE THE SEWER. SEPARATION BETWEEN WATER AND SEWER MAINS SHALL BE 10 FEET (HORIZONTALLY) MINIMUM UNLESS AUTHORIZED IN WRITING BY THE CITY ENGINEER OR HIS/HER DESIGNEE. WATER MAINS SHALL BE POLYVINYL CHLORIDE.

7.060 TAPPING OF WATER LINES:
TAPPING VALVES MAY ONLY BE USED WHEN PREVIOUSLY APPROVED BY THE CITY ENGINEER OR HIS/HER DESIGNEE. TAPPING SADDLES WITH AN O RING MAY BE USED IF THE WATER MAIN LINE TO BE TAPPED IS LARGER THAN THE NEW WATER MAIN LINE. WHERE THE TAP IS THE SAME SIZE AS THE EXISTING MAIN, CAST IRON OR STAINLESS STEEL TAPPING SLEEVES SHALL BE USED, WHICH ENCASE THE FULL PERIMETER OF THE PIPE. THE VALVE SHALL BE A TAPPING VALVE WITH A GUIDE LIP ON THE FLANGED SIDE. THE OPPOSITE SIDE OF THE VALVE SHALL HAVE A MECHANICAL JOINT CONNECTION. SERVICE TAPS SHALL BE A MINIMUM OF THIRTY-SIX (36) INCHES APART. NO TAPS WILL BE ALLOWED WITHIN THIRTY-SIX (36) INCHES OF THE END OF THE PIPE.

7.070 TESTING AND FLUSHING:
A MINIMUM PRESSURE 50% IN EXCESS OF THE MAXIMUM LINE OPERATION PRESSURE (OR 200 POUNDS, WHICHEVER IS GREATER) SHALL BE MAINTAINED ON THE PORTION BEING TESTED FOR A MINIMUM PERIOD OF TWO (2) HOURS, USING EITHER PNEUMATIC OR HYDRAULIC MEANS TO MAINTAIN THE PRESSURE. AFTER INSTALLATION, FIRE HYDRANTS MUST BE COVERED WITH A BLACK GARBAGE BAG TAPED DOWN UNTIL ALL TESTING HAS BEEN COMPLETED. AFTER PRESSURE TESTING, ALL PIPELINES SHALL BE FLUSHED. FLUSHING SHALL BE ACCOMPLISHED THROUGH HYDRANTS OR, IF A HYDRANT DOES NOT EXIST AT THE END OF THE LINE, THE CONTRACTOR SHALL INSTALL A TAP SUFFICIENT IN SIZE TO PROVIDE FOR 2.5 FOOT-PER-SECOND FLUSHING VELOCITY IN THE LINE. A LEAKAGE TEST SHALL BE CONDUCTED CONCURRENTLY WITH THE PRESSURE TEST.

1. LEAKAGE DEFINED. LEAKAGE SHALL BE DEFINED AS THE QUANTITY OF WATER THAT MUST BE SUPPLIED INTO THE NEWLY LAID PIPE, OR ANY VALVED SECTION THEREOF, TO MAINTAIN PRESSURE WITHIN 5 PSI OF THE SPECIFIED TEST PRESSURE AFTER THE AIR IN THE PIPELINE HAS BEEN EXPELLED AND THE PIPE HAS BEEN FILLED WITH WATER.
2. ALLOWABLE LEAKAGE. NO PIPE INSTALLATION WILL BE ACCEPTED IF THE LEAKAGE IS GREATER THAN THAT DETERMINED BY THE FOLLOWING FORMULA:
$$L = \frac{SD(P)}{148,000}^{0.5}$$
IN WHICH L IS THE ALLOWABLE LEAKAGE, IN GALLONS PER HOUR; S IS THE LENGTH OF PIPELINE TESTED IN FEET; D IS THE NOMINAL DIAMETER OF THE PIPE, IN INCHES; AND P IS THE AVERAGE TEST PRESSURE DURING THE LEAKAGE TEST, IN POUNDS PER SQUARE INCH GAGE.
 - a. ALLOWABLE LEAKAGE AT VARIOUS PRESSURES IS SHOWN IN TABLE 1.
 - b. WHEN TESTING AGAINST CLOSED METAL-SEATED VALVES, AN ADDITIONAL LEAKAGE PER CLOSED VALVE OF 0.0078 GAL/HR/IN. OF NOMINAL VALVE SIZE SHALL BE ALLOWED.
 - c. WHEN HYDRANTS ARE IN THE TEST SECTION, THE TEST SHALL BE MADE AGAINST THE CLOSED HYDRANT.
3. ACCEPTANCE OF INSTALLATION. ACCEPTANCE SHALL BE DETERMINED ON THE BASIS OF ALLOWABLE LEAKAGE. IF ANY TEST OF PIPE LAID DISCLOSES LEAKAGE GREATER THAN SPECIFIED, THE CONTRACTOR SHALL, AT ITS OWN EXPENSE, LOCATE AND REPAIR THE DEFECTIVE MATERIAL UNTIL THE LEAKAGE IS WITHIN THE SPECIFIED ALLOWANCE. ALL VISIBLE LEAKS ARE TO BE REPAIRED REGARDLESS OF THE AMOUNT OF LEAKAGE. ALL NEW WATER SYSTEMS OR EXTENSIONS TO EXISTING SYSTEMS SHALL BE THOROUGHLY FLUSHED BEFORE BEING PLACED IN SERVICE. FLUSHING SHALL BE ACCOMPLISHED THROUGH HYDRANTS, OR END OF LINE BLOW OFF ASSEMBLIES AT A MINIMUM FLUSHING VELOCITY OF 2.5- FEET PER SECOND.

THE FOLLOWING IS THE FLOW QUANTITY REQUIRED TO PROVIDE A 2.5 FOOT-PER-SECOND FLUSHING VELOCITY.

PIPE SIZE	FLOW (IN) (G.P.M.)
4	100
6	220
8	390
10	610
12	880
16	1567
18	1980
20	2450

7.080 DISINFECTION OF WATER LINES:
DISINFECTION OF WATER MAINS SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITION OF AWWA C651.J THE PIPE SHALL BE CLEAN PRIOR TO DISINFECTION. IF IN THE OPINION OF THE CITY, CONTAMINATION IS SUCH THAT IT CANNOT BE REMOVED BY FLUSHING, THE PIPE SHALL BE CLEANED BY MECHANICAL MEANS AND THEN SWABBED WITH A ONE PERCENT (1%) HYPOCHLORITE DISINFECTION SOLUTION. THE PIPELINE SHALL BE DISINFECTED AS OUTLINED IN AWWA C651. CHEMICALS TO BE USED SHALL CONFORM TO ONE OF THE FOLLOWING: AWWA B300, HYPOCHLOTITE, AWWA B301, LIQUID CHLORINE; AWWA B302 , AMMONIUM, AND AWWA B303, SODIUM CHLORITE. THE TABLET METHOD SHALL CONSIST OF PLACING CALCIUM HYPOCHLORITE TABLETS AT THE SPECIFIED RATE IN THE MAIN DURING CONSTRUCTION AT THE UPSTREAM END OF EACH SECTION OF PIPE. THE TABLET SHALL BE ATTACHED WITH AN ADHESIVE, SUCH AS PERMATEX NO. 1 OR EQUAL. THE LINE SHALL THEN BE FILLED SLOWLY (VELOCITIES LESS THAN 1 FT/SEC), EXPELLING ALL AIR POCKETS AND MAINTAINING THE DISINFECTION SOLUTION IN THE LINE FOR AT LEAST TWENTY-FOUR HOURS, FORTY-EIGHT (48) HOURS IF THE WATER TEMPERATURE IS LESS THAN FORTY-ONE DEGREES (41°) F. THE DISINFECTION SOLUTION SHALL HAVE A CONCENTRATION OF AT LEAST TWENTY-FIVE (25) MG/L OF AVAILABLE CHLORINE. THE CONTINUOUS FEED SHALL BE DONE EXACTLY AS OUTLINED IN AWWA C651 AND SHALL HAVE A TWENTY-FIVE MG/L AVAILABLE CHLORINE AFTER TWENTY-FOUR (24) HOURS. UNDER BOTH METHODS THE CONTRACTOR SHALL NOT BE ALLOWED TO FLUSH THE LINE UNTIL THE CHLORINE RESIDUAL TEST HAS BEEN PASSED BY THE CITY. AFTER THE CHLORINATION, THE LINE SHALL BE THOROUGHLY FLUSHED WITH VELOCITIES GREATER THAN 2.5 FT/SEC WITH CLEAN WATER AND IF NECESSARY RE-CHLORINATED UNTIL SATISFACTORY BACTERIOLOGICAL TESTING IS OBTAINED. IF ANY OF THE TESTS FAIL THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE FEES OF ADDITIONAL TESTS. ALL NEW LINES SHALL BE ISOLATED FROM EXISTING LINES WHEN TESTED. FOLLOWING THE APPROVAL OF THE TESTING AND INSTALLATION OF A WATER MAIN, THE ENTIRE WATER LINE WILL BE FLUSHED THROUGH THE END OF THE MAIN VIA AN APPROVED OUTLET. THE CONTRACTOR SHALL TAKE BACTERIA SAMPLES EVERY 1000 FEET ALONG THE PIPELINE AT THE FIRE HYDRANTS.

IF ANY SAMPLE POINT FAILS ON THE FIRST TEST, THE LINE WILL BE FLUSHED AND RE-TESTED AT ALL SAMPLE POINTS.

IF ANY SAMPLE POINT FAILS A SECOND TIME THE COMPLETE LINE WILL BE RE-DISINFECTED AND RE-TESTED AT ALL SAMPLE POINTS.

IF ANY SAMPLES COME BACK MARKED “PRESENT”, WHICH MEANS COLIFORM BACTERIA IS PRESENT, THE LINE WILL BE RE-DISINFECTED AND RE-TESTED AT ALL SAMPLE SITES

AFTER PASSING TEST LET SYSTEM “RELAX” 24 HOURS THEN TAKE SUBSEQUENT TEST.

AFTER SECOND TEST OF SAMPLES IS ACCEPTABLE SYSTEM IS READY FOR USE.

SEWER LINES

9.010 GENERAL:
THE INSTALLATION SPECIFICATIONS FOR SEWER SYSTEMS SHALL CONFORM TO THE APWA STANDARD SPECIFICATIONS UNLESS NOTED OTHERWISE IN THIS SECTION.

9.025 SEWER MAIN BEDDING MATERIALS:
PIPE BEDDING FOR SEWER MAINS SHALL CONSIST OF SAND MEETING AASHTO (A–3) GRADATION WITH 100% PASSING THE #4 SIEVE, AND SHALL EXTEND SIX (6) INCHES BELOW THE SEWER MAIN, AND 12 (TWELVE) INCHES ABOVE CROWN OF PIPE, OR ONE PIPE DIAMETER, WHICHEVER IS LARGER.

9.060 CONNECTING TO EXISTING SEWERS:
MANHOLES USED TO CONNECT THE SEWER TO THE EXISTING SEWER SHALL BE PLUMB AND CENTERED ON THE EXISTING SEWER. THE NEW PIPE SHALL BE PLACED AGAINST THE EXISTING PIPE AT THE ELEVATION DESIGNATED BY THE ENGINEER AND THE BASE POURED AS SPECIFIED ABOVE. CARE SHALL BE TAKEN NOT TO DISTURB THE ALIGNMENT OF THE EXISTING SEWER DURING THE EXCAVATION PROCEDURE. ANY DAMAGE TO THE EXISTING SEWER SHALL BE REPAIRED. WHEN CONNECTING TO EXISTING MANHOLE OR STUB PIPE A TEST BALL SHALL REMAIN INFLATED IN THE DOWNSTREAM PIPE TO PREVENT CONTAMINATION OF EXISTING MAINS.

UNLESS NOTED OTHERWISE, ALL WORK SHALL CONFORM TO EAGLE MOUNTAIN CITY’S STANDARD DRAWINGS AND SPECIFICATIONS.

9.090 CLEANING:

AFTER THE SEWER LINES HAVE BEEN LAID AND THE TRENCH BACK-FILLED, THEY SHALL BE THOROUGHLY CLEANED AND TESTED FOR LEAKAGE AND ALIGNMENT IN THE PRESENCE OF THE CITY ENGINEER OR HIS/HER DESIGNEE BEFORE ACCEPTANCE BY THE OWNER. CLEANING SHALL BE DONE USING A HIGH PRESSURE JET CLEANING MACHINE, PRODUCING A MIN. OF 800 PSI. WASTE WATER AND DEBRIS SHALL NOT BE PERMITTED TO ENTER SEWER LINES IN SERVICE, BUT SHALL BE REMOVED BY A “SUCKER TRUCK” AT THE LOWEST MANHOLE OF THE EXTENSION.

A) DISPLACEMENT TEST. THE DISPLACEMENT TEST SHALL BE CONDUCTED BY THE DEVELOPER AND INSPECTOR IN THE PRESENCE OF THE ENGINEER AND SHALL CONSIST OF THE FOLLOWING: ALL SEWER MAINS SHALL BE WASHED AND INSPECTED USING A TELEVISION INSPECTION UNIT... THE TELEVISED INSPECTION OF ANY MAINS WHICH REVEAL BROKEN, MISALIGNED OR DISPLACED PIPE, OR OTHER DEFECTS, AS DESIGNATED BY THE CITY ENGINEER OR HIS/HER DESIGNEE SHALL BE REMEDIED BY THE CONTRACTOR. THE TELEVISED INSPECTION SHALL HAVE THE SLOPE OF PIPE SHOWN ON TAPE THROUGHOUT THE INSPECTION. AFTER CLEANING AND INSPECTION HAVE BEEN COMPLETED, THE LINE SHALL BE TESTED FOR LEAKAGE BY THE FOLLOWING METHOD:

RESTORATION OF SURFACE IMPROVEMENTS

11.010 GENERAL:
THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND THE RESTORATION OR REPLACEMENT OF ANY IMPROVEMENTS EXISTING ON PUBLIC OR PRIVATE PROPERTY AT THE START OF WORK OR PLACED THERE DURING THE PROGRESS OF THE WORK. EXISTING IMPROVEMENTS SHALL INCLUDE BUT ARE NOT LIMITED TO PERMANENT SURFACING, CURBS, DITCHES, DRIVEWAYS, CULVERTS, FENCES, WALLS AND LANDSCAPING. ALL IMPROVEMENTS INCLUDING LANDSCAPING SHALL BE RECONSTRUCTED TO EQUAL OR BETTER, IN ALL RESPECTS IN A TIMELY MANNER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING A ROAD SURFACE SUITABLE FOR TRAVEL BY THE PUBLIC. HE/SHE SHALL BE RESPONSIBLE FOR ALL DUST AND MUD CONTROL AND ALL CLAIMS AND DAMAGES RESULTING FROM

HIS/HER FAILURE TO MAINTAIN THE CONSTRUCTION AREA. ALL ROAD CUTS SHALL BE REPAIRED WITHIN TWO (2) WORKING DAYS. ALL ASPHALT TO BE REMOVED MUST BE SAWCUT IN A SMOOTH STRAIGHT LINE.

- 11.020 GRAVEL SURFACE:**
WHERE TRENCHES ARE EXCAVATED THROUGH GRAVEL SURFACED AREAS SUCH AS ROADS AND DRIVEWAYS, ETC., THE GRAVEL SURFACE SHALL BE RESTORED AND MAINTAINED AS FOLLOWS:
- A) ALL TRENCHING BACKFILL SHALL CONFORM TO THE BACKFILL REQUIREMENTS IN SECTION 6.040 OF THESE CONSTRUCTION STANDARDS.
- B) THE GRAVEL SHALL BE PLACED DEEP ENOUGH TO PROVIDE A MINIMUM OF 6 INCHES OF MATERIAL.
- C) THE GRAVEL SHALL BE PLACED IN THE TRENCH AT THE TIME IT IS BACKFILLED. THE SURFACE SHALL BE MAINTAINED BY BLADING, SPRINKLING, ROLLING, ADDING GRAVEL, ETC., TO MAINTAIN A SAFE UNIFORM SURFACE SATISFACTORY TO THE ENGINEER. EXCESS MATERIAL SHALL BE REMOVED FROM THE PREMISES IMMEDIATELY.
- C) MATERIAL FOR USE ON GRAVEL SURFACES SHALL BE OBTAINED FROM SOUND TOUGH DURABLE GRAVEL OR ROCK MEETING AASHTO T-27 REQUIREMENTS. THE FOLLOWING REQUIREMENTS FOR GRADING SHALL BE MET:
- PASSING 1-INCH SIEVE 100%
 - PASSING 3/4 INCH SIEVE 85%-100%
 - PASSING NO. 4 SIEVE 45%- 65%
 - PASSING NO. 10 SIEVE 10%- 30%
 - PASSING NO. 200 SIEVE 5%- 10%

- 11.030 BITUMINOUS SURFACE:**
WHERE TRENCHES ARE EXCAVATED THROUGH BITUMINOUS SURFACED ROADS, DRIVEWAYS OR PARKING AREAS, THE SURFACE SHALL BE RESTORED AND MAINTAINED AS FOLLOWS:
- A) A TEMPORARY GRAVEL SURFACE SHALL BE PLACED AND MAINTAINED AS REQUIRED IN SECTION 12.020 OF THESE CONSTRUCTION STANDARDS AFTER THE REQUIRED BACKFILL AND COMPACTION OF THE TRENCH HAS BEEN ACCOMPLISHED.
- B) THE TRENCH SHALL BE BACKFILLED IN ACCORDANCE WITH SECTION 6.040 OF THESE CONSTRUCTION STANDARDS.
- C) THE AREA OVER TRENCHES TO BE RESURFACED SHALL BE GRADED AND ROLLED WITH A ROLLER WEIGHING NOT LESS THAN TWELVE TONS, OR WITH THE REAR WHEELS OF A FIVE-YARD TRUCK LOADED TO CAPACITY, UNTIL THE SUBGRADE IS FIRM AND UNYIELDING. MUD OR OTHER SOFT OR SPONGY MATERIAL SHALL BE REMOVED AND THE SPACE FILLED WITH GRAVEL AND ROLLED AND TAMPED THOROUGHLY IN LAYERS NOT EXCEEDING 6 INCHES IN THICKNESS. THE EDGES OF TRENCHES THAT ARE BROKEN DOWN DURING THE MAKING OF SUBGRADE SHALL BE REMOVED AND TRIMMED NEATLY BEFORE RESURFACING.
- C) BEFORE ANY PERMANENT RESURFACING IS PLACED, THE CONTRACTOR SHALL CUT THE EXISTING PAVING TO CLEAN, STRAIGHT LINES AS NEARLY PARALLEL TO THE CENTER LINE OF THE TRENCH AS PRACTICABLE. SAID STRAIGHT LINES HAVE NO DEVIATIONS FROM SUCH LINES EXCEPT AS SPECIFICALLY PERMITTED BY THE ENGINEER.
- E) EXISTING BITUMINOUS PAVING SHALL BE CUT BACK TO THE LIMITS OF THE TRENCH EXCAVATION OR CAVE-IN ALONG THE TRENCH SO THAT THE EDGES OF THE NEW PAVING WILL REST ON AT LEAST TWENTY INCHES OF UNDISTURBED SOIL.
- F) WITHIN TWO (2) WORKING DAYS AND WEATHER PERMITTING, THE BITUMINOUS SURFACE SHALL BE RESTORED BY STANDARD PAVING PRACTICES TO A MINIMUM THICKNESS OF FOUR (4) INCHES FOR LOCAL STREETS AND SIX 6-INCHES FOR COLLECTOR, INDUSTRIAL, AND COMMERCIAL STREETS TO MATCH EXISTING PAVEMENT HEIGHT.
- G) PAVEMENT RESTORATION SHALL INCLUDE PRIMING OF PAVEMENT EDGES AND SUB-BASE WITH AN ASPHALT TACK COAT AND PLACING AND ROLLING PLANT MIX BITUMINOUS MATERIAL TO THE LEVEL OF THE ADJACENT PAVEMENT SURFACES.
- H) ALL PAVEMENT RESTORATION SHALL CONFORM TO CHAPTER 12 OF THESE SPECIFICATIONS.

12.060 MANHOLES AND VALVE BOXES:
ALL MANHOLE COVERS AND VALVE BOXES SHALL BE RAISED TO THE PROPER GRADE AFTER THE PLACEMENT OF PAVEMENT. THE COVER SHALL BE REMOVED AND RAISED TO THE PROPER ELEVATION WITH CONCRETE SETTING THE FRAME 1/4" BELOW THE PAVEMENT GRADE. THE FOLLOWING TYPES OF RINGS CAN BE USED:

- 4000 PSI CONCRETE CAN BE USED WITH EPOXY COATED RE-BAR WITH 2 RINGS MAXIMUM EACH COLLAR.
- 6000 PSI CONCRETE CAN BE USED WITH FIBER MESH, 1.5 POUNDS PER YARD ¾ INCH MONOFILAMENT.

ALL ADJUSTMENTS IN THE ELEVATION FROM THE MANHOLE CONE/ LID TO BE MADE WITH WHIRLY GIG, MANHOLE RISER COLLAR SYSTEM OR EQUIVALENT. ALL ADJUSTMENTS IN ELEVATION TO WATER VALVE BOXES ARE TO BE MADE IN THE TOP "SLIDING" RISER. IF GRADE CANNOT BE REACHED WITH EXISTING TOP ANOTHER BASE SECTION CUT TO GRADE MUST BE USED.

- 13.040 TESTING AND INSPECTION:**
- A) SCOPE. ALL MATERIALS AND PROCESSES INVOLVED IN THE CONSTRUCTION SHALL BE SUBJECT TO TESTING AND INSPECTION AS DETAILED IN THE VARIOUS PARAGRAPHS OF THIS SECTION AND IN GENERAL COMPLIANCE WITH ASTM E105–S4T. RESULTS OF TESTS PERFORMED BY RECOGNIZED LABORATORIES TO THE SATISFACTION OF THE ENGINEER SHALL BE ACCEPTED BY THE SUPPLIER AS A BASIS FOR ACCEPTANCE OR REJECTION OF ANY AND ALL MATERIALS. STANDARD METHODS OF SAMPLING AND TESTING SHALL BE USED. THE LATEST APPROPRIATE ASTM TESTS AND METHODS SHALL BE CONSIDERED TO BE STANDARD, AND WILL INCLUDE BUT NOT BE LIMITED TO CONCRETE, CEMENT, AGGREGATES ADDITIVES, CURING COMPOUNDS, PARTING COMPOUNDS AND JOINTING MATERIALS.
- B) CONCRETE. WHERE REQUIRED BY THE ENGINEER, SAMPLES OF CONCRETE WILL BE TESTED TO INSURE QUALITY CONCRETE. THE CITY ENGINEER OR HIS/HER DESIGNEE WILL TAKE AT LEAST ONCE FOR THESE TESTS EVERY FIFTY CUBIC YARDS OF CONCRETE POURED OR AS REQUIRED. SAMPLES OF WET CONCRETE MAY BE TESTED FOR AIR CONTENT. FAILURE TO INDICATE THE ENTRAINED AIR SPECIFIED IN THIS SECTION SHALL BE A BASIS FOR REJECTION OF ALL CONCRETE REPRESENTED BY THE TEST.
1. SAMPLES OF WET CONCRETE MAY BE TESTED FOR SLUMP. FAILURE TO INDICATE THE REQUIRED SLUMP SHALL BE A BASIS FOR REJECTION OF ALL CONCRETE REPRESENTED BY THE TEST.
 2. CONCRETE COMPRESSION SPECIMENS SHALL BE TAKEN FOR EACH POUR OF SECTION AS REQUIRED BY THE ENGINEER. SUCH SPECIMENS SHALL ATTAIN THE SPECIFIED STRENGTH OF TWENTY-EIGHT (28) DAYS WITH THE PROVISION THAT NO SPECIMEN MAY INDICATE A COMPRESSIVE STRENGTH OF LESS THAN NINETY PERCENT (90%) OF THE STRENGTHS NOMINATED AND WITH FURTHER PROVISION THAT RESULTS FROM SPECIMENS WHICH, IN THE OPINION OF THE TESTING AUTHORITY AND THE ENGINEER, ARE OBVIOUSLY FAULTY OR DEFECTIVE MAY BE REJECTED IN DETERMINING THE REQUIREMENTS. SHOULD ANY SPECIMENS FAIL TO SATISFY THESE REQUIREMENTS, THE CONCRETE REPRESENTED THEREBY SHALL BE REMOVED AND REPLACED, EXCEPT THAT THE CONTRACTOR MAY SUBMIT EVIDENCE BASED ON ASTM DESIGNATION C42–49 WHICH SHALL BE CONSIDERED BY THE ENGINEER IN RELATION TO THIS REQUIREMENT.

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Pole Canyon Subdivision - NPA-11

Eagle Mountain, Utah

General Notes

PROFESSIONAL ENGINEER

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No. 177830

STEVEN L. JACKSON

12/01/2020

STATE OF UTAH

NO.	DATE	REVISION	BY
1	2-24-21	CITY COMMENTS	SJ

PROJECT NO.:

13.032.101

DATE:

02/25/2021

DRAWN BY:

S. PRITCHETT

CHECKED BY:

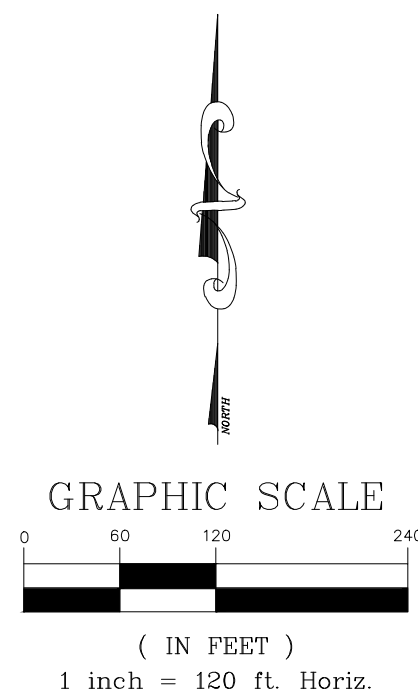
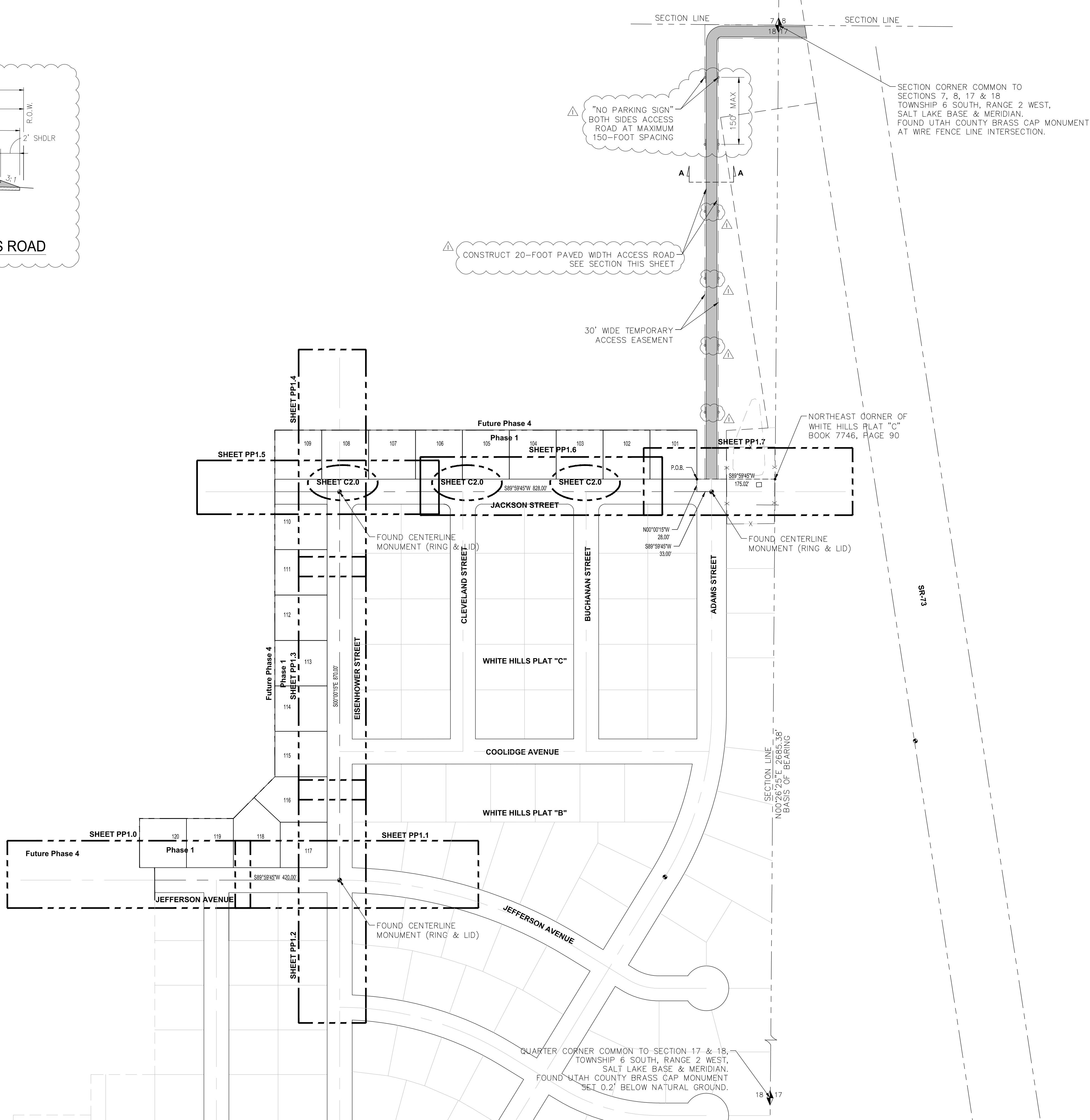
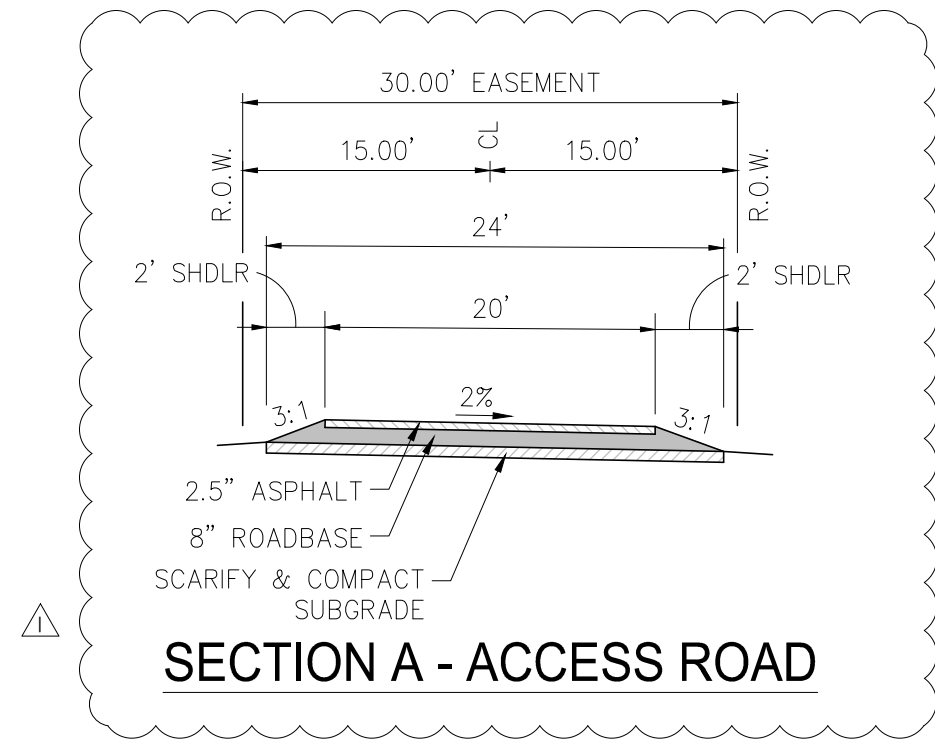
S. JACKSON

PROJECT MANAGER:

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General Notes

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Pole Canyon Subdivision - NPA-11
Eagle Mountain, Utah
Overall Site Plan & Project Control

LICENSED PROFESSIONAL ENGINEER
No. 177830
STEVEN L. JACKSON
12/01/2020
STATE OF UTAH

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PROJECT NO.: 13.032.101
DATE: 02/25/2021

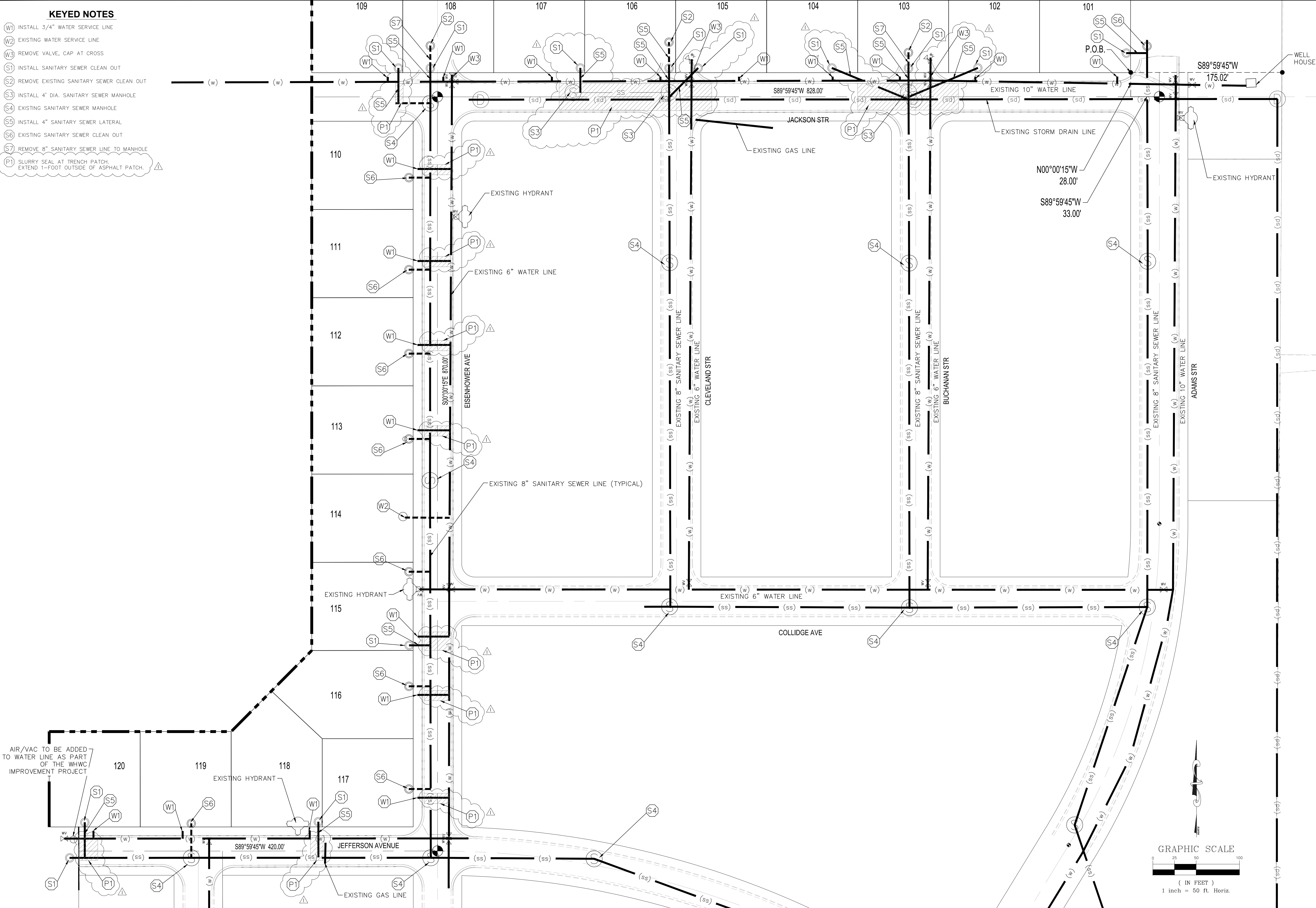
DRAWN BY: S. PRITCHETT
CHECKED BY: S. JACKSON

PROJECT MANAGER:
S. JACKSON

Overall Site Plan
C1.0

KEYED NOTES

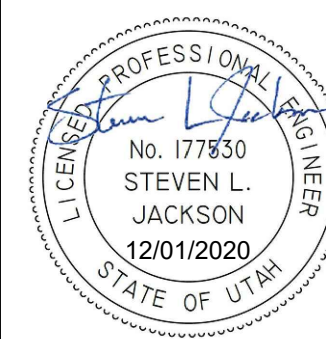
- (W1) INSTALL 3/4" WATER SERVICE LINE
(W2) EXISTING WATER SERVICE LINE
(W3) REMOVE VALVE, CAP AT CROSS
(S1) INSTALL SANITARY SEWER CLEAN OUT
(S2) REMOVE EXISTING SANITARY SEWER CLEAN OUT
(S3) INSTALL 4' DIA. SANITARY SEWER MANHOLE
(S4) EXISTING SANITARY SEWER MANHOLE
(S5) INSTALL 4" SANITARY SEWER LATERAL
(S6) EXISTING SANITARY SEWER CLEAN OUT
(S7) REMOVE 8" SANITARY SEWER LINE TO MANHOLE
(P1) SLURRY SEAL AT TRENCH PATCH.
EXTEND 1-FOOT OUTSIDE OF ASPHALT PATCH.



JACKSON ENGINEERING
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PHONE (801) 558-5293
FAX (801) 943-0108

FOR:
OQUIRRH WOOD RANCH, LLC
1099 WEST SO. JORDAN PKWY
SOUTH JORDAN, UT 84095
CONTACT:
NATE SHIPP
PHONE: (801) 495-3414
FAX: (801) 495-3415

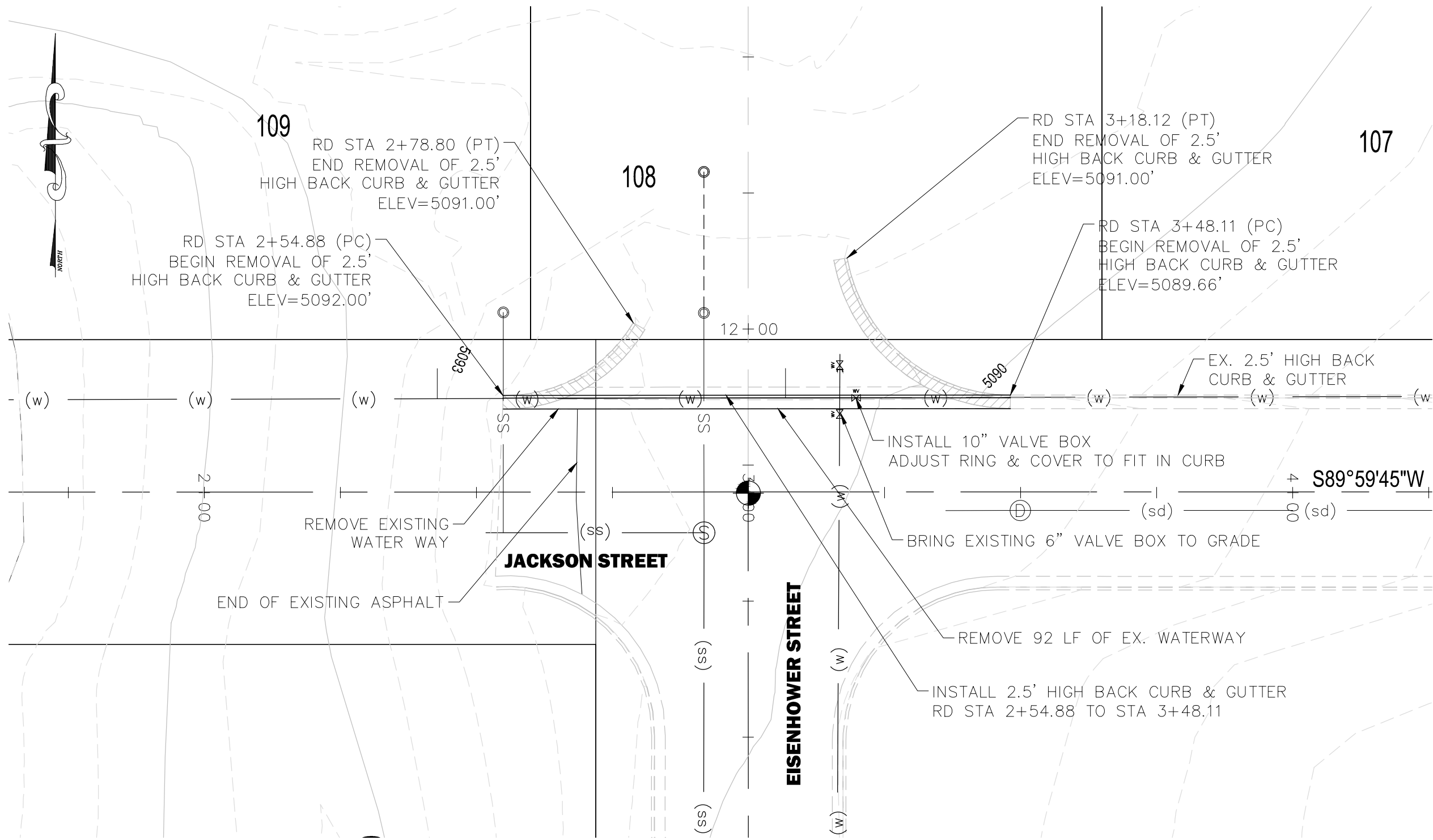
Pole Canyon Subdivision - NPA-11
Eagle Mountain, Utah
Overall Utility Plan



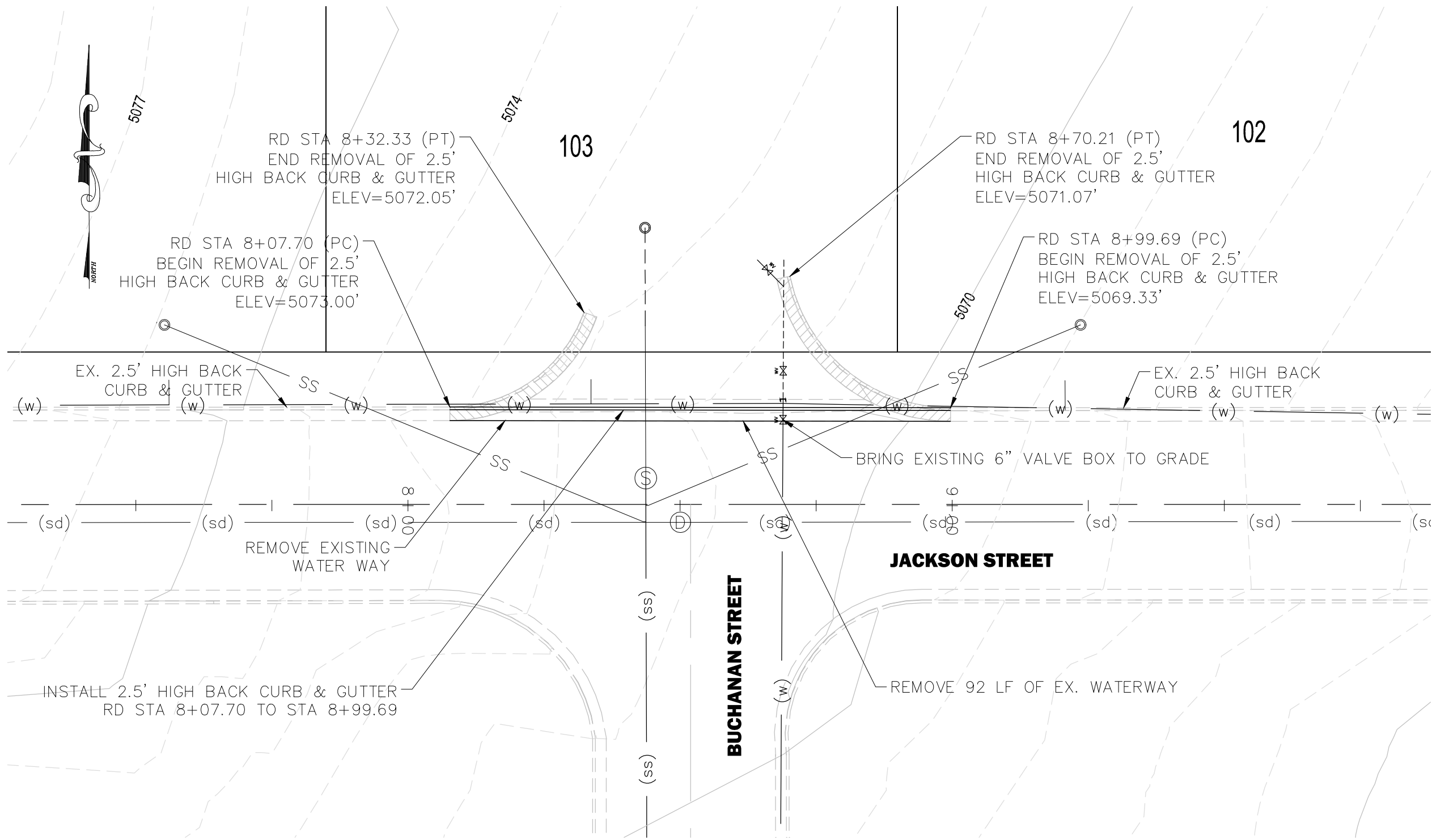
NO.	DATE	REVISION	BY
1	2-24-21	CITY COMMENTS	SJ

PROJECT NO.: 13.032.101	DATE: 02/25/2021
DRAWN BY: S. PRITCHETT	CHECKED BY: S. JACKSON
PROJECT MANAGER: S. JACKSON	

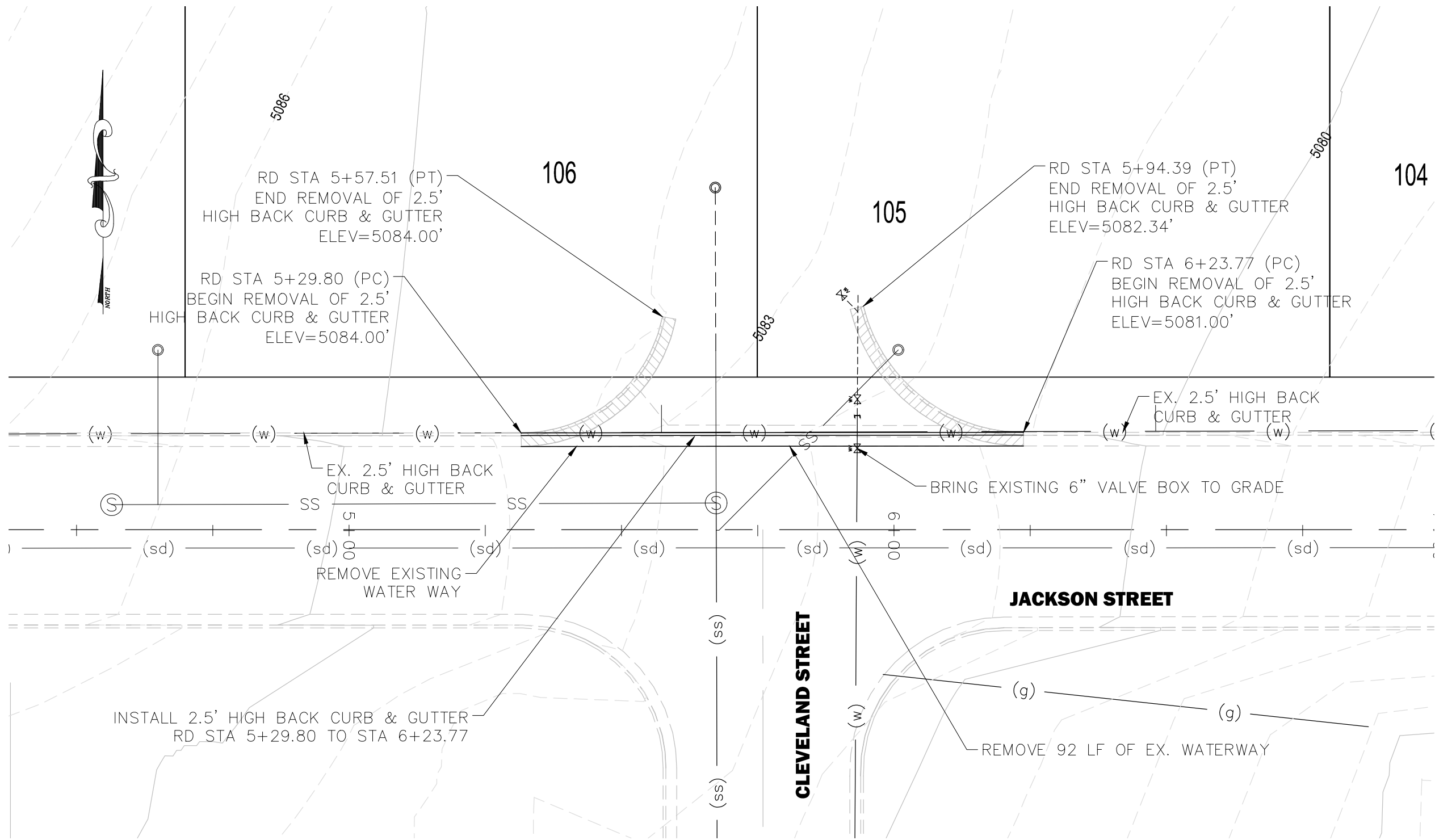
Overall Utility Plan
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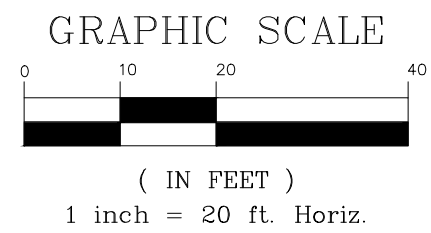
Detail Area of Jackson Street & Eisenhower Street



Detail Area of Jackson Street & Buchanan Street



Detail Area of Jackson Street & Cleveland Street



Pole Canyon Subdivision - NPA-11
Eagle Mountain, Utah
Jackson Street Road Improvements
Detailed Areas

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FOR:
DOUBIRRH WOOD RANCH, LLC
1099 WEST SO. JORDAN PKWY
SOUTH JORDAN, UT 84095

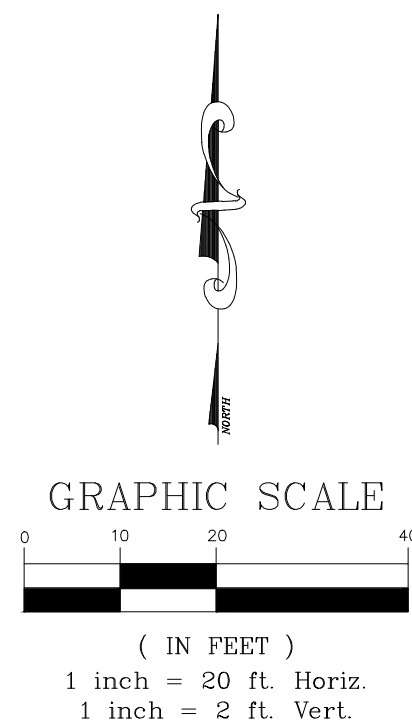
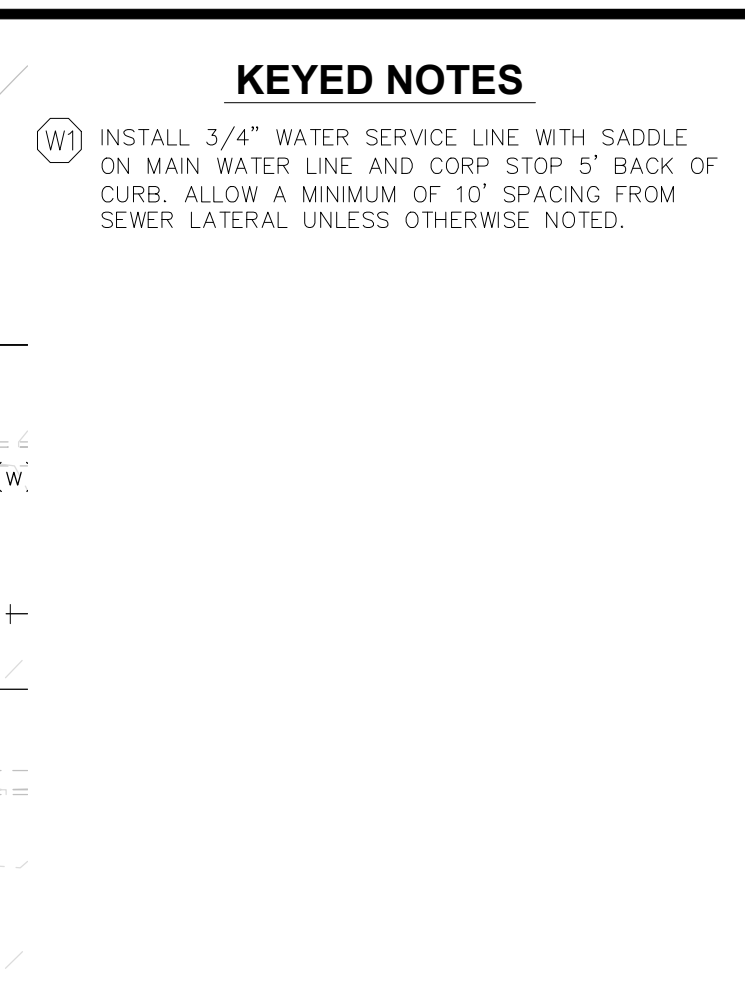
CONTACT:
NATE SHIPP
PHONE: (801) 495-3414
FAX: (801) 495-3415



NO.	DATE	REVISION	BY

PROJECT NO.: 13.032.101
DATE: 02/25/2021
DRAWN BY: S. PRITCHETT
CHECKED BY: S. JACKSON
PROJECT MANAGER: S. JACKSON

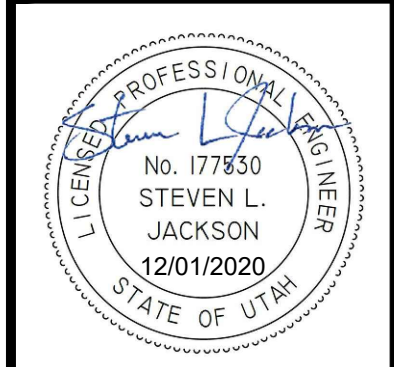
Improvements
C2.0



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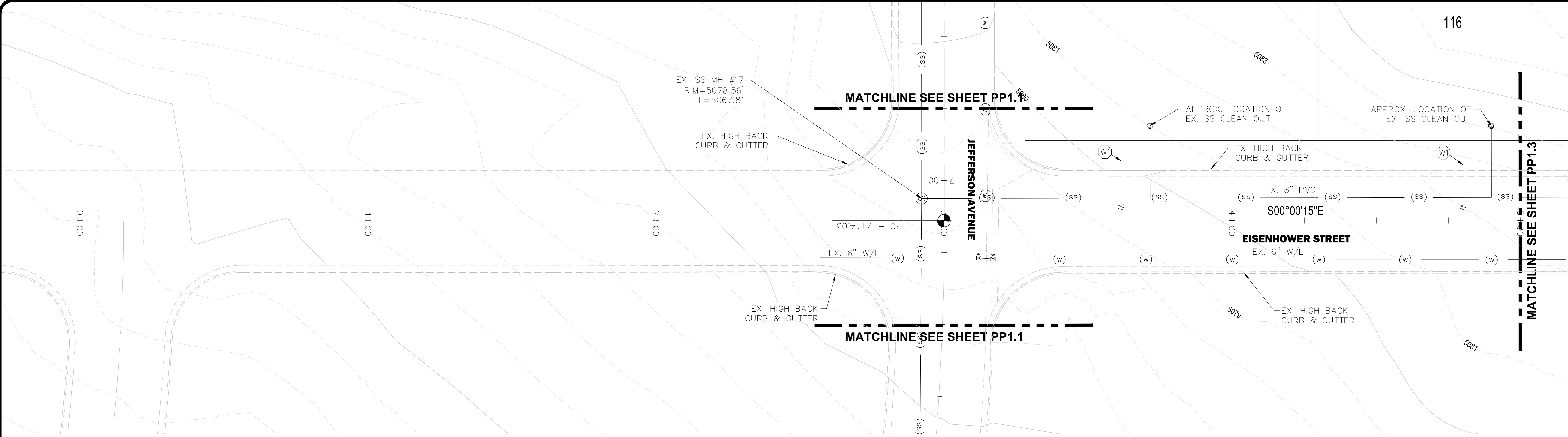
FOR:	OQUIRRH WOOD RANCH, LLC 1099 WEST SO. JORDAN PKWY SOUTH JORDAN, UT 84095
CONTACT:	NATE SHIPP PHONE: (801) 495-3414 FAX: (801) 495-3415

**Pole Canyon Subdivision - NPA-11
Eagle Mountain, Utah
Plan & Profile - Jefferson Avenue
Sta 0+00 to Sta 5+00**

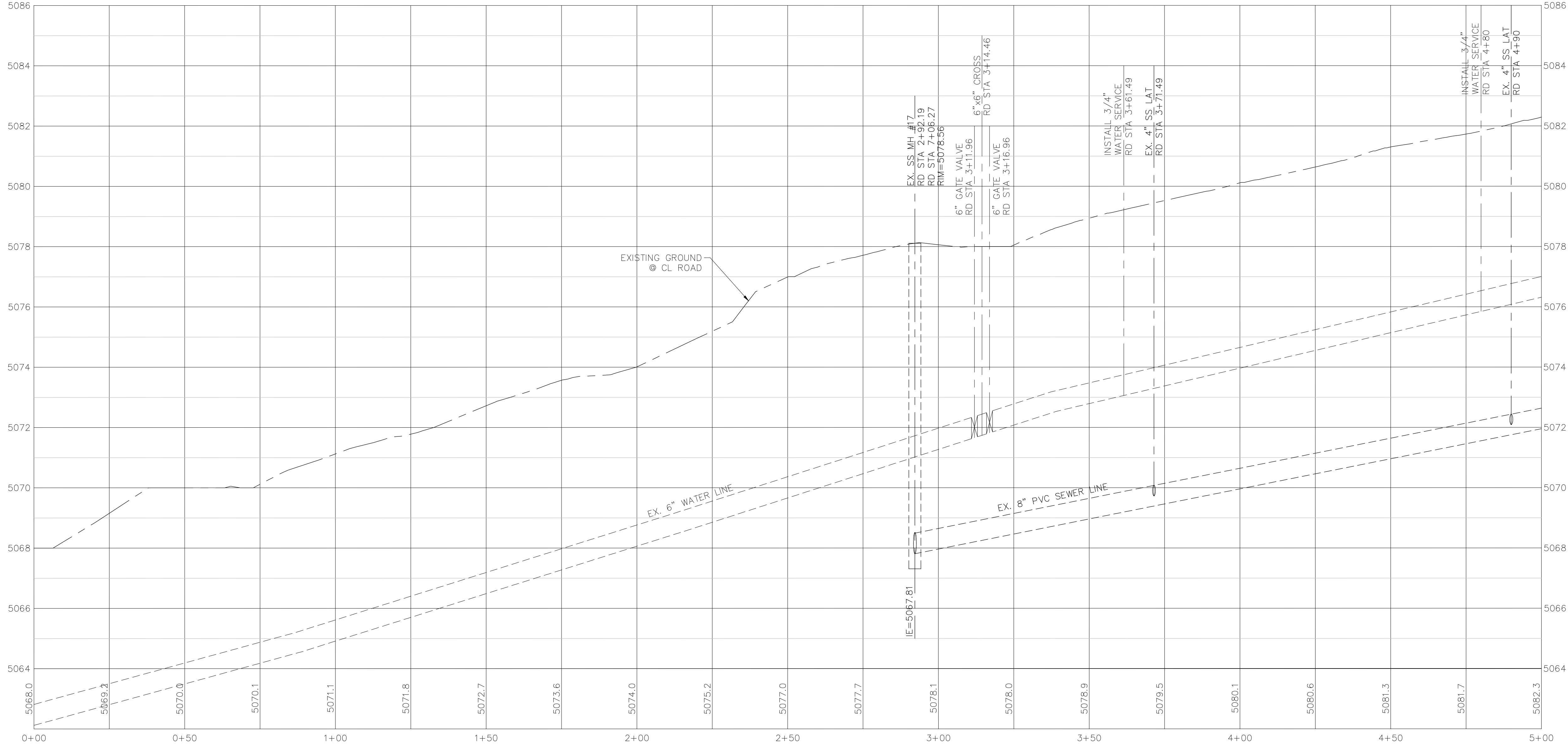
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Plan & Profile

PP1.0



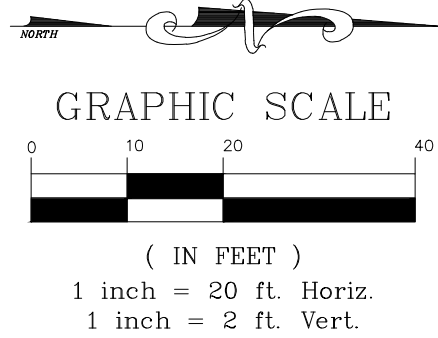
Plan View



Profile View

KEYED NOTES

(W1) INSTALL 3/4" WATER SERVICE LINE WITH SADDLE ON MAIN WATER LINE AND CORP STOP 5' BACK OF CURB. ALLOW A MINIMUM OF 10' SPACING FROM SEWER LATERAL UNLESS OTHERWISE NOTED.



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SOUTH JORDAN, UT 84095

CONTACT:
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PHONE: (801) 495-3414
FAX: (801) 495-3415

Pole Canyon Subdivision - NPA-11
Eagle Mountain, Utah
Plan & Profile - Eisenhower Street
Sta 0+00 to Sta 5+00

1. LICENSED PROFESSIONAL ENGINEER
No. 177830
STEVEN L. JACKSON
12/01/2020
STATE OF UTAH

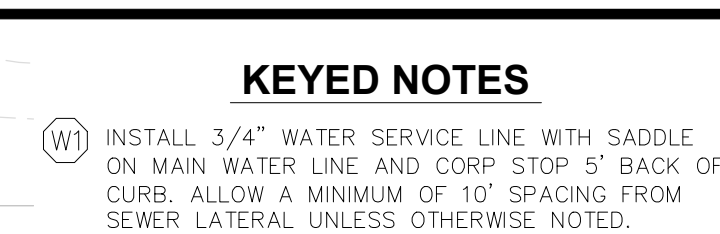
NO.	DATE	REVISION	BY

PROJECT NO.: 13.032.101
DATE: 02/25/2021

DRAWN BY: S. PRITCHETT
CHECKED BY: S. JACKSON

PROJECT MANAGER:
S. JACKSON

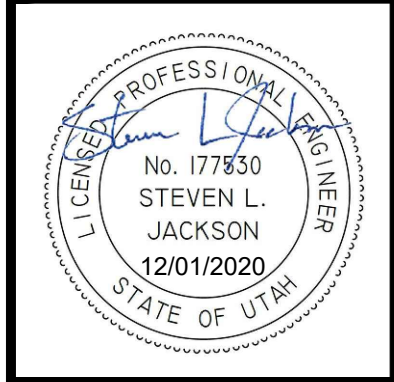
Plan & Profile
PP1.2



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3376 STONEHILL LANE, SALT LAKE CITY UTAH 84121
PHONE (801) 558-5293
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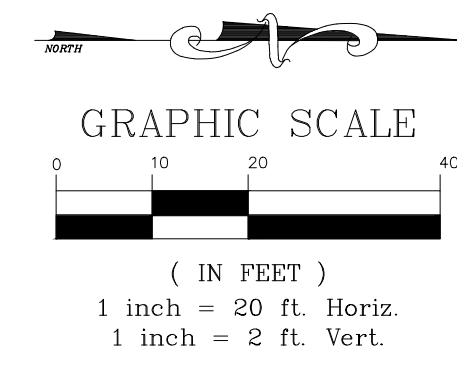
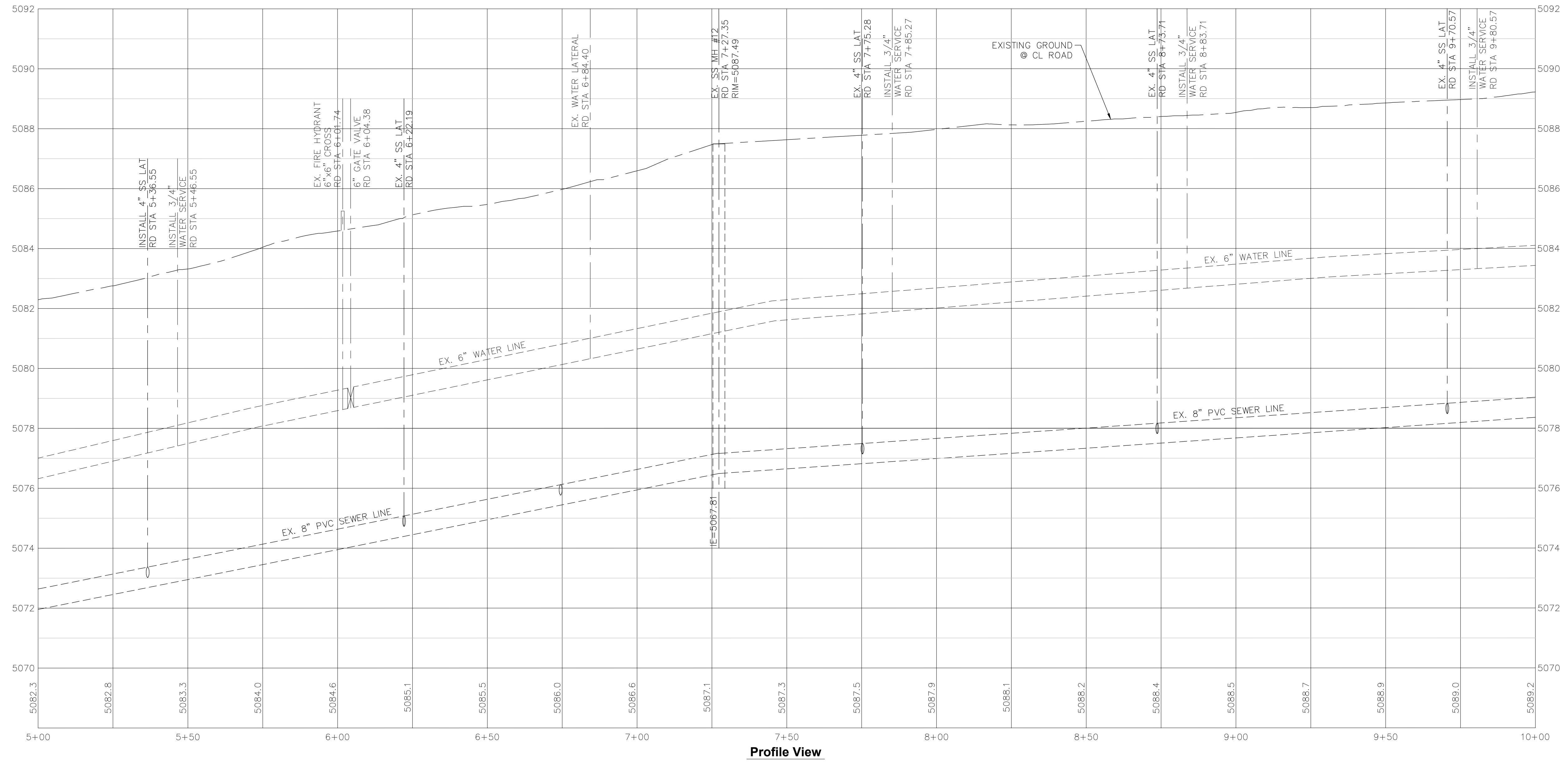
FOR: OQUIRRH WOOD RANCH, LLC 1099 WEST SO. JORDAN PKWY SOUTH JORDAN, UT 84095
CONTACT: NATE SHIPP PHONE: (801) 495-3414 FAX: (801) 495-3415

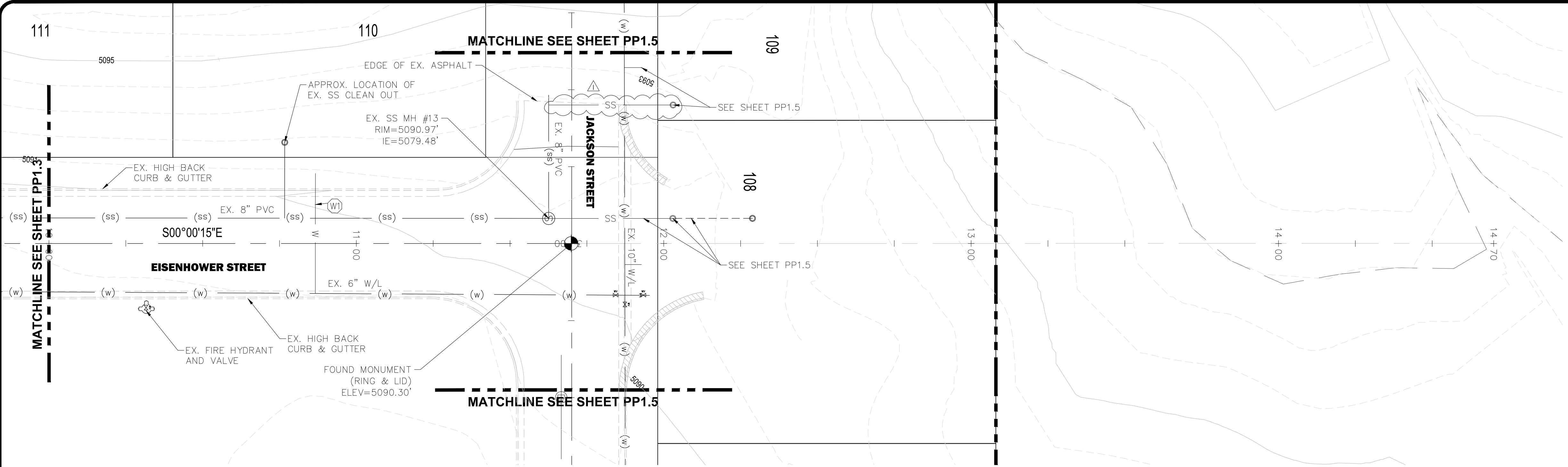
**Pole Canyon Subdivision - NPA-11
Eagle Mountain, Utah
Plan & Profile - Eisenhower Street
Sta 5+00 to Sta 10+00**

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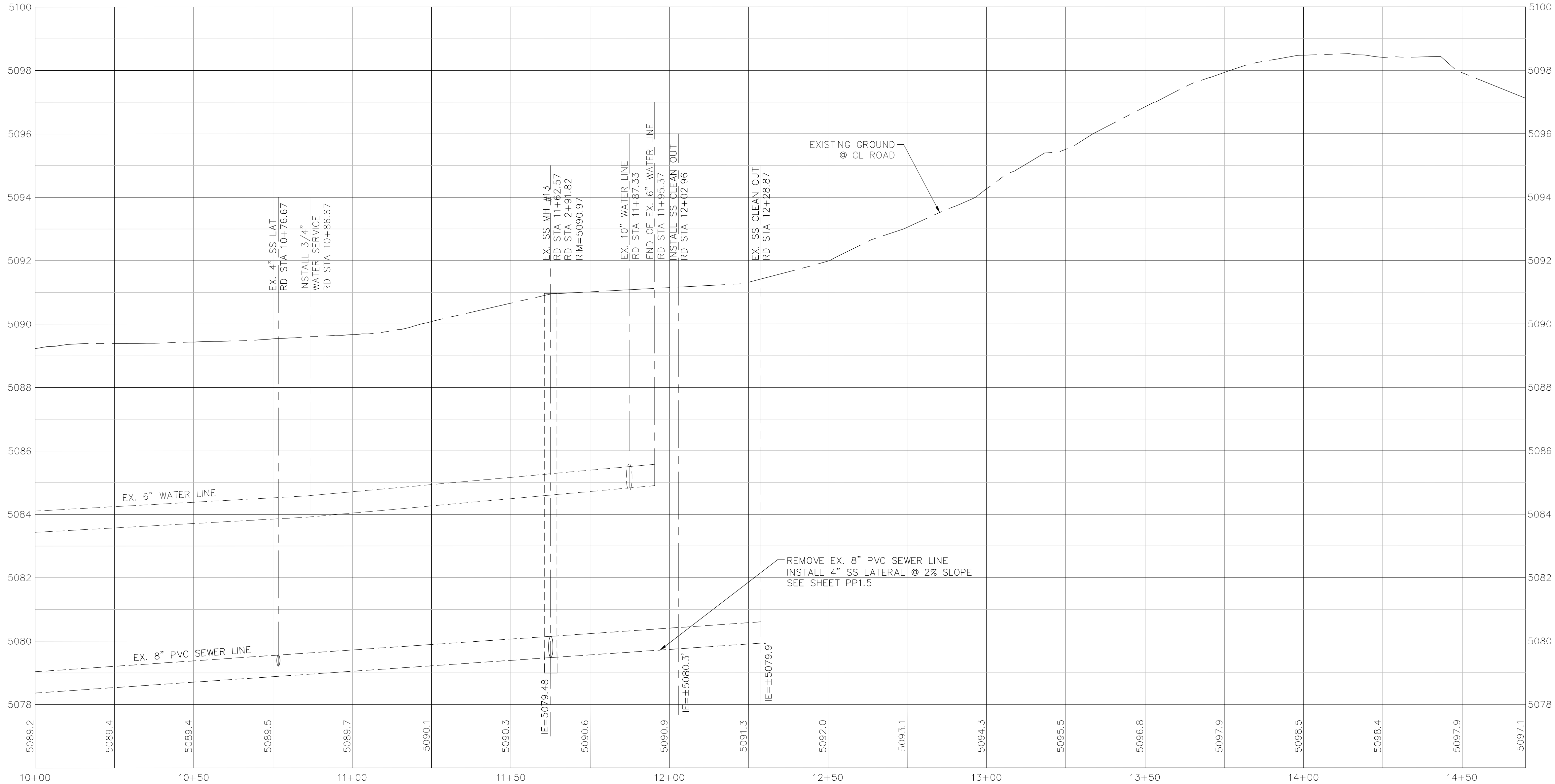
PROJECT NO.:	DATE:
13.032.101	02/25/2021
DRAWN BY:	CHECKED BY:
S. PRITCHETT	S. JACKSON
PROJECT MANAGER:	
S. JACKSON	

Plan & Profile PP1.3





Plan View



Profile View

KEYED NOTES

(W1) INSTALL 3/4" WATER SERVICE LINE WITH SADDLE ON MAIN WATER LINE AND CORP STOP 5' BACK OF CURB. ALLOW A MINIMUM OF 10' SPACING FROM SEWER LATERAL UNLESS OTHERWISE NOTED.

GRAPHIC SCALE



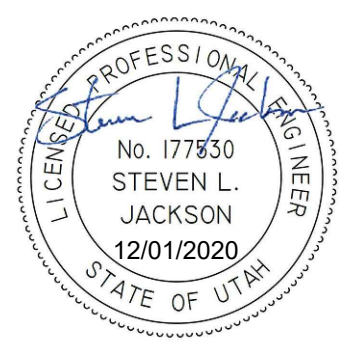
(IN FEET)
1 inch = 20 ft. Horiz.
1 inch = 2 ft. Vert.

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FOR:
OQUIRRH WOOD RANCH, LLC
1099 WEST SO. JORDAN PKWY
SOUTH JORDAN, UT 84095

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Pole Canyon Subdivision - NPA-11
Eagle Mountain, Utah
Plan & Profile - Eisenhower Street
Sta 10+00 to Sta 14+70



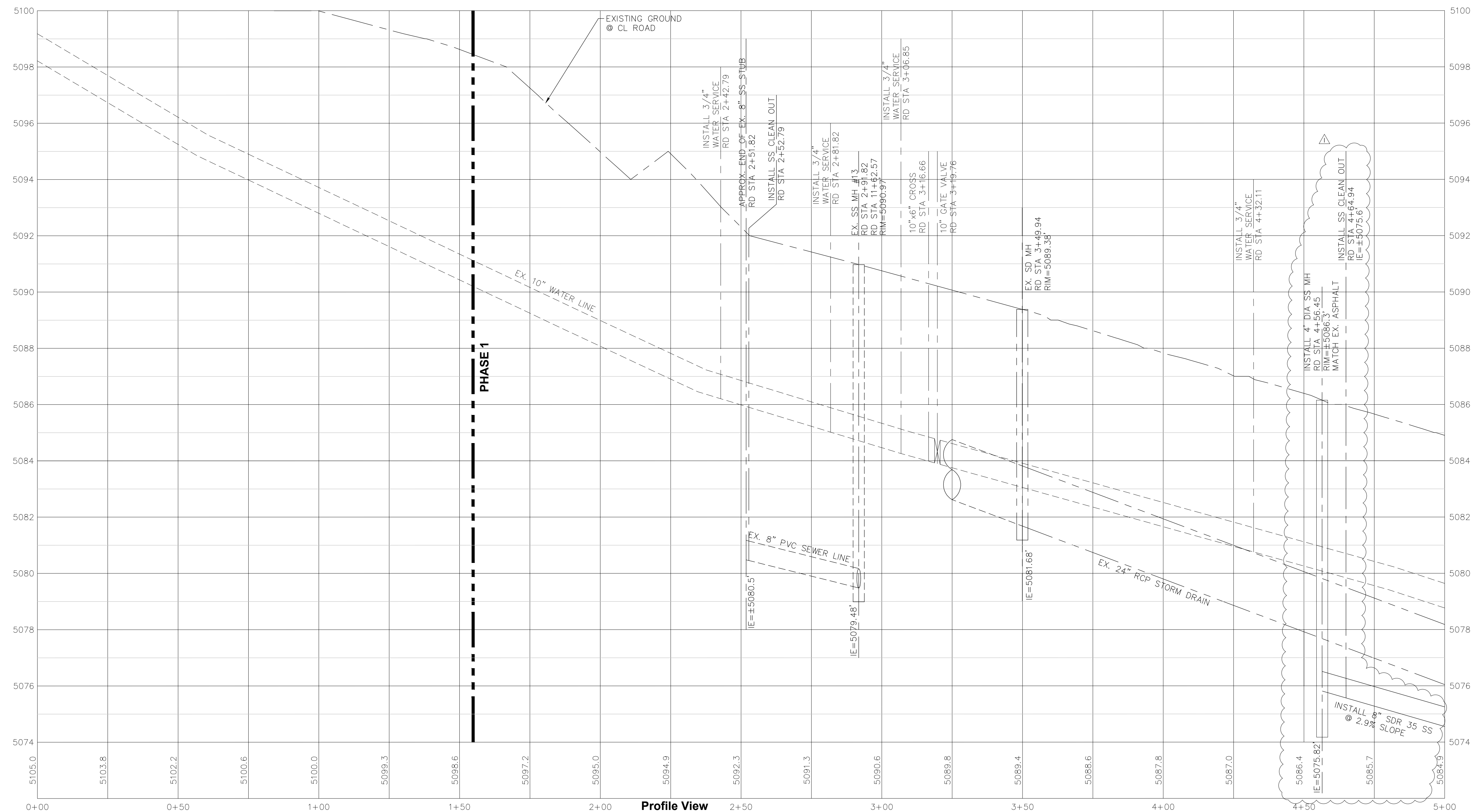
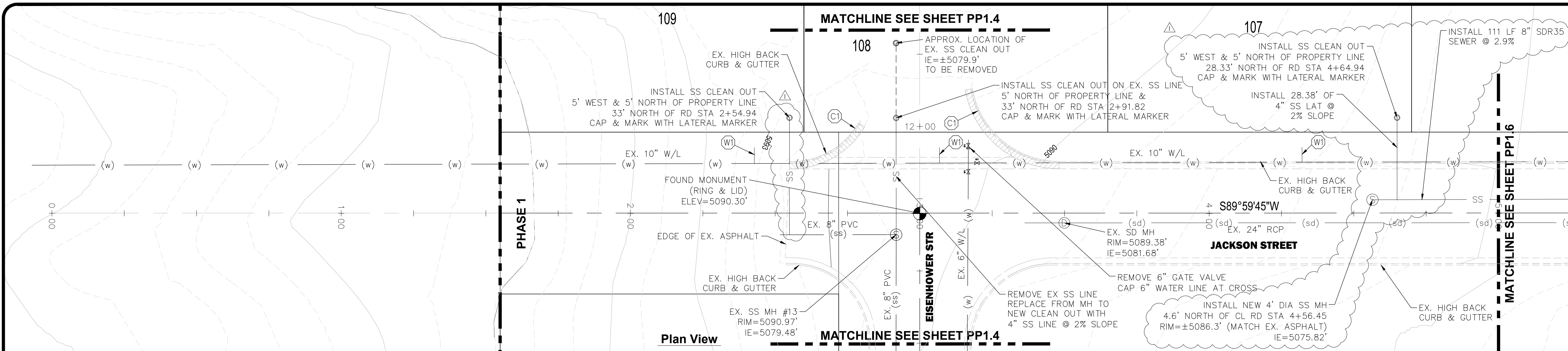
NO.	DATE	REVISION	BY
1	2-24-21	CITY COMMENTS	SJ

PROJECT NO.: 13.032.101
DATE: 02/25/2021

DRAWN BY: S. PRITCHETT
CHECKED BY: S. JACKSON

PROJECT MANAGER:
S. JACKSON

Plan & Profile
PP1.4



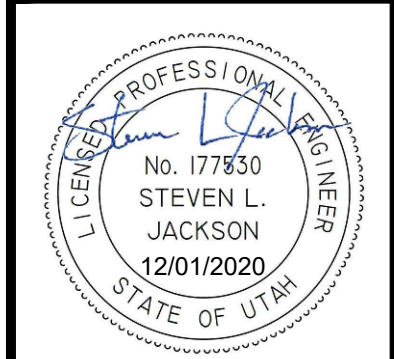
- ### KEYED NOTES
- (W1) INSTALL 3/4" WATER SERVICE LINE WITH SADDLE ON MAIN WATER LINE AND CORP STOP 5' BACK OF CURB. ALLOW A MINIMUM OF 10' SPACING FROM SEWER LATERAL UNLESS OTHERWISE NOTED.
- (C1) REMOVE EXISTING CURB AND GUTTER AND REPLACE WITH 2.5' HIGH BACK CURB AND GUTTER. SEE SHEET C-1 FOR DETAILS.

JACKSON ENGINEERING

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**Pole Canyon Subdivision - NPA-11
Eagle Mountain, Utah
Plan & Profile - Jackson Street
Sta 0+00 to Sta 5+00**

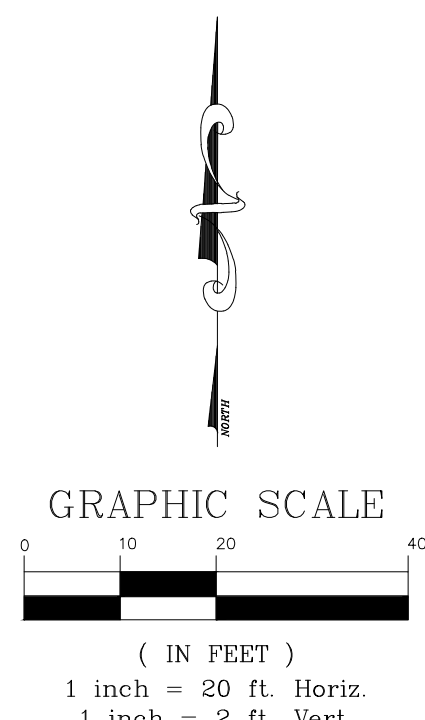


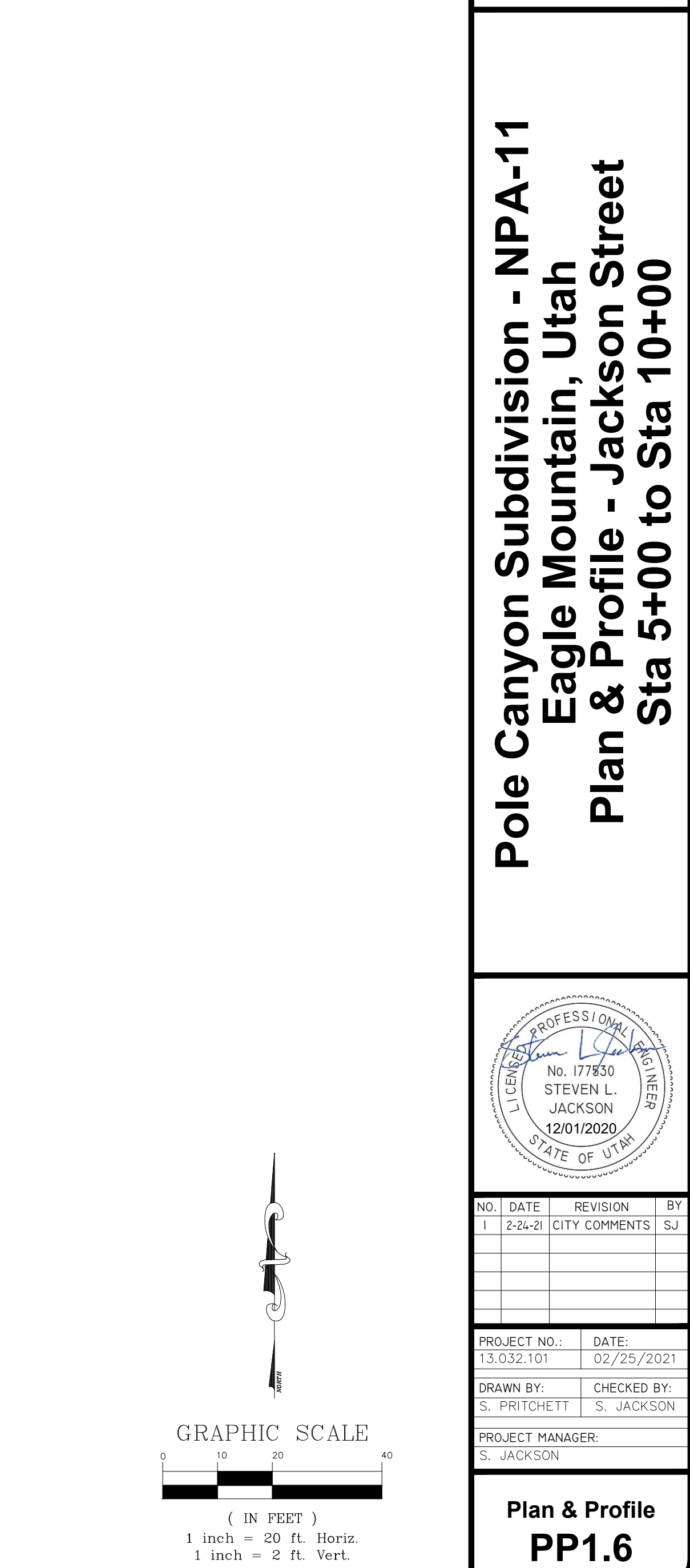
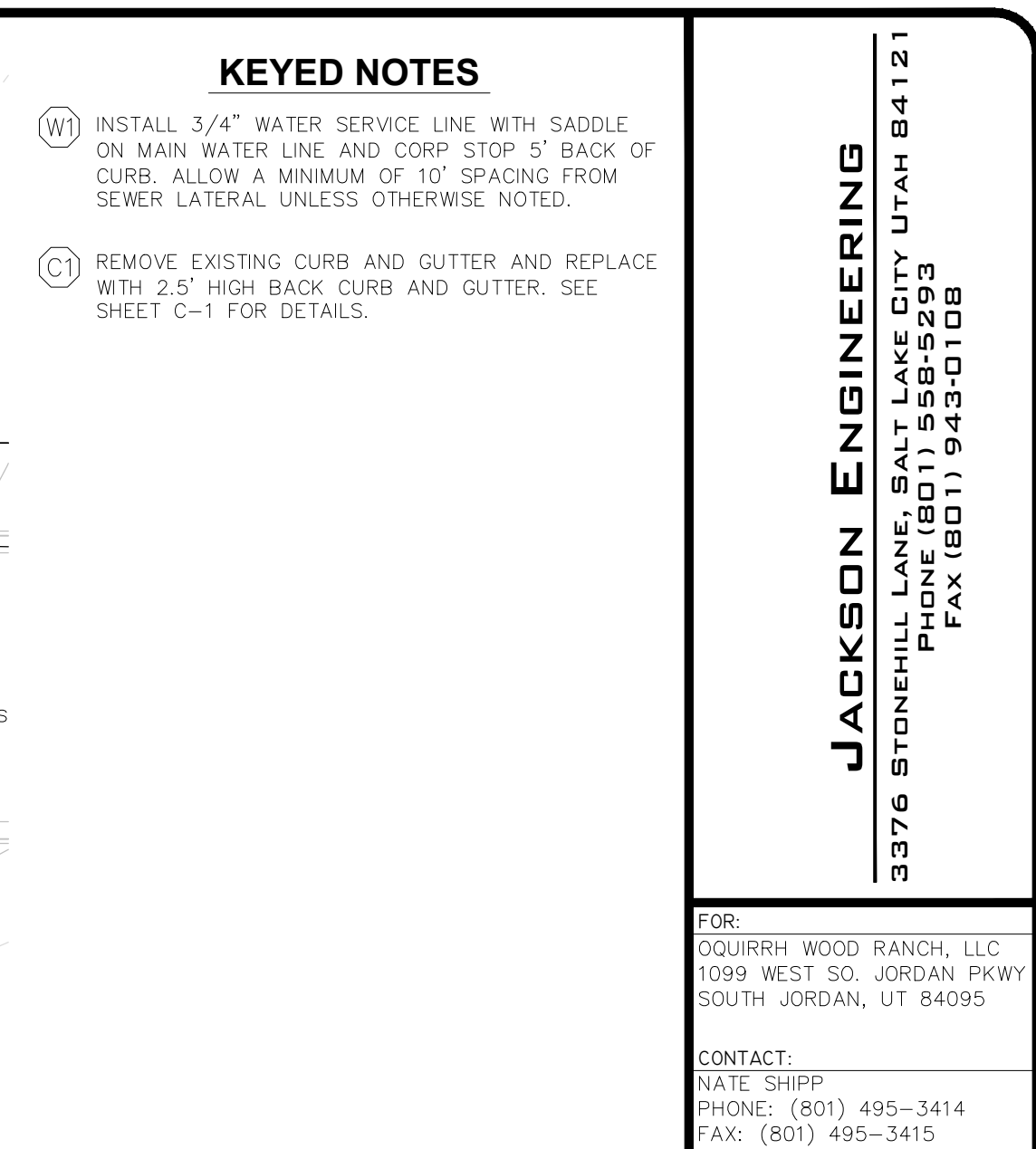
NO.	DATE	REVISION	BY
1	2-24-21	CITY COMMENTS	SJ

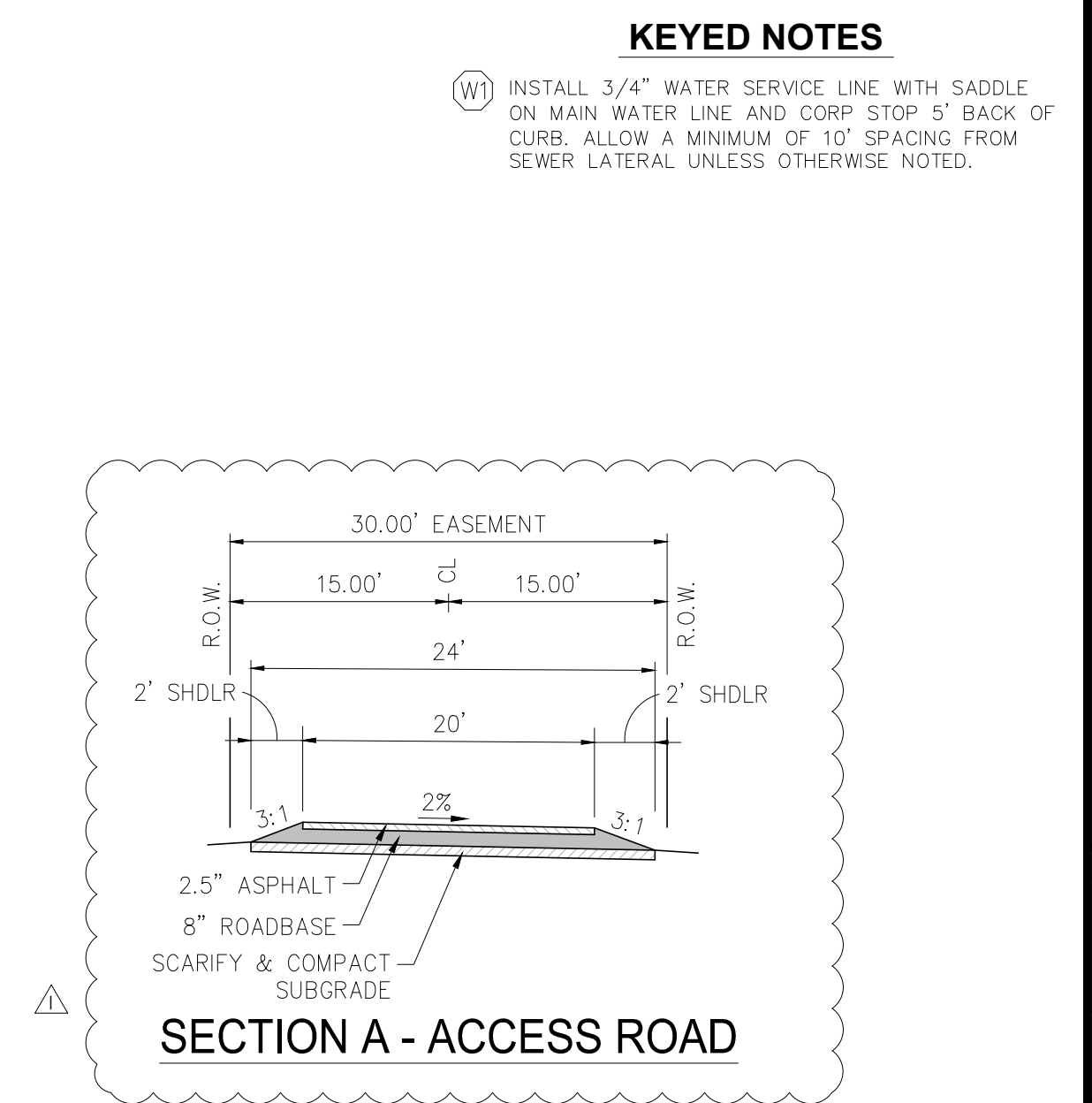
PROJECT NO.:	DATE:
13.032.101	02/25/2021
DRAWN BY:	CHECKED BY:
S. PRITCHETT	S. JACKSON
PROJECT MANAGER:	
S. JACKSON	

Plan & Profile

PP1.5







**Pole Canyon Subdivision - NPA-11
Eagle Mountain, Utah
Plan & Profile - Jackson Street
Sta 10+00 to Sta 14+33.02**



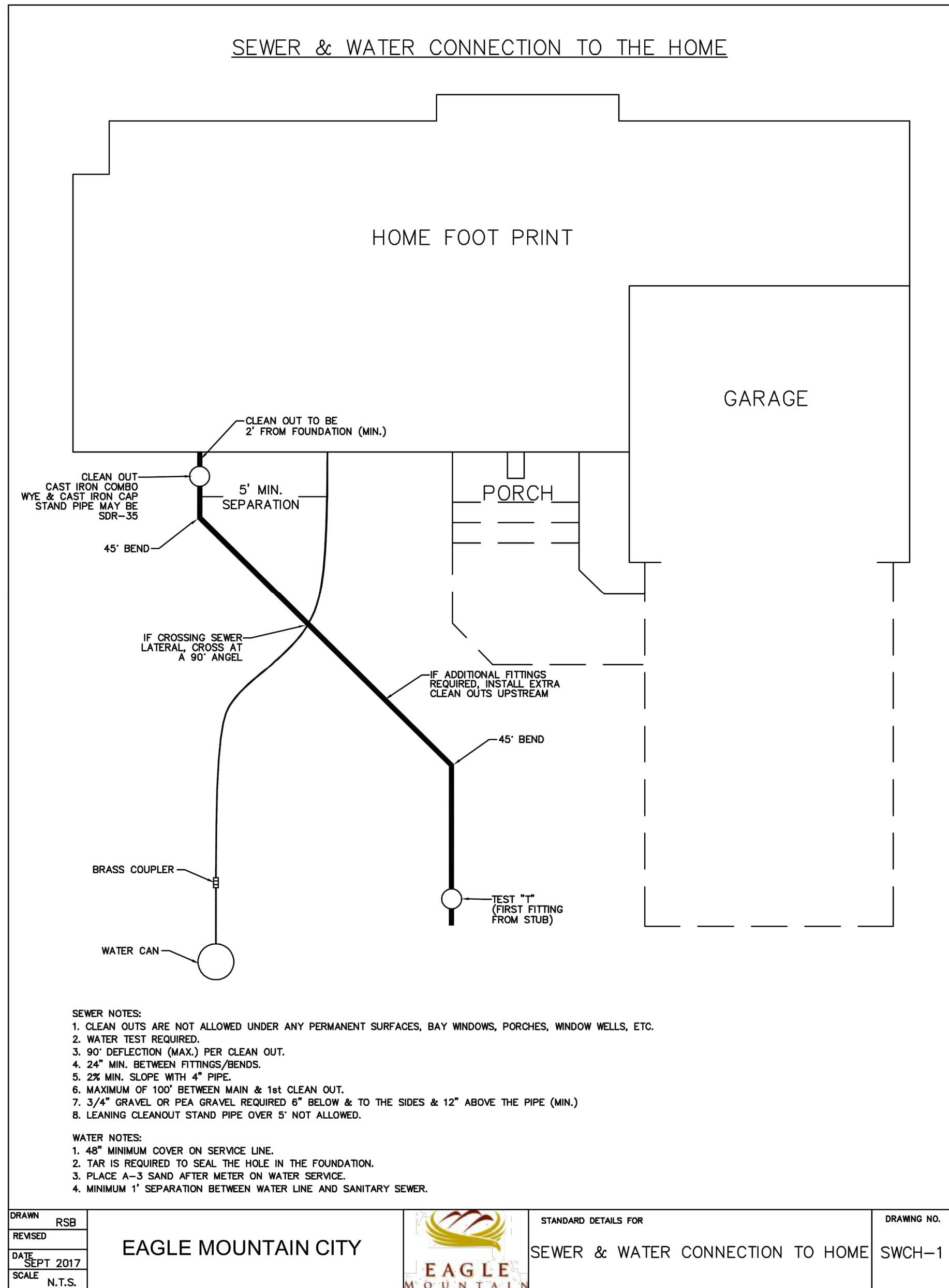
NO.	DATE	REVISION	BY
1	2-24-21	CITY COMMENTS	SJ

PROJECT NO.:	DATE:
13.032.101	02/25/2021
DRAWN BY:	CHECKED BY:
S. PRITCHETT	S. JACKSON

PROJECT MANAGER:
S. JACKSON

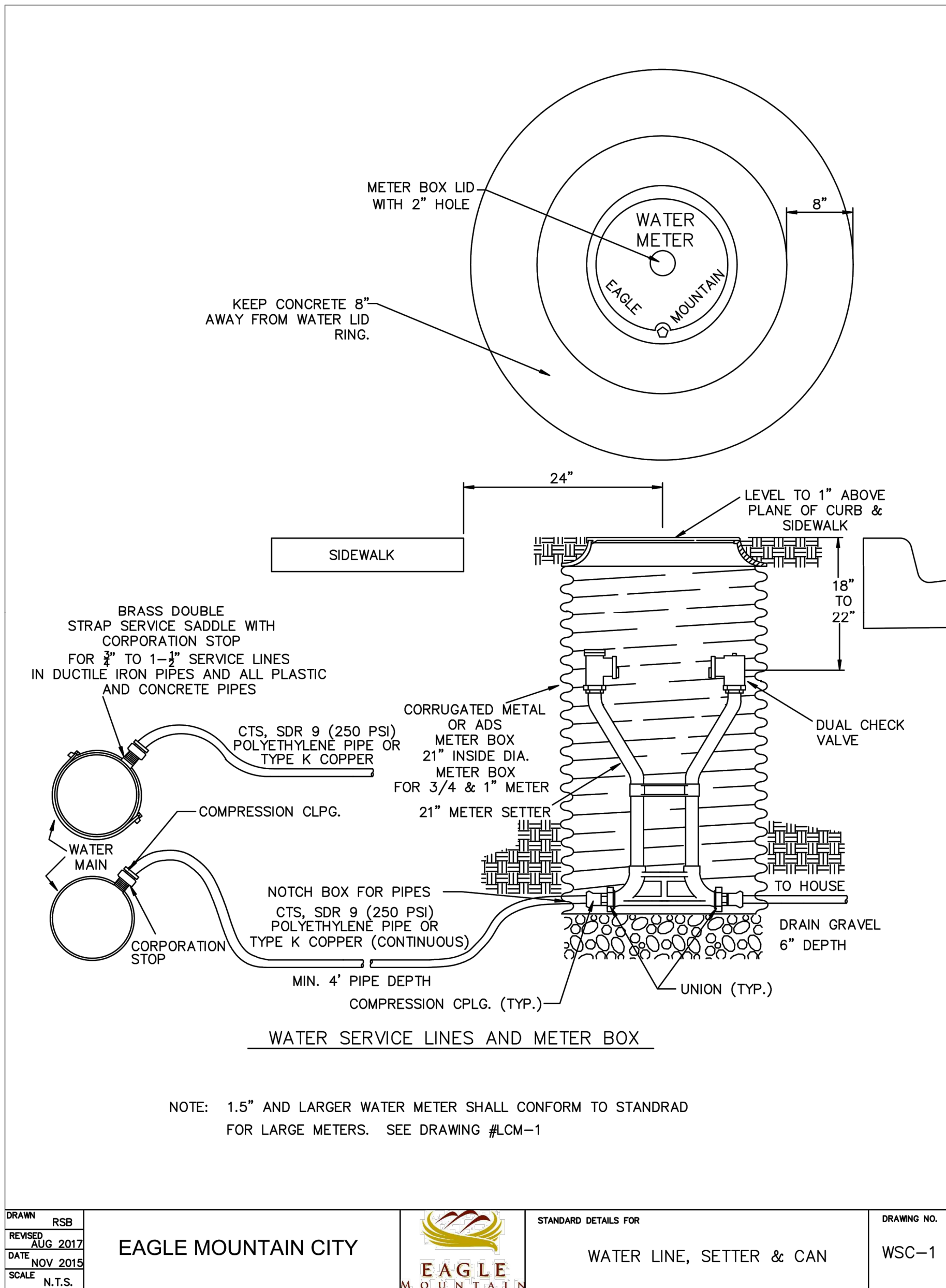
Plan & Profile

PP1.7



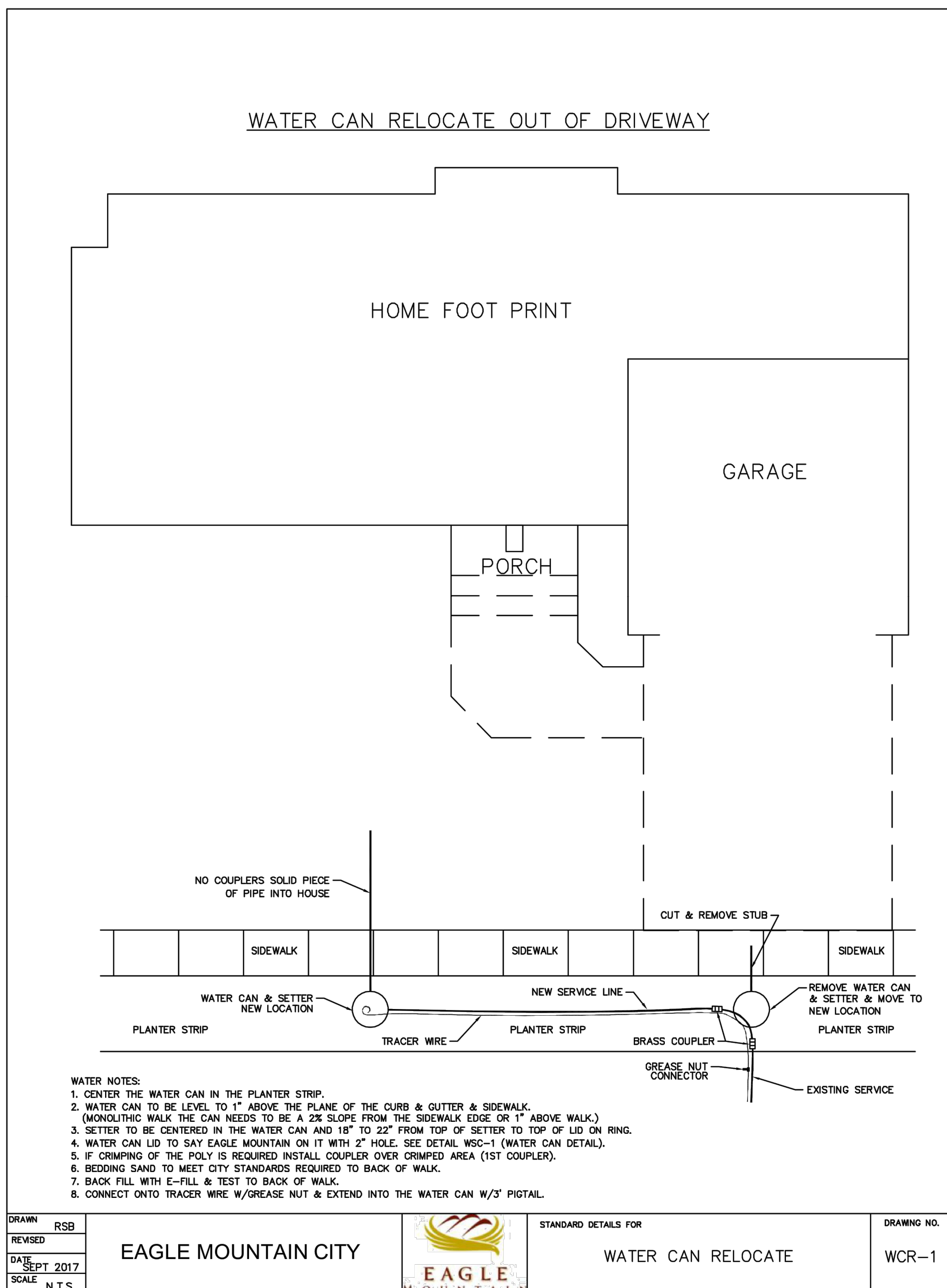
Detail - SWCH-1 SEWER & WATER CONNECTION TO HOME

Not to Scale



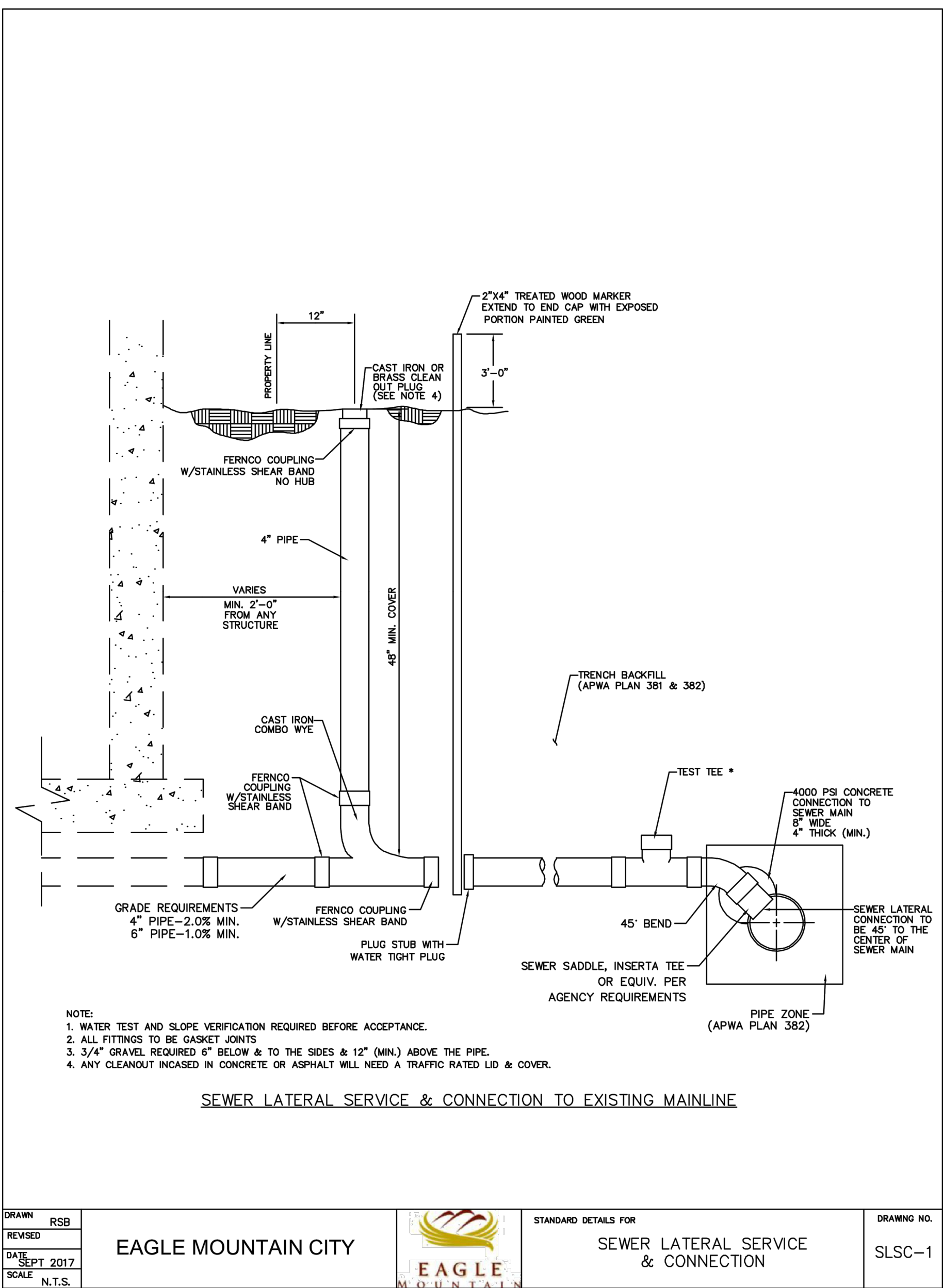
Detail - WSC-1 WATER LINE, SETTER & CAN

Not to Scale

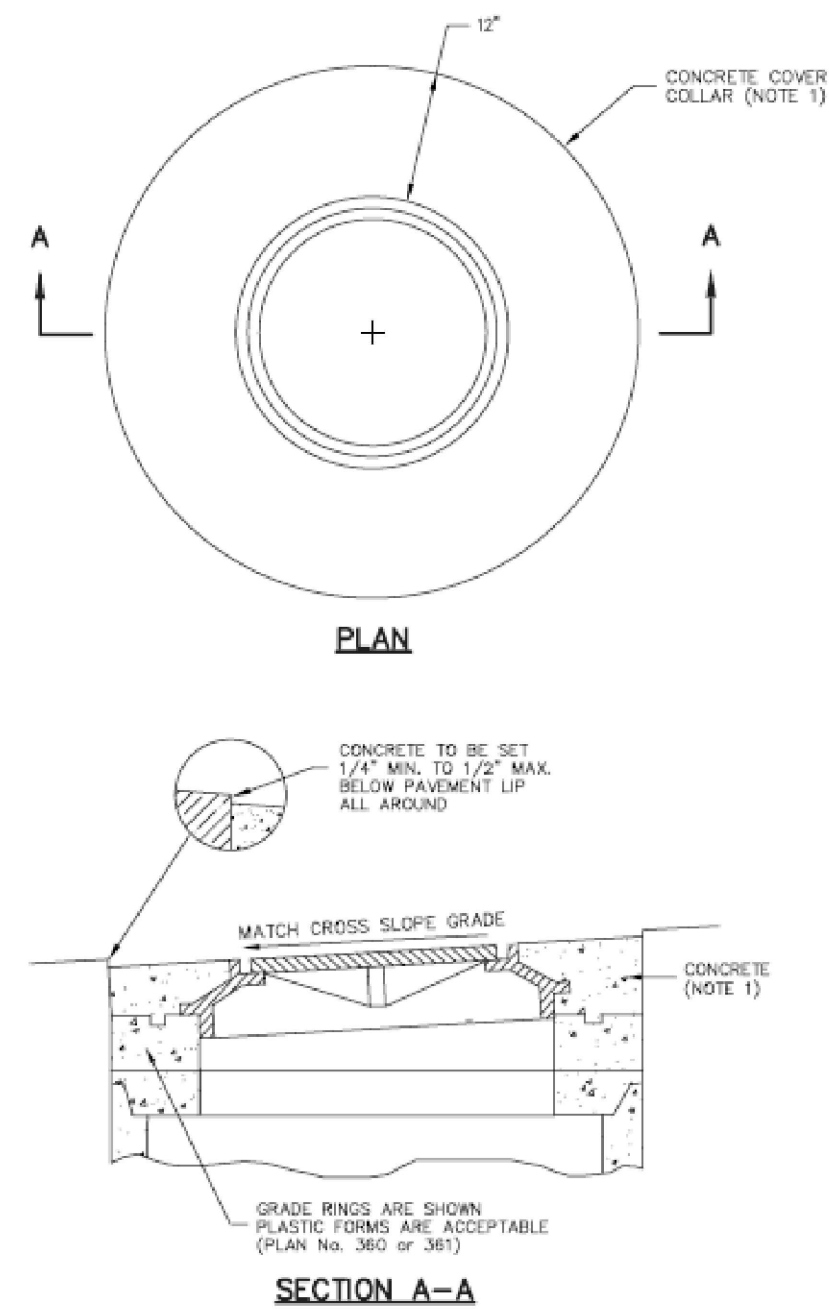


Detail - WCR-1 WATER CAN RELOCATE

Not to Scale

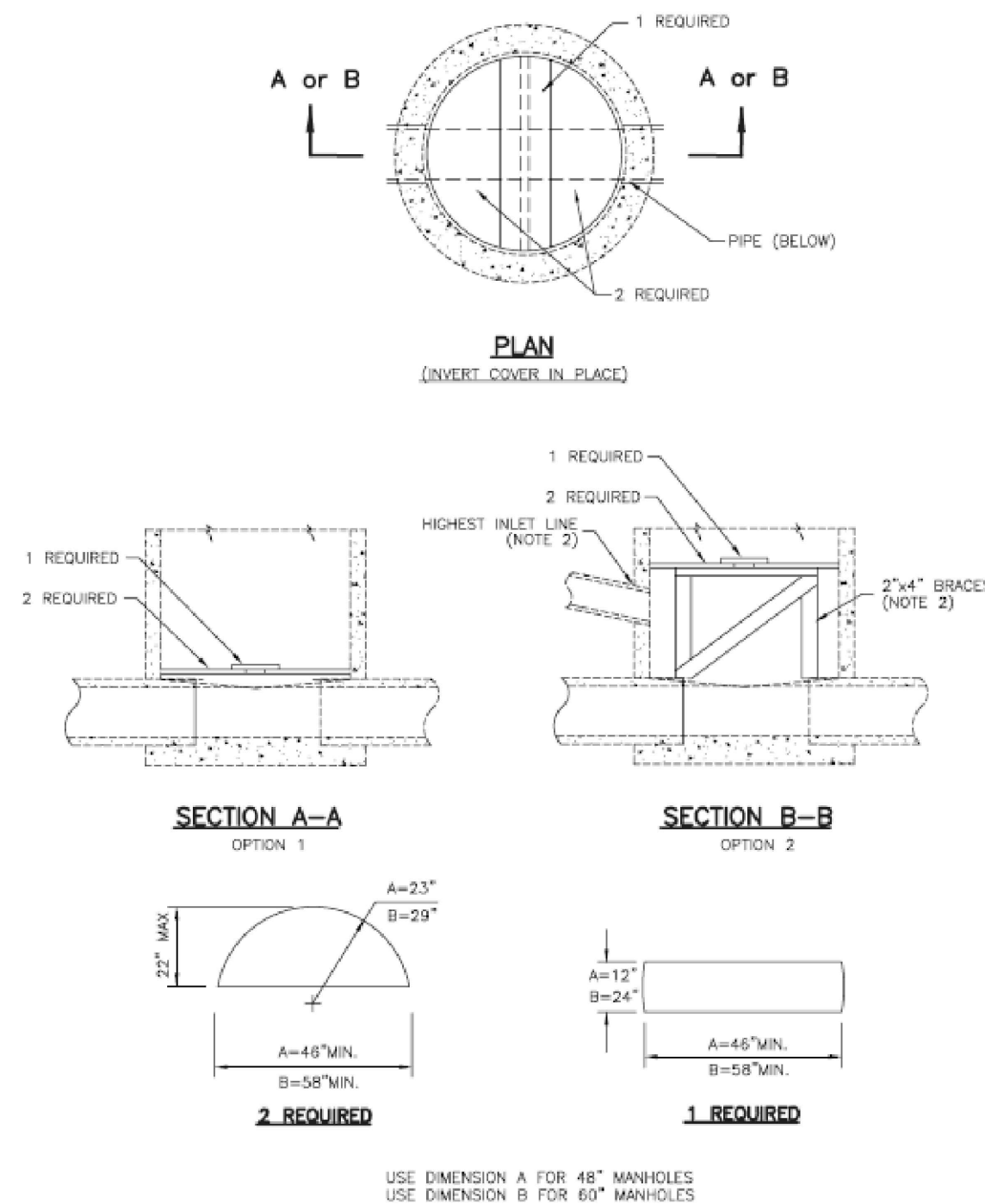


Detail - SEWER LATER SERVICE & CONNECTION
Not to Scale



1. CONCRETE: Class 4000 per APWA Section 03 30 04. Place concrete per APWA Section 03 30 10. Cure per APWA Section 03 39 00.
2. JOINTS: Provide a neat straight joint between existing and new asphalt concrete surfaces. Provide concentric circle cut. Clean edges of all dirt, oil and loose debris.

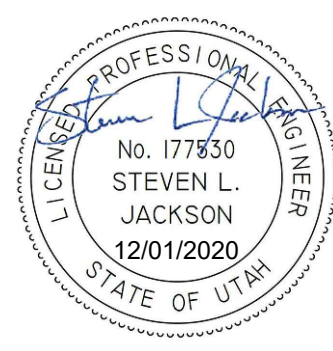
Detail - Plan 413 - Sewer Manhole Collar
Not to Scale



1. CASTINGS: Grey iron class 35 minimum per ASTM A 48.
2. COATINGS: Except machined surfaces, coat all metal parts with asphaltum paint.
3. INSCRIPTIONS: Cast the words "SEWER" on the cover flush with the surface finish.
4. HEAT NUMBER: Place foundry and heat number on the inside of the frame and on the bottom of the cover.
5. FIT: ∇ designates machined surface. Give the frame and cover a machine finish so the cover will not rock.
6. LOCKING: Provide covers for manholes located in easements, rights-of-way, alleys, parking lots, and all other places except paved streets, with allen socket set screw locking devices. Drill and tap two holes to a depth of 1 inch at 90 degrees to pry hole and install 3/4 x 3/4 inch allen socket set screws.
7. MANHOLE STRUCTURE: See Plan No. 411.

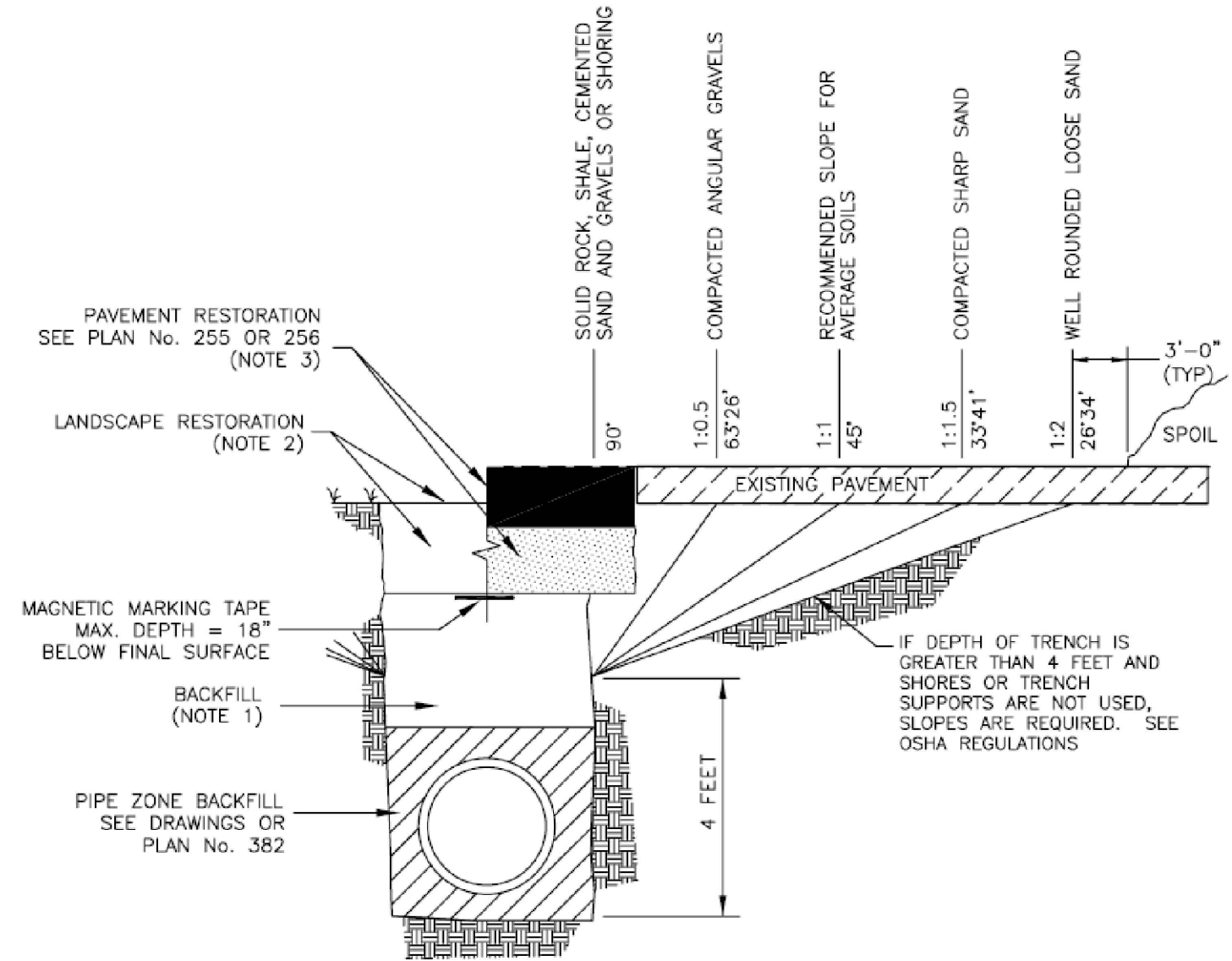
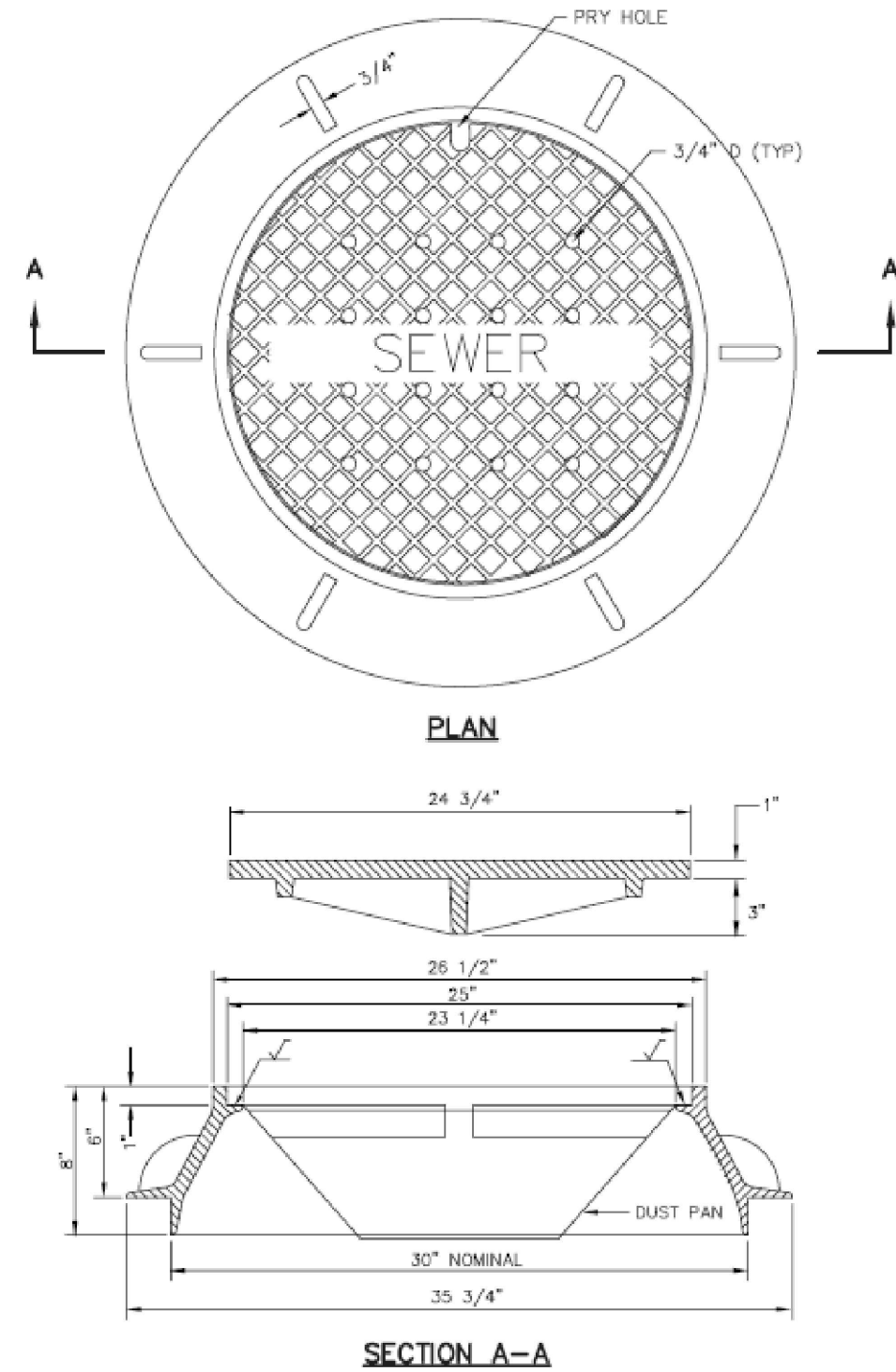
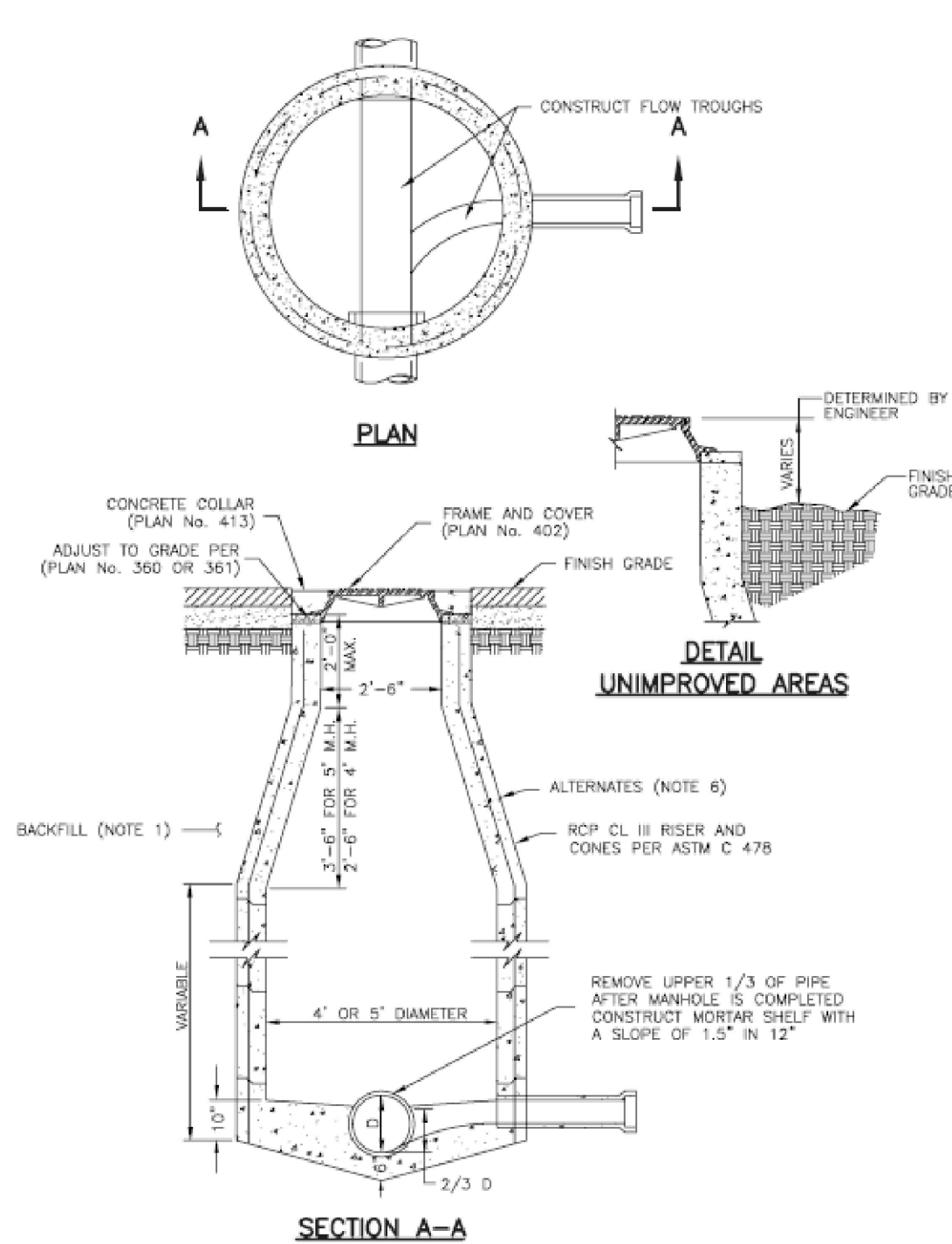
Detail - Plan 412 - Manhole Invert Cover
Not to Scale

Pole Canyon Subdivision - NPA-11
Eagle Mountain, Utah
Detail Sheet
Utility Details



NO.	DATE	REVISION	BY
1	2-24-21	CITY COMMENTS	SJ

PROJECT NO.:	DATE:
13.032.101	02/25/2021
DRAWN BY:	CHECKED BY:
S. PRITCHETT	S. JACKSON
PROJECT MANAGER:	
S. JACKSON	



1. BACKFILL: Provide and place per APWA Section 31 23 23. Compact per APWA Section 31 23 26 to a modified proctor density of 95 percent or greater. Maximum lift thickness is 8 inches before compaction.
2. CONCRETE: Class 4000 per APWA Section 03 30 04. Place concrete per APWA Section 03 30 10. Cure per APWA Section 03 39 00.
3. MANHOLE SIZE: For sewers under 12" diameter, build a 4 feet diameter manhole. For sewers 12" and larger, and when 3 or more pipes intersect in the manhole, build a 5 feet diameter manhole.
4. GROUT: Grout around all pipe openings with 2:1 sand/cement mortar.
5. JOINTS: Place flexible gasket-type sealant in all manhole joints.
6. ALTERNATES:
 - A. Precast reinforced concrete walls 5 inches thick (to be acceptable to the ENGINEER.
 - B. Cast in-place concrete to be 8 inches thick minimum.
7. INVERT COVERS: Place invert covers over the top of pipe in all manholes during construction. See Plan No. 412.
8. WATER STOPS: Install rubber water-stop on all plastic pipes when connecting plastic pipes to manholes. Hold water-stop in place with stainless steel bands.

1. CASTINGS: Grey iron class 35 minimum per ASTM A 48.
2. COATINGS: Except machined surfaces, coat all metal parts with asphaltum paint.
3. INSCRIPTIONS: Cast the words "SEWER" on the cover flush with the surface finish.
4. HEAT NUMBER: Place foundry and heat number on the inside of the frame and on the bottom of the cover.
5. FIT: $\frac{1}{4}$ designates machined surface. Give the frame and cover a machine finish so the cover will not rock.
6. LOCKING: Provide covers for manholes located in easements, rights-of-way, alleys, parking lots, and all other places except paved streets, with allen socket set screw locking devices. Drill and tap two holes to a depth of 1 inch at 90 degrees to pry hole and install 3/4 x 3/4 inch allen socket set screws.
7. MANHOLE STRUCTURE: See Plan No. 411.

1. BACKFILL: Above the pipe zone.
 - A. Granular Fill. Limit maximum particle size to 6 inches. Place fill per APWA Section 33 05 20. Compact to a modified proctor density of 95 percent or greater. Maximum lift thickness is 8 inches before compaction. Do not use clay without ENGINEER's review and acceptance. Water jetting is NOT allowed in backfilling operation.
 - B. Flowable Fill. Provide and place controlled low strength material per APWA Section 31 05 15. Cure the fill before placing surface restorations.
2. LANDSCAPED RESTORATION: Provide landscaped surfaces with topsoil. Rake to match existing grade. Replace vegetation to match pre-construction conditions. See APWA Section 32 92 00 or APWA Section 32 93 13 requirements.
3. PAVEMENT RESTORATION: Do not install asphalt or concrete surfacing until trench compaction is accepted by ENGINEER.
4. PEA GRAVEL: Pea gravel is not allowed in any part of the trench.

Detail - Plan 411 - Sanitary Sewer Manhole
Not to Scale

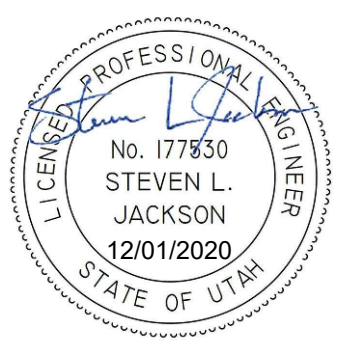
Detail - Plan 402 - 30" Frame and Cover
Not to Scale

Detail - Plan 381 - Trench Backfill
Not to Scale

FOR:
OQUIRRH WOOD RANCH, LLC
1099 WEST SO. JORDAN PKWY
SOUTH JORDAN, UT 84095

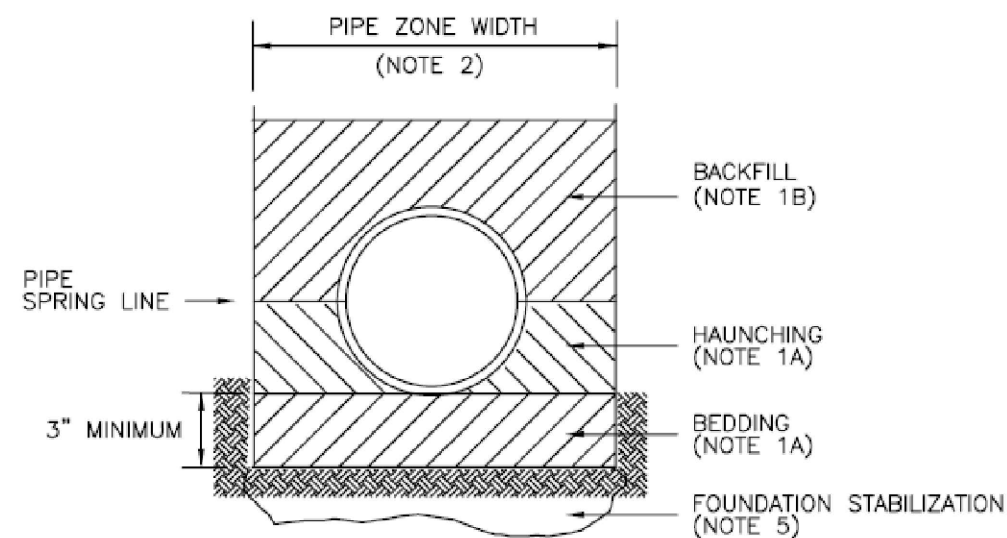
CONTACT:
NATE SHIPP
PHONE: (801) 495-3414
FAX: (801) 495-3415

Pole Canyon Subdivision - NPA-11
Eagle Mountain, Utah
Detail Sheet
Utility Details



NO.	DATE	REVISION	BY

PROJECT NO.: 13.032.101	DATE: 02/25/2021
DRAWN BY: S. PRITCHETT	CHECKED BY: S. JACKSON
PROJECT MANAGER: S. JACKSON	



INSTALLATION

CONCRETE PIPE: FOLLOW ASTM C 1479
*STANDARD PRACTICE FOR INSTALLATION OF PRECAST CONCRETE SEWER, STORM DRAIN, AND CULVERT PIPE USING STANDARD INSTALLATIONS.

PVC AND HDPE PIPE: FOLLOW ASTM D 2321
*STANDARD PRACTICE FOR UNDERGROUND INSTALLATION OF THERMOPLASTIC PIPE FOR SEWERS AND OTHER GRAVITY-FLOW APPLICATIONS

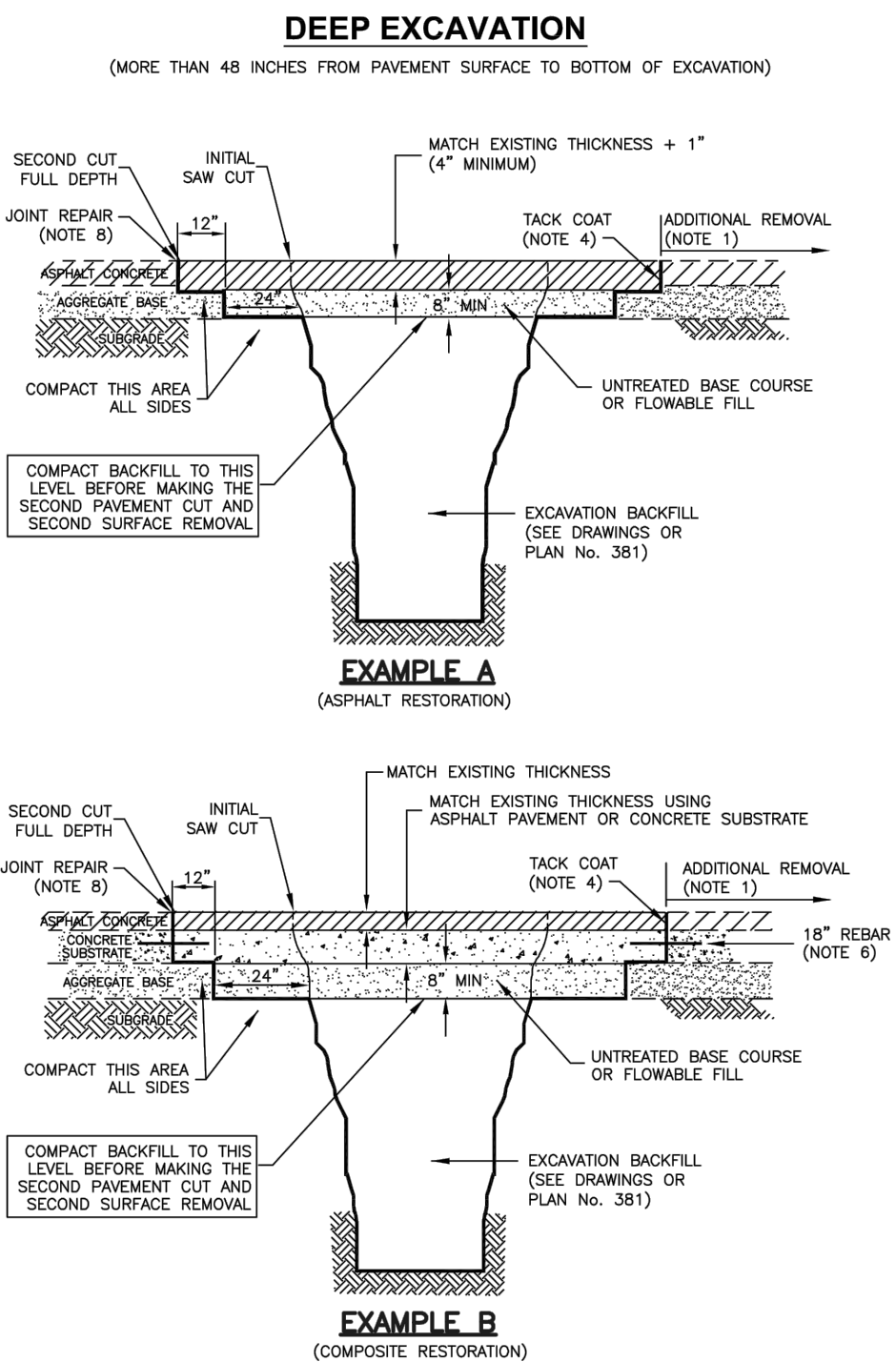
CORRUGATED METAL PIPE: FOLLOW ASTM A 798
*STANDARD PRACTICE FOR INSTALLING FACTORY-MADE CORRUGATED STEEL PIPE FOR SEWERS AND OTHER APPLICATIONS.

VITRIFIED CLAY PIPE: FOLLOW ASTM C 12.
*STANDARD RECOMMENDED PRACTICE FOR INSTALLING VITRIFIED CLAY PIPE LINES.

- BACKFILL: Do not use sewer rock or recycled RAP aggregate in the pipe zone without ENGINEER's written approval.
 - Granular Fill Below Pipe Spring Line.
 - Furnish 3/4 inch crushed aggregate base material, unless specified otherwise by pipe manufacturer. When using concrete, provide at least Class 2,000 per APWA Section 03 30 04.
 - Install and compact backfill material per pipe manufacturer' recommendations.
 - Water jetting is not allowed in backfilling operation.
 - Submission of quality control compaction test result data developed for haunching areas may be requested by ENGINEER at any time. CONTRACTOR is to provide results of tests immediately upon request.
 - Granular Fill Above Pipe Spring Line.
 - Furnish 3/4 inch crushed aggregate base material, unless specified otherwise by pipe manufacturer. Place in lifts not exceeding 8 inches before compaction.
 - Water jetting is not allowed in backfilling operation.
 - Compact per APWA Section 31 23 26 to a modified proctor density of 95 percent or greater unless pipe manufacturer requires more stringent installation.
 - Flowable Fill.
 - Provide and place controlled low strength material per APWA Section 31 05 15 if allowed by pipe manufacturer.
 - Prevent pipe flotation by installing in lifts and providing pipe restraints as required by pipe manufacturer.
 - Reset pipe to line and grade if pipe "floats" out of position.
- PIPE ZONE WIDTH: Provide width recommended by pipe manufacturer. Width of pipe zone is measured at the pipe spring line and includes any necessary sheathing. In trench box applications, follow manufacturer's recommendations.
- PIPE LOCATION: Install pipe in center of trench or no closer than 6 inches from wall of pipe to wall of trench.
- PEA GRAVEL: Pea gravel is not allowed in any part of the pipe zone.
- FOUNDATION STABILIZATION: Use sewer rock of APWA Section 31 05 13. Installation of stabilization-separation geotextile per APWA Section 31 05 19 will be required to separate backfill material and native subgrade materials if sewer rock cannot provide a working surface or to prevent soils migration.

Detail - Plan 382 - Pipe Zone Backfill

Not to Scale



ADDITIONAL PAVEMENT REMOVAL: Remove additional pavement to a painted lane stripe, a lip of gutter, a curb, an existing pavement patch, or an edge of the pavement if such street feature is within 2 feet of the second saw-cut.

UNTREATED BASE COURSE: Provide material specified in APWA Section 32 11 23.

- Do not use gravel as a substitute for untreated base course without ENGINEER's permission.
- Place material per APWA Section 32 05 10.
- Compact per APWA Section 31 23 26 to a modified proctor density of 95 percent or greater. Maximum lift thickness before compaction is 8 inches when using riding compaction equipment or 6 inches when using hand held compaction equipment.

FLOWABLE FILL: Provide 28 day 60 psi controlled low strength material as specified in APWA Section 31 05 15. Use fill material which flows easily and vibration is not required. Cure to initial set before placing aggregate base or asphalt pavement. Use flowable fill in excavations that are too narrow to receive compaction equipment.

TACK COAT: APWA Section 32 12 14. Full tack coat coverage on all vertical surfaces.

ASPHALT PAVEMENT: Use asphalt concrete specified in APWA Section 33 05 25.

- Install in lifts no greater than 3 inches after compaction.
- Compact to 94 percent of ASTM D 2041 (Rice Method) plus or minus 2 percent.

REINFORCEMENT: ASTM A 615, Grade 60, No. 5 galvanized or epoxy coated deformed steel 24 inches on center.

- Required if existing concrete thickness is 6 inches or greater.
- Not required if (1) existing concrete is less than 6 inches thick, (2) existing concrete is deteriorating, (3) excavation is less than 3 feet square, (4) asphalt pavement is substituted for concrete substrate.

CONCRETE SUBSTRATE: Class 4000 per APWA Section 03 30 04. Place concrete per APWA Section 03 30 10. Cure to initial set before placing new asphalt concrete patch.

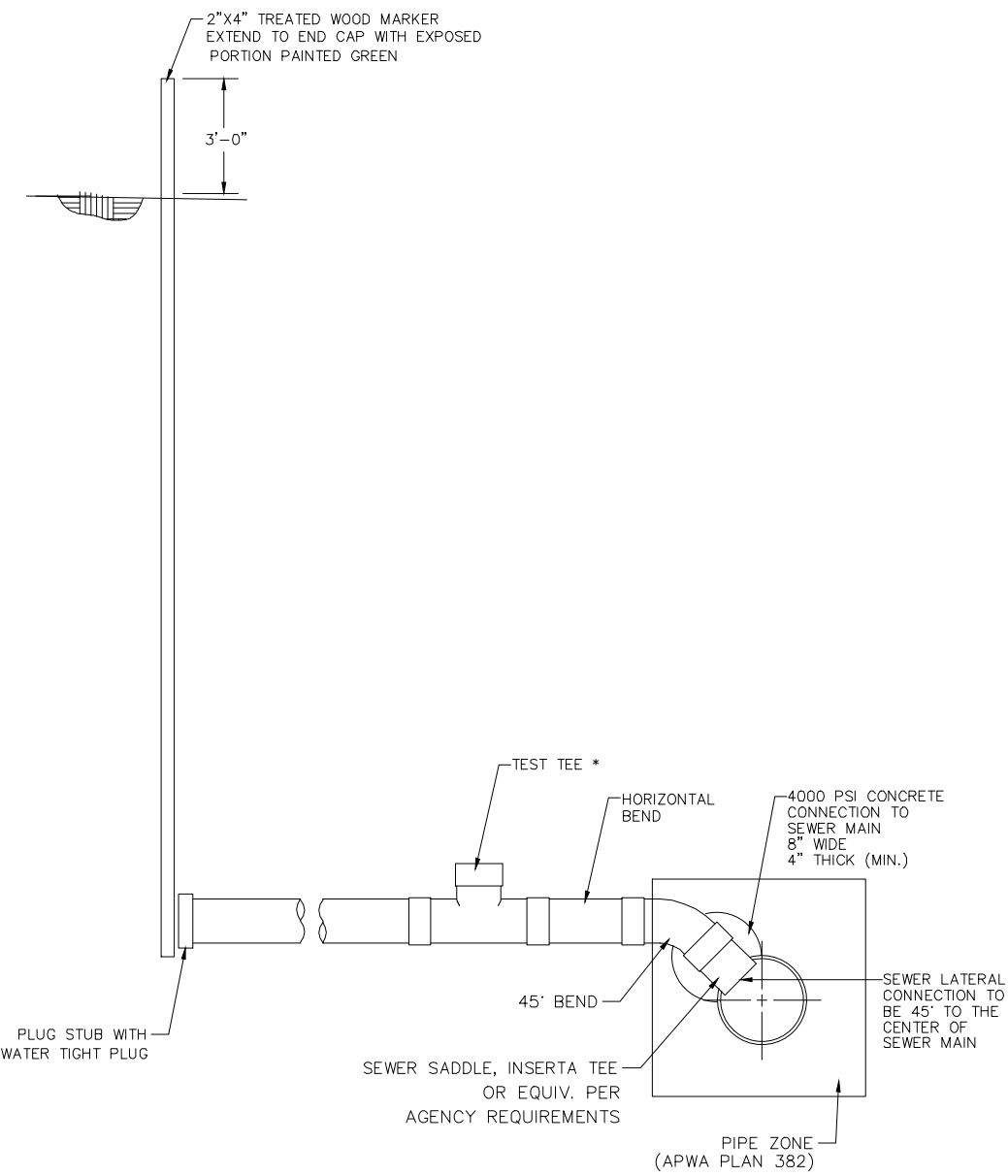
JOINT REPAIR: If a crack occurs at the "T" patch connection to existing pavement or at any street fixture, seal the crack per APWA Section 32 01 17.

PATCH REPAIR: Repair the asphalt pavement patch if any of the following conditions occur within the patch.

- Pavement surface distortion exceeds 1/4 inch deviation in 10 feet. Repair option: Plane off surface distortions. Coat planed surfaces with a cationic or anionic emulsion that complies with APWA Section 32 12 03 and provide sand blotter.
- Cracks at least 1-foot long and 1/4 inch wide occur more often than 1 in 10 square feet. Repair option: Crack seal.
- Asphalt ravelling is greater than 1 square foot per 100 square feet. Repair option: Mill and inlay.

Detail - Plan 255 - Asphalt Concrete "T"-Patch

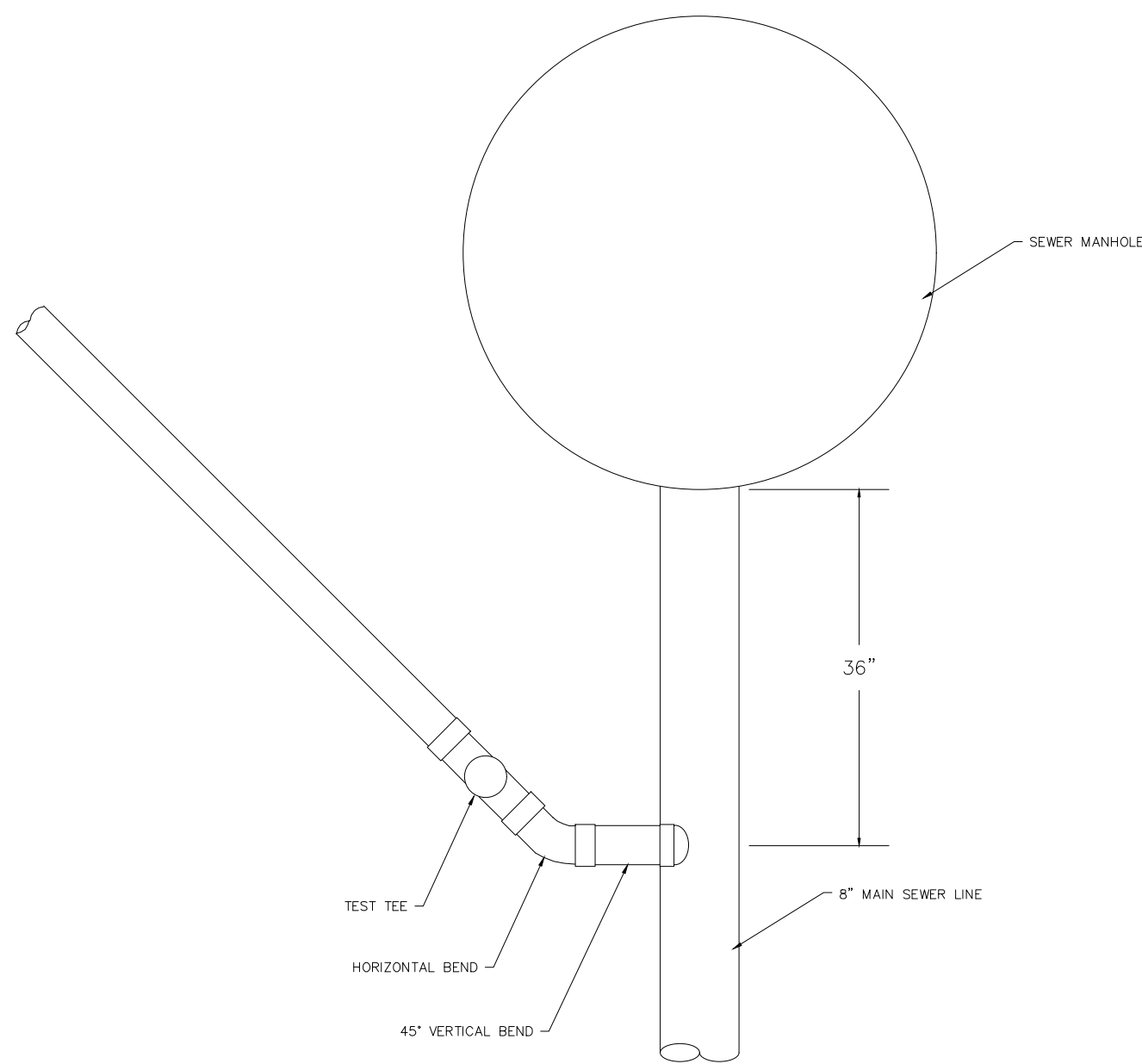
Not to Scale



SECTION VIEW

Not to Scale

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



PLAN VIEW

Not to Scale

Detail - Modified Sewer Lateral

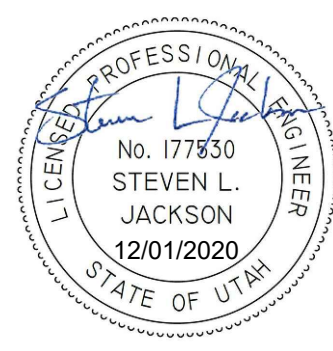
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FAX: (801) 495-3415

Pole Canyon Subdivision - NPA-11 Eagle Mountain, Utah Detail Sheet Utility Details



NO.	DATE	REVISION	BY
1	2-24-21	CITY COMMENTS	SJ

PROJECT NO.: 13.032.101
DATE: 02/25/2021

DRAWN BY: S. PRITCHETT
CHECKED BY: S. JACKSON

PROJECT MANAGER:
S. JACKSON

Details
D1.3

POLE CANYON PHASE 1 TRAFFIC IMPACT STUDY

**Prepared For:
Oquirrh Wood Ranch, LLC**

Prepared By:

JACKSON ENGINEERING

3376 Stonehill Lane

Salt Lake City, UT 84121

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August 2013

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1.0 INTRODUCTION

Eagle Mountain City requires a traffic study for the proposed project. The City study requirements were met and are provided in this document. This document uses as a basis a 2008 study prepared by DMJM Harris for the greater Pole Canyon Master Plan area with specific focus on the impacts of the 22 lots associated with the Pole Canyon Phase 1 project. A description of the project, existing traffic conditions is provided followed by a project trip forecast and distribution for the proposed project. The results of a Level of Service (LOS) analysis are discussed and finally, the findings of the study are summarized and conclusions are provided.

1.1 Purpose and Objective of Study

This study evaluates the potential traffic impacts associated with the proposed 22 residential lots associated with the Pole Canyon Phase 1 in Eagle Mountain City, Utah County, Utah. Three scenarios analyzed including:

1. Existing,
2. Background 2018, and
3. Background 2018 and buildout of 22 residential lots.

These scenarios were evaluated at the intersection of Wilson Ave. and Hwy 73 to determine the potential project related traffic impacts to the existing transportation network.

1.2 Project Description and Location

The proposed development site is located in the western area of Eagle Mountain City approximately 1.7 miles south of Cedar Fort City. Figure 1 illustrates the location of the project in relation to nearby streets. The project site includes undeveloped residential property fronting existing roadways within the White Hills subdivision including Jackson Street, Eisenhower Street, and Jefferson Avenue. The proposed project consists of 22 residential single family units. Access to the project will be provided from the intersection of Wilson Ave. and SR-73. The proposed project is anticipated to be completed in 2015.

2.0 EXISTING TRAFFIC CONDITIONS

SR-73 is the only major road located near the proposed project. A single lane is provided in each direction on SR-73 with a two-way left turn lane and separate right-turn deceleration lane at the Wilson Ave. intersection which is currently unsignalized. The speed limit on SR-73 is posted at 55 miles per hour. Wilson Ave. provides access to SR-73 for the White Hills Subdivision which consists of an existing 112 residential lots.

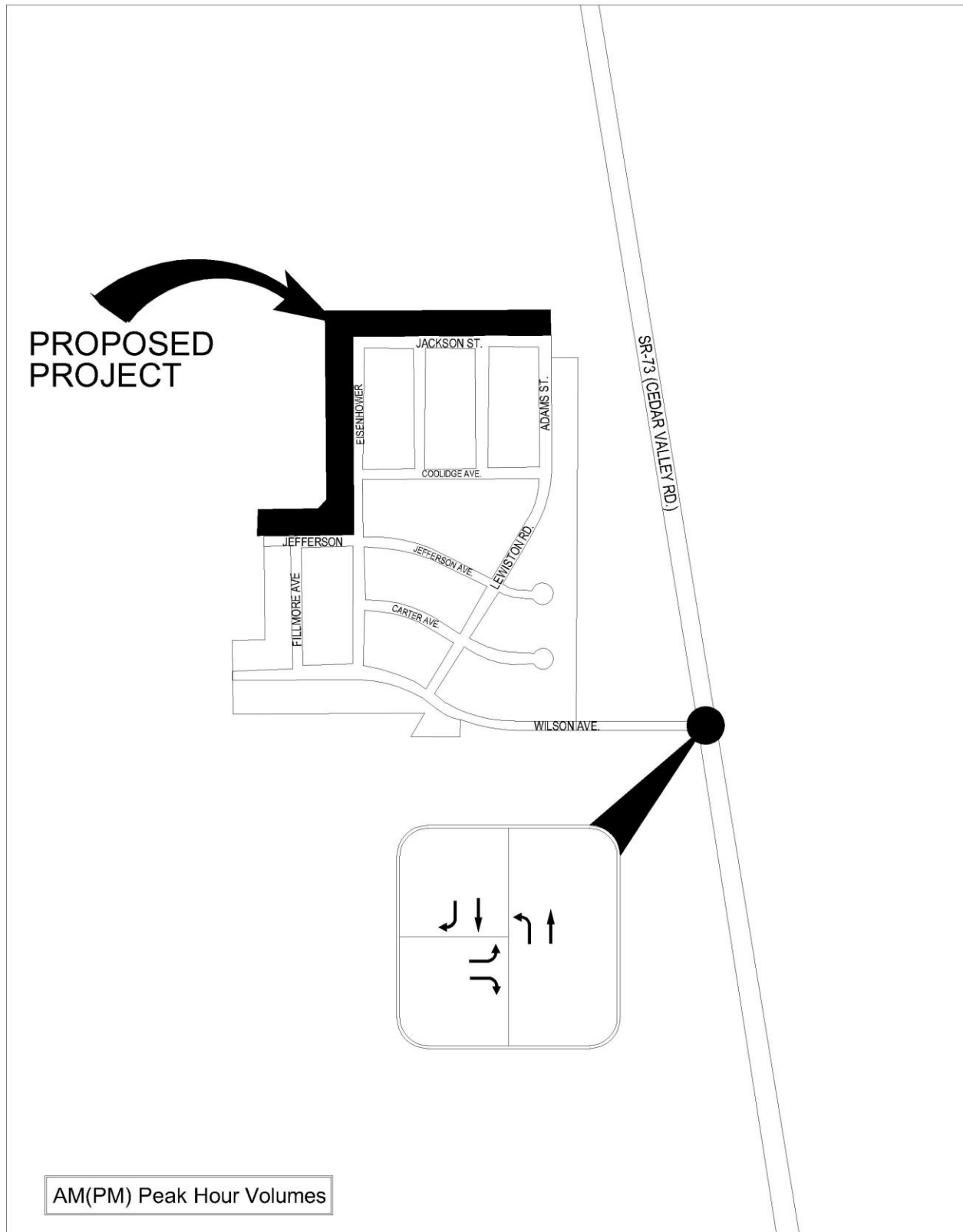


FIGURE 1
PROJECT VICINITY AND STUDY INTERSECTION

Existing turning movement counts were completed at the SR-73/Wilson Ave. intersection from 7:00 am to 9:00 am and 4:00 pm to 6:00 pm on July 10, 2008. No significant change has occurred to the population and development of the area since 2008, therefore, this data is considered to be valid for the purposes of this study. Detailed count sheets are provided in Appendix A. Figure 2 provides the existing peak hour traffic volumes during the am, and p.m. count peed.

A 5.8 percent annual growth rate was determined based on 20 years of AADT data collected by UDOT on SR-73. Comparing baseline and future traffic volumes on SR-73 from the regional travel demand model developed by Mountainlands Association of Governments (MAG) yielded an annual growth rate of 2 percent, Due to the relatively low volumes that currently exist on SR-73 there was found to be little difference in the calculated volumes for the two growth rates. The 5.8 percent annual growth rate was applied to the existing traffic volumes for five years to obtain the background 2018 volumes. The background 2018 volumes are also depicted on Figure 2.

3.0 PROJECT TRAFFIC FORECAST

3.1 Trip Generation

Table 1 shows the trip generation rate as well as the number of trips to be expected to be generated by the addition of the proposed 22 residential lots to the existing 112 lots within the White Hills subdivision based on a daily and peak hour basis. The trip generation forecast was completed for the proposed by using the standard rates for single-family homes from the Institute of Transportation Engineers (ITE) *Trip Generation Manual, 7th Edition* (Land Use Codes 210). Peak hour trips were rounded to the nearest whole trip and daily trips were rounded to the nearest 10 trips.

Table 1 Residential Trip Generation Forecast

Description	AM PEAK HOUR			PM PEAK HOUR			DAILY
	Inbound	Outbound	Total	Inbound	Outbound	Total	
Rate: Single-Family Home Land Use Code 210 (Trip/Unit)	0.19	.56	.75	.64	.37	1.01	9.57
Existing 112 Lots	21	63	84	72	42	114	1,070
Proposed 22 Lots	4	12	16	14	8	22	210
Total 134 Lots	25	75	100	86	50	136	1,280

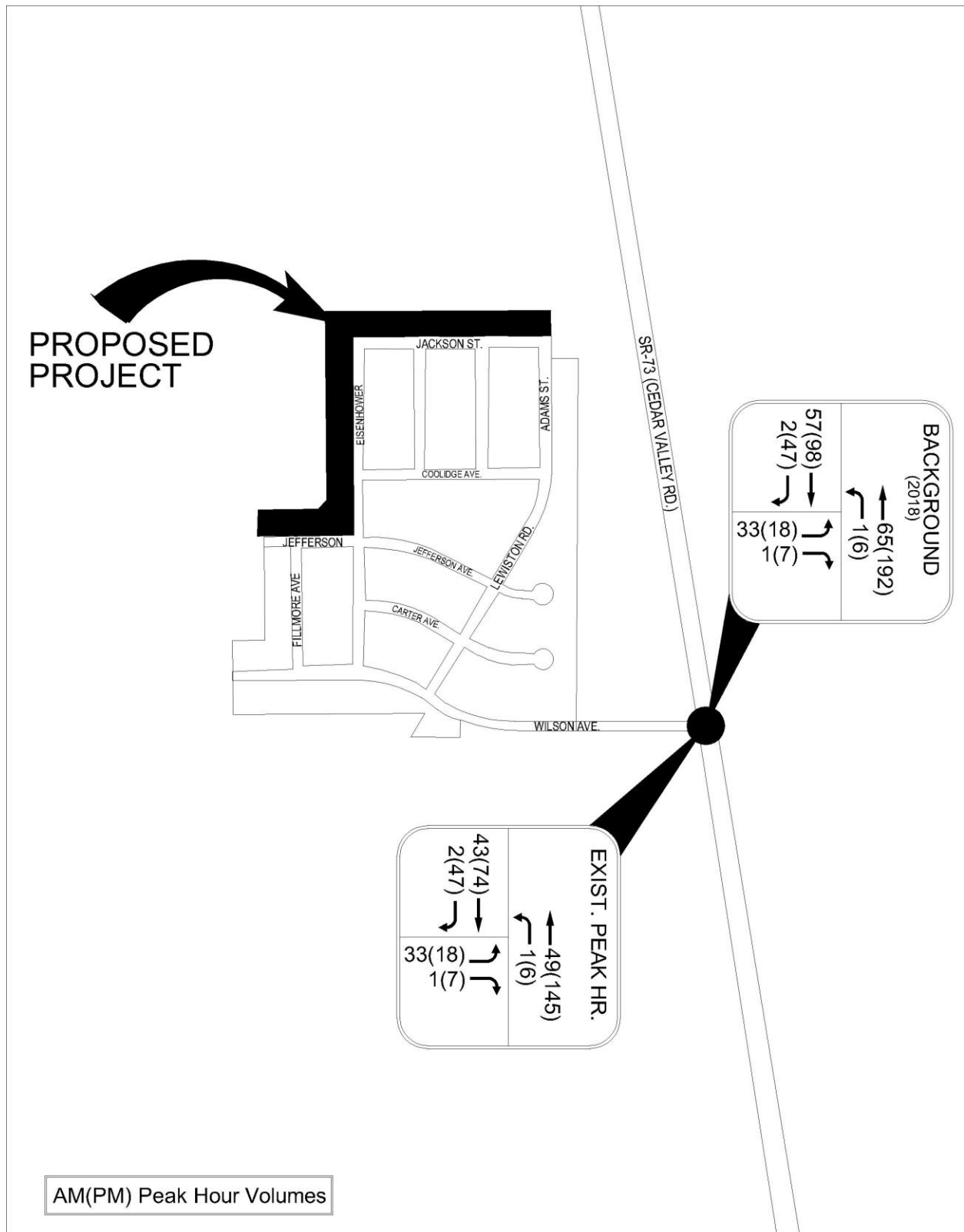


FIGURE 2
EXISTING 2008 PEAK TRAFFIC VOLUMES
AND 2018 BACKGROUND VOLUMES

The project is expected to raise the daily trips from Wilson Ave. to 1,280 (half inbound and half outbound) with 100 trips during the a.m. peak hour (25 inbound and 75 outbound) and 136 trips during the p.m. peak hour (86 inbound and 50 outbound).

3.2 Project Trip Distribution

The project trips were distributed based on the existing and anticipated traffic patterns. The general trip distribution for the project is provided in Figure 3.

Project traffic was added to background traffic to obtain conditions upon completion of the buildout of the project. Background 2018 plus full buildout project peak hour traffic volumes are presented in Figure 3.

4.0 LEVEL OF SERVICE ANALYSIS

A two-lane highway such as SR-73, the selected method for determining Level of Service (LOS) is based on mobility or volume divided by capacity (V/C).

4.1 Level of Service Concept

LOS is a qualitative measure describing traffic conditions and their perception by motorists. A LOS definition generally describes these conditions in terms of such factors as speed and travel time, freedom to maneuver, traffic interruptions, and delay. There are six levels of service describing these conditions ranging from A to F. The specific LOS criteria from the 1994 HCM are presented in Table 2. The selected method takes into account the volume in both directions. The total volume is divided by the total capacity of 2,800 vehicles per hour.

Table 2
Level of Service Criteria for General Two-Lane Highway Segments

Level of Service Criteria for General Two Lane Highway Segments																						
LOS	% Time Delay	Avg. ^b Speed	V/C Ratio ^a																			
			Level Terrain							Rolling Terrain							Mountainous Terrain					
			% No-Passing Zone							% No-Passing Zone							% No-Passing Zone					
			0	20	40	60	80	100	Avg. ^b Speed	0	20	40	60	80	100	Avg. ^b Speed	0	20	40	60	80	100
A	≤ 30	≥ 58	0.15	0.12	0.09	0.07	0.05	0.04	≥ 57	0.15	0.10	0.07	0.05	0.04	0.03	≥ 56	0.14	0.09	0.07	0.04	0.02	0.01
B	≤ 45	≥ 55	0.27	0.24	0.21	0.19	0.17	0.16	≥ 54	0.26	0.23	0.19	0.17	0.15	0.13	≥ 54	0.25	0.20	0.16	0.13	0.12	0.10
C	≤ 60	≥ 52	0.43	0.39	0.36	0.34	0.33	0.32	≥ 51	0.42	0.39	0.35	0.32	0.30	0.28	≥ 49	0.39	0.33	0.28	0.23	0.20	0.16
D	≤ 75	≥ 50	0.64	0.62	0.60	0.59	0.58	0.57	≥ 49	0.62	0.57	0.52	0.48	0.46	0.43	≥ 45	0.58	0.50	0.45	0.40	0.37	0.33
E	> 75	≥ 45	1.00	1.00	1.00	1.00	1.00	1.00	≥ 40	0.97	0.94	0.92	0.91	0.90	0.90	≥ 35	0.91	0.87	0.84	0.82	0.80	0.78
F	100	< 45	--	--	--	--	--	--	< 40	--	--	--	--	--	--	< 35	--	--	--	--	--	--

^a Ratio of flow rate to an ideal capacity of 2,800 passenger cars per hour in both directions.

^b Average travel speed of all vehicles (in mph) for highways with design speed ≥ 60 mph; for highways with lower design speeds, reduce speed by 4 mph for each 10-mph reduction in design speed below 60 mph; assumes that speed is not restricted to lower values by regulation.

≤ less than or equal to

≥ greater than or equal to

Source: Transportation Research Board, *Highway Capacity Manual, Special Report 209* (Washington, D.C., 1994), pp. 8-5.

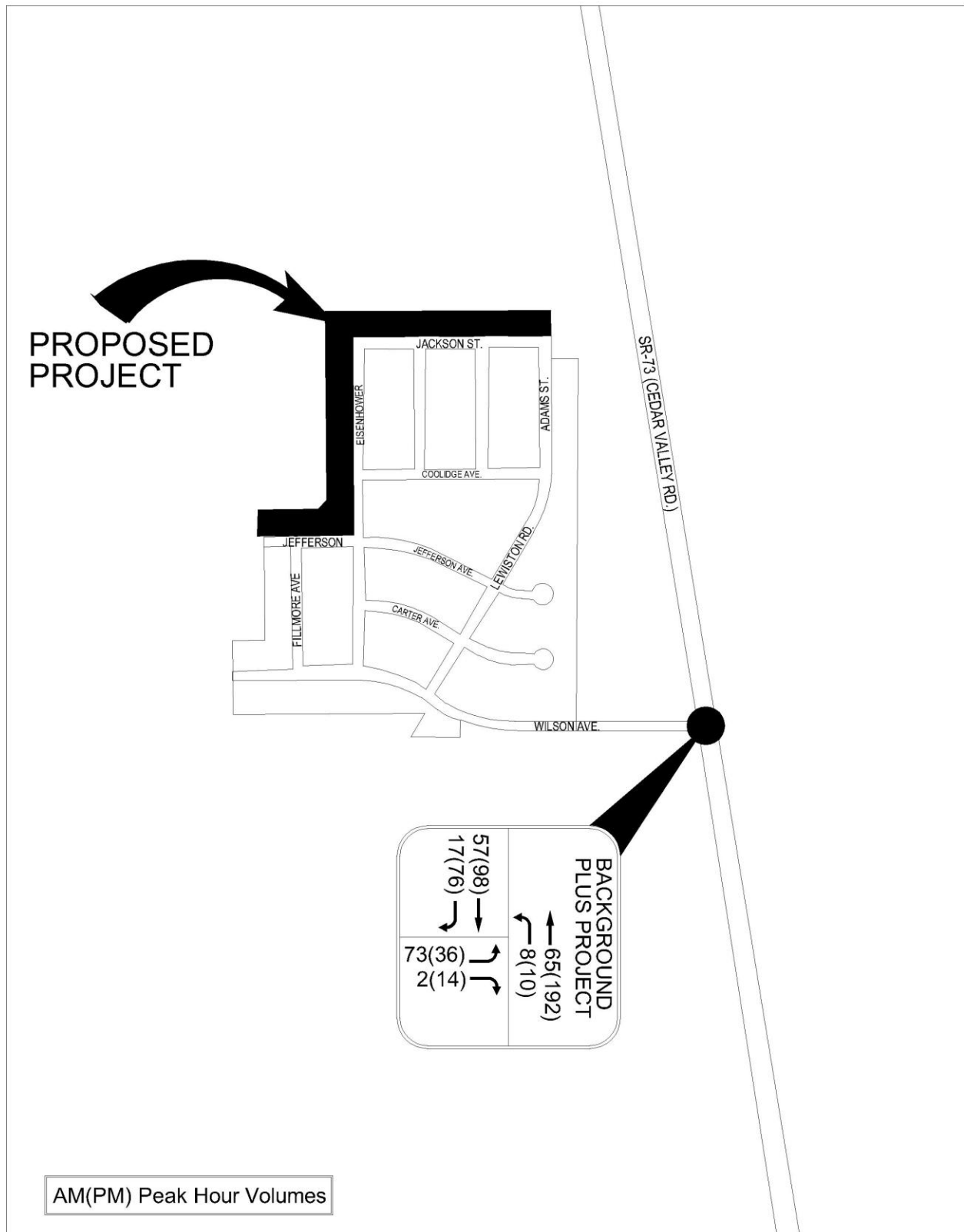


FIGURE 3
BACKGROUND 2018 PLUS PROJECT TRAFFIC
VOLUMES

4.2 Results of LOS Analysis

The results of the LOS analysis for existing, background and project scenarios at the SR-73/Wilson Ave. intersection are provided in Table 3.

Table 3 LOS Analysis

CASE	AM					PM				
	SR73 SB	SR73 NB	WILSON	TOTAL	LOS	SR73 SB	SR73 NB	WILSON	TOTAL	LOS
EXISTING	43	49	34	126	A	74	145	25	144	A
BACKGROUND	57	65	34	156	A	98	192	25	183	A
BACKGROUND PLUS PROJECT	57	65	100	222	A	98	192	136	426	A

The analysis results indicate that the LOS for SR-73 remains a LOS A with the anticipated background and project traffic loadings. The existing SR-73 configuration and traffic control system will support the additional 22 lots associated with the proposed project.

5.0 SUMMARY AND CONCLUSIONS

- The addition of this project to existing Wilson Ave. traffic loads is expected to generate 1,280 daily trips (half inbound and half outbound) with 100 trips during the a.m. peak hour (25 inbound and 75 outbound) and 136 trips during the p.m. peak hour (86 inbound and 50 outbound).
- The SR-73/Wilson Ave. intersection is expected to operate at LOS A during the a.m. peak hour and p.m. peak hour.
- Existing roadway configurations and traffic control will support the proposed 22 lot project.

APPENDIX A - TURNING MOVEMENTS COUNTS

DMJM Harris

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Default Comments
Change These in The Preferences Window
Select File/Preference in the Main Scree
Then Click the Comments Tab

File Name : Wilson St & SR-73
Site Code : 00000000
Start Date : 7/10/2008
Page No : 1

Groups Printed- Vehicles - Trucks

Start Time	SR-73 Southbound					Westbound					SR-73 Northbound					Wilson Street Eastbound					Int. Total
	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	
07:00 AM	0	12	0	0	12	0	0	0	0	0	0	16	0	0	16	0	0	8	0	8	36
07:15 AM	1	12	0	0	13	0	0	0	0	0	0	11	0	0	11	1	0	12	0	13	37
07:30 AM	0	11	0	0	11	0	0	0	0	0	0	13	0	0	13	0	0	5	0	5	29
07:45 AM	1	8	0	0	9	0	0	0	0	0	0	9	1	0	10	0	0	8	0	8	27
Total	2	43	0	0	45	0	0	0	0	0	0	49	1	0	50	1	0	33	0	34	129
08:00 AM	0	17	0	0	17	0	0	0	0	0	0	5	0	0	5	1	0	7	0	8	30
08:15 AM	6	20	0	0	26	0	0	0	0	0	0	9	0	0	9	0	0	6	0	6	41
08:30 AM	2	14	0	0	16	0	0	0	0	0	0	3	0	0	3	0	0	4	0	4	23
08:45 AM	1	9	0	0	10	0	0	0	0	0	0	12	0	0	12	1	0	4	0	5	27
Total	9	60	0	0	69	0	0	0	0	0	0	29	0	0	29	2	0	21	0	23	121

*** BREAK ***

04:00 PM	7	16	0	0	23	0	0	0	0	0	0	22	0	0	22	2	0	2	0	4	49
04:15 PM	13	13	0	0	26	0	0	0	0	0	0	12	1	0	13	1	0	3	0	4	43
04:30 PM	4	11	0	0	15	0	0	0	0	0	0	24	1	0	25	2	0	0	0	2	42
04:45 PM	9	16	0	0	25	0	0	0	0	0	0	38	1	0	39	2	0	5	0	7	71
Total	33	56	0	0	89	0	0	0	0	0	0	96	3	0	99	7	0	10	0	17	205
05:00 PM	10	27	0	0	37	0	0	0	0	0	0	40	4	0	44	0	0	5	0	5	86
05:15 PM	12	15	0	0	27	0	0	0	0	0	0	41	1	0	42	2	0	2	0	4	73
05:30 PM	16	16	0	0	32	0	0	0	0	0	0	26	0	0	26	3	0	6	0	9	67
05:45 PM	12	15	0	0	27	0	0	0	0	0	0	13	1	0	14	0	0	11	0	11	52
Total	50	73	0	0	123	0	0	0	0	0	0	120	6	0	126	5	0	24	0	29	278
Grand Total	94	232	0	0	326	0	0	0	0	0	0	294	10	0	304	15	0	88	0	103	733
Apprch %	28.8	71.2	0	0		0	0	0	0		0	96.7	3.3	0		14.6	0	85.4	0		
Total %	12.8	31.7	0	0	44.5	0	0	0	0	0	0	40.1	1.4	0	41.5	2	0	12	0	14.1	
Vehicles	93	229	0	0	322	0	0	0	0	0	0	284	10	0	294	15	0	88	0	103	719
% Vehicles	98.9	98.7	0	0	98.8	0	0	0	0	0	0	96.6	100	0	96.7	100	0	100	0	100	98.1
Trucks	1	3	0	0	4	0	0	0	0	0	0	10	0	0	10	0	0	0	0	0	14
% Trucks	1.1	1.3	0	0	1.2	0	0	0	0	0	0	3.4	0	0	3.3	0	0	0	0	0	1.9

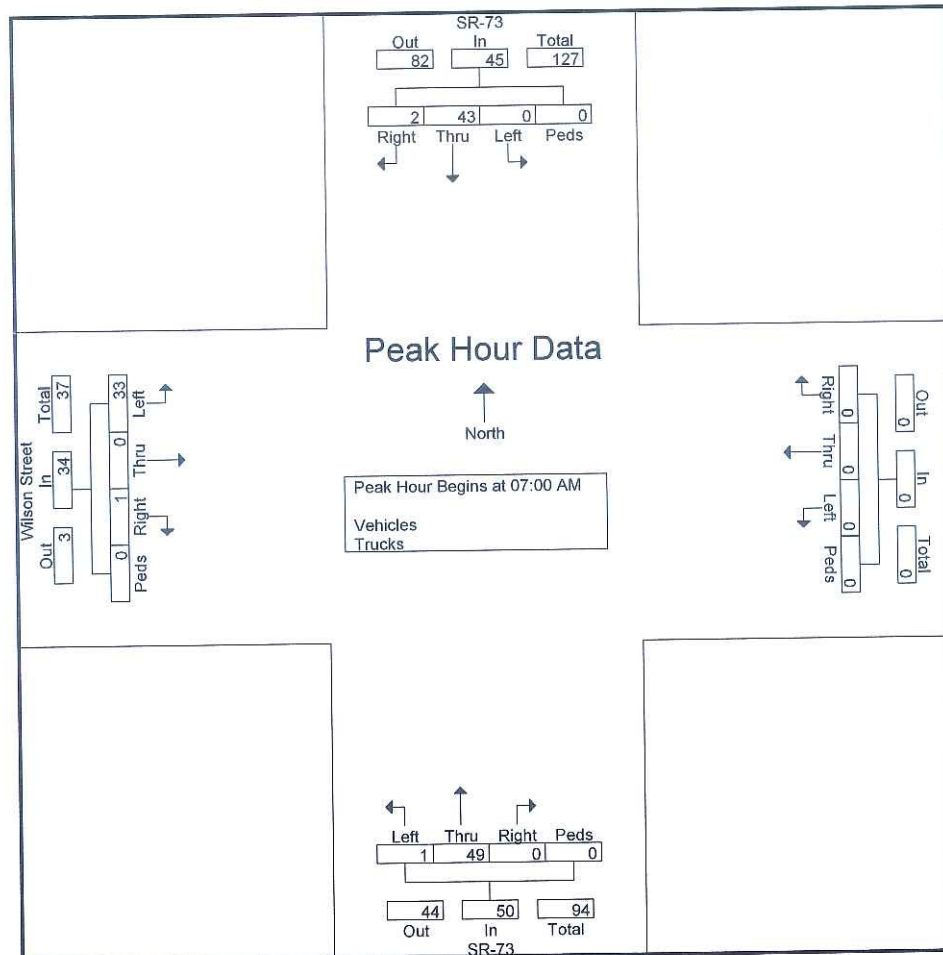
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File Name : Wilson St & SR-73
Site Code : 00000000
Start Date : 7/10/2008
Page No : 2

	SR-73 Southbound					Westbound					SR-73 Northbound					Wilson Street Eastbound					
Start Time	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Int. Total
Peak Hour Analysis From 07:00 AM to 11:45 AM - Peak 1 of 1																					
Peak Hour for Entire Intersection Begins at 07:00 AM																					
07:00 AM	0	12	0	0	12	0	0	0	0	0	0	16	0	0	16	0	0	8	0	8	36
07:15 AM	1	12	0	0	13	0	0	0	0	0	0	11	0	0	11	1	0	12	0	13	37
07:30 AM	0	11	0	0	11	0	0	0	0	0	0	13	0	0	13	0	0	5	0	5	29
07:45 AM	1	8	0	0	9	0	0	0	0	0	0	9	1	0	10	0	0	8	0	8	27
Total Volume	2	43	0	0	45	0	0	0	0	0	0	49	1	0	50	1	0	33	0	34	129
% App. Total	4.4	95.6	0	0		0	0	0	0		0	98	2	0		2.9	0	97.1	0		
PHF	.500	.896	.000	.000	.865	.000	.000	.000	.000	.000	.000	.766	.250	.000	.781	.250	.000	.688	.000	.654	.872



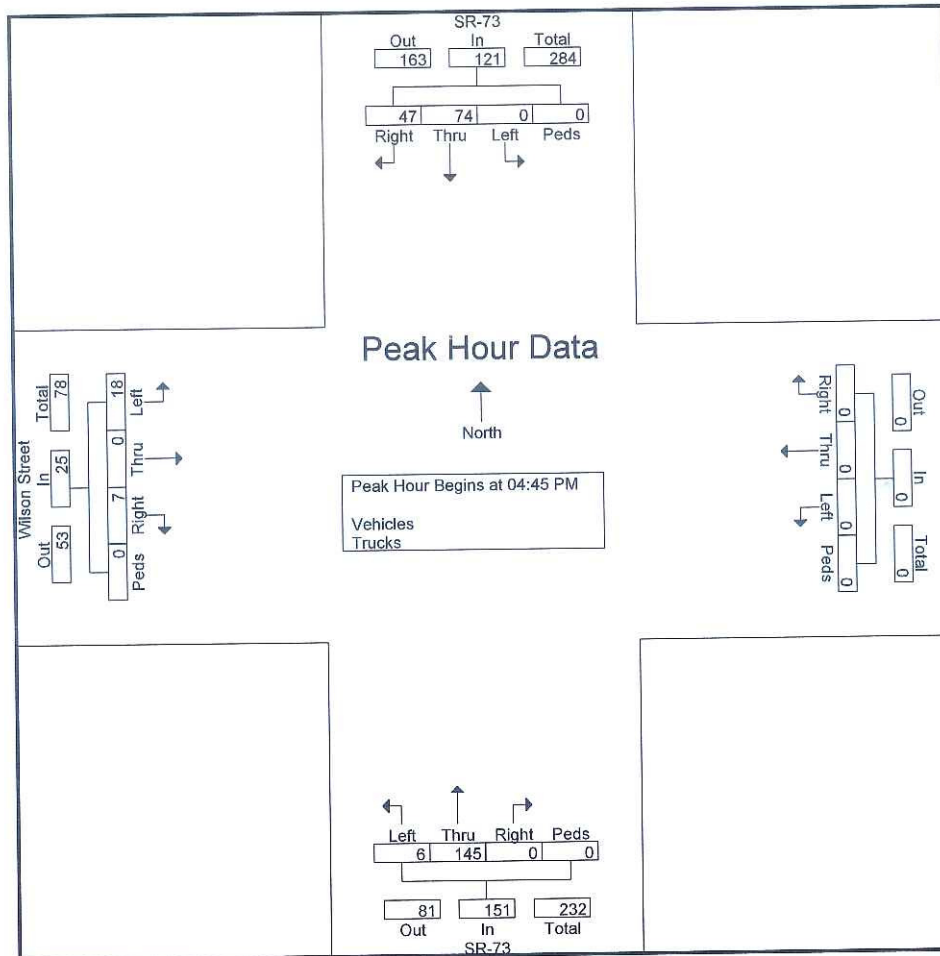
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Start Date : 7/10/2008
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	SR-73 Southbound					Westbound					SR-73 Northbound					Wilson Street Eastbound					
Start Time	Rig ht	Thr u	Left	Ped s	App.Total	Rig ht	Thr u	Left	Ped s	App.Total	Right	Thr u	Lcft	Peds	App.Total	Right	Thr u	Left	Peds	App.Total	Int. Total
Peak Hour Analysis From 12:00 PM to 05:45 PM - Peak 1 of 1																					
Peak Hour for Entire Intersection Begins at 04:45 PM																					
04:45 PM	9	16	0	0	25	0	0	0	0	0	0	38	1	0	39	2	0	5	0	7	71
05:00 PM	10	27	0	0	37	0	0	0	0	0	0	40	4	0	44	0	0	5	0	5	86
05:15 PM	12	15	0	0	27	0	0	0	0	0	0	41	1	0	42	2	0	2	0	4	73
05:30 PM	16	16	0	0	32	0	0	0	0	0	0	26	0	0	26	3	0	6	0	9	67
Total Volume	47	74	0	0	121	0	0	0	0	0	0	145	6	0	151	7	0	18	0	25	297
% App. Total	38.8	61.2	0	0		0	0	0	0		0	96	4	0		28	0	72	0		
PHF	.734	.685	.000	.000	.818	.000	.000	.000	.000	.000	.000	.884	.375	.000	.858	.583	.000	.750	.000	.694	.863



**POLE CANYON PHASE 1 SUBDIVISION
White Hills Water System
Water Model Report**

**Prepared For:
Oquirrh Wood Ranch, LLC**

Prepared By:

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Salt Lake City, UT 84121
(801) 558-5293

April 2016

1.0 INTRODUCTION

The proposed Pole Canyon Phase 1 subdivision will receive culinary water service from the existing White Hill water system. This report provides results of water system analysis of the existing water system to support the proposed Pole Canyon Phase 1 subdivision.

1.1 Purpose and Objective of Study

Eagle Mountain City will eventually have responsibility and operation of the existing White Hills water system. This analysis includes evaluation of the water distribution system to provide service within the requirements of the State of Utah Division of Drinking Water. Of primary importance is the analysis of maintaining a minimum of 20 psi system pressure under Peak Instantaneous flow conditions.

1.2 Project Description and Location

The proposed development site is located in the western area of Eagle Mountain City approximately 1.7 miles south of Cedar Fort City. The Pole Canyon Phase 1 project site includes undeveloped residential property fronting existing roadways within the White Hills subdivision including Jackson Street, Eisenhower Street, and Jefferson Avenue. The proposed project consists of 20 residential single family units. The existing water system is comprised of (2) ground water wells each capable of producing approximately 1,400 gpm, 770,000 gallons of water storage, 10" and 6" piping within the distribution system. The water distribution system is depicted in Figure 1.

2.0 WATER SYSTEM DEMANDS

This analysis evaluated Peak Day Demand with Fire Flow and Peak Instantaneous Demand without Fire Flow for evaluating the ability of the distribution system to maintain an minimum of 20 psi within the system. Analysis of existing White Hills lots indicated an average of 0.19 acres per lot. Demand consists of indoor use and outdoor use per the Division of Drinking Water Rule R309-510 Facility Design and Operation: Minimum Sizing Requirements as follows:

Peak Day Demand

Indoor Demand = 800 GPD/Residential Unit

Outdoor Demand = 2.26 GPM/Irrigated Acre (Zone 2)

Peak Instantaneous Demand

Indoor Demand (Q) = $10.8 \times N^{0.64}$ in GPM; where N = number of connections

Outdoor Demand = 5.60 GPM/Irrigated Acre (Zone 2)

The demands for each node within the model are shown in Table 1. For this analysis the water system demand included service to the following residential units:

Existing White Hills Lots - 113

Existing White Hills Country Estates Lots - 12

Proposed Pole Canyon Phase 1 Lots - 20

Total Lots for Peak Demand Analysis - 145

2.1 Peak Day Demand with Fire Flow

A Fire Flow test was conducted within the White Hills water system. A fire hydrant on Jefferson Ave. flowed at 1,034 GPM with a pitot pressure at 38 PSI. A fire hydrant on Eisenhower St. near Jackson St. was monitored during the flow test with residual pressure of 44 PSI. This flow test was conducted with the water tanks full. See flow test information in Appendix. Using this data the water model was checked for with a positive calibration. The water model was then run for 10 feet of water in the tank to simulate minimum storage condition. A 10 foot water depth represents the fire storage requirement in the tank. Results of Peak Day Demands with a Fire Flow of 1,034 GPM at Node 40 provide minimum pressure within the system of 24.30 PSI at Node 38. This scenario meets requirement of maintaining a minimum of 20 PSI during a fire flow event. Refer to Figure 2 and results reports in Appendix.

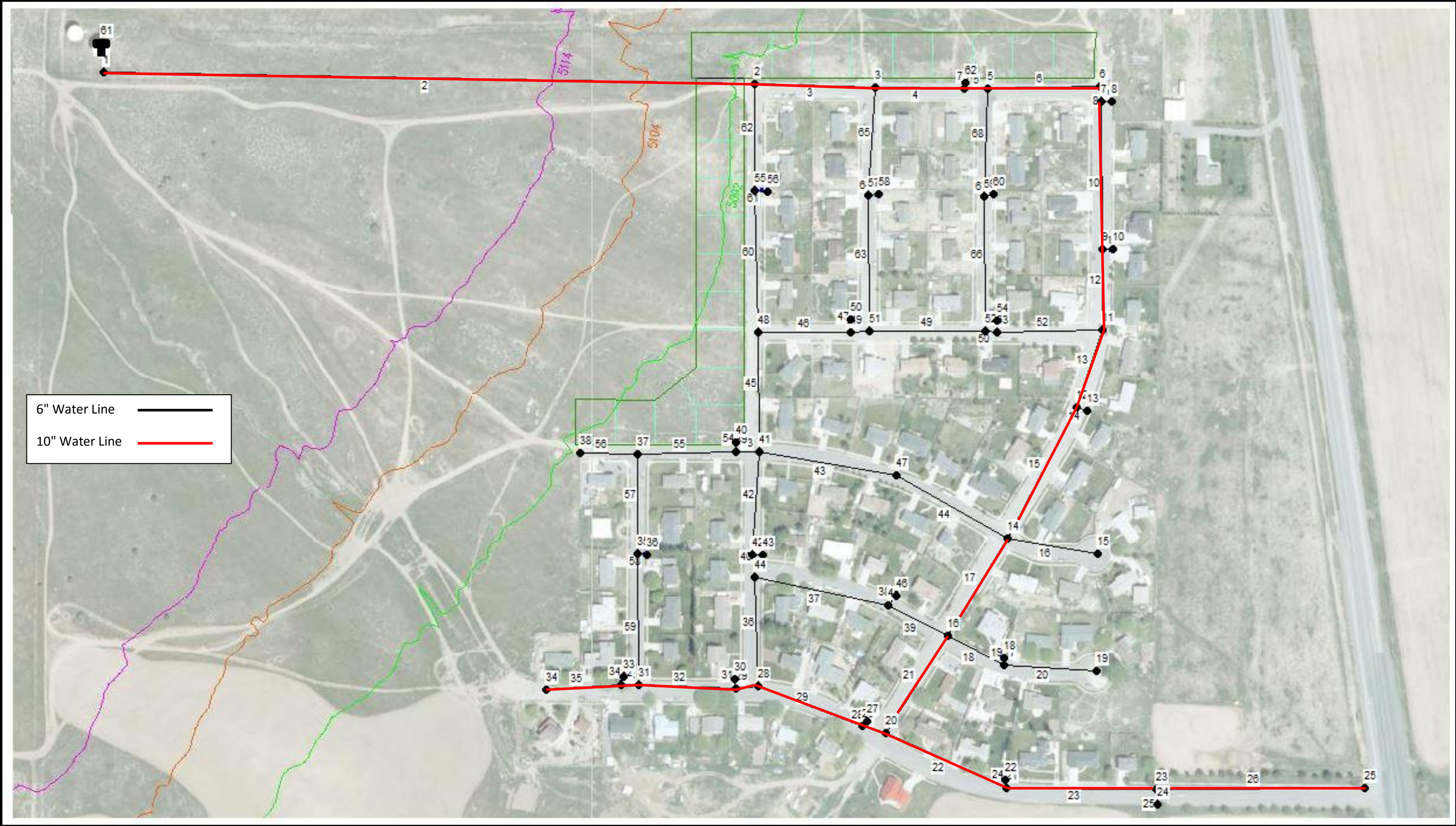
2.1 Peak Instantaneous Demand Model Run

The total system demand at Peak Instantaneous Demand is 898.17 GPM. The water model was then run for 10 feet of water in the tank to simulate minimum storage condition. Results of Peak Instantaneous Demands provide minimum pressure within the system of 31.97 PSI at Node 38. This scenario meets requirement of maintaining a minimum of 20 PSI during Peak Instantaneous demands. Refer to results reports in Appendix.

3.0 SUMMARY

Based on the water system model scenario for Peak Instantaneous Demand for indoor, outdoor, and fire flow the White Water distribution system with the addition of the Pole Canyon Phase 1 lots provides a minimum system pressure greater than 20 psi meeting the State DDW minimum requirements for a distribution system.

Figure 1 - White Hills Water System - Base Model

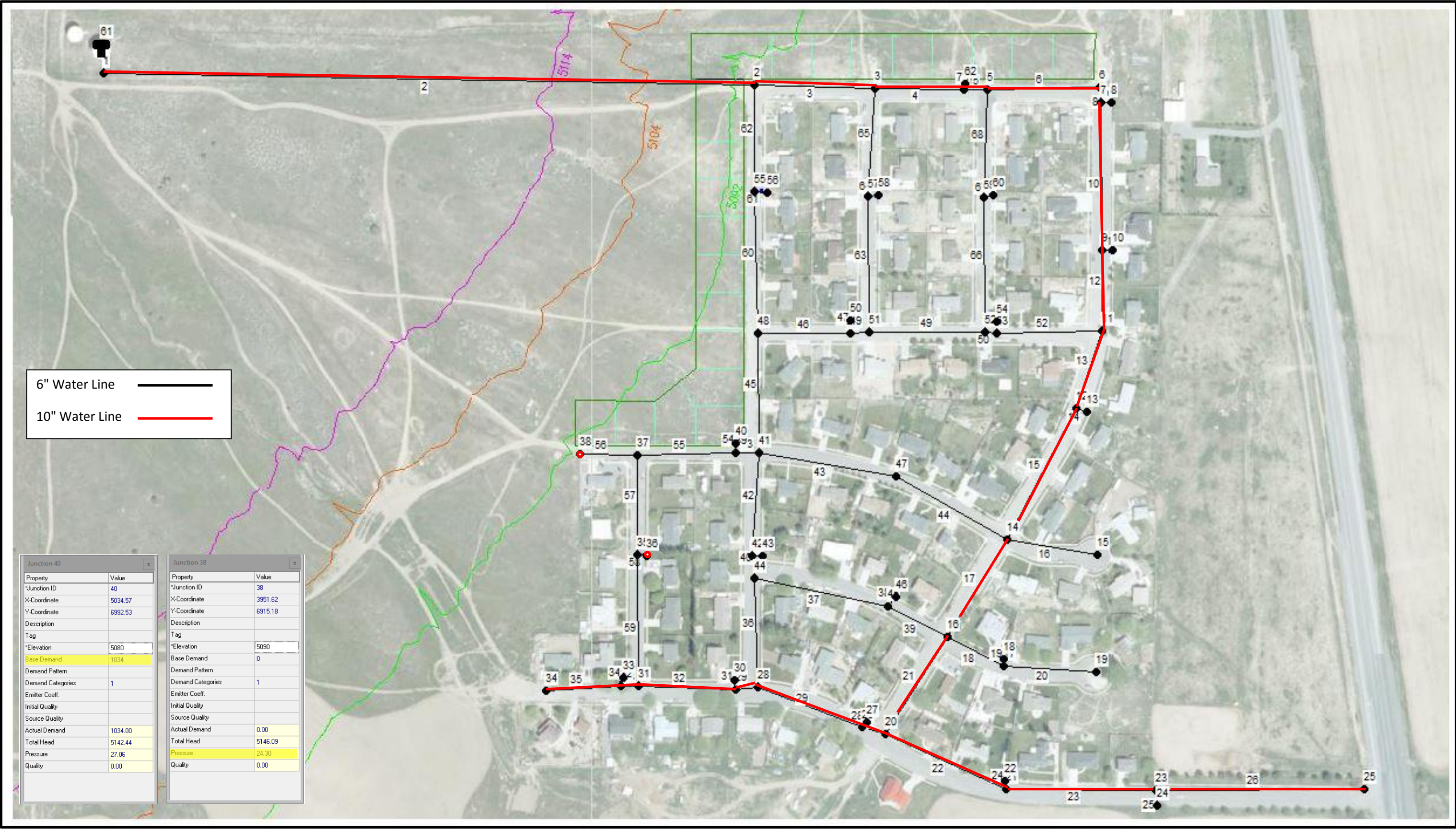


POLE CANYON PHASE 1 SUBDIVISION
WATER MODEL

Table 1 - Node Demands

			Peak Daily Demands				Peak Instantaneous Demands		
Node	# Lots	Node Elev.	Indoor Unit Demand (gpd)	Outdoor Unit Demand 0.19 acres x 2.26 gpm/acre (gpd)	Total Demand (gpd)	Total Demand (gpm)	Indoor Demand $Q=10.8 \times N^{0.64}$ (gpm)	Outdoor Demand 0.19 acres x 5.60 gpm/acre (gpm)	Total Demand (gpm)
3	5	5080	800	618	7,092	4.92	30.25	5.32	35.57
5	4	5070	800	618	5,673	3.94	26.23	4.26	30.48
9	10	5053	800	618	14,183	9.85	47.14	10.64	57.78
12	7	5049	800	618	9,928	6.89	37.52	7.45	44.97
15	4	5042	800	618	5,673	3.94	26.23	4.26	30.48
19	9	5034	800	618	12,765	8.86	44.07	9.58	53.65
20	6	5048	800	618	8,510	5.91	34.00	6.38	40.38
21	4	5045	800	618	5,673	3.94	26.23	4.26	30.48
24	12	5030	800	618	17,020	11.82	52.98	12.77	65.75
31	6	5072	800	618	8,510	5.91	34.00	6.38	40.38
35	10	5078	800	618	14,183	9.85	47.14	10.64	57.78
41	6	5078	800	618	8,510	5.91	34.00	6.38	40.38
42	7	5068	800	618	9,928	6.89	37.52	7.45	44.97
45	7	5059	800	618	9,928	6.89	37.52	7.45	44.97
47	11	5068	800	618	15,602	10.83	50.11	11.70	61.81
52	7	5060	800	618	9,928	6.89	37.52	7.45	44.97
55	10	5088	800	618	14,183	9.85	47.14	10.64	57.78
57	10	5075	800	618	14,183	9.85	47.14	10.64	57.78
59	10	5066	800	618	14,183	9.85	47.14	10.64	57.78
TOTALS	145				205,659	142.82	743.89	154.28	898.17

Figure 2 - White Hills Water System - Peak Day Demand and Fire Flow Event at Node 40; 10' of Water in Tank



APPENDIX

FIRE FLOW TEST RESULTS WATER MODEL REPORTS

PROTECTION CONSULTANTS, INC.

1199 SOUTH MAIN STREET, SUITE 101
CENTERVILLE, UTAH 84014

PAGE 1 OF 2

WATER FLOW TEST REPORT

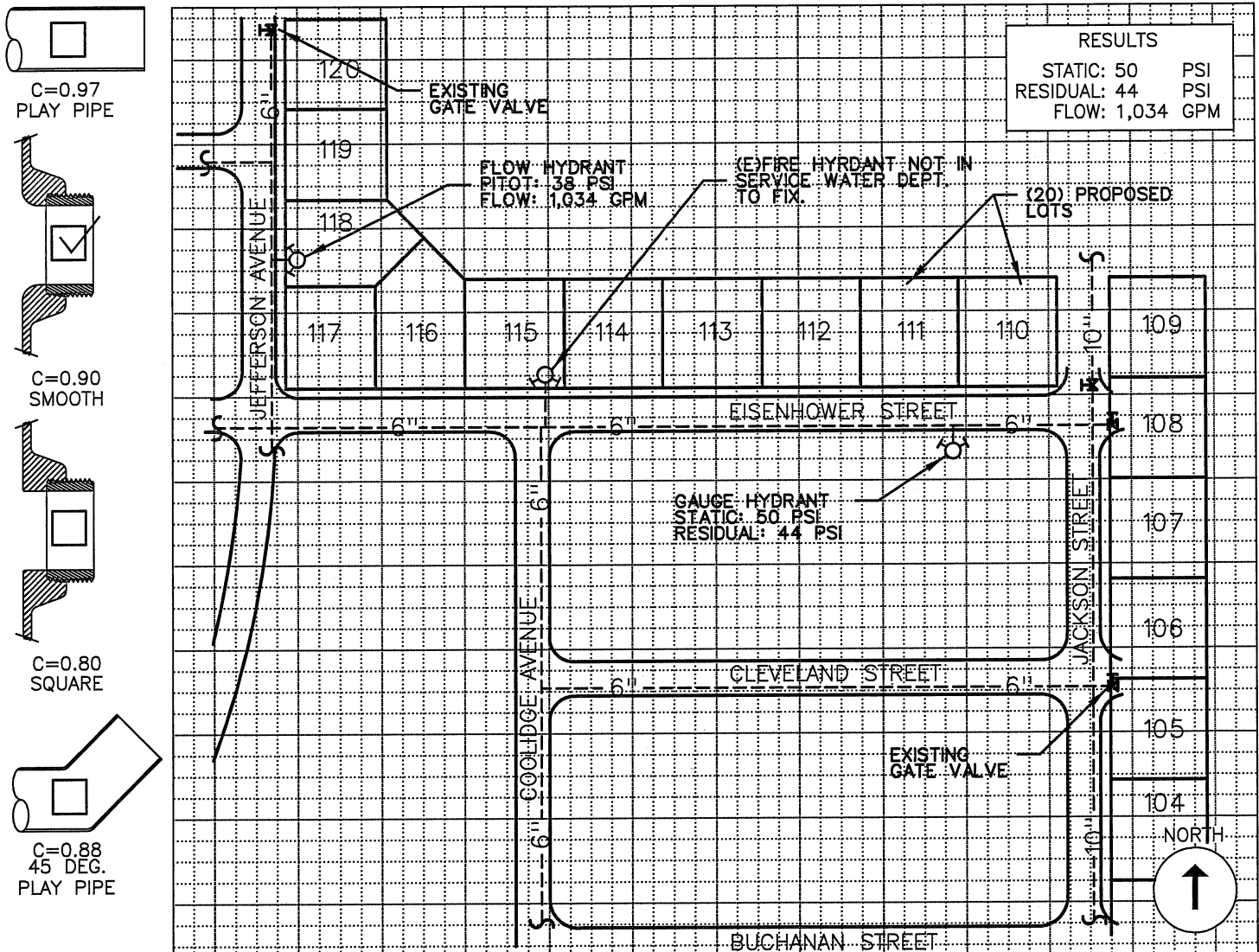
PROJECT NAME: POLE CANYON SUBDIVISION - PHASE I - SECOND TEST
STREET ADDRESS: EISENHOWER STREET & COOLIDGE AVENUE
CITY: CEDAR FORT (EAGLE MOUNTAIN) STATE: UTAH CHRIS COZENS - WHITE HILLS WATER DEPT.
TESTED BY: PCI WITNESSED BY: DERRICK ROWBERRY - EAGLE MOUNTAIN
TEST DATE: 02/12/2016 TEST TIME: 9:30 PM TEMPERATURE: 27° F PROJECT ELEVATION: FT.
COMMENTS: FIRE FLOW: 2,466 GPM @ 20 PSI

HYDRANT & FLOW DATA

TEST HYDRANT (GAUGED):	STATIC:	<u>50</u>	PSI	RESIDUAL:	<u>44</u>	PSI	ELEVATION:	<u> </u>	FT.
FLOW OUTLET DIAMETER:	OUTLET 1:	<u>2.500</u>	INCHES	OUTLET 2:	<u> </u>	INCHES			
FLOW OUTLET C-FACTOR:	OUTLET 1:	<u>0.90</u>		OUTLET 2:	<u> </u>				
FLOW HYDRANT (PITOTED):	OUTLET 1:	<u>38</u>	PSI	OUTLET 2:	<u> </u>	PSI			
WATER FLOW VOLUME:	OUTLET 1:	<u>1,034</u>	GPM	OUTLET 2:	<u> </u>	GPM	TOTAL:	<u>1,034</u>	GPM

FORMULA: $Q = 29.83 C_d^2 \sqrt{P}$ Q: FLOW VOLUME d: OUTLET DIAMETER P: PITOT PRESSURE C: COEFFICIENT OF DISCHARGE

AREA MAP



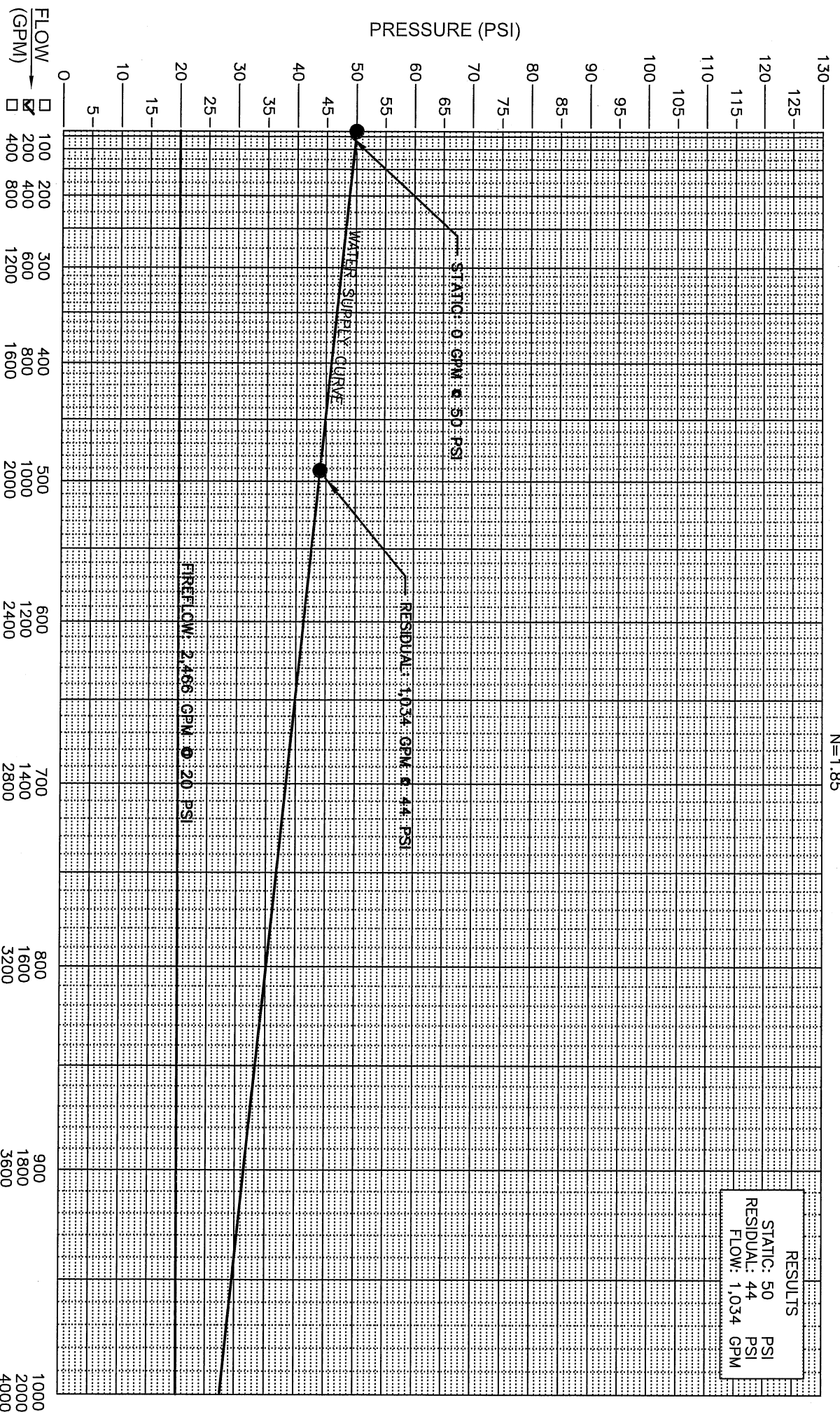
☒ FLOW TEST CONDUCTED IN ACCORDANCE WITH NFPA 291 "RECOMMENDED PRACTICE FOR FIRE FLOW TESTING AND MARKING OF HYDRANTS"

PROTECTION CONSULTANTS, INC.

1199 SOUTH MAIN STREET, SUITE 101
CENTERVILLE, UTAH 84014

WATER SUPPLY CURVE WATER FLOW GRAPH

N=1.85



EXPLAIN ANY VARIABLES IN OPERATION
 OF WATER SYSTEM THAT WOULD AFFECT
 EITHER STATIC PRESSURE OR FLOW
 VOLUMES AT A DIFFERENT TIME OF
 DAY OR DURING THE YEAR.

White Hills Water System - Peak Day Demand - Fire Flow Calibration

Network Table - Nodes

Node ID	Elevation ft	Base Demand GPM	Pressure psi
Junc 1	5168	0	15.74
Junc 2	5092	0	42.67
Junc 3	5080	4.92	46.88
Junc 4	5072	0	49.82
Junc 5	5070	3.94	50.66
Junc 6	5060	0	54.58
Junc 7	5060	0	54.54
Junc 8	5060	0	54.54
Junc 9	5053	9.85	57.05
Junc 10	5053	0	57.05
Junc 11	5051	0	57.63
Junc 12	5049	6.89	58.05
Junc 13	5049	0	58.05
Junc 14	5048	0	57.73
Junc 15	5042	3.94	60.33
Junc 16	5050	0	56.53
Junc 17	5042	0	60.00
Junc 18	5042	0	60.00
Junc 19	5034	8.86	63.46
Junc 20	5048	5.91	57.23
Junc 21	5045	3.94	58.53
Junc 22	5045	0	58.53
Junc 23	5030	0	65.03
Junc 24	5030	11.82	65.03
Junc 25	5011	0	73.26

White Hills Water System - Peak Day Demand - Fire Flow Calibration

Node ID	Elevation ft	Base Demand GPM	Pressure psi
Junc 26	5050	0	56.33
Junc 27	5050	0	56.33
Junc 28	5062	0	50.98
Junc 29	5064	0	50.10
Junc 30	5064	0	50.10
Junc 31	5072	5.91	46.56
Junc 32	5074	0	45.69
Junc 33	5074	0	45.69
Junc 34	5080	0	43.09
Junc 35	5078	9.85	42.88
Junc 36	5078	0	42.88
Junc 37	5085	0	39.04
Junc 38	5090	0	36.87
Junc 39	5080	0	40.45
Junc 40	5080	1034	39.62
Junc 41	5078	5.91	43.08
Junc 42	5068	6.89	48.09
Junc 43	5068	0	48.09
Junc 44	5068	0	48.22
Junc 45	5059	6.89	52.46
Junc 46	5059	0	52.46
Junc 47	5068	10.83	48.29
Junc 48	5084	0	43.41
Junc 49	5073	0	48.56
Junc 50	5073	0	48.56
Junc 51	5073	0	48.63

White Hills Water System - Peak Day Demand - Fire Flow Calibration

Node ID	Elevation ft	Base Demand GPM	Pressure psi
Junc 52	5060	6.89	54.24
Junc 53	5060	0	54.19
Junc 54	5060	0	54.19
Junc 55	5088	9.85	43.16
Junc 56	5088	0	43.16
Junc 57	5075	9.85	48.45
Junc 58	5075	0	48.45
Junc 59	5066	9.85	52.04
Junc 60	5066	0	52.04
Junc 62	5072	0	49.82
Tank 61	5166	#N/A	16.90

White Hills Water System - Peak Day Demand - No Fire Flow, 10' in Tank

Network Table - Nodes

Node ID	Elevation ft	Base Demand GPM	Pressure psi
Junc 1	5168	0	3.46
Junc 2	5092	0	36.27
Junc 3	5080	4.92	41.45
Junc 4	5072	0	44.91
Junc 5	5070	3.94	45.77
Junc 6	5060	0	50.10
Junc 7	5060	0	50.10
Junc 8	5060	0	50.10
Junc 9	5053	9.85	53.12
Junc 10	5053	0	53.12
Junc 11	5051	0	53.99
Junc 12	5049	6.89	54.85
Junc 13	5049	0	54.85
Junc 14	5048	0	55.28
Junc 15	5042	3.94	57.88
Junc 16	5050	0	54.41
Junc 17	5042	0	57.87
Junc 18	5042	0	57.87
Junc 19	5034	8.86	61.34
Junc 20	5048	5.91	55.27
Junc 21	5045	3.94	56.57
Junc 22	5045	0	56.57
Junc 23	5030	0	63.07
Junc 24	5030	11.82	63.07
Junc 25	5011	0	71.30

White Hills Water System - Peak Day Demand - No Fire Flow, 10' in Tank

Node ID	Elevation ft	Base Demand GPM	Pressure psi
Junc 26	5050	0	54.41
Junc 27	5050	0	54.41
Junc 28	5062	0	49.21
Junc 29	5064	0	48.34
Junc 30	5064	0	48.34
Junc 31	5072	5.91	44.87
Junc 32	5074	0	44.01
Junc 33	5074	0	44.01
Junc 34	5080	0	41.41
Junc 35	5078	9.85	42.27
Junc 36	5078	0	42.27
Junc 37	5085	0	39.24
Junc 38	5090	0	37.08
Junc 39	5080	0	41.41
Junc 40	5080	0	41.41
Junc 41	5078	5.91	42.28
Junc 42	5068	6.89	46.61
Junc 43	5068	0	46.61
Junc 44	5068	0	46.61
Junc 45	5059	6.89	50.51
Junc 46	5059	0	50.51
Junc 47	5068	10.83	46.61
Junc 48	5084	0	39.70
Junc 49	5073	0	44.46
Junc 50	5073	0	44.46
Junc 51	5073	0	44.46

White Hills Water System - Peak Day Demand - No Fire Flow, 10' in Tank

Node ID	Elevation ft	Base Demand GPM	Pressure psi
Junc 52	5060	6.89	50.09
Junc 53	5060	0	50.09
Junc 54	5060	0	50.09
Junc 55	5088	9.85	37.98
Junc 56	5088	0	37.98
Junc 57	5075	9.85	43.60
Junc 58	5075	0	43.60
Junc 59	5066	9.85	47.50
Junc 60	5066	0	47.50
Junc 62	5072	0	44.91
Tank 61	5166	#N/A	4.33

White Hills Water System - Peak Day Demand - Fire Flow 10' in Tank

Network Table - Nodes

Node ID	Elevation ft	Base Demand GPM	Pressure psi
Junc 1	5168	0	3.17
Junc 2	5092	0	30.10
Junc 3	5080	4.92	34.31
Junc 4	5072	0	37.26
Junc 5	5070	3.94	38.09
Junc 6	5060	0	42.02
Junc 7	5060	0	41.97
Junc 8	5060	0	41.97
Junc 9	5053	9.85	44.48
Junc 10	5053	0	44.48
Junc 11	5051	0	45.07
Junc 12	5049	6.89	45.48
Junc 13	5049	0	45.48
Junc 14	5048	0	45.16
Junc 15	5042	3.94	47.76
Junc 16	5050	0	43.97
Junc 17	5042	0	47.43
Junc 18	5042	0	47.43
Junc 19	5034	8.86	50.90
Junc 20	5048	5.91	44.66
Junc 21	5045	3.94	45.96
Junc 22	5045	0	45.96
Junc 23	5030	0	52.46
Junc 24	5030	11.82	52.46
Junc 25	5011	0	60.69

White Hills Water System - Peak Day Demand - Fire Flow 10' in Tank

Node ID	Elevation ft	Base Demand GPM	Pressure psi
Junc 26	5050	0	43.76
Junc 27	5050	0	43.76
Junc 28	5062	0	38.41
Junc 29	5064	0	37.53
Junc 30	5064	0	37.53
Junc 31	5072	5.91	33.99
Junc 32	5074	0	33.13
Junc 33	5074	0	33.13
Junc 34	5080	0	30.53
Junc 35	5078	9.85	30.32
Junc 36	5078	0	30.32
Junc 37	5085	0	26.47
Junc 38	5090	0	24.30
Junc 39	5080	0	27.89
Junc 40	5080	1034	27.06
Junc 41	5078	5.91	30.52
Junc 42	5068	6.89	35.52
Junc 43	5068	0	35.52
Junc 44	5068	0	35.65
Junc 45	5059	6.89	39.89
Junc 46	5059	0	39.89
Junc 47	5068	10.83	35.72
Junc 48	5084	0	30.84
Junc 49	5073	0	35.99
Junc 50	5073	0	35.99
Junc 51	5073	0	36.07

White Hills Water System - Peak Day Demand - Fire Flow 10' in Tank

Node ID	Elevation ft	Base Demand GPM	Pressure psi
Junc 52	5060	6.89	41.68
Junc 53	5060	0	41.63
Junc 54	5060	0	41.63
Junc 55	5088	9.85	30.59
Junc 56	5088	0	30.59
Junc 57	5075	9.85	35.89
Junc 58	5075	0	35.89
Junc 59	5066	9.85	39.47
Junc 60	5066	0	39.47
Junc 62	5072	0	37.26
Tank 61	5166	#N/A	4.33

White Hills Water System - Peak Day Demand & Fire Flow, 10' in Tank

Network Table - Links

Link ID	Length ft	Diameter in	Flow GPM	Velocity fps
Pipe 1	50	10	-1176.87	4.81
Pipe 2	1023	10	1176.87	4.81
Pipe 3	280	10	896.36	3.66
Pipe 4	230	10	703.49	2.87
Pipe 5	30	12	703.49	2.00
Pipe 6	280	10	557.25	2.28
Pipe 7	15	6	0.00	0.00
Pipe 8	30	10	557.25	2.28
Pipe 9	1000	12	0.00	0.00
Pipe 10	355	10	557.24	2.28
Pipe 11	15	6	0.00	0.00
Pipe 12	200	10	547.39	2.24
Pipe 13	200	10	702.40	2.87
Pipe 14	15	6	0.00	0.00
Pipe 15	340	10	695.50	2.84
Pipe 16	220	6	3.94	0.04
Pipe 17	285	10	487.24	1.99
Pipe 18	145	6	8.86	0.10
Pipe 19	15	6	0.00	0.00
Pipe 20	230	6	8.86	0.10
Pipe 21	275	10	350.46	1.43
Pipe 22	315	10	15.77	0.06
Pipe 23	350	10	11.83	0.05
Pipe 24	15	6	0.00	0.00
Pipe 25	1200	10	11.82	0.05

White Hills Water System - Peak Day Demand & Fire Flow, 10' in Tank

Link ID	Length ft	Diameter in	Flow GPM	Velocity fps
Pipe 26	500	10	0.00	0.00
Pipe 27	65	10	328.79	1.34
Pipe 28	15	6	0.00	0.00
Pipe 29	270	10	328.78	1.34
Pipe 30	45	10	241.54	0.99
Pipe 31	15	6	0.00	0.00
Pipe 32	230	10	241.54	0.99
Pipe 33	45	10	0.01	0.00
Pipe 34	15	6	0.00	0.00
Pipe 35	140	10	0.00	0.00
Pipe 36	285	6	87.24	0.99
Pipe 37	330	6	-121.02	1.37
Pipe 38	15	6	0.00	0.00
Pipe 39	150	6	-127.91	1.45
Pipe 40	45	6	208.26	2.36
Pipe 41	15	6	0.00	0.00
Pipe 42	250	6	201.36	2.28
Pipe 43	350	6	-193.49	2.20
Pipe 44	280	6	-204.32	2.32
Pipe 45	280	6	-419.29	4.76
Pipe 46	250	6	-148.63	1.69
Pipe 47	15	6	0.00	0.00
Pipe 48	50	6	-148.63	1.69
Pipe 49	280	6	29.46	0.33
Pipe 50	30	6	155.02	1.76
Pipe 51	15	6	0.00	0.00

White Hills Water System - Peak Day Demand & Fire Flow, 10' in Tank

Link ID	Length ft	Diameter in	Flow GPM	Velocity fps
Pipe 52	280	6	155.01	1.76
Pipe 53	50	6	808.24	9.17
Pipe 54	15	6	1034.00	11.73
Pipe 55	225	6	-225.76	2.56
Pipe 56	125	6	0.00	0.00
Pipe 57	245	6	-225.77	2.56
Pipe 58	15	6	0.00	0.00
Pipe 59	300	6	-235.62	2.67
Pipe 60	320	6	-270.66	3.07
Pipe 61	15	6	0.00	0.00
Pipe 62	250	6	-280.52	3.18
Pipe 63	320	6	-178.09	2.02
Pipe 64	15	6	0.00	0.00
Pipe 65	250	6	-187.95	2.13
Pipe 66	320	6	-132.45	1.50
Pipe 67	15	6	0.00	0.00
Pipe 68	250	6	-142.30	1.61

White Hills Water System - Peak Instantaneous Demands, 10' in Tank

Network Table - Nodes

Node ID	Elevation ft	Base Demand GPM	Pressure psi
Junc 1	5168	0	3.30
Junc 2	5092	0	32.82
Junc 3	5080	35.57	37.44
Junc 4	5072	0	40.65
Junc 5	5070	30.48	41.50
Junc 6	5060	0	45.67
Junc 7	5060	0	45.65
Junc 8	5060	0	45.65
Junc 9	5053	57.78	48.47
Junc 10	5053	0	48.47
Junc 11	5051	0	49.26
Junc 12	5049	44.97	49.99
Junc 13	5049	0	49.99
Junc 14	5048	0	50.26
Junc 15	5042	30.48	52.84
Junc 16	5050	0	49.30
Junc 17	5042	0	52.74
Junc 18	5042	0	52.74
Junc 19	5034	53.65	56.15
Junc 20	5048	40.38	50.14
Junc 21	5045	0	51.43
Junc 22	5045	0	51.43
Junc 23	5030	0	57.92
Junc 24	5030	65.75	57.89
Junc 25	5011	0	66.15

White Hills Water System - Peak Instantaneous Demands, 10' in Tank

Node ID	Elevation ft	Base Demand GPM	Pressure psi
Junc 26	5050	0	49.27
Junc 27	5050	0	49.27
Junc 28	5062	0	44.07
Junc 29	5064	0	43.20
Junc 30	5064	0	43.20
Junc 31	5072	40.38	39.73
Junc 32	5074	0	38.86
Junc 33	5074	0	38.86
Junc 34	5080	0	36.26
Junc 35	5078	57.78	37.13
Junc 36	5078	0	37.13
Junc 37	5085	0	34.14
Junc 38	5090	0	31.97
Junc 39	5080	0	36.35
Junc 40	5080	0	36.35
Junc 41	5078	40.38	37.22
Junc 42	5068	44.97	41.48
Junc 43	5068	0	41.48
Junc 44	5068	0	41.48
Junc 45	5059	44.97	45.38
Junc 46	5059	0	45.38
Junc 47	5068	61.81	41.55
Junc 48	5084	0	35.16
Junc 49	5073	0	39.94
Junc 50	5073	0	39.94
Junc 51	5073	0	39.94

White Hills Water System - Peak Instantaneous Demands, 10' in Tank

Node ID	Elevation ft	Base Demand GPM	Pressure psi
Junc 52	5060	44.97	45.49
Junc 53	5060	0	45.48
Junc 54	5060	0	45.48
Junc 55	5088	57.78	33.88
Junc 56	5088	0	33.88
Junc 57	5075	57.78	39.25
Junc 58	5075	0	39.25
Junc 59	5066	57.78	42.98
Junc 60	5066	0	42.98
Junc 62	5072	0	40.65
Tank 61	5166	#N/A	4.33

White Hills Water System - Peak Instantaneous Demands, 10' in Tank

Network Table - Links

Link ID	Length ft	Diameter in	Flow GPM	Velocity fps
Pipe 1	50	10	-867.66	3.54
Pipe 2	1023	10	867.66	3.54
Pipe 3	280	10	666.80	2.72
Pipe 4	230	10	487.82	1.99
Pipe 5	30	12	487.82	1.38
Pipe 6	280	10	339.82	1.39
Pipe 7	15	6	0.00	0.00
Pipe 8	30	10	339.82	1.39
Pipe 9	1000	12	0.00	0.00
Pipe 10	355	10	339.82	1.39
Pipe 11	15	6	0.00	0.00
Pipe 12	200	10	282.04	1.15
Pipe 13	200	10	357.72	1.46
Pipe 14	15	6	0.00	0.00
Pipe 15	340	10	312.75	1.28
Pipe 16	220	6	30.48	0.35
Pipe 17	285	10	238.36	0.97
Pipe 18	145	6	53.65	0.61
Pipe 19	15	6	0.00	0.00
Pipe 20	230	6	53.65	0.61
Pipe 21	275	10	139.51	0.57
Pipe 22	315	10	65.75	0.27
Pipe 23	350	10	65.75	0.27
Pipe 24	15	6	0.00	0.00
Pipe 25	1200	10	65.75	0.27

White Hills Water System - Peak Instantaneous Demands, 10' in Tank

Link ID	Length ft	Diameter in	Flow GPM	Velocity fps
Pipe 26	500	10	0.00	0.00
Pipe 27	65	10	33.38	0.14
Pipe 28	15	6	0.00	0.00
Pipe 29	270	10	33.38	0.14
Pipe 30	45	10	51.05	0.21
Pipe 31	15	6	0.00	0.00
Pipe 32	230	10	51.05	0.21
Pipe 33	45	10	0.00	0.00
Pipe 34	15	6	0.00	0.00
Pipe 35	140	10	0.00	0.00
Pipe 36	285	6	-17.67	0.20
Pipe 37	330	6	-0.23	0.00
Pipe 38	15	6	0.00	0.00
Pipe 39	150	6	-45.20	0.51
Pipe 40	45	6	-17.44	0.20
Pipe 41	15	6	0.00	0.00
Pipe 42	250	6	-62.41	0.71
Pipe 43	350	6	17.89	0.20
Pipe 44	280	6	-43.92	0.50
Pipe 45	280	6	-167.80	1.90
Pipe 46	250	6	-24.72	0.28
Pipe 47	15	6	0.00	0.00
Pipe 48	50	6	-24.72	0.28
Pipe 49	280	6	60.91	0.69
Pipe 50	30	6	75.69	0.86
Pipe 51	15	6	0.00	0.00

White Hills Water System - Peak Instantaneous Demands, 10' in Tank

Link ID	Length ft	Diameter in	Flow GPM	Velocity fps
Pipe 52	280	6	75.69	0.86
Pipe 53	50	6	47.11	0.53
Pipe 54	15	6	0.00	0.00
Pipe 55	225	6	47.11	0.53
Pipe 56	125	6	0.00	0.00
Pipe 57	245	6	47.11	0.53
Pipe 58	15	6	0.00	0.00
Pipe 59	300	6	-10.67	0.12
Pipe 60	320	6	-143.08	1.62
Pipe 61	15	6	0.00	0.00
Pipe 62	250	6	-200.86	2.28
Pipe 63	320	6	-85.63	0.97
Pipe 64	15	6	0.00	0.00
Pipe 65	250	6	-143.41	1.63
Pipe 66	320	6	-59.75	0.68
Pipe 67	15	6	0.00	0.00
Pipe 68	250	6	-117.53	1.33

Site Summary

Parcels Inside of Development Agreement Boundary
Neighborhood Planning Areas (NPA)

Area	Planning Area Type	Acres	Overall Density	Units
1	Residential	100.33	4.5	451
2	Residential	82.5	4.5	371
3	Residential	81.32	5.5	448
4	Residential	118.94	5.5	655
5	Residential	159.34	5.5	876
6	Residential	108.61	4.5	489
7	Residential	143.27	4.5	645
8	Residential	116.66	2.89	337
9	Residential	127.90	1.92	246
10	Residential	96.20	2.88	277
11	Residential	5.95	3.36	20
12	Residential	106.45	4.5	479
13	Residential	146.99	4.5	661
14	Residential	136.37	4.5	614
15	Residential	92.86	5.5	511
16	Residential	83.79	5.5	461
17	Residential	120.69	5.25	634
18	Residential	156.15	4.5	703

Total Residential Acres 1,984.32
Total Units 8,878
Residential Gross Density 4.47 du/ac

Commercial Planning Areas (CPA)				
1	Commercial	79.45	9.83	781
2	Commercial	5.57	n/a	n/a
3	Commercial	10.4	n/a	n/a
4	Commercial	63.18	n/a	n/a
5	Commercial	28.26	n/a	n/a

Industrial Planning Areas (IPA)			
1	Industrial	159.9	n/a
2	Industrial	142.04	n/a
3	Industrial	57.09	n/a
4	Industrial	92.33	n/a

Total Dev Agreement Acres 2,622.54
Total Residential Units 9,659
Gross Density 3.68

Parcels Outside of Development Agreement Boundary
Parcels

Area	Land Use/Owner	Acres	Density	Units
A	White Hills Subdivision	47.45	2.42	115
B	Cook Parcels	12.93	TBD	TBD
C	White Hills Country Estates	63.52	0.17	11
D	MMN, LLC	6.8	TBD	TBD
E	White Parcels	14.28	TBD	TBD
F	2B Investments, LLC	48.14	TBD	TBD
G	Jody B. Brown Trust	10.02	TBD	TBD
H	Bowles Property	83.61	TBD	TBD
I	"Checkerboard" Properties	197.36	TBD	TBD
J	Highway Right-of-way	18.62	n/a	n/a

Total Acres Outside Development Agreement 502.73 Acres

Total Acres		
Inside Development Agreement	2,622.54	
Outside Development Agreement	502.73	
Total Annexation Area Acres	3,125.27	

General Plan Key

Area	Description	General Plan Designation
Residential (NPA)	Mixed-Use Residential	
Residential	Mixed-Use Residential	
Residential	Rural Residential	
Commercial (CPA)	Mixed-Use Commercial	
Commercial	Mixed-Use Commercial	
Industrial (IPA)	Industrial	
Industrial	Industrial	

* Note: In NPA 11, all lots shall be a min 10,000 Sq Ft. In NPA 1 & 3, a street with min 10,000 Sq Ft lots on both sides shall abut the existing White Hills Subdivision

Planning Goals

- Maintain Rural/Country Atmosphere
- Maintain Quiet, Friendly, Safe Neighborhoods
- Prioritize Trails & Parks & Open Space
- Create Active Lifestyle Communities
- Provide Access to Recreation Areas
- Plan for Quality / Managed Growth
- Provide Needed Infrastructure
- Create Local Jobs & Tax Base
- Contribute to Valley-wide Amenities
- Emphasize Area's Incredible Views
- Plan CC&R's and Design Guidelines to Encourage Conservation & Eco-friendly development
- Emphasize Area's Natural Environment
- Protect/Maintain Green Space & Open Space

Plan Key

--- Planning Area Boundary

✳ Proposed Schools

✳ Proposed Public Safety Facility

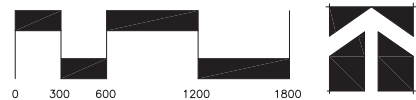
● Potential Church Site
Church sites will be located throughout each planning area on an as-needed basis

Project Road Classifications

- Arterial Road Corridors
- Major Collector Road Corridors
- Industrial Collector Road Corridors
- Minor Collector Road Corridors
- Local Street

Boundary Classifications

- Annexation Boundary
- Development Agreement Boundary
- Master Plan Area



Land Use Element Exhibit 2



EAGLE MOUNTAIN CITY
PLANNING COMMISSION MEETING MINUTES
TUESDAY, JUNE 14, 2016 AT 6:00 P.M.
Eagle Mountain City Council Chambers; 1650 E. Stagecoach Run, Eagle Mountain, UT 84005

6:00 P.M. - Eagle Mountain City Planning Commission Policy Session

COMMISSION MEMBERS PRESENT: Wendy Komoroski, Matthew Everett, John Linton, and Daniel Boles. EXCUSED: Mike Owens.

CITY STAFF PRESENT: Steve Mumford, Planning Director; Mike Hadley, Senior Planner; Tayler Jensen, Planner; and Johna Rose, Deputy Recorder.

ELECTED OFFICIALS PRESENT: Colby Curtis and Stephanie Gricius.

1. Pledge of Allegiance

Commissioner Linton led the Pledge of Allegiance.

2. Declaration of Conflicts of Interest

None

3. Approval of Meeting Minutes

A. May 24, 2016

MOTION: *Wendy Komoroski moved to approve the May 24, 2016 meeting minutes. Matthew Everett seconded the motion. Those voting aye: Matthew Everett, Daniel Boles, John Linton, and Wendy Komoroski. The motion passed with a unanimous vote.*

4. Items noticed but removed from the Agenda

A. City Center Commercial, Master Site Plan

B. Overland Phase A Preliminary Plat, Public Hearing, Action Item, Recommendation to City Council:

5. Action and Advisory Items (Recommendations to the City Council)

A. Gateway Park Phase B Preliminary Plat, Public Hearing, Action Item, Recommendation to City Council:

Mike Hadley explained that the proposed preliminary plat consists of 4 lots on 8.18 acres. The commercial subdivision is along Cory Wride Memorial Highway and Mt. Airey Drive. The Mountainland Association of Governments has approved money for UDOT to purchase a portion of the proposed preliminary plat property for future ROW expansion. The applicant has been working with UDOT but has been unable to finalize the purchase of the land, so the applicant is moving forward with this preliminary plat. UDOT's future

plans show expansion of Cory Wride Memorial Hwy (SR 73) to become a major transportation corridor.

Daniel Boles asked how much property is UDOT taking from this plat. Steve Mumford stated that the future expansion of Cory Wride Memorial would require all the property from this plat.

Commissioner Linton opened the public hearing at 6:11 p.m.

Lori Gilson, resident, was concerned about what type of businesses were planned for the development. She was also concerned about the beautification of the entrance to Eagle Mountain City and felt that industrial development was not appropriate for the entrance.

Jim Maxwell, resident, wanted to make sure the builders would have standards and setback to help beautify the entrance. He was also concerned about controlling the dust.

Jen Morrison, resident, felt that the City has not done their part in controlling the dust from the gravel pits.

Clara Bartell, resident, was concerned about the dust and the working hours of the gravel pits. She was also concerned about loose gravel from the gravel trucks on Cory Wride Memorial Highway. She felt that the City's enforcement for commercial business was lacking.

Bruno Hunziker, resident, suggested that the residents of Mount Airey subdivision get in contact with the EPA (US Environmental Protection Agency) to help control the dust.

Commissioner Linton closed the public hearing at 6:24 p.m.

Scott Hazard, applicant, explained that he has been working with UDOT since 2014 and UDOT has not given a written offer for the property. UDOT has not condemned the property so he would like to proceed with the planned development.

Commissioner Linton questioned if the lots would be marketable with a maximum lifespan of only ten years.

MOTION: *Wendy Komoroski moved to recommend approval of the preliminary plat for Gateway Park Phase B to the City Council. Daniel Boles seconded the motion. Those voting aye: Daniel Boles, Matthew Everett, John Linton, and Wendy Komoroski. The motion passed with a unanimous vote.*

B. Metro Ready Mix Concrete Plant, Site Plan, Public Hearing, Action Item, Recommendation to City Council:

Taylor Jensen explained that the proposal is for a concrete plant located north of Cory Wride Memorial Hwy (SR 73), on the Talons Cove property. The proposed concrete plant is located within the Extractive Industries Overlay Zone.

Buffering and Screening

The Eagle Mountain Municipal Code (EMMC) requires uses in the Extractive Industries Overlay Zone that produce substantial noise to be located at least a quarter of a mile or one thousand three hundred and twenty feet (1,320') from properties containing residential development. The proposed location does comply with this standard.

- Berms and landscaping may be required to buffer the use from public roads; however, the proposed concrete plant location is separated from public roads by a large hill, and staff doesn't believe any additional buffering is necessary.
- The applicant placed a 94' model at the site location on Google Earth, and street views confirmed that it could not be seen from any street in Eagle Mountain City staff has confirmed the results.

Truck Traffic.

The applicant has indicated that truck traffic to and from the concrete plant will leave through Saratoga Springs, and will not result in increased truck traffic in Eagle Mountain.

Noise Restrictions.

The use shall comply with the Eagle Mountain noise ordinance, which restricts sound to below sixty-five (65) decibels, measured at the property line from the hours of 9:00 PM to 7:00 AM Monday-Saturday, and 9:00 PM to 9:00 AM Sunday.

Commissioner Everett was concerned about how the City could enforce and fine the companies that are in violation of the noise and hours of operation ordinances. Mr. Mumford confirmed that the City is looking into ways to enforce and fine those companies with violations.

Commissioner Linton opened the public hearing at 6:39 p.m.

Clara Bartell, resident, was concerned about how the industrial properties are devaluing her home. She was also concerned about the health of the children in her neighborhood.

Richard Thomas, resident, was concerned about the noise and the air quality. He read a report from the EPA website about cement plants and how they contribute to air pollution.

Jen Morrison, resident, said that Saratoga Spring has cut off the access road before for trucks accessing through Saratoga Springs and has forced them to use Cory Wride Memorial Hwy. She requested that the concrete plant not be approved.

Lori Gilson, resident, was concerned about being surrounded by an industrial zone. She was also concerned about the air quality, dust, and noise from the industrial zone.

Lisa Maxwell, resident, said that Cory Wride Memorial Hwy is not being maintained by a sweeper. She explained that with the loose gravel along Cory Wride Memorial Hwy she has had to replace her car windshield twice.

DJ King, resident, was concerned about the air quality. He also wanted to know how long the gravel pit would be leasing the property. He was also concerned about the tower being visible once the mountain was removed.

Nate Bruisk, resident, requested that the City implement SWPPP (Storm Water Pollution Prevention Plan) requirements. He also stated that as a builder, the concrete plant would benefit the builders working in Eagle Mountain City.

Travis Jenson, resident, stated that he did not want a concrete plant in his backyard. He was also concerned about the truck destroying City roads and taxpayer having to pay to repair the roads.

Jennifer Lavorsen, resident, was concerned about the pollution, health of the residents, and the value of her home.

Carrie Jenson, resident, was concerned about the debris the high winds will carry from the plant into the neighborhood. She felt that industrial lots should be moved away from residential housing.

Commissioner Linton closed the public hearing at 7:14 p.m.

Commissioner Komoroski asked if an environmental impact study has been done for the plant. Mr. Mumford stated that the City could look into the health impact.

Commissioner Linton suggested that a code be implemented requiring that the gravel truck loads must be wetted down before leaving the plant.

John Dunn, president of Metro Ready Mix Concrete, explained that this plant has nothing to do with the gravel pits. He stated that this is a concrete plant and not a cement plant. He explained that cement plants do produce pollution. The Utah Division of Air Quality (DEQ) does regulate the concrete plants dust. He said that his other two concrete plants are located in West Valley City and Pleasant Grove next to residential neighborhoods.

Commissioner Everett was concerned with the hours of operation. His experience with concrete plants is that most orders for concrete are delivered to the job site around 5:00 am in the summer. The concrete plant would need to start at 4:00 am to get the order delivered. Mr. Dunn explained that his other concrete plants do not have time restrictions. Those morning orders could be dispatched from another concrete plant.

Mr. Mumford said that the Staker Parson gravel pit has been there for about 20 years and the TM Crushing gravel pit has been there for 5 years.

Commissioner Komoroski asked if the City would look into an ordinance that could help control the pollution and the debris on the road.

Commissioners felt that the gravel pit issues should not affect the concrete plant's application.

MOTION: *Wendy Komoroski moved to recommend approval of the site plan for the Metro Ready Mix Concrete Plant to the City Council.
Matthew Everett seconded the motion. Those voting aye: Daniel Boles, Matthew Everett, John Linton, and Wendy Komoroski. The motion passed with a unanimous vote.*

C. Lakeview Estates Preliminary Plat, Public Hearing, Action Item, Recommendation to City Council:

Mr. Hadley explained that the property is located southeast of the Cory Wride Memorial Highway (SR 73) and Sunset Drive. The property sits between the Cedar Pass Ranch subdivision and the Westview Heights subdivision. The applicant has proposed a preliminary plat consisting of 65 lots. The lots range from ½ acre to 1.5 acres in size.

Remnant Piece of Ground

The proposed plat shows a leftover piece of property in the southwest corner of the plat. City staff feels that this piece should be incorporated into the plat.

Commissioner Linton opened the public hearing at 7:40 p.m.

DJ King, resident, requested that the Lakeview Estates subdivision mirror the Westview Heights neighborhood. He also felt that a second access road should be added to the new development.

Lou Carol, resident, requested a buffer zone of one acre lots adjacent to Cedar Pass Ranch. He also requested a second access road into the development for safety.

Nate Brusik, resident, said that he liked the new plat, but requested a second access road into the new development.

Jeff Morris, resident, would like to see a fence between Cedar Pass Ranch and Lakeview Estates. He felt that a fence would help preserve the horse trail between the developments.

Commissioner Linton closed the public hearing at 7:53 p.m.

Mr. Mumford explained that UDOT does not want another access road onto Cory Wride Memorial Highway. The development has been approved by the Fire Marshal with one access onto the highway.

Mr. Mumford suggested that the remnant piece of property be incorporated into the proposed plat, adding the piece to lot 137.

MOTION:

Wendy Komoroski moved to recommend approval of the preliminary plat for Lakeview Estates to the City Council with the following conditions:

- 1. The applicant shall submit a parks and open space amenities worksheet.*
- 2. Street lights be added to the utility plan.*
- 3. The street names for Church Way and Lake View be changed.*
- 4. The leftover piece of property in the southwest corner of the plat be incorporated into the proposed plat or an alternative plan for the piece be approved.*

Daniel Boles seconded the motion. Those voting aye: Daniel Boles, Matthew Everett, John Linton, and Wendy Komoroski. The motion passed with a unanimous vote.

D. Pole Canyon Phase 1 Preliminary Plat, Public Hearing, Action Item, and Recommendation to City Council: This is 20 lot preliminary plat, located within the Pole Canyon Master Development Plan area.

Mr. Jenson said that in 2010 the Pole Canyon area, which includes the White Hills development, was annexed into Eagle Mountain City. At the time of annexation, a Master Development Plan and a Master Development Agreement were also adopted. This project is located adjacent to the existing White Hills development, in Neighborhood Planning Area 11 (NPA 11) of the approved Pole Canyon Master Development Plan.

Infrastructure

No building permits shall be issued by the City for the construction in the Pole Canyon property, unless PCIG or its successor has substantially completed the required infrastructure to comply with City requirements for phasing of infrastructure and completion of off-site improvements required by the relevant project or proposed construction.

The water line is currently under construction, and is anticipated to be completed shortly, at which time it is planned that Wilson Avenue will be repaired. Sewer plans are currently being reviewed by the state.

Street Lights

The Eagle Mountain Municipal Code (EMMC) **15.10.390 Street Lighting** requires street lights to be placed in residential developments at a minimum of 250', apart and at a maximum of 350' apart. The applicant is asking for this requirement to be waived for Phase 1 of the Pole Canyon development as the existing White Hills community does not have street lights. The applicant does not believe street lights match the character of the existing community.

Commissioners Linton and Boles asked if there was leeway in the Municipal Code that would allow the Commissioners or the City to waive the street light requirement. Mr. Mumford explained that the Code allows a little bit of flexibility when it makes sense not to have street lighting. City staff recommended that street lights be installed for pedestrian safety.

Commissioner Linton opened the public hearing at 8:15 p.m.

Peggy Hunziker, resident, said that DAI has not complied with their agreements with the City in getting the park finished and turning over the water system to the City. She stated that the Pole Canyon Master Development Agreement states:

13.0 Building Permits. No Building Permit shall be issued by the City for construction in the PCIG property, unless PCIG or its successor has substantially completed the required infrastructure to comply with City requirements.

She was also concerned about only having one access road into the neighborhood.

Bruno Hunziker, resident, felt that the City should hold DAI to the Pole Canyon Master Development Agreement. He said that he has no problem with DAI building the development as long as DAI finishes the infrastructure and complies with the agreement.

Erika Douglas, resident, said that the developer has not finished the park to the agreement standards. She said that she was told that White Hills water pipes were being shattered by heavy equipment driving along the roads. She felt that the roads and pipes should be fixed before the City allows any more building in the area.

Amy Perry, resident, said that the City should hold the developer accountable for the infrastructure being done prior to building. She was also concerned for the safety of the children in the neighborhood with the amount of traffic the construction would bring. She likes that there is no light pollution in their area and did not feel street lights were necessary for White Hills neighborhoods.

Jessica Lewis, resident, sent an email disapproving of the development.

Commissioner Linton closed the public hearing at 8:29 p.m.

Mr. Mumford thanked Peggy Hunziker for her comment. He stated that the City Planner's new recommendation is that no building permits shall be issued until the infrastructure is complete.

Nate Shipp, applicant, said that he was not planning to start building in White Hills until the issues that were discussed are complete.

MOTION: *Daniel Boles moved to recommend approval of the preliminary plat for the Pole Canyon Phase 1 to the City Council with the following conditions:*

- 1. A community improvement fee of \$10,658 (\$2,000 per buildable acre) shall be paid at plat recording.*
- 2. Building permits shall not be issued for construction until infrastructure needed to comply with City requirements has been substantially completed (sewer, water, & Wilson Avenue repair).*
- 3. No plat approval until Wilson Avenue is repaired.*

Wendy Komoroski seconded the motion. Those voting aye: Daniel Boles, Matthew Everett, John Linton, and Wendy Komoroski. The motion passed with a unanimous vote.

E. Chapter 17.25 Development Code Amendments, Public Hearing, Action Item, Recommendation to City Council:

Mr. Jensen said that the applicant has proposed a reduce front and rear setback reduction from 50' to 35' in Base and Tier I residential developments on both sides of the road, when a road has been constructed with curb, gutter, and a trail way.

Commissioner Linton opened the public hearing at 8:43 p.m.

None

Commissioner Linton closed the public hearing at 8:43 p.m.

Scot Hazard, applicant, stated that this request came about due to an oversight in the design of 5 smaller lots in the Arrival development.

Mr. Mumford said that City staff recommendations went beyond the applicant's request. Staff has recommended a 25' setback instead of the 35' setback the applicant proposed. He stated that it would give residents a bigger back yard where they could keep their horses in the back yard instead of the side yard.

MOTION: *Wendy Komoroski moved to recommend approval of the amendment to Chapter 17.25 of the Eagle Mountain City Municipal Code to the City Council. Matthew Everett seconded the motion. Those voting aye: Daniel Boles, Matthew Everett, John Linton, and Wendy Komoroski. The motion passed with a unanimous vote.*

F. Chapters 17.10 & 17.70 Development Code Amendments, Public Hearing, Action Items, Recommendation to City Council

Mr. Jensen explained that the proposal is an amendment defining tiny homes on wheels and allowing them to serve as accessory apartments in Base and Tier I residential developments.

Commissioner Linton opened the public hearing at 8:50 p.m.

None

Commissioner Linton closed the public hearing at 8:50 p.m.

Commissioner Everett was concerned about how many tiny homes will be allowed on a property. Mr. Jensen said that the Code would only allow one tiny home on the property.

MOTION: *Wendy Komoroski moved to recommend approval of the amendments to Chapters 17.10 and 17.70 of the Eagle Mountain City Municipal Code to the City Council. Matthew Everett seconded the motion. Those voting aye: Daniel Boles, Matthew Everett, John Linton, and Wendy Komoroski. The motion passed with a unanimous vote.*

G. Chapter 17.10 & 17.25 Development Code Amendments, Public Hearing, Action Items, Recommendation to City Council:

Mr. Jensen explained that the City staff is proposing an amendment to clarify the definition of manufactured home or dwelling and create a minimum design standard for residential developments.

Commissioner Linton opened the public hearing at 8:52 p.m.

None

Commissioner Linton closed the public hearing at 8:52 p.m.

No discussion was held on this item.

MOTION: *Wendy Komoroski moved to recommend approval of the amendments to Chapters 17.10 and 17.25 of the Eagle Mountain City Municipal Code to the City Council. Daniel Boles seconded the motion. Those voting aye: Daniel Boles, Matthew Everett, John Linton, and Wendy Komoroski. The motion passed with a unanimous vote.*

H. Chapter 16.35.100 Development Code Amendment, Public Hearing, Action Item, Recommendation to City Council

Mr. Jensen and Mr. Mumford explained that the City Council and staff have requested an amendment to remove a clerical mistake from the Code, and increase the right-of-ways of the local streets to 53', allowing for 5' sidewalks, rather than the 4' sidewalks how allowed.

Commissioner Linton opened the public hearing at 8:57 p.m.

None

Commissioner Linton closed the public hearing at 8:57 p.m.

MOTION: *Wendy Komoroski moved to recommend approval of the amendment to Chapter 16.35.100 of the Eagle Mountain City Municipal Code to the City Council. Matthew Everett seconded the motion. Those voting aye: Daniel Boles, Matthew Everett, John Linton, and Wendy Komoroski. The motion passed with a unanimous vote.*

6. Next scheduled meeting: July 12, 2016

7. Adjournment

The meeting was adjourned at 9:00 p.m.

APPROVED BY THE PLANNING COMMISSION ON JULY 12, 2016


Steve Mumford, Planning Director



**EAGLE MOUNTAIN CITY
CITY COUNCIL MEETING
MARCH 16, 2021**

TITLE:	UPDATE - Prairie Gate Business Campus Recorded Plat Amendment		
ITEM TYPE:	Discussion		
FISCAL IMPACT:			
APPLICANT:	Dan Ford (Colliers)		
GENERAL PLAN DESIGNATION Community Commercial	CURRENT ZONE Commercial	ACREAGE 2.889	COMMUNITY The Ranches

PUBLIC HEARING:

No

PREPARED BY:

Tayler Jensen, Planning

PRESENTED BY:

Tayler Jensen

RECOMMENDATION:

BACKGROUND:

Prairie Gate is a five (5) lot business campus project located in the Ranches Gateway neighborhood of Eagle Mountain, at the southeast corner of Ranches Parkway and State Road 73. Originally approved on June 1, 1999, the plat was recorded on April 5, 2000. To date, all development in the campus has been on the south side of Campus Drive and includes Garden Near the Green, the Direct Communications Building, and Miller Chiropractic.

Of the two lots north of Campus Drive within the currently approved plat (Lots 1 and 5), only lot 1 (parcel 38:302:0001) is allowed access onto Campus Drive. Lot 5 has no access to Campus Drive and is deeded as Private Open Space to The Ranches LC on the plat (and is currently owned by EMC). Lot 5 includes only open space, including the Ranches Waterfall sign.

The applicant (Dan Ford) is proposing the following amendment to the plat.

- Creation of "Parcel A" which would include open space (including the Ranches Waterfall Sign). Eagle Mountain City would retain ownership of this parcel.
- Creation of two lots from the remaining land, both with access onto Campus Drive. (Attachment #3: Petition for Recorded

Plat Amendment)

The purpose of this request is to ensure that the improved open space is owned and maintained by Eagle Mountain City while creating two commercial lots of 1.279 acres with access onto Campus Drive. This request would add approximately 0.958 acres of commercial space to the development and would not remove any improved open space. It should be noted that although this proposal makes no changes to existing rights-of-way it does create an additional lot which requires a Recorded Plat Amendment. (Attachment #1: Current plat, proposed plat, and aerial)

It should be noted that a portion of the property within the current lot 5 is owned by the City of Eagle Mountain and will be required to be purchased by the applicant should this request be approved. In 2018 the Eagle Mountain City Council approved the disposal and real estate purchase contract for this property, and creates a closing date for the Buyer to purchase the City property of June 17, 2021.

ITEMS FOR CONSIDERATION:

The future land use designation for the Prairie Gate Business Campus is Community Commercial. The current and proposed change to the plat both comply with this designation. The Eagle Mountain General Plan Framework map anticipates a “Community Node” in this location. A Community Node is defined as a business district of commercial and office uses serving surrounding neighborhoods. It is the opinion of staff that the proposed change promotes this use and is appropriate in this location. (Attachment #2 Eagle Mountain General Plan)

Cory Wride Memorial Highway (State Road 73) is currently being designed to expand to a freeway. It is the opinion of staff that it is appropriate to have two commercial lots adjacent to this future expansion, in contrast to the current plan which only has open space adjacent to the road system.

The Eagle Mountain Development Review Committee (DRC) reviewed this proposal on February 23, 2021. The only comments staff had for the applicant were to confirm the measurements in the curve table, and the plat boundaries.

REQUIRED FINDINGS:

Recorded Plat Amendment approvals are based upon compliance with City Code requirements and the requirements of any applicable development agreements. The approval criteria for a recorded plat amendment can be found in Eagle Mountain Municipal Code (EMMC) Title 16.55 Plat Amendments.

PLANNING COMMISSION ACTION/RECOMMENDATION:

The Planning Commission held a public hearing on the recorded plat amendment request on March 9, 2021.

The Planning Commission voted unanimously, 5-0, to recommend approval of the request with the following conditions:

1. Purchase of City property must be finalized prior to recording the plat; and
2. That the City be granted an easement through one of the lots to access the City-owned property.

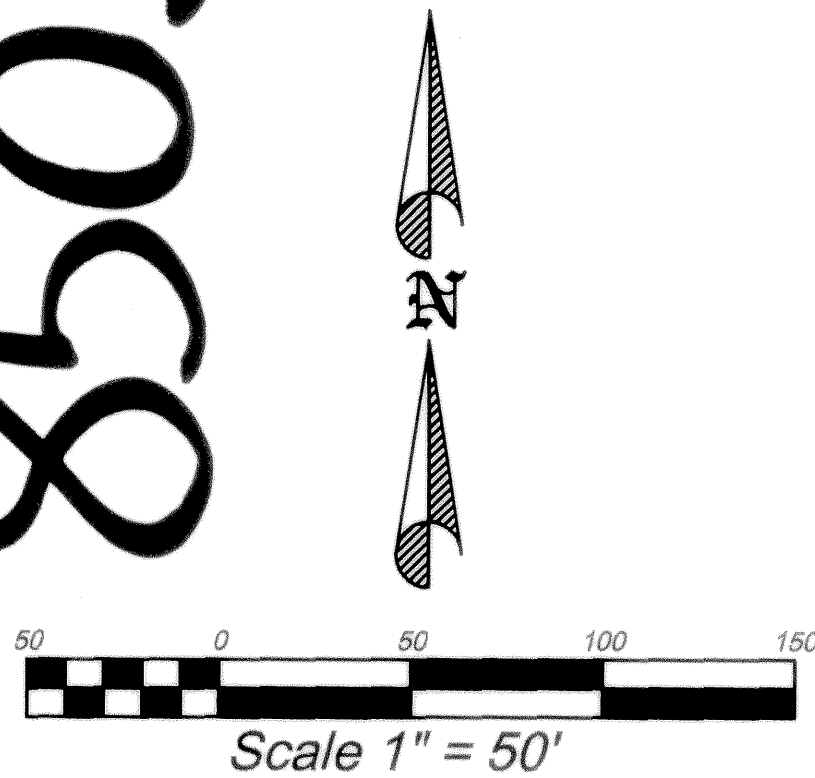
ATTACHMENTS:

[Attachment #1 - Current Plat, Proposed Plat, and Aerial Image](#)

[Attachment #2 - General Plan Pages 30-31](#)

[Attachment #3 - Petition for Recorded Plat Amendment](#)

8503-98



CURVE TABLE

NUMBER	DELTA	CHORD BEARING	R	L	LC
C1	18°03'12"	N 00°08'08" W	603.00	190.00	189.22
C2	11°52'35"	S 86°37'23" E	253.56	52.56	52.46
C3	69°59'36"	N 64°05'02" E	118.15	144.33	135.52
C4	38°15'02"	S 48°12'45" W	718.79	479.87	471.00
C5	12°39'05"	S 87°02'20" E	288.56	63.72	63.59
C6	69°59'36"	N 64°05'02" E	93.15	113.79	106.85
C7	28°13'39"	N 43°12'03" E	743.79	366.44	362.75
C8	04°20'42"	N 59°29'14" E	743.79	56.40	56.39
C9	59°21'10"	N 31°58'59" E	35.00	36.26	34.66
C10	259°25'17"	S 47°58'57" E	50.00	226.39	76.93
C11	17°16'04"	S 73°05'39" W	75.00	22.60	22.52
C12	10°58'00"	S 58°58'37" W	693.79	132.79	132.59
C13	24°24'23"	S 41°17'25" W	693.79	295.54	293.31
C14	16°53'53"	S 37°32'10" W	143.15	42.22	42.07
C15	44°32'44"	S 68°42'44" W	143.15	113.56	110.61
C16	02°54'30"	S 89°57'22" W	218.56	11.09	11.09

C1
LENGTH = 190.00
RADIUS = 603.00
DELTA = 18°03'12"
BEARING = N 00°08'08" W
CHORD LENGTH = 189.22'

SW CORNER, SECTION 18
T5S, R1W, SLB&M
FOUND BRASS CAP MON.



NORTH 658.00'
EAST 7816.83'

THE RANCHES PARKWAY
ENTRY # 58148
MAP # 8059
YEAR: 1999

5
PRIVATE OPEN SPACE - THE RANCHES L.C.
1.296 ACRES

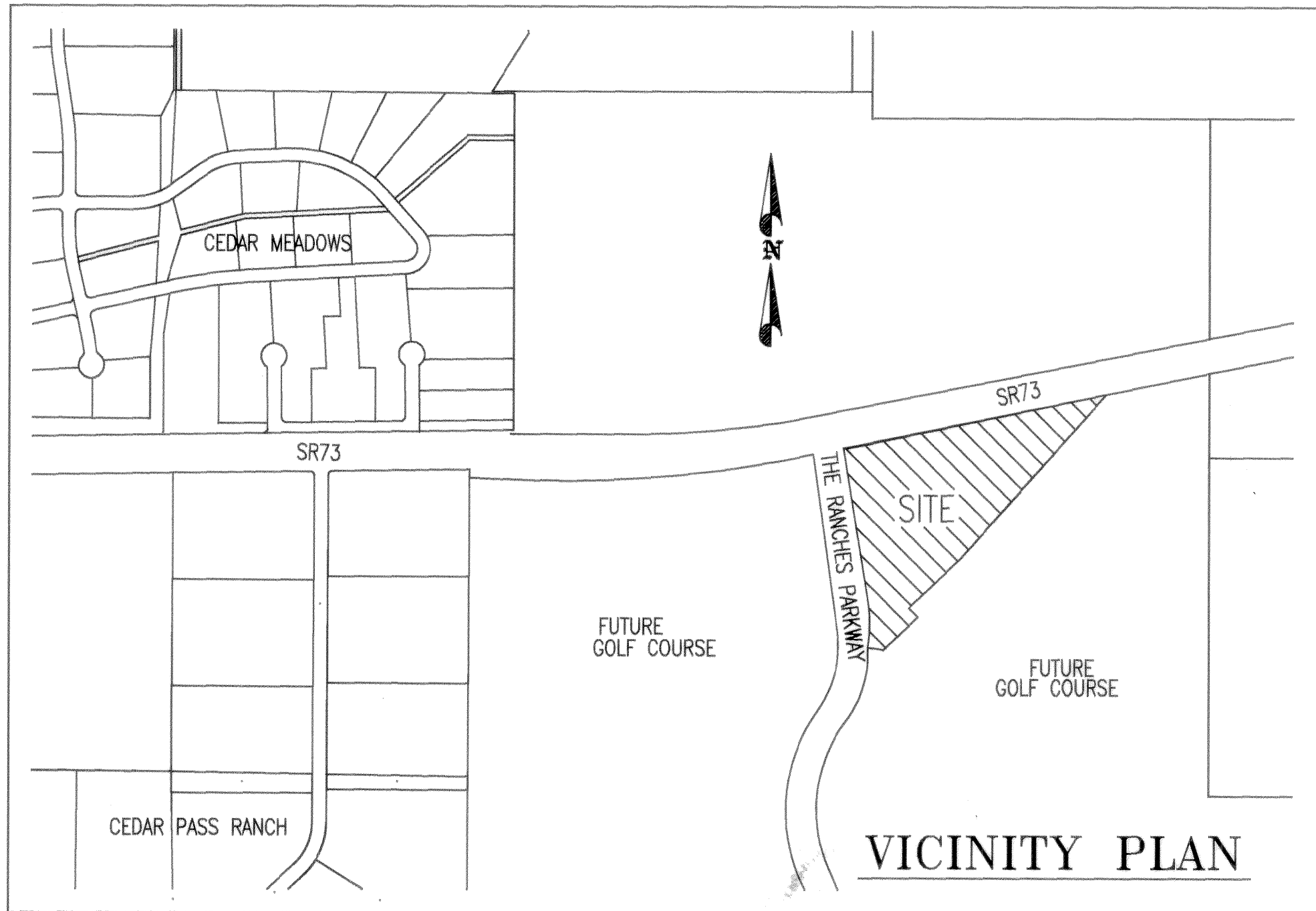
1
1.60 ACRES

3
1.63 ACRES

4
2.08 ACRES

2
2.24 ACRES

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



TABULATIONS

TOTAL ACREAGE	=9.826 ACRES
TOTAL LOT ACREAGE	=7.550 ACRES
TOTAL OPEN SPACE	=1.296 ACRES
TOTAL STREET ACREAGE	=09.80 ACRES
AVERAGE LOT SIZE	=1.888 ACRES
AVERAGE LOT SIZE REQUIRED BY TOWN DEVELOPMENT CODE	=1/3 ACRES

ADDRESS BLOCK

PARCEL	ADDRESS
A	3709 E. CAMPUS DRIVE
B	3782 E. CAMPUS DRIVE
C	3726 E. CAMPUS DRIVE
D	3688 E. CAMPUS DRIVE

APPROVAL AS TO FORM

APPROVED AS TO FORM THIS 7
DAY OF April, A.D., 2000

CITY ATTORNEY

SBC 28 MAR 2000

SURVEYOR'S CERTIFICATE

I, DAVID V. THOMAS DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 163947 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY BY AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, BLOCKS, STREETS, PUBLIC OPEN SPACE, AND EASEMENTS AND THE SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT AND THAT THIS PLAT IS TRUE AND CORRECT.
DATE MARCH 31, 2000 SURVEYOR David V. Thomas (SEE SEAL BELOW)

BOUNDARY DESCRIPTION

Beginning at a point which is East 7816.83 feet and North 658.00 feet from the Southwest corner of Section 18, Township 5 South, Range 1 West, Salt Lake Base & Meridian;

thence along the arc of a 603.00 foot radius curve to the left 190.00 feet (Curve has a central angle of 18°03'12" and a chord bearing North 00°08'08" West 189.22 feet); thence North 09°09'44" West 595.593 feet; thence North 78°14'03" East 1051.667 feet; thence South 41°37'21" West 867.00 feet; thence South 46°12'47" West 271.90 feet; thence South 43°47'13" East 50.00 feet; thence South 46°12'47" West 186.44 feet; thence North 81°06'32" West 62.87 feet to the point of beginning.

Area contained: 428,029 sf or 9.849 acres

EAGLE MOUNTAIN DEVELOPER PLAT DEDICATION

WE, THE UNDERSIGNED OWNERS OF ALL THE REAL PROPERTY DEPICTED ON THIS PLAT AND DESCRIBED IN THE SURVEYORS CERTIFICATE ON THIS PLAT, HAVE CAUSED THE LAND DESCRIBED ON THE PLAT TO BE DIVIDED INTO LOTS, STREETS, OPEN SPACE, EASEMENTS AND OTHER PUBLIC USES AS DESIGNATED ON THIS PLAT AND NOW DO HEREBY DEDICATE UNDER THE PROVISIONS OF 10-9-807 UTAH CODE, WITHOUT CONDITION, RESTRICTION OR RESERVATION TO THE TOWN OF EAGLE MOUNTAIN, UTAH, ALL STREETS, WATER, SEWER AND OTHER UTILITY IMPROVEMENTS, OPEN SPACES SHOWN AS PUBLIC OPEN SPACES, PARKS, EASEMENTS AND ALL OTHER PLACES OF PUBLIC IMPROVEMENTS REQUIRED BY THE DEVELOPMENT AGREEMENT BETWEEN THE UNDERSIGNED AND THE TOWN OF EAGLE MOUNTAIN FOR THE BENEFIT OF THE TOWN AND THE INHABITANTS THEREOF.

IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HANDS THIS 5th
DAY OF April, A.D. 2000

The Ranches L.C. BY GLENN
GLENN E. SMITH PARTNERS LTD PARTNERSHIP
SCOTT KIRKLAND, Managing Partner

ACKNOWLEDGMENT

STATE OF UTAH } S.S.
COUNTY OF UTAH }

ON THE 5th DAY OF April, A.D. 2000 PERSONALLY APPEARED BEFORE ME THE PERSONS SIGNING THE FOREGOING OWNERS DEDICATION KNOWN TO ME TO BE AUTHORIZED TO EXECUTE THE FOREGOING OWNERS DEDICATION FOR AND ON BEHALF OF THE OWNERS WHO DULY ACKNOWLEDGED TO ME THAT THE OWNERS DEDICATION WAS EXECUTED BY THEM ON BEHALF OF THE OWNERS.

MY COMMISSION EXPIRES Sept. 20, 2003 Jana Kay Schach
NOTARY PUBLIC

ACCEPTANCE BY LEGISLATIVE BODY

THE TOWN COUNCIL OF EAGLE MOUNTAIN TOWN
COUNTY OF UTAH, APPROVES THIS SUBDIVISION AND HEREBY ACCEPTS THE DEDICATION OF ALL STREETS, EASEMENTS, AND OTHER PARCELS OF LAND INTENDED FOR PUBLIC PURPOSES FOR THE PERPETUAL USE OF THE PUBLIC THIS
DAY OF April, A.D. 2000

Tal R. Bond, Jr.
MAYOR

APPROVED Kay C. Smith ATTEST Janet B. Valentine
CITY ENGINEER CITY CLERK-RECORDER
(SEE SEAL BELOW) (SEE SEAL BELOW)

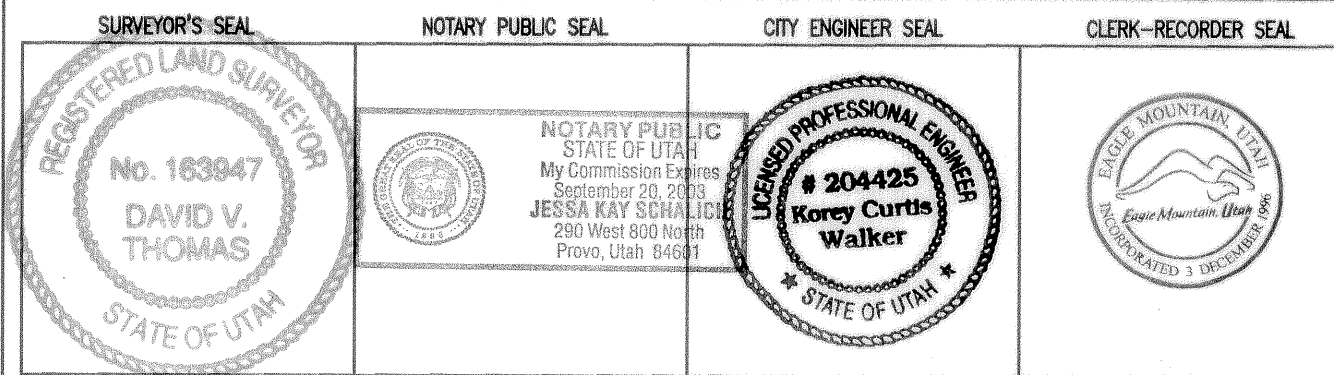
PLANNING COMMISSION APPROVAL

APPROVED THIS 10th DAY OF April, A.D. 2000 BY THE
EAGLE MOUNTAIN TOWN PLANNING COMMISSION
DIRECTOR - SECRETARY Michael L. CHAIRMAN, PLANNING COMMISSION

PLAT "A" RECORDED FOR TOWN OF EAGLE MOUNTAIN

EAGLE MOUNTAIN BUSINESS CAMPUS

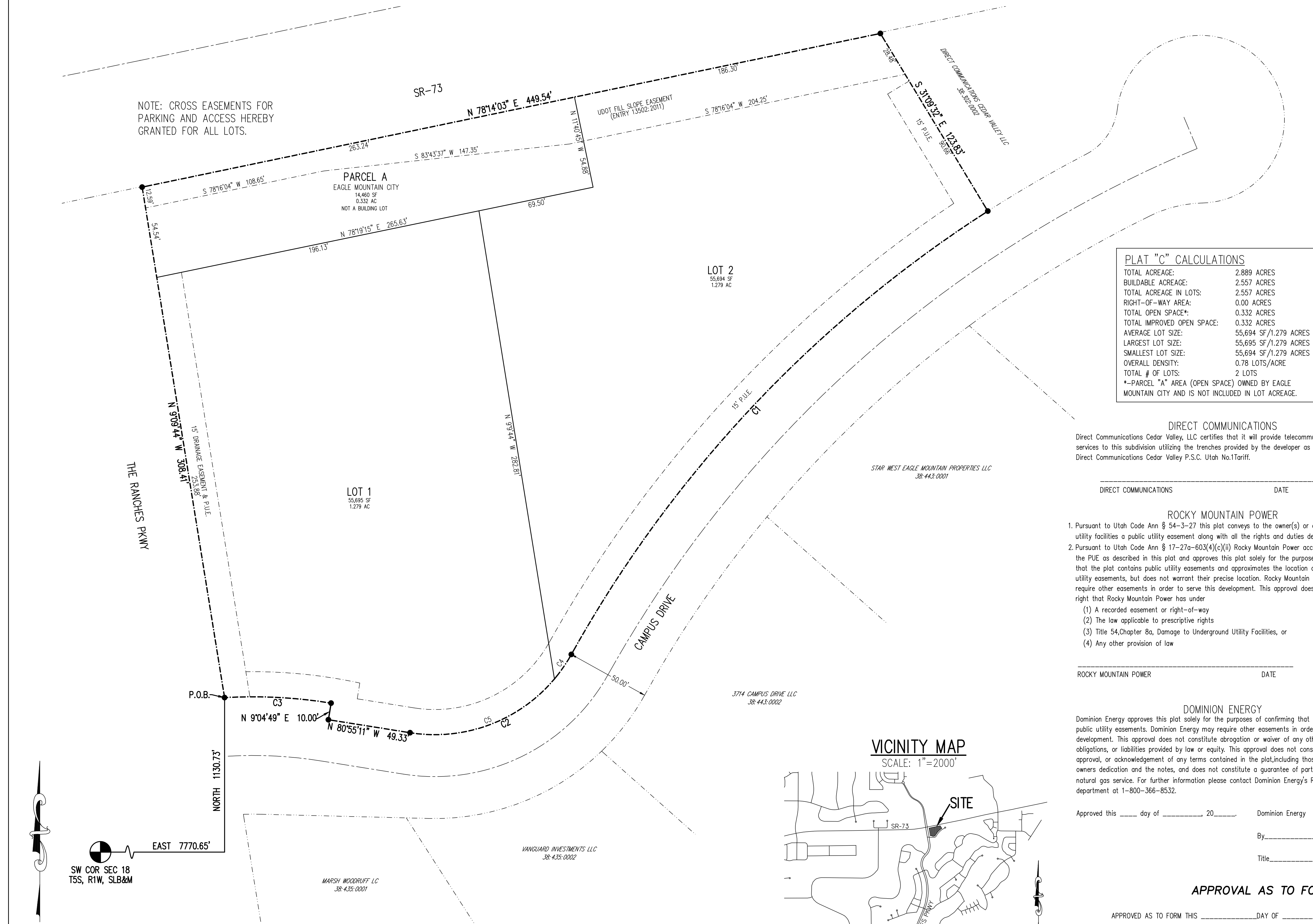
LOCATED IN THE SE 1/4 OF SECTION 17, T5S, R1W, SLB&M
SUBDIVISION, EAGLE MOUNTAIN TOWN, UTAH COUNTY, STATE OF UTAH
SCALE: 1" = 50 FEET



R361114/5/6/5/B38

EAGLE MOUNTAIN BUSINESS CAMPUS - PLAT "C"

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



PLAT "C" CALCULATIONS	
TOTAL ACREAGE:	2.889 ACRES
BUILDABLE ACREAGE:	2.557 ACRES
TOTAL ACREAGE IN LOTS:	2.557 ACRES
RIGHT-OF-WAY AREA:	0.00 ACRES
TOTAL OPEN SPACE*:	0.332 ACRES
TOTAL IMPROVED OPEN SPACE:	0.332 ACRES
AVERAGE LOT SIZE:	55,694 SF/1.279 ACRES
LARGEST LOT SIZE:	55,695 SF/1.279 ACRES
SMALLEST LOT SIZE:	55,694 SF/1.279 ACRES
OVERALL DENSITY:	0.78 LOTS/ACRE
TOTAL # OF LOTS:	2 LOTS
*-PARCEL "A" AREA (OPEN SPACE) OWNED BY EAGLE MOUNTAIN CITY AND IS NOT INCLUDED IN LOT ACREAGE.	

DIRECT COMMUNICATIONS

Direct Communications Cedar Valley, LLC certifies that it will provide telecommunications services to this subdivision utilizing the trenches provided by the developer as per the Direct Communications Cedar Valley P.S.C. Utah No.1ariff.

DIRECT COMMUNICATIONS _____ DATE _____

ROCKY MOUNTAIN POWER

- Pursuant to Utah Code Ann § 54-3-27 this plat conveys to the owner(s) or operators of utility facilities a public utility easement along with all the rights and duties described therein.
- Pursuant to Utah Code Ann § 17-27a-603(4)(c)(ii) Rocky Mountain Power accepts delivery of the PUE as described in this plat and approves this plat solely for the purpose of confirming that the plat contains public utility easements and approximates the location of the public utility easements, but does not warrant their precise location. Rocky Mountain Power may require other easements in order to serve this development. This approval does not affect any right that Rocky Mountain Power has under
 - (1) A recorded easement or right-of-way
 - (2) the law applicable to prescriptive rights
 - (3) Title 54, Chapter 8a, Damage to Underground Utility Facilities, or
 - (4) Any other provision of law

ROCKY MOUNTAIN POWER _____ DATE _____

DOMINION ENERGY

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

Approved this ____ day of _____, 20____, Dominion Energy

By _____

Title _____

APPROVAL AS TO FORM

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

CITY ATTORNEY

SURVEYOR: **AZTEC ENGINEERING INC.**
491 N. 450 W.
OREM, UT. 84057
(801) 224-7308

SURVEYOR'S CERTIFICATE

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

DATE _____ AARON D. THOMAS (SEE SEAL BELOW)

BOUNDARY DESCRIPTION

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

THENCE NORTH 9°09'44" WEST ALONG THE EASTERLY RIGHT-OF-WAY LINE OF THE RANCHES PARKWAY A DISTANCE OF 308.41 FEET; THENCE NORTH 78°14'03" EAST ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF STATE ROAD 73 A DISTANCE OF 449.54 FEET; THENCE SOUTH 31°09'32" EAST 123.83 FEET; THENCE THE FOLLOWING FIVE COURSES AND DISTANCES ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF CAMPUS DRIVE: 1) ALONG THE ARC OF A 743.79 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT 366.44 FEET THROUGH A CENTRAL ANGLE OF 28°13'39" (CHORD BEARS SOUTH 43°12'03" WEST 362.75 FEET), 2) ALONG THE ARC OF A 93.15 FOOT RADIUS CURVE TO THE RIGHT 133.79 FEET THROUGH A CENTRAL ANGLE OF 69°59'36" (CHORD BEARS SOUTH 64°05'02" WEST 106.85 FEET), 3) NORTH 80°55'11" WEST 49.33 FEET, 4) NORTH 9°04'49" EAST 10.00 FEET, AND 5) ALONG THE ARC OF A 93.15 FOOT RADIUS CURVE 96.02 FEET THROUGH A CENTRAL ANGLE OF 59°03'46" (CHORD BEARS SOUTH 69°32'57" WEST 91.83 FEET) TO THE POINT OF BEGINNING.

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

EAGLE MOUNTAIN CITY PLAT DEDICATION

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

OWNER(S)/REPRESENTATIVE: _____

PRINTED NAME/TITLE _____

SIGNATURE(S) _____

EAGLE MOUNTAIN DEVELOPER PLAT DEDICATION

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

OWNER(S)/REPRESENTATIVE: _____

PRINTED NAME/TITLE _____

SIGNATURE(S) _____

ACKNOWLEDGMENT

On the _____ day of _____, 20____, personally appeared before me the persons signing the foregoing Owners Dedication known to me to be authorized to execute the foregoing Owners Dedication for and on behalf of the owners who duly acknowledged to me that the Owners Dedication was executed by them on behalf of the Owners.

MY COMMISSION EXPIRES _____ NOTARY PUBLIC SIGNATURE _____

COMMISSION NUMBER _____ PRINTED FULL NAME OF NOTARY _____

ACCEPTANCE BY LEGISLATIVE BODY

THE CITY COUNCIL OF EAGLE MOUNTAIN CITY, COUNTY OF UTAH, APPROVES THIS SUBDIVISION PLAT AND HEREBY ACCEPTS THE DEDICATION OF ALL STREETS, EASEMENTS AND OTHER PARCELS OF LAND INTENDED FOR PUBLIC PURPOSES FOR THE PERPETUAL USE OF THE PUBLIC THIS _____ DAY OF _____, 20____.

APPROVED BY MAYOR _____ APPROVED BY CITY ATTORNEY _____

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

PLAT "C"

EAGLE MOUNTAIN BUSINESS CAMPUS

SUBDIVISION

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

EAGLE MOUNTAIN CITY _____ UTAH COUNTY, UTAH

SCALE: 1" = 30 FEET

Surveyor's Seal Notary Public Seal City Engineer's Seal Clerk-Recorder Seal



3.3 GROWTH STRATEGY FRAMEWORK MAP & KEY INITIATIVES

The Framework Map and the integrated Key Initiative Maps on the following pages represent the preferred scenario for planning and managing future growth in Eagle Mountain.

The Framework Map reflects the overall characterization and general location of future nodes and regional centers of employment and shopping.

The Key Initiative Maps reflect an integrated approach to four areas identified as priorities for future planning within Eagle Mountain City. The Four Key Initiatives support the overall Growth Strategy and the ideas captured in Framework Map. These initiatives are:

1. Key Initiative #1 - Meaningful Open Space & Amenities
2. Key Initiative #2 - Distinctive Development Patterns
3. Key Initiative #3 - Centers Of Employment And Activity
4. Key Initiative #4 - Sustainable & Resilient Systems

A description of the key nodes for the Framework Map are provided below.



City Center Node

A “Downtown” Main Street style of commercial and office uses. Mixture of uses in a horizontal or vertical format (e.g. residential or office above retail; residential above office). Regional examples include Downtown Provo, Ogden 25th Street, and Downtown Murray.



Community Node

A community business district style of commercial and office uses serving multiple surrounding neighborhoods. Mixture of uses in a horizontal or vertical format (e.g. residential or office above retail; residential above office). Regional examples include the Sugar House Business District, SoDa Row in Daybreak, and Lehi Main Street.



Neighborhood Node

A small collection of retail and service uses focused on a corner or single block, serving the immediate surrounding neighborhood. Mixture of uses in a horizontal format (e.g. different uses adjacent to each other). Regional examples include 9th & 9th in Salt Lake City and 15th & 15th in Salt Lake City.



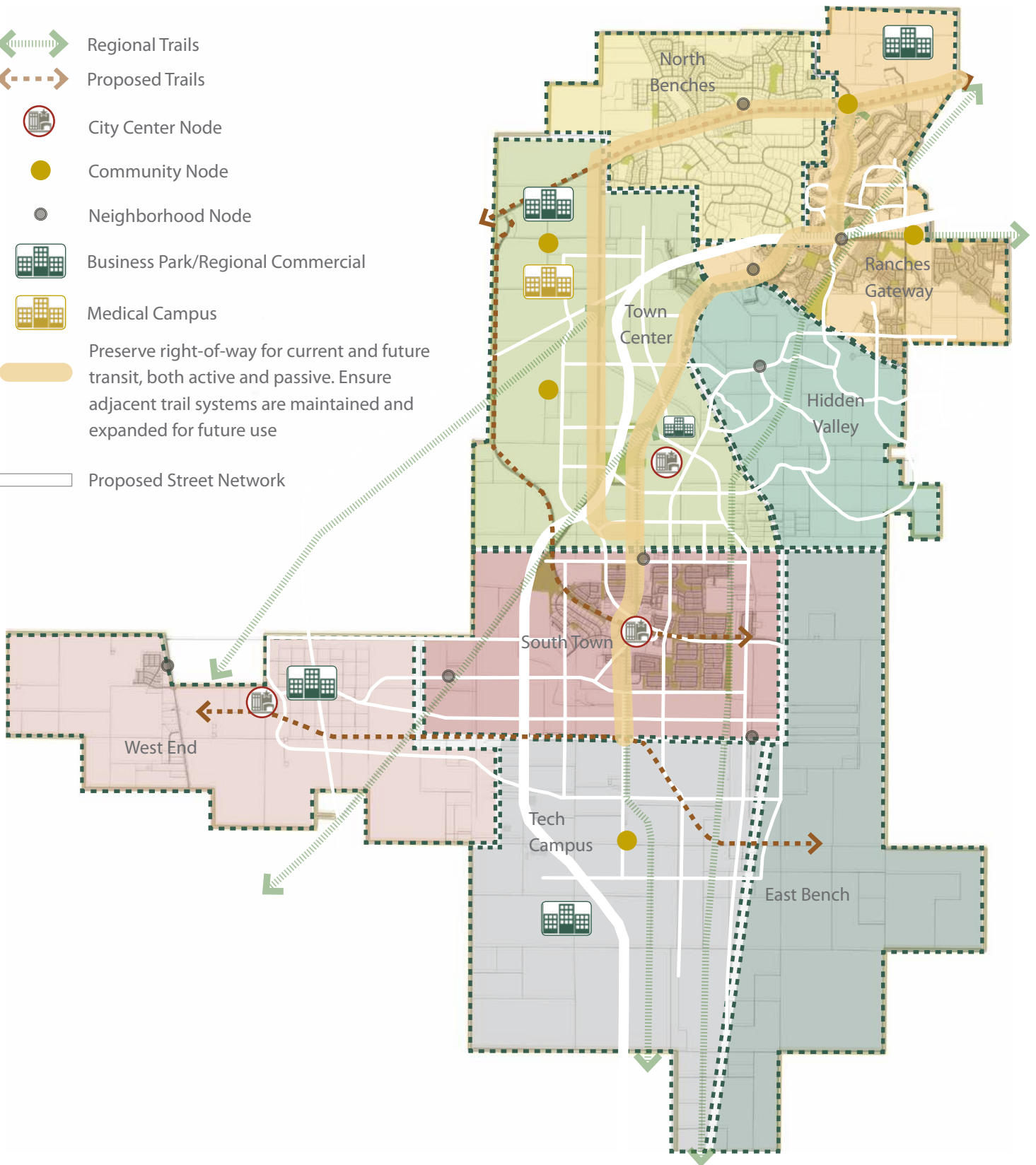
Business Park/Regional Commercial

A larger, campus-like collection of primarily office uses (Business Park) or retail uses (Regional Commercial) that are typically oriented to users arriving from the entire City and also the surrounding region. Uses may be mixed, but are built at a larger scale and grained urban form than the above nodes. Regional examples include the Thanksgiving Point area in Lehi, The District in South Jordan, Decker Lake Business Park in West Valley City, and the International Center at Salt Lake City Airport.

FRAMEWORK MAP

LEGEND

-  Regional Trails
-  Proposed Trails
-  City Center Node
-  Community Node
-  Neighborhood Node
-  Business Park/Regional Commercial
-  Medical Campus
-  Preserve right-of-way for current and future transit, both active and passive. Ensure adjacent trail systems are maintained and expanded for future use
-  Proposed Street Network



Petition for Recorded Plat Amendment

Date: 2/5/2021

Location: 3709 Ranches Parkway, Eagle Mountain

Tax Parcels: 38:302:0001, Stewart Grow and 38:032:0005, Eagle Mountain City

Purpose of the Proposed Amended Plat:

There are two parcels located at the Northeast Entrance to the Ranches at the crossroads of SR 73 and Ranches Parkway. Stewart Grow owns parcel 38:032:0001 and is purchasing from Eagle Mountain City a portion of parcel 38:032:0005. The current plat map only allows access to Campus Drive from parcel 38:3032:0001. The purpose of amending the current plat is to create Parcel A, which the City of Eagle Mountain would retain, and create two parcels that shift the layout of the lots creating access onto Campus Drive from the newly created Lot 1 and Lot 2. (See Exhibit 1 and 2).

Owners on Record

Parcel 38:302:0001 Stewart Grow
4000 Browns Canyon Rd
Peoa, UT 84061-9710

Parcel 38:032:0005 Eagle Mountain City
1650 Stage Coach Run
Eagle Mountain, UT 84005

Owners Consent to Petition

The owners of parcel 38:302:0001 and parcel 38:032:005 agree to this petition to amend the recorded plat to the changes indicated in this petition.

<i>Dan Ford</i>	dotloop verified 02/05/21 1:15 PM MST CUFW-MA0B-CUVQ-YORL
-----------------	---

Stewart Grow

Eagle Mountain City

Exhibit 1

Current Plat Map

[illegible]



**EAGLE MOUNTAIN CITY
CITY COUNCIL MEETING
MARCH 16, 2021**

TITLE:	Design Services for Smith Ranch Community Park - MHTN Architects		
ITEM TYPE:	Bid Award		
FISCAL IMPACT:	\$49,900		
APPLICANT:	Brad Hickman		
GENERAL PLAN DESIGNATION	CURRENT ZONE	ACREAGE	COMMUNITY

PUBLIC HEARING:

No

PREPARED BY:

Brad Hickman, Parks and Recreation

PRESENTED BY:

Brad Hickman

RECOMMENDATION:

Staff recommends the City Council approve the agreement as outlined for Design Services for Smith Ranch Community Park, and authorize the Mayor or City Administrator to sign and execute the agreement.

BACKGROUND:

City staff has solicited for an RFP for Design Services for Smith Ranch Community Park. The RFP was to outline a master concept plan for the park and outline and give detailed costs of the next phase of the park. Park design process will include receiving input from residents in the community and will follow the guidelines as approved in the Parks, Trails & Open Space Master Plan.

During the process of the RFP, the City received 11 proposals from firms. From the 11 submitted proposals, the selection review committee selected 3 firms to present proposals to the selection review committee. After the presentation phase was completed, the selection review committee selected MHTN Architects to design Smith Ranch Community Park.

ITEMS FOR CONSIDERATION:

REQUIRED FINDINGS:

PLANNING COMMISSION ACTION/RECOMMENDATION:

ATTACHMENTS:

[Design Services Smith Ranch Community Park - Bid Opening Form](#)

EAGLE MOUNTAIN CITY

BID OPENING FOR

Design Services Smith Ranch Community Park

BIDS OPENED: January 20, 2021

		Complete Bid		
Bidder		YES	NO	Total Amount
1.	Blu Design	X		\$63,935.00
2.	Clegg Consulting	X		\$95,550.00
3.	Environmental Planning Group	X		\$66,510.00
4.	GSBS Architects	X		\$78,069.00
5.	In-Site Design Group	X		\$48,465.00
6.	Landmark Design Group	X		\$62,560.00
7.	MGBA Inc.	X		\$33,350.00
8.	MHTN Architects	X		\$49,900.00
9.	PEC	X		\$88,770.00
10.	Psomas	X		\$77,810.00
11.	Think Architecture	X		\$47,500.00
12.				

Witnessed By:

Brad Hickman

Brad Hickman



**EAGLE MOUNTAIN CITY
CITY COUNCIL MEETING
MARCH 16, 2021**

TITLE:	Pony Express Widening Phase 5 - Kenny Seng Construction		
ITEM TYPE:	Bid Award		
FISCAL IMPACT:	\$4,111,395.12		
APPLICANT:			
GENERAL PLAN DESIGNATION	CURRENT ZONE	ACREAGE	COMMUNITY

PUBLIC HEARING:

No

PREPARED BY:

Chris Trusty, Public Works

PRESENTED BY:

Chris Trusty

RECOMMENDATION:

Staff recommends the City Council award the construction bid for the Pony Express Widening project Phase 5 to Kenny Seng Construction in the amount of \$4,111,395.12.

BACKGROUND:

Eagle Mountain City received funding for this project from the Mountainland Association of Government for the upcoming fiscal year. The funding requires the City to provide a 6.7% match. This project will complete the phasing of the Pony Express widening between Sandpiper and Eagle Mountain Boulevard from 3 to 5 lanes. Given the increased traffic Eagle Mountain has seen, this project is expected to help traffic through this area. This project does not include improvements to the Eagle Mountain Boulevard roundabout, and there will be a separate contract for the traffic signal at Bobby Wren Boulevard.

In the bid opening held March 9, Eagle Mountain City received 5 bids for this project. The low bidder for this project was Kenny Seng Construction. Kenny Seng was the contractor on the previous road widening project, and is currently contracted with the City for improvements to Corey Wride Memorial Regional Park. The engineer's estimate for the project was \$4,400,000. The low bid was \$4,111,394.70. A summary of the bids received is below:

Kenny Seng - \$4,111,395.12
Silver Spur - \$4,464,369.47

Staker Parson - \$4,750,697.65

Geneva - \$5,021,233.85

Granite - \$5,257,892.10

ITEMS FOR CONSIDERATION:

REQUIRED FINDINGS:

PLANNING COMMISSION ACTION/RECOMMENDATION:

ATTACHMENTS:



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

Thursday, March 4, 2021

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

SUBJECT: J & J Ranch Subdivision into warranty Bond Release

City Recorder:

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

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

Sincerely,

Chris Trusty (Mar 4, 2021 17:15 MST)

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

Cc: Fionnuala Kofoed, City Recorder



BOND RELEASE REQUEST LETTER
J & J Ranch Subdivision Bond

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

1st Bond Release	
Original Bond Amount:	\$ 16,500.00
Previous Release Amount:	\$ -
Amount to Release this Period:	\$ 15,000.00
Amount Remaining in Bond:	\$ 1,500.00

Bond Releases Summary	
#1	\$ -
#2	\$ -
#3	\$ -
#4	\$ 15,000.00
TOTAL	\$ 15,000.00

3/8/2021

ITEM	DESCRIPTION	QUANTITY	UNIT	UNIT COST	TOTAL	QUANTITIES COMPLETED			MONIES RELEASED	
						Previous Period	This Period	% to date	This Period	To Date
1	CULINARY WATER									
a	Water service	2	EA	\$7,500.00	\$15,000.00	0	2	100%	\$15,000.00	\$15,000.00
	TOTAL CONSTRUCTION COST				\$15,000.00					
	10% Bond Coverage				\$1,500.00					
	TOTAL BOND AMOUNT:				\$16,500.00				Released this Period	\$15,000.00

Chris Trusty

Chris Trusty (Mar 8, 2021 11:30 MST)

Christopher T. Trusty P.E.
Engineering Director

Mar 8, 2021

Date

Robert Ballif

Robert Ballif (Mar 8, 2021 11:52 MST)

Robert Ballif
Engineering Tech. 1

Mar 8, 2021

Date

J & J RANCHES SUBDIVISION

LOCATED IN THE NORTHEAST QUARTER OF SECTION 19
TOWNSHIP 6 SOUTH, RANGE 2 WEST,
SALT LAKE BASE AND MERIDIAN
EAGLE MOUNTAIN CITY, UTAH COUNTY, UTAH

59-051-0025
GRANT SMITH FARMS, LLC.

S 89°25'51" E 600.00'

SECTION CORNER COMMON TO SECTIONS
20, 19, 18, & 17, TOWNSHIP 6 SOUTH,
RANGE 2 WEST, SALT LAKE BASE & MERIDIAN
FOUND UTAH COUNTY BRASS CAP MONUMENT

NORTH QUARTER CORNER OF SECTION
19, TOWNSHIP 6 SOUTH, RANGE 2 WEST,
SALT LAKE BASE & MERIDIAN (FOUND
UTAH COUNTY BRASS CAP MONUMENT)

SUBDIVISION POINT
OF BEGINNING

10' P.U.E.

LOT 6
WHITE HILLS
COUNTRY ESTATES
55-320-0008
WATTERSON, JOSEPH K.

PLAT A
WHITE HILLS COUNTRY
ESTATES MAP 5576

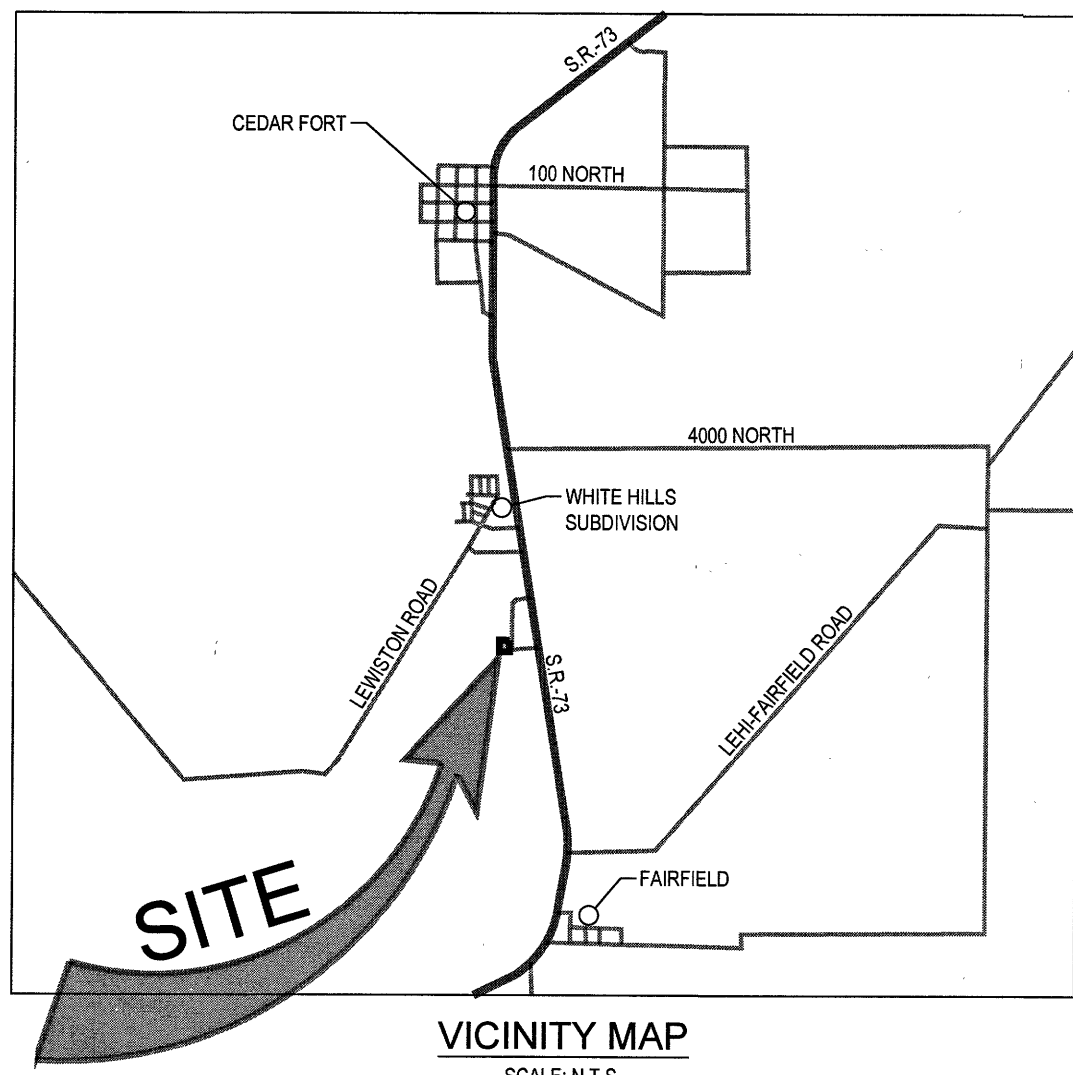
10' SETBACK LINE
S 0°32'04" W 942.85'

LOT 7
WHITE HILLS
COUNTRY ESTATES
55-320-0007
BRD, MELINDA

10' P.U.E.

WHITE QUEST DRIVE
(33.0' WIDE PUBLIC ROAD)

EAST QUARTER CORNER OF SECTION
19, TOWNSHIP 6 SOUTH, RANGE 2 WEST,
SALT LAKE BASE & MERIDIAN (FOUND
UTAH COUNTY BRASS CAP MONUMENT)



VICINITY MAP
SCALE: 1" = 50'

LEGEND

- SUBDIVISION BOUNDARY
- SECTION LINE
- NEW LOT LINE
- RIGHT OF WAY LINE
- EASEMENT LINE
- ADJOINING SUBDIVISION LINE
- P.U.E. (PUBLIC UTILITY EASEMENT)
- SETBACK LINE
- SUBDIVISION BOUNDARY CORNER
- P.U.E. (PUBLIC UTILITY EASEMENT)

DOMINION ENERGY

DOMINION ENERGY APPROVES THIS PLAT SOLELY FOR THE PURPOSES OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS, DOMINION ENERGY MAY REQUIRE OTHER EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT CONSTITUTE ABROGATION OR WAIVER OF ANY OTHER EXISTING RIGHTS, OBLIGATIONS, OR LIABILITIES PROVIDED BY LAW OR EQUITY. THIS APPROVAL DOES NOT CONSTITUTE ACCEPTANCE, APPROVAL, OR ACKNOWLEDGEMENT OF ANY TERMS CONTAINED IN THE PLAT, INCLUDING THOSE SET FORTH IN THE OWNERS DEDICATION AND THE NOTES, AND DOES NOT CONSTITUTE A GUARANTEE OF PARTICULAR TERMS OF NATURAL GAS SERVICE. FOR FURTHER INFORMATION PLEASE CONTACT DOMINION ENERGY'S RIGHT-OF-WAY DEPARTMENT AT 1-800-366-8532.

APPROVED THIS _____ DAY OF _____, 20____, DOMINION ENERGY
BY _____
TITLE _____

ROCKY MOUNTAIN

1. PURSUANT TO UTAH CODE ANN § 54-3-27 THIS PLAT CONVEYS TO THE OWNER(S) OR OPERATORS OF UTILITY FACILITIES A PUBLIC UTILITY EASEMENT ALONG WITH ALL THE RIGHTS AND DUTIES DESCRIBED THEREIN.
2. PURSUANT TO UTAH CODE ANN § 17-27A-803(4)(C)(II) ROCKY MOUNTAIN POWER ACCEPTS DELIVERY OF THE P.U.E. AS DESCRIBED IN THIS PLAT AND APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS AND APPROXIMATES THE LOCATION OF THE PUBLIC UTILITY EASEMENTS, BUT DOES NOT WARRANT THEIR PRECISE LOCATION. ROCKY MOUNTAIN POWER MAY REQUIRE OTHER EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT AFFECT ANY RIGHT THAT ROCKY MOUNTAIN POWER HAS UNDER

- (1) A RECORDED EASEMENT OR RIGHT-OF-WAY
- (2) THE LAW APPLICABLE TO PREScriptive RIGHTS
- (3) TITLE 54, CHAPTER 8A, DAMAGE TO UNDERGROUND UTILITY FACILITIES, OR
- (4) ANY OTHER PROVISION OF LAW

Mark Shupe 3/4/20
ROCKY MOUNTAIN POWER DATE

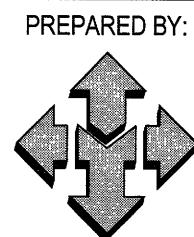
DIRECT COMMUNICATIONS

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

DIRECT COMMUNICATIONS DATE _____

PLAT CALCULATIONS

TOTAL ACREAGE	13.000
BUILDABLE ACREAGE	11.23
TOTAL ACREAGE IN LOTS	13.000
TOTAL OPEN SPACE	NONE
TOTAL IMPROVED OPEN SPACE	NONE
AVERAGE LOT SIZE	6.50
LARGEST LOT SIZE	6.504
SMALLEST LOT SIZE	6.496
OVERALL DENSITY	2.0 LOT PER 13 ACRES
TOTAL NUMBER OF LOTS	2



McNEIL ENGINEERING
Designing for the Future Since 1983™
8610 So. Sandy Parkway, Suite 200 Sandy, Utah 84070
TEL: (801) 255-7700 FAX: (801) 255-8071
E-MAIL: info@mcneileng.com WEB SITE: www.mcneil-group.com

SURVEYOR'S CERTIFICATE

I, DENNIS K. WITHERS, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 6135190, IN ACCORDANCE WITH TITLE 58, CHAPTER 22 OF UTAH STATE CODE. I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNER(S), I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT IN ACCORDANCE WITH STATE CODE 17-25-17, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, STREETS, AND EASEMENTS HEREAFTER TO BE KNOWN AS:

J & J RANCH SUBDIVISION

AND THAT AT THE SAME HAS BEEN CORRECTLY SURVEYED AND MARKED ON THE GROUND AS SHOWN ON THIS PLAT.

SUBDIVISION DESCRIPTION

A PARCEL OF LAND SITUATE WITHIN THE NORTHEAST QUARTER OF SECTION 19, TOWNSHIP 6 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, LOCATED IN EAGLE MOUNTAIN, COUNTY OF UTAH, STATE OF UTAH AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE EAST LINE OF THE NORTHEAST QUARTER, SAID POINT BEING SOUTH 0°32'04" WEST, ALONG THE SECTION LINE (BASIS OF BEARING), A DISTANCE OF 353.88 FEET, FROM THE NORTHEAST CORNER OF SAID SECTION 19, AND RUNNING THENCE SOUTH 0°32'04" WEST, CONTINUING ALONG SAID SECTION LINE AND THE WEST LINE OF THE WHITE HILLS COUNTRY ESTATES SUBDIVISION, A DISTANCE OF 942.85 FEET, TO THE NORTH LINE OF THAT CERTAIN BOUNDARY LINE ADJUSTMENT, RECORDED AS ENTRY NO. 23808-2019, THENCE NORTH 89°39'09" WEST, ALONG SAID NORTH LINE, A DISTANCE OF 600.00 FEET, TO A CORNER THEREOF, THENCE DEPARTING SAID LINE BEARING NORTH 0°32'04" EAST, PARALLEL WITH AND 600.00 FEET PERPENDICULARLY DISTANT TO AFORESAID SECTION LINE, A DISTANCE OF 944.97 FEET, THENCE SOUTH 89°25'51" EAST, PARALLEL WITH THE NORTH LINE OF SAID SECTION, A DISTANCE OF 600.00 FEET, TO THE POINT OF BEGINNING.

CONTAINS: 966,264 SQUARE FEET, OR 13.000 ACRES, IN TWO RESIDENTIAL LOTS.

Dennis K. Withers

DENNIS K. WITHERS,
L.S. LICENSE NO. 6135190

(SEE SEAL BELOW)

OWNER'S CERTIFICATION AND DEDICATION

WE THE UNDERSIGNED OWNER(S) OF ALL OF THE REAL PROPERTY DEPICTED AND DESCRIBED HEREON HAVE CAUSED THE LAND DESCRIBED ON THIS PLAT TO BE DIVIDED INTO LOTS, STREETS, PARKS, OPEN SPACE, EASEMENTS, AND OTHER PUBLIC USES AS DESIGNATED ON THE PLAT AND NOW TO BE HEREBY DEDICATED UNDER PROVISION OF 10-9a-807, UTAH CODE, WITHOUT CONDITIONS, RESTRICTION OR RESERVATION TO EAGLE MOUNTAIN CITY, UTAH ALL STREETS, WATER SEWER, AND OTHER UTILITY EASEMENTS AND IMPROVEMENTS, OPEN SPACE, SHOWN AS PUBLIC OPEN SPACES, PARKS AND ALL OTHER PLACES PUBLIC USE AND ENJOYMENT TO EAGLE MOUNTAIN CITY, UTAH TOGETHER WITH ALL IMPROVEMENTS REQUIRED BY THE DEVELOPMENT AGREEMENT BETWEEN THE UNDERSIGNED AND EAGLE MOUNTAIN CITY FOR THE BENEFIT OF THE CITY AND THE INHABITANTS THEREOF

Grant Smith Farms, LLC

BY: JAMES E. SMITH
(PRINT NAME)

ITS: *Manager* (TITLE)

ACKNOWLEDGEMENT

STATE OF UTAH)
COUNTY OF SALT LAKE) SS

ON THIS 5 DAY OF March, IN THE YEAR 2020, BEFORE ME, *Teisha Wilson*, A NOTARY PUBLIC, PERSONALLY APPEARED JAMES E. SMITH, THE Manager OF SAID GRANT SMITH FARMS, LLC, WHO PROVED ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO IN THE FOREGOING OWNER'S DEDICATION AND CONSENT TO RECORD REGARDING THE J & J RANCHES SUBDIVISION AND WAS SIGNED BY HIM ON BEHALF OF SAID GRANT SMITH FARMS, LLC, AND ACKNOWLEDGED THAT THEY EXECUTED THE SAME.

COMMISSION NUMBER: 695274
MY COMMISSION EXPIRES: 06-01-2021

PRINT NAME: *Teisha Wilson*

A NOTARY PUBLIC COMMISSIONED IN UTAH

ACCEPTANCE OF LEGISLATIVE BODY

THE CITY COUNCIL OF EAGLE MOUNTAIN CITY, COUNTY OF UTAH, APPROVES THIS SUBDIVISION AND HEREBY ACCEPTS THE DEDICATION OF ALL STREETS, EASEMENTS AND OTHER PARCELS OF LAND INTENDED FOR THE PUBLIC PURPOSE OF THE PERPETUAL USE OF THE PUBLIC THIS 21 DAY OF March, A.D. 2020.

James E. Smith
APPROVED BY MAYOR

Jeffery Smith
APPROVED BY CITY ATTORNEY

Christal J. Hunt
APPROVED BY CITY ENGINEER (SEE SEAL BELOW)

Jeffery Smith
ATTEST: CITY RECORDER (SEE SEAL BELOW)

ENT. 62997-2020 Map # 17064
JEFFERY SMITH
UTAH COUNTY RECORDER
2020 May 11 3:30 pm Fee \$4.00 BY RA
RECORDED FOR EAGLE MOUNTAIN CITY

GENERAL NOTES:

- THE BASIS OF BEARING FOR THIS PLAT IS SOUTH 0°32'04" WEST, ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 19, TOWNSHIP 6 SOUTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN, AS SHOWN HEREON.
- COURSES AND DISTANCES SHOWN ON THIS MAP ARE MEASURED DIMENSIONS TAKEN FROM ACTUAL FIELD MEASUREMENTS, UNLESS CONTAINED WITHIN PARENTHESES INDICATING A RECORD COURSE OR DISTANCE. RECORD INFORMATION IS TAKEN FROM MAPS, PLATS, DEEDS OF RECORD, OR OTHER SOURCES OF RECORD INFORMATION.
- PROPERTY CORNERS NOT FOUND WERE MONUMENTED WITH A 5/8" REBAR AND RED NYLON CAP STAMPED "MNEIL ENG.", OR A NAIL & WASHER BEARING THE SAME INSIGNIA, UNLESS OTHERWISE NOTED HEREON.
- LOTS IN THIS SUBDIVISION DO NOT CURRENTLY HAVE ACCESS TO A PUBLIC SEWER LINE AND WILL REQUIRE THE APPROVAL AND INSTALLATION OF A SEPTIC SYSTEM. IF IN THE EVENT OF SEPTIC SYSTEM FAILURE AND A PUBLIC SEWER LINE HAS BEEN INSTALLED WITHIN 300 FEET OF THE PROPERTY, THE PROPERTY OWNERS SHALL CONNECT ANY NEW OR EXISTING STRUCTURES TO THE PUBLIC SEWER AND PROPERLY ABANDON OR REMOVE ANY EXISTING SEPTIC SYSTEMS, AT THE OWNERS SOLE COST AND EXPENSE.

PLAT

J & J RANCHES SUBDIVISION

LOCATED IN THE NORTHEAST QUARTER OF SECTION 19
TOWNSHIP 6 SOUTH, RANGE 2 WEST,
SALT LAKE BASE AND MERIDIAN

EAGLE MOUNTAIN CITY, UTAH COUNTY, UTAH

SCALE: 1" = 50 FEET

SHEET

1

OF

1

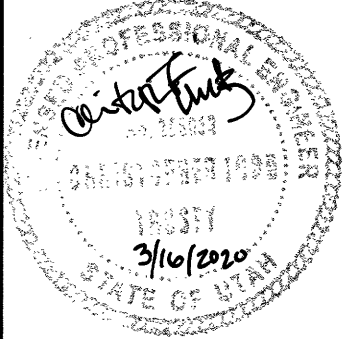
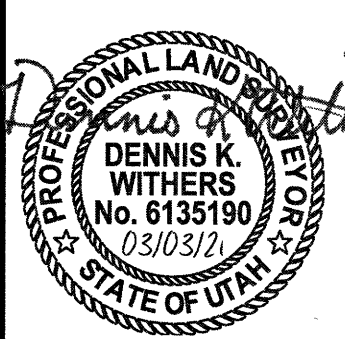
CORPORATE SEAL

SURVEYOR'S SEAL

NOTARY PUBLIC SEAL

CITY-COUNTY ENGINEER SEAL

CLERK RECORDER SEAL





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

Monday, March 8, 2021

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

SUBJECT: Lone Tree phase F plat 1 into warranty Bond Release

City Recorder:

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

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

Sincerely,

Chris Trusty (Mar 9, 2021 08:03 MST)

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

Cc: Fionnuala Kofoed, City Recorder



Bond Release Request Letter
Lone Tree phase F plat 1
Reduced

Engineering Division
2555 North Pony Express Parkway
Eagle Mountain City, Utah 84005
(801) 789-6671

1st Bond Release	
Original Bond Amount:	\$ 30,800.95
Previous Release Amount:	\$ -
Amount to Release this Period:	\$ 2,092.25
Amount Remaining in Bond:	\$ 28,708.70

Bond Releases Summary	
#1	\$ 2,092.25
#2	\$ -
#3	\$ -
#4	\$ -
TOTAL	\$ 2,092.25

3/8/2021

ITEM	DESCRIPTION	ORIGINAL QUANTITY	REDUCED QUANTITY	UNIT	UNIT COST	TOTAL	QUANTITIES COMPLETED			MONIES RELEASED	
							Previous Period	This Period	% to date	This Period	To Date
1	SITE PREP										
a	SWPPP	1	0	LS	\$3,000.00	\$0.00	0	0%	100%	\$0.00	\$0.00
2	STREET IMPROVEMENTS										
a	9" road base, place & compacted	24000	0	SF	\$0.75	\$0.00	0	0%	100%	\$0.00	\$0.00
b	3" Asphalt w/6" road base	24000	0	SF	\$1.30	\$0.00	0	0%	100%	\$0.00	\$0.00
c	6" road base under curb & gutter	24000	0	SF	\$0.55	\$0.00	0	0%	100%	\$0.00	\$0.00
d	30" curb & gutter	1571	0	LF	\$21.00	\$0.00	0	0%	100%	\$0.00	\$0.00
e	ADA ramps	2	0	EA	\$650.00	\$0.00	0	0%	100%	\$0.00	\$0.00
f	5' sidewalk w/rep.	1571	0	LF	\$25.00	\$0.00	0	0%	100%	\$0.00	\$0.00
3	SEWER										
a	8" PVC sewer line	519	0	LF	\$28.00	\$0.00	0	0%	100%	\$0.00	\$0.00
b	48" manhole w/concrete collar	4	0	EA	\$3,000.00	\$0.00	0	0%	100%	\$0.00	\$0.00
c	4" sewer lateral	21	0	EA	\$1,000.00	\$0.00	0	0%	100%	\$0.00	\$0.00
4	WATER										
a	8" C-900 water main	823	0	LF	\$26.00	\$0.00	0	0%	100%	\$0.00	\$0.00
b	Connect to existing culinary line	2	0	EA	\$1,000.00	\$0.00	0	0%	100%	\$0.00	\$0.00
c	Fire Hydrant w/valve	1	0	EA	\$4,200.00	\$0.00	0	0%	100%	\$0.00	\$0.00
d	3/4" water service	21	0	EA	\$1,100.00	\$0.00	0	0%	100%	\$0.00	\$0.00
e	Blow off valve	1	0	EA	\$1,000.00	\$0.00	0	0%	100%	\$0.00	\$0.00
f	8" gate valve w/collar	3	0	EA	\$1,400.00	\$0.00	0	0%	100%	\$0.00	\$0.00
g	Air vac	1	0	EA	\$1,000.00	\$0.00	0	0%	100%	\$0.00	\$0.00
5	STORM DRAIN										
a	15" ADS HP storm drain	605	30.25	LF	\$25.00	\$756.25	605	100%	95%	\$756.25	\$0.00
b	12" ADS HP storm drain	246	12.3	LF	\$20.00	\$246.00	246	100%	95%	\$246.00	\$0.00
c	2'x2' inlet w/out type 18f	1	0.05	EA	\$2,500.00	\$125.00	1	100%	95%	\$125.00	\$0.00
d	2'x2' inlet	1	0.05	EA	\$1,800.00	\$90.00	1	100%	95%	\$90.00	\$0.00
e	3'x6" combo box	2	0.1	EA	\$3,500.00	\$350.00	2	100%	95%	\$350.00	\$0.00
f	Temporary bench drain	500	25	LF	\$10.00	\$250.00	500	100%	95%	\$250.00	\$0.00
g	48" manhole w/concrete collar	1	0.05	EA	\$3,000.00	\$150.00	1	100%	95%	\$150.00	\$0.00
h	2'x3' catch basin	1	0.05	EA	\$2,500.00	\$125.00	1	100%	95%	\$125.00	\$0.00
6	MISC.										
a	Street & stop signs	1	0	EA	\$200.00	\$0.00	0	0%	100%	\$0.00	\$0.00
TOTAL CONSTRUCTION COST						\$2,092.25					
Original 10% Bond Coverage						\$20,708.70					
TOTAL BOND AMOUNT:						\$30,800.95					
							Released this Period		\$2,092.25		

APPROVED BY EAGLE MOUNTAIN:

Chris Trusty
Chris Trusty (Mar 9, 2021 08:10:15:1)

Christopher T. Trusty P.E.
Engineering Director

Mar 9, 2021

Date

Robert Ballif

Robert Ballif (Mar 9, 2021 08:16:15:1)

Robert Ballif
Engineering Tech. 1

Mar 9, 2021

Date

LONE TREE AT CIRCLE FIVE RANCH PHASE F - PLAT 1

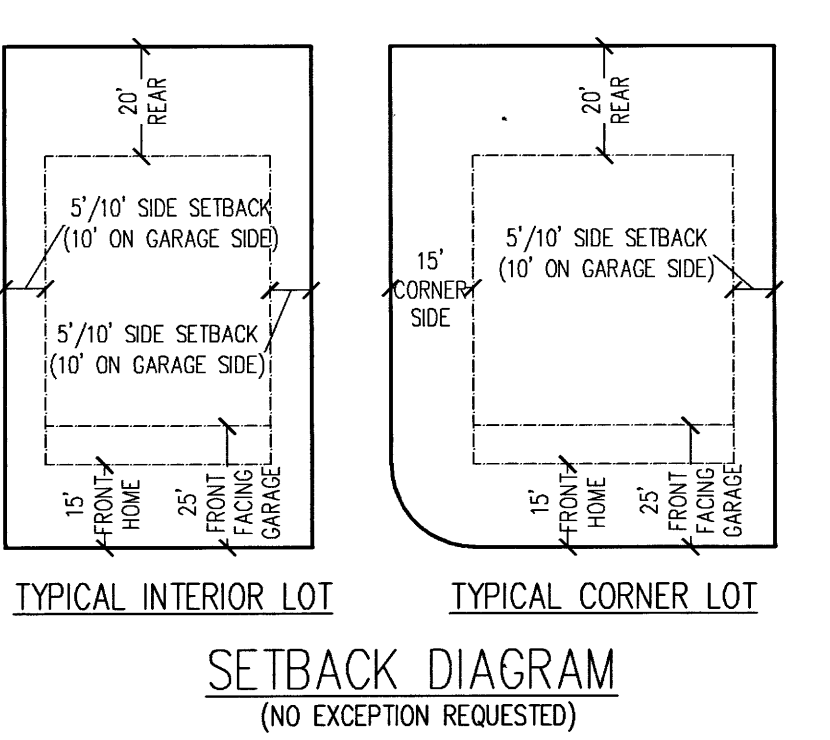
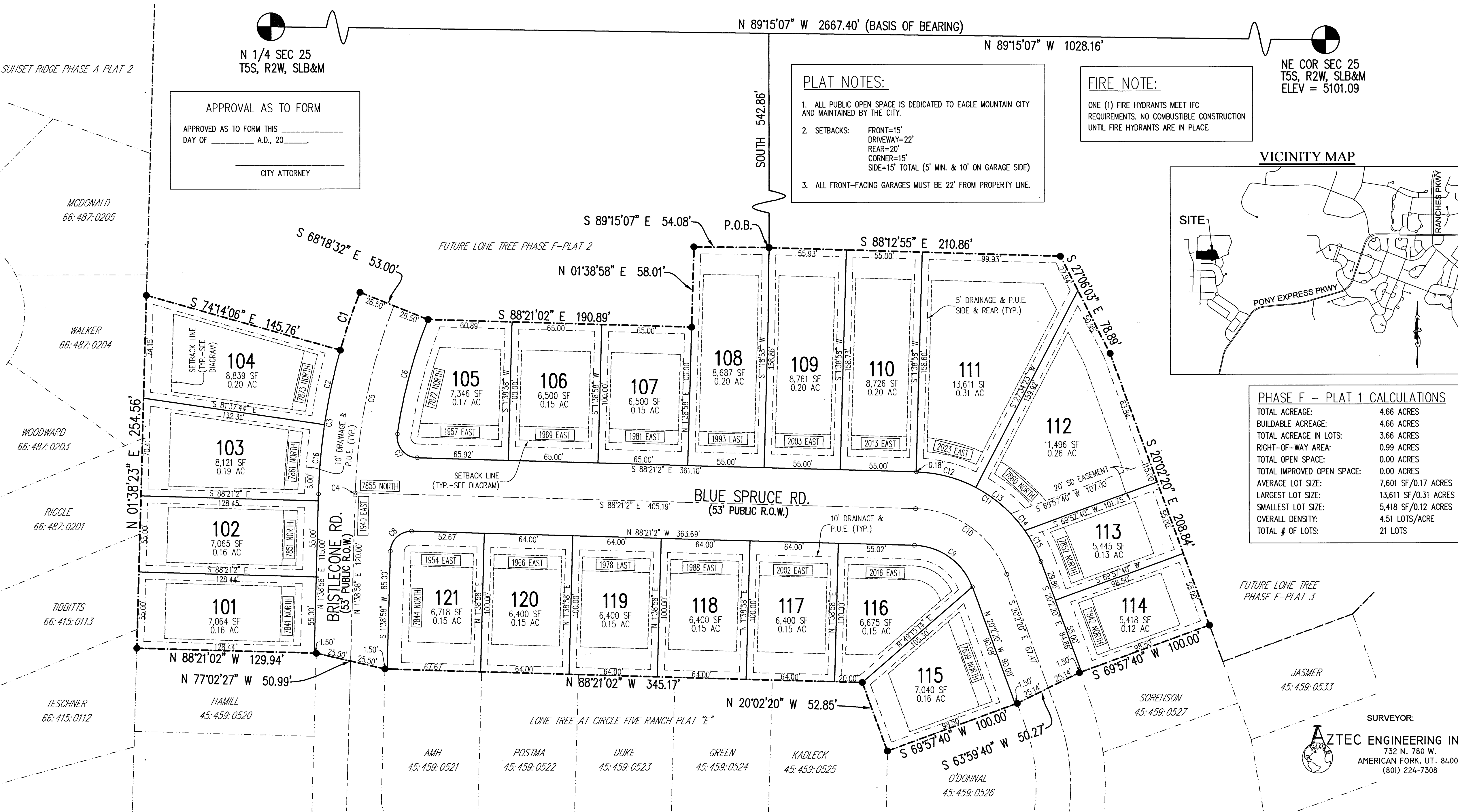


Table with 5 columns: CURVE, RADIUS, LENGTH, DELTA, CHORD, BEARING. Rows C1 through C16.

ROCKY MOUNTAIN POWER
 1. Pursuant to Utah Code Ann § 54-3-27 this plat conveys to the owner(s) or operators of utility facilities a public utility easement along with all the rights and duties described therein.
 2. Pursuant to Utah Code Ann § 17-27-603(4)(c)(i) Rocky Mountain Power accepts delivery of the PUE as described in this plat and approves this plat solely for the purpose of confirming that the plat contains public utility easements and approximates the location of the public utility easements, but does not warrant their precise location. Rocky Mountain Power may require other easements in order to serve this development. This approval does not affect any right that Rocky Mountain Power has under:
 (1) A recorded easement or right-of-way
 (2) The law applicable to prescriptive rights
 (3) Title 54, Chapter 8a, Damage to Underground Utility Facilities, or
 (4) Any other provision of law

DOMINION ENERGY UTAH
 Questar Gas Company dba Dominion Energy Utah, hereby approves this plat solely for the purposes of confirming that the plat contains public utility easements. Dominion Energy Utah may require additional easements in order to serve this development. This approval does not constitute abrogation or waiver of any other existing rights, obligations, or liabilities including prescriptive rights or other rights, obligations or liabilities provided by law or equity. This approval does not constitute acceptance, approval, or acknowledgement of any terms contained in the plat, including those set forth in the Owner Dedication or in the Notes, and does not constitute a guarantee of particular terms or conditions of natural gas service. For further information please contact Dominion Energy Utah's Right-of-Way Department at 800-366-8532.

SURVEYOR'S CERTIFICATE
 I, AARON D. THOMAS, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 6418780 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY BY AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW, AND HAVE SUBDIVIDED SAID TRACT OF LAND IN LOTS, BLOCKS, STREETS, AND EASEMENTS AND THE SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT AND THAT THIS PLAT IS TRUE AND CORRECT.
 DATE: Jan. 26, 2021
 AARON D. THOMAS (SEE SEAL BELOW)

BOUNDARY DESCRIPTION
 Beginning at a point located North 89°15'07" West along section line 1028.16 feet and South 542.86 feet from the Northeast Corner of Section 25, Township 5 South, Range 2 West, Salt Lake Base and Meridian;
 thence South 88°12'55" East, a distance of 210.86 feet; thence South 27°06'03" East, a distance of 78.89 feet; thence South 20°02'20" East, a distance of 208.84 feet; thence along the northerly boundary of Lone Tree at Circle Five Ranch Plat "E" the following seven courses and distances: 1) South 69°57'40" West 100.00 feet, 2) South 63°59'40" West 50.27 feet, 3) South 69°57'40" West 100.00 feet, 4) North 20°02'20" West 52.85 feet, 5) North 88°21'02" West 345.17 feet, 6) North 77°02'27" West 50.99 feet, and 7) North 88°21'02" West 129.94 feet; thence North 01°38'23" East along the easterly boundary of Sunset Ridge Phase A Plats 1 and 2, a distance of 254.56 feet; thence South 74°14'06" East, a distance of 145.76 feet; thence along the arc of a 426.50 foot curve to the right through a central angle of 05°55'34" for 44.11 feet (chord bears North 18°43'41" East 44.09 feet); thence South 68°18'32" East, a distance of 53.00 feet; thence South 88°21'02" East, a distance of 190.89 feet; thence North 01°38'58" East, a distance of 58.01 feet; thence South 89°15'07" East, a distance of 54.08 feet to the point of beginning.
 Containing 202,774.35 square feet or 4.6551 acres, more or less.
 BASIS OF BEARING = UTAH STATE PLANE COORDINATE SYSTEM OF 1983, CENTRAL ZONE

EAGLE MOUNTAIN CITY PLAT DEDICATION
 We, the undersigned owners of all the real property depicted on this plat and described in the surveys certificate on this plat, have caused the land described on this plat to be divided into lots, streets, parks, open spaces, easements and other public uses as designated on the plat and now do hereby dedicate under the provisions of 10-3a-607, Utah Code, without condition, restriction or reservation to Eagle Mountain City, Utah, all streets, water, sewer, and other utility easements and improvements, open spaces shown as public open spaces, parks and all other places of public use and enjoyment to Eagle Mountain City, Utah, together with all improvements required by the Development Agreement between the undersigned and Eagle Mountain City for the benefit of the City and the inhabitants thereof.
 OWNER(S):
 PRINTED NAME OF OWNER
 AUTHORIZED SIGNATURE(S)
 EAGLE MOUNTAIN DEVELOPER PLAT DEDICATION
 We, the undersigned owners of all the real property depicted on this plat and described in the surveys certificate on this plat, have caused the land described on this plat to be divided into lots, streets, parks, open spaces, easements and other public uses as designated on the plat and now do hereby dedicate under the provisions of 10-3a-607, Utah Code, without condition, restriction or reservation to Eagle Mountain City, Utah, all streets, water, sewer, and other utility easements and improvements, open spaces shown as public open spaces, parks and all other places of public use and enjoyment to Eagle Mountain City, Utah, together with all improvements required by the Development Agreement between the undersigned and Eagle Mountain City for the benefit of the City and the inhabitants thereof.
 OWNER(S):
 PRINTED NAME OF OWNER
 AUTHORIZED SIGNATURE(S)

ACKNOWLEDGMENT
 On the 26 day of February, 2021, personally appeared before me the persons signing the foregoing Owners Dedication knowing to me to be authorized to execute the foregoing Owners Dedication for and on behalf of the owners who duly acknowledged to me that the Owners Dedication was executed by them on behalf of the Owners.
 A Notary Public Commissioned in Utah
 MY COMMISSION EXPIRES 12-15-23
 NOTARY PUBLIC SIGNATURE
 Brian Rammell
 PRINTED FULL NAME OF NOTARY

ACCEPTANCE BY LEGISLATIVE BODY
 THE CITY COUNCIL OF EAGLE MOUNTAIN CITY, COUNTY OF UTAH, APPROVES THIS SUBDIVISION PLAT AND HEREBY ACCEPTS THE DEDICATION OF ALL STREETS, EASEMENTS AND OTHER PARCELS OF LAND INTENDED FOR PUBLIC PURPOSES FOR THE PERPETUAL USE OF THE PUBLIC THIS 18 DAY OF February, 2021.
 APPROVED BY MAYOR
 APPROVED BY ENGINEER (SEE SEAL BELOW)
 ATTEST BY CITY RECORDER (SEE SEAL BELOW)

FINAL PLAT 1
LONE TREE AT CIRCLE FIVE RANCH PHASE F
 SUBDIVISION
 LOCATED IN THE NE QUARTER OF SEC 25, TOWNSHIP 5S, RANGE 2W, S.L.B.&M.
 EAGLE MOUNTAIN CITY, UTAH COUNTY, UTAH
 SCALE: 1" = 40 FEET

Seals for Surveyor, Notary Public, and City Clerk-Recorder.

Sec. 25, T5S, R2W, PLAT 1



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

Monday, March 1, 2021

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

SUBJECT: Silverlake plat 18 into warranty Bond Release

City Recorder:

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

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

Sincerely,


Chris Trusty (Mar 1, 2021 10:02 MST)

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

Cc: Fionnuala Kofoed, City Recorder



BOND RELEASE REQUEST LETTER
Silverlake plat 18 Bond
Reduced

Engineering Division
2665 North Pony Express Parkway
Eagle Mountain City, Utah 84005
(801) 788-8671

1st Bond Release	
Original Bond Amount:	\$ 233,875.50
Previous Release Amount:	\$ -
Amount to Release this Period:	\$ 126,700.00
Amount Remaining in Bond:	\$ 107,175.50

Bond Releases Summary	
#1	\$ 126,700.00
#2	\$ -
#3	\$ -
#4	\$ -
TOTAL	\$ 126,700.00

3/1/2021

ITEM	DESCRIPTION	ORIGINAL QUANTITY	REDUCED QUANTITY	UNIT	UNIT COST	TOTAL	QUANTITIES COMPLETED			MONIES RELEASED	
							Previous Period	This Period	% to date	This Period	To Date
1	SITE PREP										
a	Construction Entrance	1	0	EA	\$2,300.00	\$0.00	0	0	100%	\$0.00	\$0.00
b	Silt Fence	2600	1300	LF	\$2.00	\$2,600.00	0	2600	100%	\$2,600.00	\$2,600.00
c	Curb inlet protection	7	3.5	EA	\$150.00	\$525.00	0	7	100%	\$525.00	\$525.00
d	Mobilization	1	0	LS	\$10,000.00	\$0.00	0	0	100%	\$0.00	\$0.00
e	Rough grade	96100	0	SF	\$0.10	\$0.00	0	0	100%	\$0.00	\$0.00
2	ROADWAY IMPROVEMENTS										
a	3" Asphalt Roadway	85500	0	SF	\$1.20	\$0.00	0	0	100%	\$0.00	\$0.00
b	6" road base	85500	0	SF	\$0.70	\$0.00	0	0	100%	\$0.00	\$0.00
c	9" subbase	98100	0	SF	\$0.85	\$0.00	0	0	100%	\$0.00	\$0.00
d	5' sidewalk	25975	25975	SF	\$3.25	\$84,418.75	0	25975	100%	\$84,418.75	\$84,418.75
e	8' sidewalk	6925	6925	SF	\$3.25	\$22,506.25	0	6925	100%	\$22,506.25	\$22,506.25
f	Sidewalk prep	27300	0	SF	\$0.85	\$0.00	0	0	100%	\$0.00	\$0.00
g	ADA ramps & placards	12	12	EA	\$1,200.00	\$14,400.00	0	12	100%	\$14,400.00	\$14,400.00
h	30" Curb & Gutter type D w/base prep	5080	0	LF	\$18.50	\$0.00	0	0	100%	\$0.00	\$0.00
i	Concrete manhole collars	19	0	EA	\$450.00	\$0.00	0	0	100%	\$0.00	\$0.00
j	Concrete valve collars	20	0	EA	\$350.00	\$0.00	0	0	100%	\$0.00	\$0.00
3	CULINARY WATER										
a	8" C-900 water line	2800	0	LF	\$23.00	\$0.00	0	0	100%	\$0.00	\$0.00
b	8" gate valve w/collar	14	0	EA	\$1,500.00	\$0.00	0	0	100%	\$0.00	\$0.00
c	8" cross	2	0	EA	\$1,500.00	\$0.00	0	0	100%	\$0.00	\$0.00
d	8" tee	2	0	EA	\$1,200.00	\$0.00	0	0	100%	\$0.00	\$0.00
e	8" 45 deg bend	4	0	EA	\$800.00	\$0.00	0	0	100%	\$0.00	\$0.00
f	1" service	55	0	EA	\$1,300.00	\$0.00	0	0	100%	\$0.00	\$0.00
g	2" temp blow off	4	0	EA	\$1,500.00	\$0.00	0	0	100%	\$0.00	\$0.00
h	Connect to existing	2	0	EA	\$1,500.00	\$0.00	0	0	100%	\$0.00	\$0.00
i	Fire Hydrant	6	0	EA	\$5,500.00	\$0.00	0	0	100%	\$0.00	\$0.00
j	Native trench backfill	4010	0	TON	\$6.00	\$0.00	0	0	100%	\$0.00	\$0.00
4	SEWER										
a	8" sewer main	2625	0	LF	\$28.00	\$0.00	0	0	100%	\$0.00	\$0.00
b	Connect to existing	1	0	EA	\$850.00	\$0.00	0	0	100%	\$0.00	\$0.00
c	48" Sewer manholes	11	0	EA	\$2,850.00	\$0.00	0	0	100%	\$0.00	\$0.00
d	60" Sewer manholes	3	0	EA	\$3,150.00	\$0.00	0	0	100%	\$0.00	\$0.00
e	Sewer services	55	0	EA	\$950.00	\$0.00	0	0	100%	\$0.00	\$0.00
f	Native trench backfill	9975	0	TON	\$6.00	\$0.00	0	0	100%	\$0.00	\$0.00
5	STORM DRAIN										
a	15" storm drain pipe	1120	0	LF	\$38.00	\$0.00	0	0	100%	\$0.00	\$0.00
b	Storm drain manholes	5	0	EA	\$2,600.00	\$0.00	0	0	100%	\$0.00	\$0.00
c	Curb inlet box	7	0	EA	\$2,350.00	\$0.00	0	0	100%	\$0.00	\$0.00
d	Connect to existing	1	0	EA	\$500.00	\$0.00	0	0	100%	\$0.00	\$0.00
e	Temp bubble up box w/snout	1	0	EA	\$4,500.00	\$0.00	0	0	100%	\$0.00	\$0.00
f	Native trench backfill	905	0	TON	\$6.00	\$0.00	0	0	100%	\$0.00	\$0.00
6	MISC.										
a	Street signs	5	5	EA	\$240.00	\$1,200.00	0	5	100%	\$1,200.00	\$1,200.00
b	Stop signs	7	7	EA	\$150.00	\$1,050.00	0	7	100%	\$1,050.00	\$1,050.00
TOTAL CONSTRUCTION COST						\$126,700.00					
Original 10% Bond Coverage						\$107,175.50					
TOTAL BOND AMOUNT:						\$233,875.50	Released this Period			\$126,700.00	

Chris Trusty
Chris Trusty (Mar 1, 2021 11:35 MST)

Christopher T. Trusty P.E.
Engineering Director

Mar 1, 2021

Date

Robert Ballif
Robert Ballif (Mar 1, 2021 11:56 MST)

Robert Ballif
Engineering Tech, 1

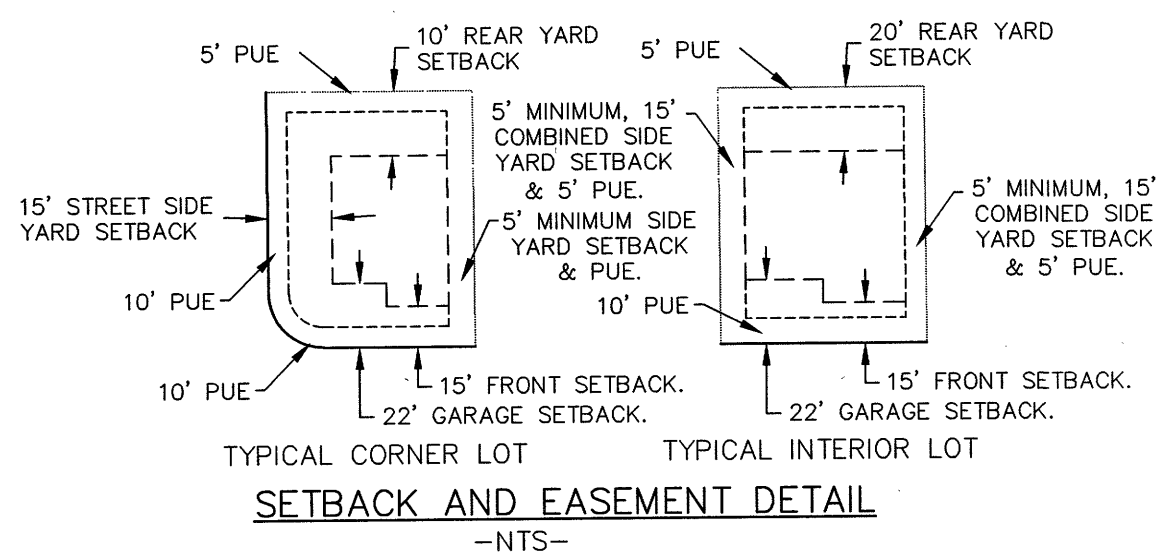
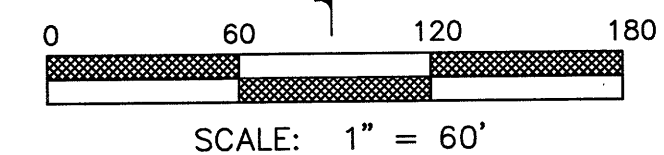
Mar 1, 2021

Date

SILVERLAKE PLAT "18"

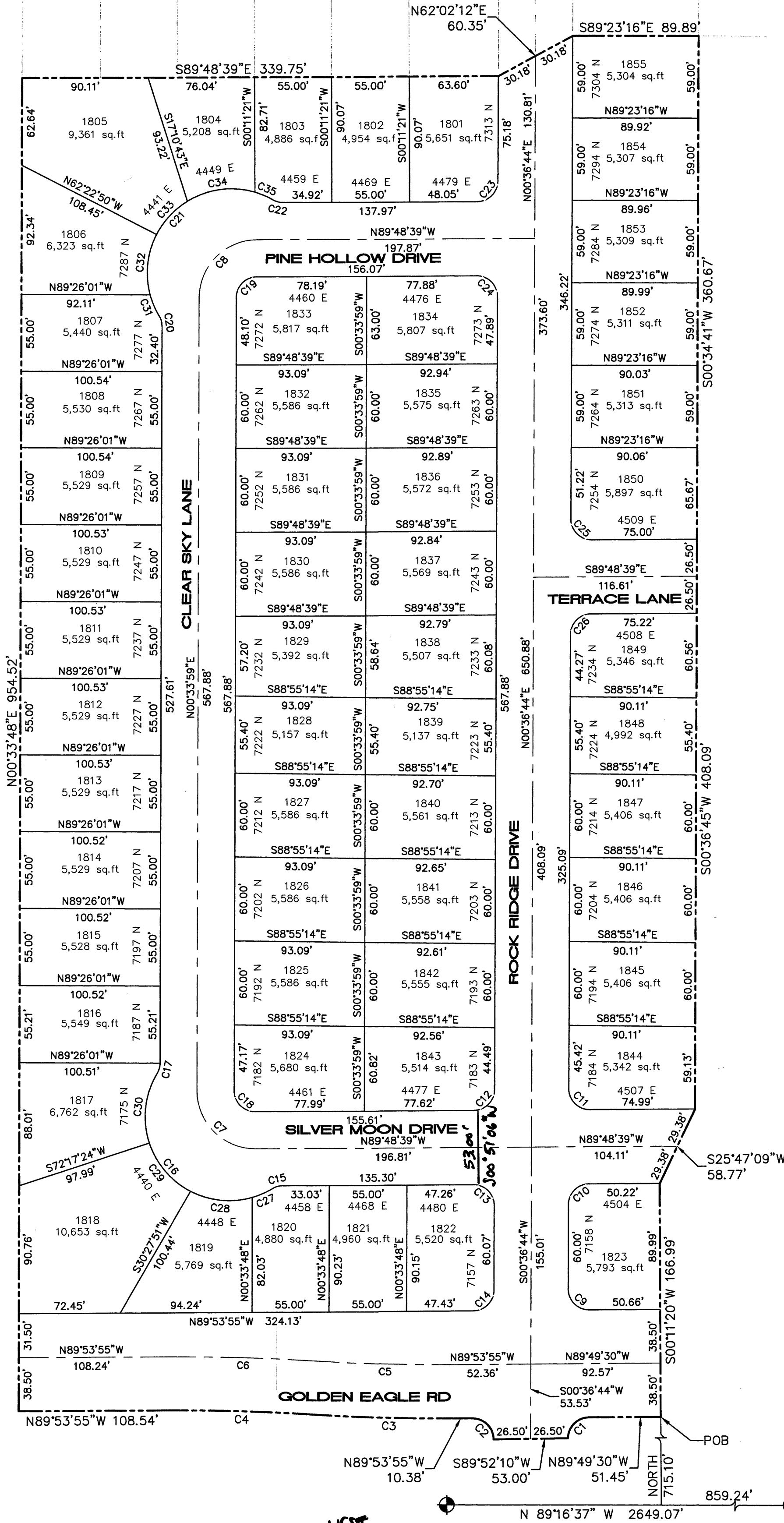
SITUATED IN THE SOUTHWEST QUARTER OF SECTION 28,
TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND
MERIDIAN, EAGLE MOUNTAIN, UTAH

LAND USE	
ACREAGE:	10.598 acres
ACREAGE IN LOTS:	7.144 acres
LOTS:	55
DENSITY:	5.19 LOTS PER ACRE



Curve Table					
Curve #	Length	Radius	Delta	Chord	Chord Bearing
C1	23.45	15.00	89°33'46"	21.13	S45°23'37"W
C2	23.70	15.00	90°30'39"	21.31	N44°38'35"W
C3	105.12	1538.50	3°54'53"	105.10	N87°56'28"W
C4	99.86	1461.50	3°54'53"	99.84	N87°56'28"W
C5	102.49	1500.00	3°54'53"	102.47	S87°56'28"E
C6	102.49	1500.00	3°54'53"	102.47	N87°56'28"W
C7	65.46	41.50	90°22'38"	58.88	S44°37'20"E
C8	64.91	41.50	89°37'22"	58.50	S45°22'40"W
C9	23.68	15.00	90°26'14"	21.29	S44°36'23"E
C10	23.45	15.00	89°34'37"	21.13	S45°24'03"W
C11	23.67	15.00	90°25'23"	21.29	S44°35'58"E
C12	23.45	15.00	89°34'37"	21.13	N45°24'03"E
C13	23.67	15.00	90°25'23"	21.29	N44°35'58"W
C14	23.43	15.00	89°29'21"	21.12	N45°21'25"E
C15	8.05	15.00	30°45'23"	7.96	S74°48'40"W
C16	159.03	60.00	151°51'52"	116.40	S44°38'05"E
C17	8.05	15.00	30°43'52"	7.95	N15°55'55"E
C18	23.66	15.00	90°22'38"	21.28	S44°37'20"E
C19	23.46	15.00	89°37'22"	21.14	S45°22'40"W
C20	8.05	15.00	30°43'51"	7.95	N14°47'57"W
C21	157.10	60.00	150°01'12"	115.92	S44°50'44"W
C22	7.77	15.00	29°39'59"	7.68	S74°58'40"E
C23	23.45	15.00	89°34'37"	21.13	N45°24'03"E
C24	23.67	15.00	90°25'23"	21.29	N44°35'58"W
C25	23.67	15.00	90°25'23"	21.29	S44°35'58"E
C26	23.45	15.00	89°34'37"	21.13	S45°24'02"W
C27	15.67	60.00	14°57'40"	15.62	N66°54'48"E
C28	45.45	60.00	43°24'17"	44.37	S83°54'13"E
C29	46.45	60.00	44°21'22"	45.30	S40°01'23"E
C30	51.46	60.00	49°08'33"	49.90	S06°43'34"W
C31	16.27	60.00	15°32'09"	16.22	S22°23'48"E
C32	44.24	60.00	42°14'53"	43.25	S06°29'43"W
C33	32.75	60.00	31°16'23"	32.34	S43°15'21"W
C34	50.06	60.00	47°48'06"	48.62	S82°47'36"W
C35	13.78	60.00	13°09'41"	13.75	N66°43'31"W

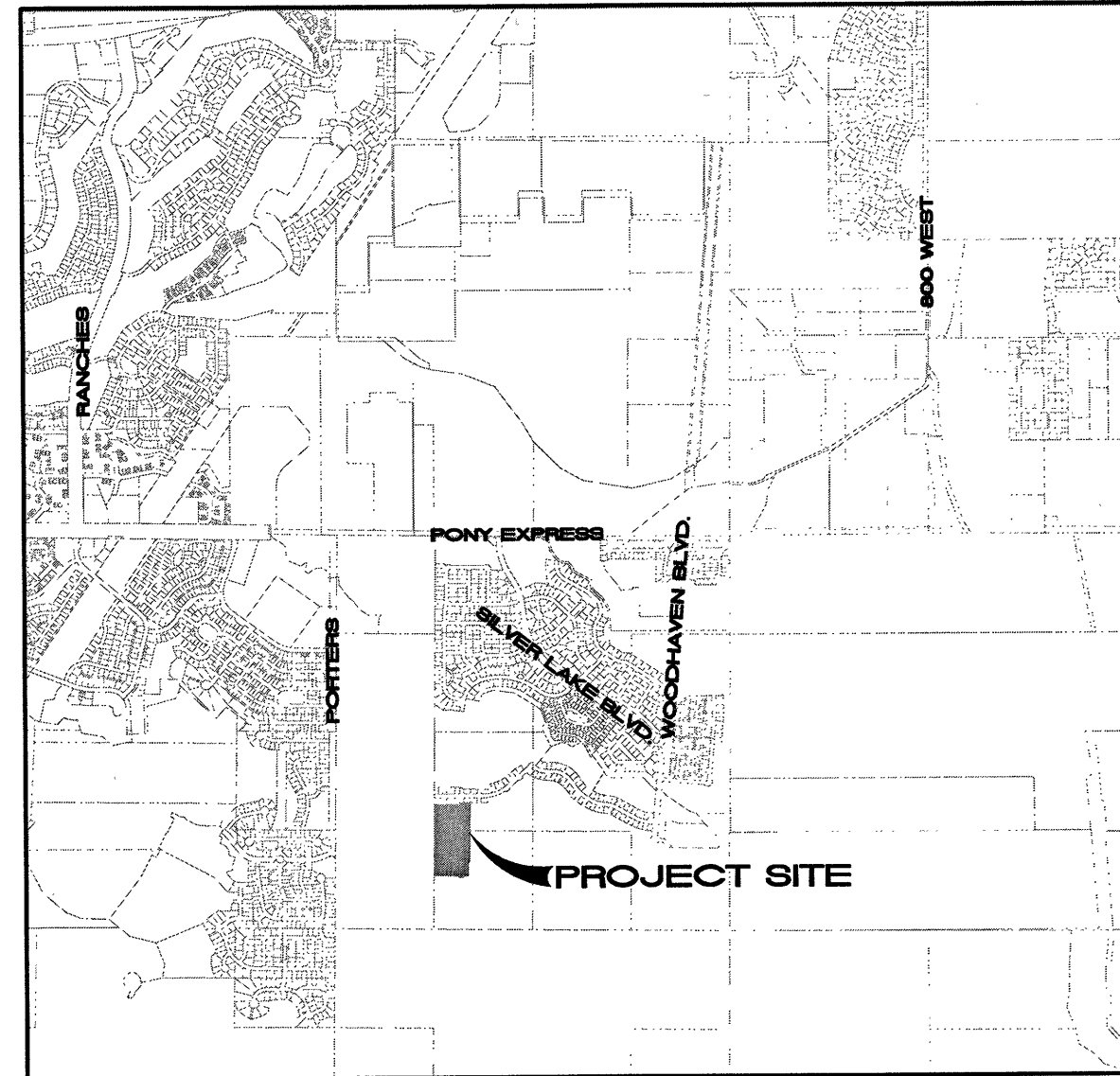
TRANE ENGINEERING, P.C.
CONSULTING ENGINEERS AND LAND SURVEYORS
27 EAST MAIN LANE, UTAH 84043 (801) 768-4544



FOUND UTAH COUNTY BRASS CAP 1959
SOUTH QUARTER CORNER OF SECTION 28,
TOWNSHIP 5 SOUTH, RANGE 1 WEST,
SALT LAKE BASE AND MERIDIAN.

FOUND UTAH COUNTY BRASS CAP 1959
SOUTH QUARTER CORNER OF SECTION 28,
TOWNSHIP 5 SOUTH, RANGE 1 WEST,
SALT LAKE BASE AND MERIDIAN.

FOUND UTAH COUNTY BRASS CAP 1971
SOUTHEAST CORNER OF SECTION 28,
TOWNSHIP 5 SOUTH, RANGE 1 WEST,
SALT LAKE BASE AND MERIDIAN.



VICINITY MAP NTS

DIRECT COMMUNICATIONS APPROVAL

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

Brenda Cadwell 9/28/18
DIRECT COMMUNICATIONS DATE

Basis of Bearing: the line between the Southeast Corner and the South Quarter Corner of Section 28, Township 5 South, Range 1 West, Salt Lake Base and Meridian which bears North 89°20'14" West taken from the State Plane Coordinate & Dependent Resurvey Plat found at the Utah County Surveyors Office. (NAD 83)

NOTES:
1- STUCCO SHALL NOT EXCEED 25% OF ANY FRONT ELEVATION AND ELEVATION FACING A PUBLIC STREET.
2- ALL EXTERIOR LIGHTING MUST COMPLY WITH EMMC CHAPTER 17.56 OUTDOOR LIGHTING STANDARDS.
3- PRIVACY FENCING FACING WOODHAVEN BOULEVARD MUST BE CONSISTENT IN LOOK, MATERIALS, COLOR, AND CONSTRUCTION WITH THE RANCHES FENCING ALONG SILVERLAKE PARKWAY.

QUESTAR GAS COMPANY APPROVAL

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

Approved this 28 day of September 2018 Quest Gas Company
By: [Signature] Title: gas account rep

ROCKY MOUNTAIN POWER APPROVAL

- Pursuant to Utah Code Ann 54-3-27 this plat conveys to the owner(s) or operators of utility facilities a public utility easement along with all the rights and duties described therein.
- Pursuant to Utah Code Ann 17-27a-603(4)(c)(ii) Rocky Mountain Power accepts delivery of the PUE as described in this plat and approves this plat solely for the purpose of confirming that the plat contains public utility easements and approximates the location of the public utility easements, but does not warrant their precise location. Rocky Mountain Power may require other easements in order to serve this development. This approval does not affect any right that Rocky Mountain Power has under.
 - A recorded easement of right of way
 - The law applicable to prescriptive rights
 - Title 54, Chapter 8a, Damage to Underground Utility Facilities
 - Any other provision of law

Del Edwards 9/28/18
ROCKY MOUNTAIN POWER DATE

SURVEYOR'S CERTIFICATE

I, TRAVIS TRANE, do hereby certify that I am a Professional Land Surveyor, and that I hold Licence No. 5152741, as prescribed under the laws of the State of Utah. I further certify that by authority of the owners, I have made a survey of the tract of land shown on this plat and described hereon, and have subdivided said tract of land into lots and streets, together with easements, hereafter to be known as SILVERLAKE PLAT "18" and that the same has been correctly surveyed and monumented on the ground as shown on this plat.

BOUNDARY DESCRIPTION

Beginning at a point which is North 89°16'37" West 859.24 feet along the section line and North 715.10 feet from the South Quarter Corner of Section 28, Township 5 South, Range 1 West, Salt Lake Base and Meridian; thence North 89°49'30" West 51.45 feet; thence Southwesterly 23.45 feet along the arc of a 15.00 foot radius curve to the left, through a central angle of 89°33'46" the chord of which bears South 45°23'37" West 21.13 feet; thence South 89°52'10" West 53.00 feet; thence Northwesterly 23.70 feet along the arc of a 15.00 foot radius curve to the left, through a central angle of 90°30'39" the chord of which bears North 44°38'35" West 21.31 feet; thence North 89°53'55" West 10.38 feet; thence Westerly 105.12 feet along the arc of a 1538.50 foot radius curve to the right, through a central angle of 03°54'53" the chord of which bears North 87°56'28" West 105.10 feet; thence Westerly 99.86 feet along the arc of a 1461.50 foot radius curve to the left, through a central angle of 03°54'53" the chord of which bears North 87°56'28" West 99.84 feet; thence North 89°53'55" West 108.54 feet; thence North 00°33'48" East 954.52 feet; thence South 89°48'39" East 339.75 feet; thence North 62°02'12" East 60.35 feet; thence South 89°23'16" East 89.89 feet; thence South 00°34'41" West 360.67 feet; thence South 00°36'45" West 408.09 feet; thence South 25°47'09" West 58.77 feet; thence South 00°11'20" West 166.99 feet to the point of beginning.

ENT 25283:2019 Map 9 16493
JEFFERY SMITH
UTAH COUNTY RECORDER
2019 Mar 28 10:45 AM FEE \$5.00 BY 78
RECORDED FOR EAGLE MOUNTAIN CITY

Sept 27, 2018
DATE

Travis Trane
SURVEYOR
(See Seal Below)

OWNER'S DEDICATION

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

OWNER(S):

PRINTED NAME OF OWNER

Nathan Johnson President
Rockcross Development Inc

AUTHORIZED SIGNATURE(S)

[Signature]

ACKNOWLEDGEMENT

STATE OF UTAH)
COUNTY OF UTAH) S.S.

On the 28 day of September, 2018, personally appeared before me the persons signing the foregoing Owners Dedication known to me to be authorized to execute the foregoing Owners Dedication for and on behalf of the owners who duly acknowledge to me that the Owners Dedication was executed by them on behalf of the Owners.

My Commission Expires 06/11/2021

695504
COMMISSION NUMBER

NOTAR PUBLIC SIGNATURE

Matthew Rasband
PRINTED NAME OF NOTARY

ACCEPTANCE BY LEGISLATIVE BODY

The City Council of Eagle Mountain City, County of Utah, Approves this subdivision and hereby accepts the dedication of all streets, easements, and other parcels of land intended for public purposes for the personal use of the public this 27 day of November 2019

[Signature]
APPROVED BY MAYOR

[Signature]
APPROVED BY CITY ATTORNEY

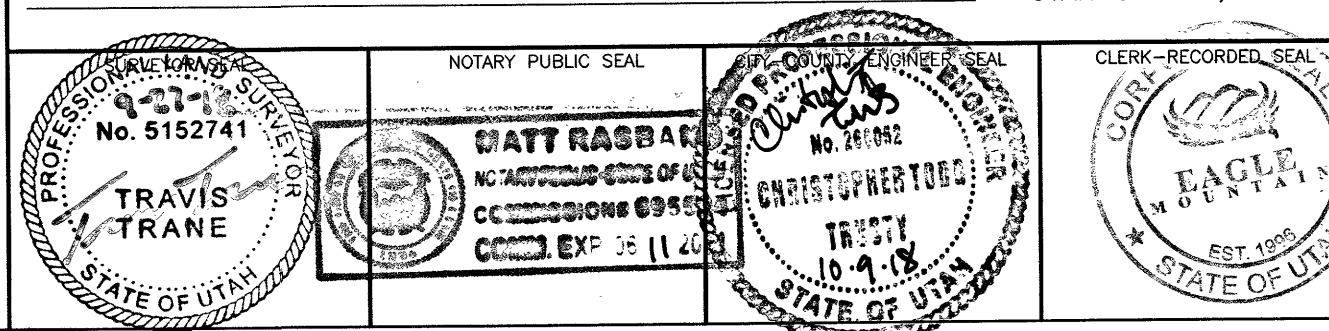
[Signature]
APPROVED BY CITY ENGINEER
(See Seal Below)

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

PLAT "18"

SILVERLAKE A RESIDENTIAL SUBDIVISION

EAGLE MOUNTAIN UTAH COUNTY, UTAH



SEC 28-5-1W W-038



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

Wednesday, March 3, 2021

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

SUBJECT: Silverlake plat 21 into warranty Bond Release

City Recorder:

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

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

Sincerely,

Chris Trusty

Chris Trusty (Mar 3, 2021 12:13 MST)

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

Cc: Fionnuala Kofoed, City Recorder



BOND RELEASE REQUEST LETTER
Silverlake plat 21 Bond
Reduced

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

1st Bond Release	
Original Bond Amount:	\$ 408,933.50
Previous Release Amount:	\$ -
Amount to Release this Period:	\$ 328,084.00
Amount Remaining in Bond:	\$ 80,849.50

Bond Releases Summary	
#1	\$ 328,084.00
#2	\$ -
#3	\$ -
#4	\$ -
TOTAL	\$ 328,084.00

3/3/2021

ITEM	DESCRIPTION	ORIGINAL QUANTITY	REDUCED QUANTITY	UNIT	UNIT COST	TOTAL	QUANTITIES COMPLETED			MONIES RELEASED	
							Previous Period	This Period	% to date	This Period	To Date
1	SITE PREP.										
a	Construction entrance	2	0.2	EA	\$3,000.00	\$600.00	0	2	100%	\$600.00	\$600.00
b	Silt fence	1000	100	LF	\$2.50	\$250.00	0	1000	100%	\$250.00	\$250.00
c	Curb inlet protection	6	0.6	EA	\$300.00	\$180.00	0	6	100%	\$180.00	\$180.00
2	MOBILIZATION & EARTHWORK										
a	Mobilization & traffic control	1	0.1	LS	\$5,000.00	\$500.00	0	1	100%	\$500.00	\$500.00
b	Clear & grub	336500	33650	SF	\$0.05	\$1,682.50	0	336500	100%	\$1,682.50	\$1,682.50
c	Site cut/fill	6650	665	CY	\$3.50	\$2,327.50	0	6650	100%	\$2,327.50	\$2,327.50
3	ROADWAY IMPROVEMENTS										
a	3" Asphalt Roadway	40500	40500	SF	\$1.30	\$52,650.00	0	40500	100%	\$52,650.00	\$52,650.00
b	6" road base	40500	40500	SF	\$0.80	\$32,400.00	0	40500	100%	\$32,400.00	\$32,400.00
c	9" subbase	2500	2500	TON	\$14.50	\$36,250.00	0	2500	100%	\$36,250.00	\$36,250.00
d	5' sidewalk	11200	11200	SF	\$4.25	\$47,600.00	0	11200	100%	\$47,600.00	\$47,600.00
e	Sidewalk prep	11200	11200	SF	\$0.90	\$10,080.00	0	11200	100%	\$10,080.00	\$10,080.00
f	ADA ramps & placards	8	8	EA	\$1,250.00	\$10,000.00	0	8	100%	\$10,000.00	\$10,000.00
g	Rough grade	89500	89500	SF	\$0.15	\$13,425.00	0	89500	100%	\$13,425.00	\$13,425.00
h	30" curb & gutter prep.	2580	2580	LF	\$5.00	\$12,900.00	0	2580	100%	\$12,900.00	\$12,900.00
i	30" curb & gutter APWA type D	2580	2580	LF	\$15.00	\$38,700.00	0	2580	100%	\$38,700.00	\$38,700.00
j	Valve collars	18	18	EA	\$400.00	\$7,200.00	0	18	100%	\$7,200.00	\$7,200.00
k	Manhole collars	18	18	EA	\$500.00	\$9,000.00	0	18	100%	\$9,000.00	\$9,000.00
l	Street sign	4	4	EA	\$500.00	\$2,000.00	0	4	100%	\$2,000.00	\$2,000.00
m	Stop sign	5	5	EA	\$500.00	\$2,500.00	0	5	100%	\$2,500.00	\$2,500.00
4	CULINARY WATER										
a	8" C-900 water line	2000	200	LF	\$28.00	\$5,600.00	0	2000	100%	\$5,600.00	\$5,600.00
b	8" gate valve w/collar	11	1.1	EA	\$1,950.00	\$2,145.00	0	11	100%	\$2,145.00	\$2,145.00
c	8" tee	5	0.5	EA	\$1,200.00	\$600.00	0	5	100%	\$600.00	\$600.00
d	8" cross	1	0.1	EA	\$2,200.00	\$220.00	0	1	100%	\$220.00	\$220.00
e	8" bend	8	0.8	EA	\$950.00	\$760.00	0	8	100%	\$760.00	\$760.00
f	1" service	27	2.7	EA	\$1,350.00	\$3,645.00	0	27	100%	\$3,645.00	\$3,645.00
g	3/4" service	32	3.2	EA	\$1,025.00	\$3,280.00	0	32	100%	\$3,280.00	\$3,280.00
h	2" irrigation service	1	0.1	EA	\$3,250.00	\$325.00	0	1	100%	\$325.00	\$325.00
i	2" temp blow off	2	0.2	EA	\$1,500.00	\$300.00	0	2	100%	\$300.00	\$300.00
j	4" permanent blow off	4	0.4	EA	\$2,500.00	\$1,000.00	0	4	100%	\$1,000.00	\$1,000.00
k	Connect to existing	2	0.2	EA	\$1,500.00	\$300.00	0	2	100%	\$300.00	\$300.00
l	Fire Hydrant	3	0.3	EA	\$5,800.00	\$1,740.00	0	3	100%	\$1,740.00	\$1,740.00
5	SEWER										
a	8" sewer main	2050	205	LF	\$32.00	\$6,560.00	0	2050	100%	\$6,560.00	\$6,560.00
b	Connect to existing	1	0.1	EA	\$1,500.00	\$150.00	0	1	100%	\$150.00	\$150.00
c	Sewer services	59	5.9	EA	\$1,050.00	\$6,195.00	0	59	100%	\$6,195.00	\$6,195.00
d	48" manhole	4	0.4	EA	\$2,850.00	\$1,140.00	0	4	100%	\$1,140.00	\$1,140.00
e	60" manhole	6	0.6	EA	\$3,150.00	\$1,890.00	0	6	100%	\$1,890.00	\$1,890.00
6	STORM DRAIN										
a	15" RCP storm drain pipe	400	40	LF	\$44.00	\$1,760.00	0	400	100%	\$1,760.00	\$1,760.00
b	18" RCP storm drain pipe	45	4.5	LF	\$52.00	\$234.00	0	45	100%	\$234.00	\$234.00
c	24" RCP storm drain pipe	850	85	LF	\$65.00	\$5,525.00	0	850	100%	\$5,525.00	\$5,525.00
d	60" Storm drain manhole	7	0.7	EA	\$3,000.00	\$2,100.00	0	7	100%	\$2,100.00	\$2,100.00
e	72" Storm drain manhole	1	0.1	EA	\$4,200.00	\$420.00	0	1	100%	\$420.00	\$420.00
f	Curb inlet box	6	0.6	EA	\$2,850.00	\$1,710.00	0	6	100%	\$1,710.00	\$1,710.00
g	Connect to existing	2	0.2	EA	\$1,200.00	\$240.00	0	2	100%	\$240.00	\$240.00
TOTAL CONSTRUCTION COST						\$328,084.00					
Original 10% Bond Coverage						\$80,849.50					
TOTAL BOND AMOUNT:						\$408,933.50					
							Released this Period			\$328,084.00	

Chris Trusty
Chris Trusty (Mar 3, 2021 12:13 MST)

Christopher T. Trusty P.E.
Engineering Director

Mar 3, 2021

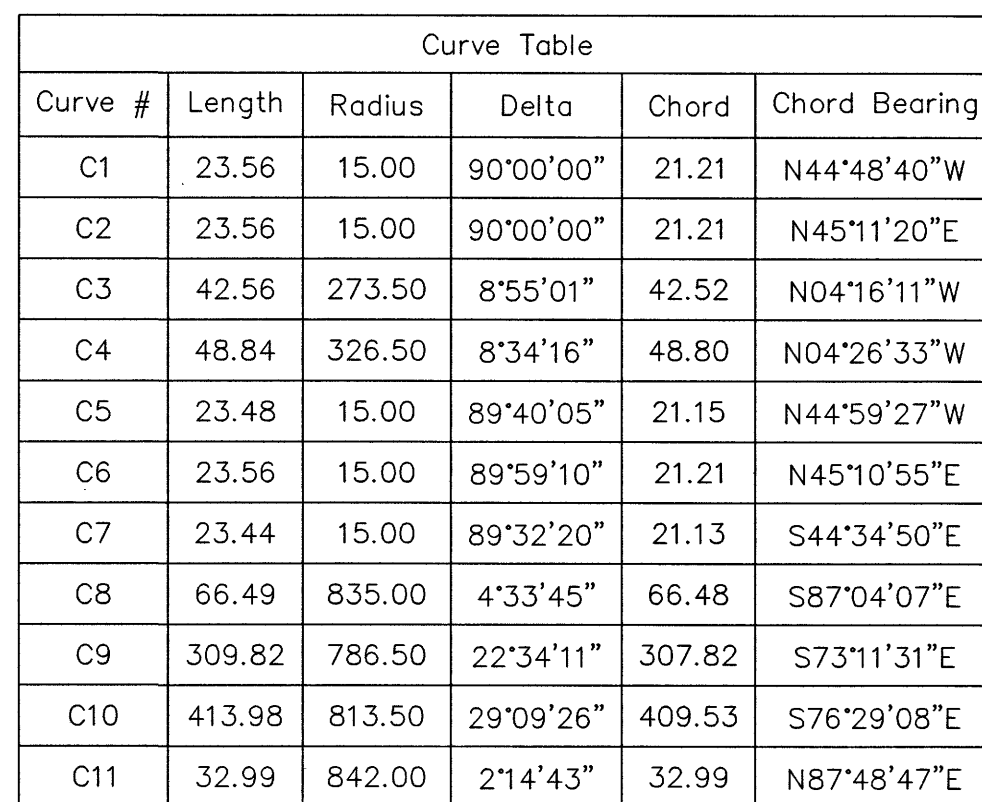
Date

Robert Ballif
Robert Ballif (Mar 3, 2021 13:45 MST)

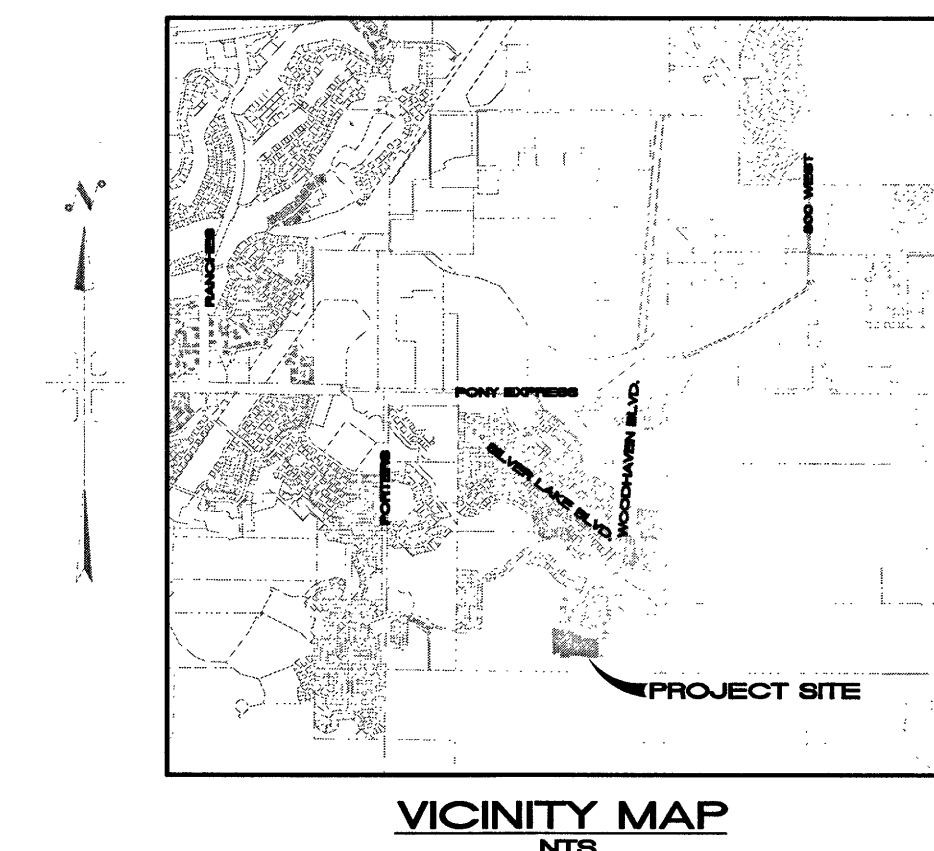
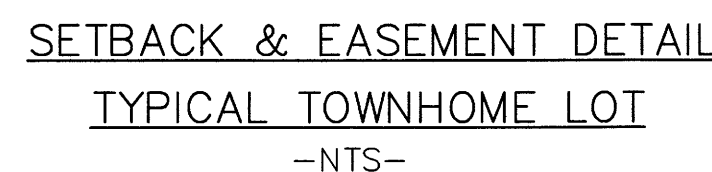
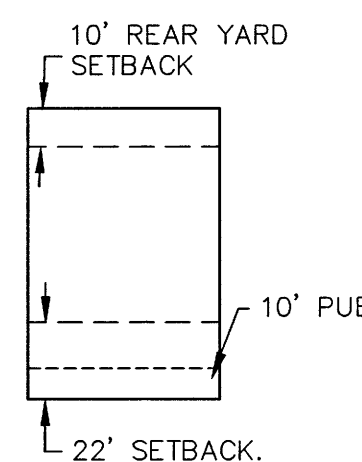
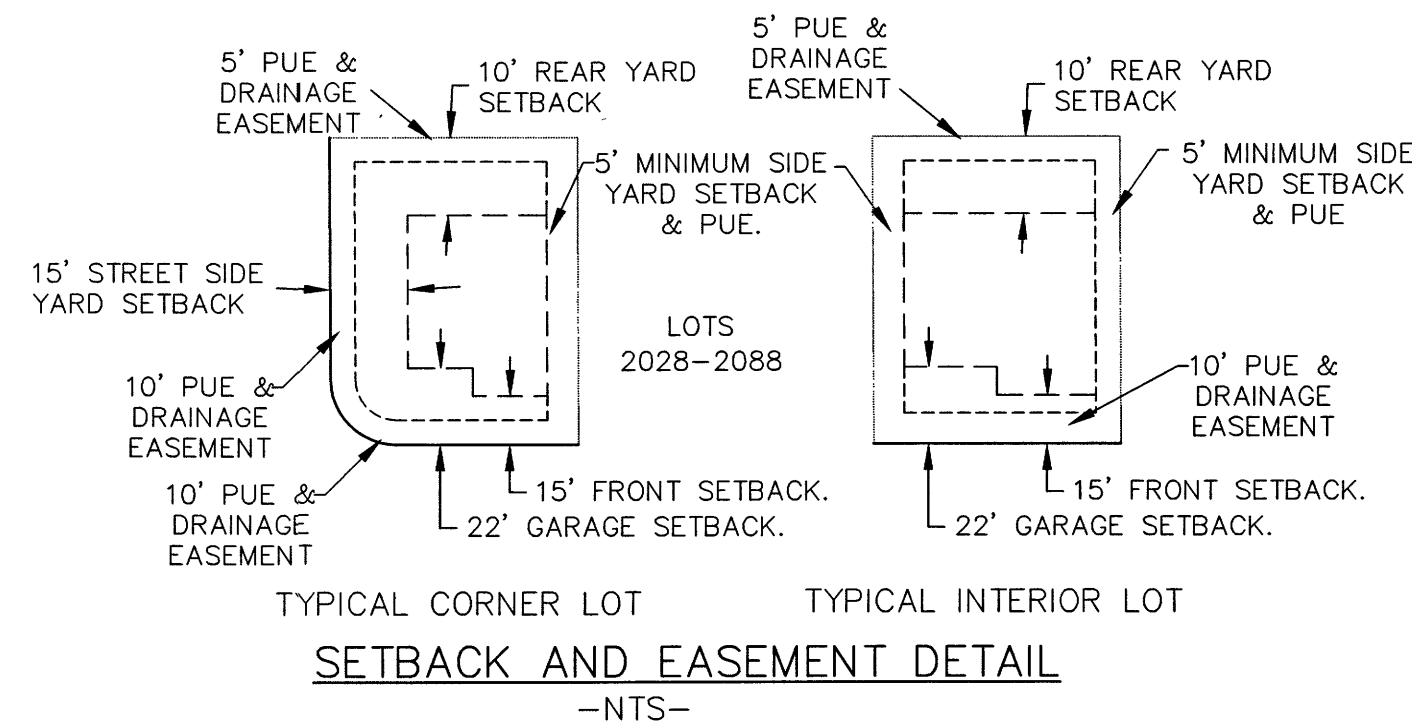
Robert Ballif
Engineering Tech. 1

Mar 3, 2021

Date



SITUATED IN THE SOUTHEAST QUARTER OF SECTION 28,
TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE
AND MERIDIAN, EAGLE MOUNTAIN, UTAH



DOMINION GAS COMPANY APPROVAL

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

Approved this 29 day of April 2020 Dominion Gas Company
By: Brenda S. Huff Title: Pro-Com

ROCKY MOUNTAIN POWER APPROVAL

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

2. Pursuant to Utah Code Ann 17-72a-603(4)(c)(ii) Rocky Mountain Power accepts delivery of the PUE as described in this plat and approves this plat solely for the purpose of confirming that the plat contains public utility easements and approximates the location of the public utility easements, but does not warrant their location. Rocky Mountain Power may require other easements in order to serve this development. This approval does not affect any right that Rocky Mountain Power has under,

Rocky Mountain Power 4/29/20
DATE

DIRECT COMMUNICATIONS APPROVAL

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

 _____

DIRECT COMMUNICATIONS _____ DATE 4/29/10

LAND USE	
ACREAGE:	7.772 acres
ACREAGE IN LOTS:	4.057 acres
ACREAGE IN ROADS:	2.634 acres
SINGLE FAMILY LOTS:	27 LOTS
AVE. SINGLE FAMILY LOT:	4,258
TOWNHOME UNITS:	32 LOTS
TOTAL LOTS:	59 LOTS
LARGEST SINGLE FAMILY LOT:	5,775 SF
SMALLEST SINGLE FAMILY LOT:	3,245 SF
UNIT DENSITY:	7.59 LOTS PER ACRE

TRANE ENGINEERING, P.C.
CONSULTING ENGINEERS AND LAND SURVEYORS
27 EAST MAIN LEHI, UTAH 84043 (801) 768-4544

SURVEYOR'S CERTIFICATE

I, TRAVIS TRANE, do hereby certify that I am a Professional Land Surveyor, and that I hold Licence No. 5152741, as prescribed under the laws of the State of Utah. I further certify that by authority of the owners, I have made a survey of the tract of land shown on this plat and described hereon, and have subdivided said tract of land into lots and streets, together with easements, hereafter to be known as SILVERLAKE PLAT "21" and that the same has been correctly surveyed and monumented on the ground as shown on this plat.

BOUNDARY DESCRIPTION

Beginning at a point with North 89°20'14" West 1266.31 feet along the section line and North 27°08.00 feet from the Southeast Corner of Section 28, Township 5 South, Range 1 West, Salt Lake Base and Meridian; thence South 89°41'45" West 213.60 feet; thence North 81°25'07" West 431.72 feet; thence South 89°55'51" West 212.60 feet; thence Northwesterly 23.56 feet along the arc of a 15 foot radius curve to the left, through a central angle of 90°00'00" the chord of which bears North 44°48'40" West 21.21 feet; thence North 89°48'40" West 80.20 feet; thence North 00°11'23" East 190.00 feet; thence South 89°48'37" East 73.70 feet; thence North 00°11'23" East 40.00 feet; thence Northwesterly 23.56 feet along the arc of a 15 foot radius curve to the left, through a central angle of 90°00'00" the chord of which bears North 44°48'40" West 21.21 feet; thence Northwesterly 23.56 feet along the arc of a 15 foot radius curve to the left, through a central angle of 08°55'01" the chord of which bears North 04°16'11" West 42.52 feet; thence Northerly 48.84 feet along the arc of a 326.50 foot radius curve to the right, through a central angle of 08°34'16" the chord of which bears North 04°26'33" West 48.80 feet; thence North 00°09'25" West 31.41 feet; thence Northwesterly 23.48 feet along the arc of a 15 foot radius curve to the left, through a central angle of 89°40'05" the chord of which bears North 44°59'27" West 21.15 feet; thence North 00°10'30" East 77.00 feet; thence South 89°49'30" East 6.20 feet; thence Northwesterly 23.56 feet along the arc of a 15 foot radius curve to the left, through a central angle of 89°59'01" the chord of which bears North 44°59'27" West 21.15 feet; thence Northwesterly 23.56 feet along the arc of a 15 foot radius curve to the left, through a central angle of 89°32'20" the chord of which bears South 44°34'50" East 21.13 feet; thence South 89°21'00" East 12.72 feet; thence Southeasterly 66.49 feet along the arc of a 835 foot radius curve to the right, through a central angle of 04°33'45" the chord of which bears South 87°04'07" East 66.48 feet; thence South 00°11'20" West 48.70 feet; thence Southeasterly 309.82 feet along the arc of a 786.50 foot radius curve to the right, through a central angle of 22°34'11" the chord of which bears South 73°11'31" East 307.82 feet; thence Southeasterly 413.92 feet along the arc of a 786.50 foot radius curve to the right, through a central angle of 29°09'26" the chord of which bears South 76°29'08" East 409.53 feet; thence South 01°03'51" East 28.50 feet; thence Easterly 32.99 feet along the arc of a 842 foot radius curve to the left, through a central angle of 02°14'43" the chord of which bears North 87°48'47" East 32.99 feet; thence South 00°11'20" West 273.02 feet to the point of beginning.

Parcel contains: 7.772 acres

Basis of Bearing: the line between the Southeast Corner and the South Quarter Corner of Section 28, Township 5 South, Range 1 West, Salt Lake Base and Meridian which bears North 89°20'14" West taken from the State Plane Coordinate & Dependent Resurvey Plat found at the Utah County Surveyors Office. (NAD 83)

Pursuant to Utah Code 10-9a-604(8) the owner conveys parcels A, B, & C to Silver Lake Marten Homeowners Association PO Box #179, Lehi UT 84043

April 21, 2020
DATE

OWNER'S DEDICATION

WE, THE UNDERSIGNED OWNERS OF ALL THE REAL PROPERTY DEPICTED ON THIS PLAT AND DESCRIBED IN THE SURVEYOR'S CERTIFICATE ON THIS PLAT, HAVE CAUSED THE LAND DESCRIBED ON THIS PLAT TO BE DIVIDED INTO LOTS, STREETS, PARKS, OPEN SPACES, EASEMENTS AND RESERVATIONS, AND WE HEREBY DEDICATE AND RESERVE THE SAME TO THE CITY OF SALT LAKE COUNTY, UTAH, AND WE HEREBY DEDICATE UNDER THE PROVISIONS OF 10-9A-607, UTAH CODE, WITHOUT CONDITION, RESTRICTION OR RESERVATION TO EAGLE MOUNTAIN CITY, UTAH, ALL STREETS, EASEMENTS AND RESERVATIONS SHOWN ON THIS PLAT, AND WE HEREBY DEDICATE AND RESERVE TO EAGLE MOUNTAIN CITY, UTAH, ALL OTHER PLACES OF PUBLIC USE AND ENJOYMENT TO EAGLE MOUNTAIN CITY, UTAH TOGETHER WITH ALL IMPROVEMENTS THEREON, AS REQUIRED BY THE CITY OF SALT LAKE COUNTY, UTAH, AND WE HEREBY DEDICATE AND RESERVE TO EAGLE MOUNTAIN CITY, UTAH, THE BENEFIT OF THE CITY AND THE INHABITANTS THEREOF.

OWNER(S):
PRINTED NAME OF OWNER
Mike Holloman, President
Rockcross Development, Inc.

AUTHORIZED SIGNATURE(S)


STATE OF UTAH)
) : S.S.
COUNTY OF UTAH)

ACKNOWLEDGEMENT

ENT 6914612020 Mar 4 17077
JEFFERY SMITH
UTAH COUNTY RECORDER
2020 Mar 21 1:22 pm FEE 224.00 BY NA
RECORDED FOR EAGLE MOUNTAIN CITY

On the 27th day of April, 2020, personally appeared before me the persons signing the foregoing Owners Dedication known to me to be authorized to execute the foregoing Owners Dedication for and on behalf of the owners who duly acknowledge to me that the Owners Dedication was executed by them on behalf of the Owners.

My Commission Expires 10-10-22 NOTARY PUBLIC SIGNATURE [Signature]
COMMISSION NUMBER 702762 PRINTED NAME OF NOTARY ERIN L. WILSON

ACCEPTANCE BY LEGISLATIVE BODY

The City Council of Eagle Mountain City, County of Utah, Approves this subdivision and hereby accepts the dedication of all streets, easements, and other parcels of land intended for public purposes for the perpetual use of the public this 20 day of April, 2020.

Tommy Stoddard

APPROVED BY MAYOR

David L. Fisher

APPROVED BY CITY ENGINEER
(See Seal Below)

APPROVED BY CITY ATTORNEY

David L. Fisher

ATTES BY CITY RECORDER
(See Seal Below)

PLAT "21"
SHEET 1 OF 2

SILVERLAKE
A RESIDENTIAL SUBDIVISION

EAGLE MOUNTAIN UTAH COUNTY, UTAH

SUBSCRIBER SEAL PROFESSIONAL LAND SURVEYOR A-21268 No. 515274 TRAVIS TANE STATE OF UTAH	NOTARY PUBLIC SEAL RACHEL WILSON NOTARY PUBLIC - STATE OF UTAH My Commission Expires 01/01/2016 COMMISSION NUMBER 722728	CITY-CLERK'S SEAL CITY OF SALT LAKE CLERK JAN 1 2016 6000 E 2400 S SALT LAKE CITY UTAH 84112 5-1111	CLERK-RECORDED SEAL CLERK JAN 1 2016 SALT LAKE CITY STATE OF UTAH
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SEC 28.5.1W TU 038 JT

Curve Table					
Curve #	Length	Radius	Delta	Chord	Chord Bearing
C1	23.56	15.00	90°00'00"	21.21	N44°48'40"W
C2	23.56	15.00	90°00'00"	21.21	N45°11'20"E
C3	42.56	273.50	8°55'01"	42.52	N04°16'11"W
C4	48.84	326.50	8°34'16"	48.80	N04°26'33"W
C5	23.48	15.00	89°40'05"	21.15	N44°59'27"W
C6	23.56	15.00	89°59'10"	21.21	N45°10'55"E
C7	23.44	15.00	89°32'20"	21.13	S44°34'50"E
C8	66.49	835.00	4°33'45"	66.48	S87°04'07"E
C9	309.82	786.50	22°34'11"	307.82	S73°11'31"E
C10	413.98	813.50	29°09'26"	409.53	S76°29'08"E
C11	32.99	842.00	2°14'43"	32.99	N87°48'47"E
C12	66.81	796.50	4°48'22"	66.79	N86°56'49"W
C13	428.49	842.00	29°09'26"	423.88	S76°29'08"E
C14	363.06	758.00	27°26'35"	359.60	N75°37'42"W
C15	23.00	15.00	87°52'14"	20.82	N44°07'27"E
C16	12.77	15.00	48°46'08"	12.39	N67°38'19"W
C17	543.50	1034.00	30°06'58"	537.26	S76°57'54"E
C18	545.24	1014.00	30°48'31"	538.69	S77°18'41"E
C19	521.04	994.00	30°02'01"	515.10	S76°55'26"E
C20	286.96	606.00	27°07'52"	284.29	N75°28'21"W
C21	285.39	586.00	27°54'15"	282.58	N75°51'33"W
C22	273.72	566.00	27°42'32"	271.07	N75°45'41"W
C23	23.61	15.00	90°11'42"	21.25	S45°17'11"W
C24	23.36	15.00	89°14'12"	21.07	S44°25'12"E
C25	23.56	15.00	89°59'57"	21.21	N44°48'39"W
C26	23.56	15.00	90°00'00"	21.21	N45°11'20"E
C27	13.71	566.00	1°23'16"	13.71	N88°55'20"W
C28	25.08	566.00	2°32'21"	25.08	N86°57'32"W
C29	50.87	326.50	8°55'35"	50.82	N04°15'54"W
C30	46.69	300.00	8°55'01"	46.64	N04°16'11"W
C31	40.91	273.50	8°34'16"	40.88	S04°26'33"E
C32	44.88	300.00	8°34'16"	44.84	S04°26'33"E
C33	23.77	15.00	90°48'25"	21.36	S45°14'48"W
C34	78.93	842.00	5°22'16"	78.90	N89°22'34"E
C35	80.24	842.00	5°27'36"	80.21	S85°12'30"E
C36	79.40	842.00	5°24'10"	79.37	S79°46'37"E
C37	84.83	842.00	5°46'21"	84.80	S74°11'21"E
C38	88.85	842.00	6°02'45"	88.81	S68°16'48"E
C39	49.23	842.00	3°21'00"	49.22	S63°34'55"E
C40	43.08	758.00	3°15'22"	43.07	N63°32'06"W
C41	106.71	758.00	8°03'57"	106.62	N69°11'46"W
C42	100.80	758.00	7°37'09"	100.72	N77°02'19"W
C43	110.52	758.00	8°21'13"	110.42	N85°01'30"W
C44	1.96	758.00	0°08'54"	1.96	N89°16'33"W
C45	69.44	994.00	4°00'09"	69.42	S89°56'22"E
C46	84.49	994.00	4°52'13"	84.47	S85°30'11"E
C47	20.00	994.00	1°09'10"	20.00	S82°29'30"E
C48	86.58	994.00	4°59'27"	86.56	S79°25'11"E
C49	87.20	994.00	5°01'35"	87.17	S74°24'40"E
C50	20.00	994.00	1°09'10"	20.00	S71°19'18"E
C51	86.80	994.00	5°00'12"	86.77	S68°14'37"E
C52	66.53	994.00	3°50'06"	66.52	S63°49'28"E
C53	21.31	606.00	2°00'55"	21.31	N62°54'52"W
C54	20.01	606.00	1°53'30"	20.01	N64°52'05"W
C55	75.30	606.00	7°07'10"	75.25	N69°22'25"W
C56	75.21	606.00	7°06'40"	75.16	N76°29'20"W
C57	20.00	606.00	1°53'28"	20.00	N80°59'24"W
C58	75.12	606.00	7°06'09"	75.07	N85°29'13"W
C59	25.02	566.00	2°31'57"	25.02	N84°25'23"W
C60	25.00	566.00	2°31'52"	25.00	N81°53'28"W
C61	25.04	566.00	2°32'04"	25.03	N79°21'30"W
C62	34.67	566.00	3°30'34"	34.66	N76°20'12"W

Curve Table					
Curve #	Length	Radius	Delta	Chord	Chord Bearing
C63	25.04	566.00	2°32'05"	25.04	N73°18'52"W
C64	25.00	566.00	2°31'52"	25.00	N70°46'54"W
C65	25.02	566.00	2°31'57"	25.01	N68°15'00"W
C66	25.08	566.00	2°32'19"	25.08	N65°42'52"W
C67	22.52	566.00	2°16'48"	22.52	N63°18'18"W
C68	2.55	566.00	0°15'29"	2.55	N62°02'10"W
C69	22.53	1034.00	1°14'54"	22.53	S62°31'52"E
C70	25.04	1034.00	1°23'14"	25.04	S63°50'56"E
C71	25.01	1034.00	1°23'09"	25.01	S65°14'08"E
C72	25.00	1034.00	1°23'07"	25.00	S66°37'16"E
C73	20.24	1034.00	1°07'18"	20.24	S67°52'28"E
C74	25.01	1034.00	1°23'09"	25.01	S69°07'42"E
C75	25.00	1034.00	1°23'07"	25.00	S70°30'50"E
C76	25.01	1034.00	1°23'08"	25.00	S71°53'58"E
C77	25.02	1034.00	1°23'12"	25.02	S73°17'08"E

Curve Table					
Curve #	Length	Radius	Delta	Chord	Chord Bearing
C78	12.22	1034.00	0°40'37"	12.22	S74°19'02"E
C79	25.03	1034.00	1°23'13"	25.03	S75°20'58"E
C80	25.01	1034.00	1°23'09"	25.01	S76°44'09"E
C81	25.00	1034.00	1°23'07"	25.00	S78°07'16"E
C82	25.01	1034.00	1°23'09"	25.01	S79°30'24"E
C83	25.03	1034.00	1°23'13"	25.03	S80°53'35"E
C84	25.07	1034.00	1°23'20"	25.07	S82°16'52"E
C85	9.88	1034.00	0°32'51"	9.88	S83°14'57"E
C86	25.08	1034.00	1°23'23"	25.08	S84°13'05"E
C87	25.04	1034.00	1°23'15"	25.04	S85°36'23"E
C88	25.01	1034.00	1°23'09"	25.01	S86°59'35"E
C89	25.00	1034.00	1°23'07"	25.00	S88°22'44"E
C90	25.00	1034.00	1°23'08"	25.00	S89°45'51"E
C91	25.02	1034.00	1°23'12"	25.02	N88°50'59"E
C92	3.24	1034.00	0°10'46"	3.24	N88°04'00"E

Line Table		
Line #	Length	Direction
L1	20.00	S80°16'50"E
L2	30.90	N09°42'43"E
L3	30.29	N23°39'19"E
L4	20.00	S66°20'13"E
L5	23.24	N18°34'06"E
L6	20.00	S71°25'27"E
L7	23.18	N07°25'43"E
L8	20.00	S82°33'49"E
L9	5.04	S89°21'00"E
L10	15.03	S00°11'20"W
L11	19.97	S00°11'20"W
L12	41.50	S89°46'23"E
L13	41.30	S89°46'23"E

- COMMON AREA
- LIMITED COMMON (SHARED DRIVEWAY ACCESS, PUE & FIRE LANE WITH NO PARKING SIGNS)
- BOUNDARY
- ROAD CENTER LINE

PLAT "21"
SHEET 2 OF 2

SILVERLAKE
A RESIDENTIAL SUBDIVISION

EAGLE MOUNTAINUTAH COUNTY, UTAH

PROFESSIONAL LAND SURVEYOR
NO. 5152741
TRAVIS SHITH
STATE OF UTAH

NOTARY PUBLIC SEAL

CITY CLERK'S OFFICIAL SEAL
JEFFERY SHITH
CLERK-RECORDED SEAL
2020 Nov 21 14:22 PM FEE \$24.00 BY RA
RECORDED FOR EAGLE MOUNTAIN CITY

17077 20f2



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

Wednesday, March 3, 2021

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

SUBJECT: **Silverlake plat 22 into warranty Bond Release**

City Recorder:

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

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

Sincerely,

Chris Trusty

Chris Trusty (Mar 3, 2021 12:13 MST)

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

Cc: Fionnuala Kofoed, City Recorder



BOND RELEASE REQUEST LETTER
Silverlake plat 22 Bond
Reduced

Engineering Division
2666 North Pony Express Parkway
Eagle Mountain City, Utah 84006
(801) 789-6671

1st Bond Release	
Original Bond Amount:	\$ 87,644.65
Previous Release Amount:	\$ -
Amount to Release this Period:	\$ 15,617.70
Amount Remaining in Bond:	\$ 72,026.95

Bond Releases Summary	
#1	\$ 15,617.70
#2	\$ -
#3	\$ -
#4	\$ -
TOTAL	\$ 15,617.70

3/3/2021

ITEM	DESCRIPTION	ORIGINAL QUANTITY	REDUCED QUANTITY	UNIT	UNIT COST	TOTAL	QUANTITIES COMPLETED			MONIES RELEASED	
							Previous Period	This Period	% to date	This Period	To Date
1	SITE PREP.										
a	Construction entrance	1	0.01	EA	\$3,000.00	\$30.00	0	1	100%	\$30.00	\$30.00
b	Silt fence	1110	11.1	LF	\$2.50	\$27.75	0	1110	100%	\$27.75	\$27.75
c	Curb inlet protection	4	0.04	EA	\$300.00	\$12.00	0	4	100%	\$12.00	\$12.00
2	MOBILIZATION & EARTHWORK										
a	Mobilization & traffic control	1	0.01	LS	\$5,000.00	\$50.00	0	1	100%	\$50.00	\$50.00
b	Clear & grub	231280	2312.8	SF	\$0.05	\$115.64	0	231280	100%	\$115.64	\$115.64
c	Site cut/fill	6400	64	CY	\$3.50	\$224.00	0	6400	100%	\$224.00	\$224.00
3	ROADWAY IMPROVEMENTS										
a	3" Asphalt Roadway	40350	403.5	SF	\$1.30	\$524.55	0	40350	100%	\$524.55	\$524.55
b	6" road base	40350	403.5	SF	\$0.80	\$322.80	0	40350	100%	\$322.80	\$322.80
c	9" subbase	2660	26.6	TON	\$14.50	\$385.70	0	2660	100%	\$385.70	\$385.70
d	5' sidewalk	10610	106.1	SF	\$4.25	\$450.93	0	10610	100%	\$450.93	\$450.93
e	Sidewalk prep	10610	106.1	SF	\$0.90	\$95.49	0	10610	100%	\$95.49	\$95.49
f	ADA ramps & placards	11	0.11	EA	\$1,250.00	\$137.50	0	11	100%	\$137.50	\$137.50
g	Rough grade	86360	863.6	SF	\$0.15	\$129.54	0	86360	100%	\$129.54	\$129.54
h	30" curb & gutter prep.	2570	25.7	LF	\$5.00	\$128.50	0	2570	100%	\$128.50	\$128.50
i	30" curb & gutter APWA type D	2570	25.7	LF	\$15.00	\$385.50	0	2570	100%	\$385.50	\$385.50
j	Valve collars	14	0.14	EA	\$400.00	\$56.00	0	14	100%	\$56.00	\$56.00
k	Manhole collars	16	0.16	EA	\$500.00	\$80.00	0	16	100%	\$80.00	\$80.00
l	Street sign	9	9	EA	\$500.00	\$4,500.00	0	9	100%	\$4,500.00	\$4,500.00
m	Stop sign	8	8	EA	\$500.00	\$4,000.00	0	8	100%	\$4,000.00	\$4,000.00
4	CULINARY WATER										
a	8" C-900 water line	1920	19.2	LF	\$28.00	\$537.60	0	1920	100%	\$537.60	\$537.60
b	8" gate valve w/collar	14	0.14	EA	\$1,950.00	\$273.00	0	14	100%	\$273.00	\$273.00
c	8" tee	4	0.04	EA	\$1,200.00	\$48.00	0	4	100%	\$48.00	\$48.00
d	8" cross	2	0.02	EA	\$2,200.00	\$44.00	0	2	100%	\$44.00	\$44.00
e	8" bend	1	0.01	EA	\$950.00	\$9.50	0	1	100%	\$9.50	\$9.50
f	1" service	42	0.42	EA	\$1,350.00	\$567.00	0	42	100%	\$567.00	\$567.00
g	2" temp blow off	5	0.05	EA	\$1,500.00	\$75.00	0	5	100%	\$75.00	\$75.00
h	4" permanent blow off	3	0.03	EA	\$2,500.00	\$75.00	0	3	100%	\$75.00	\$75.00
i	Fire Hydrant	2	0.02	EA	\$5,800.00	\$116.00	0	2	100%	\$116.00	\$116.00
5	SEWER										
a	8" sewer main	1790	17.9	LF	\$32.00	\$572.80	0	1790	100%	\$572.80	\$572.80
b	Sewer services	42	0.42	EA	\$1,050.00	\$441.00	0	42	100%	\$441.00	\$441.00
c	48" manhole	4	0.04	EA	\$2,850.00	\$114.00	0	4	100%	\$114.00	\$114.00
d	60" manhole	6	0.06	EA	\$3,150.00	\$189.00	0	6	100%	\$189.00	\$189.00
6	STORM DRAIN										
a	15" RCP storm drain pipe	405	4.05	LF	\$44.00	\$178.20	0	405	100%	\$178.20	\$178.20
b	18" RCP storm drain pipe	860	8.6	LF	\$52.00	\$447.20	0	860	100%	\$447.20	\$447.20
c	60" Storm drain manhole	6	0.06	EA	\$3,150.00	\$189.00	0	6	100%	\$189.00	\$189.00
d	Curb inlet box	3	0.03	EA	\$2,850.00	\$85.50	0	3	100%	\$85.50	\$85.50
TOTAL CONSTRUCTION COST						\$15,617.70					
Original 10% Bond Coverage						\$72,026.95					
TOTAL BOND AMOUNT:						\$87,644.65					
							Released this Period			\$15,617.70	

Chris Trusty
Chris Trusty (Mar 3, 2021 12:13 MST)
Christopher T. Trusty P.E.
Engineering Director

Mar 3, 2021

Date

Robert Ballif
Robert Ballif (Mar 3, 2021 13:45 MST)
Robert Ballif
Engineering Tech. 1

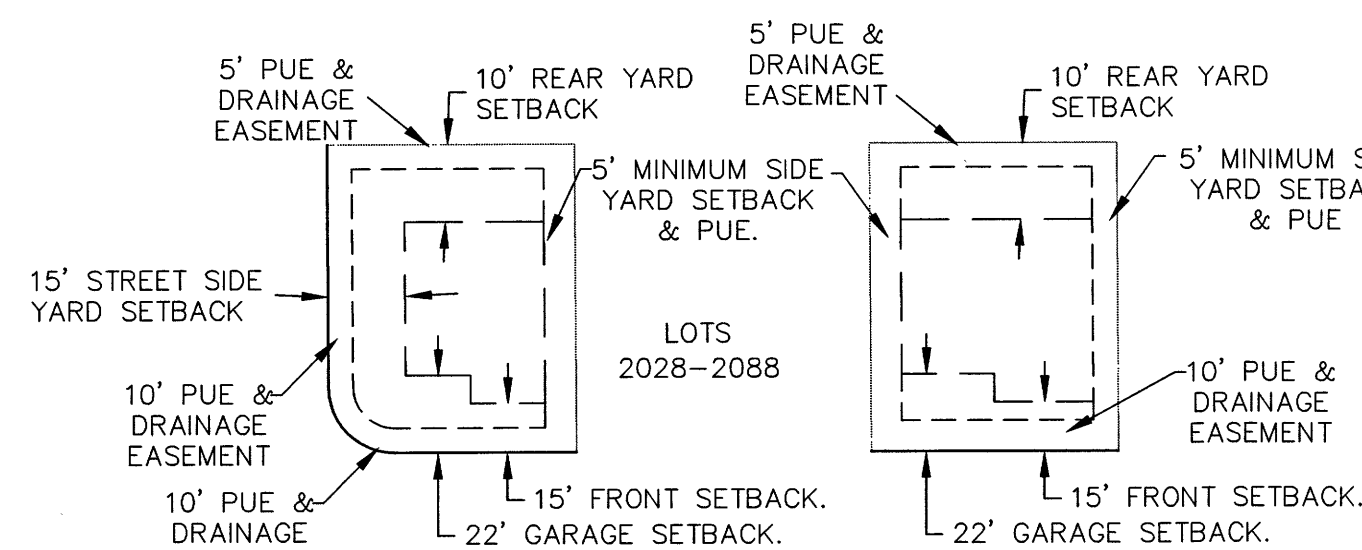
Mar 3, 2021

Date

Curve Table					
Curve #	Length	Radius	Delta	Chord	Chord Bearing
C20	23.56	15.00	90°00'00"	21.21	S44°48'04"E
C21	23.56	15.00	90°00'00"	21.21	S45°11'20"W
C22	23.51	15.00	89°47'39"	21.18	N44°42'30"W
C23	23.62	15.00	90°12'20"	21.25	N45°17'30"E
C24	23.51	15.00	89°47'39"	21.18	S44°42'30"E

Line Table		
Line #	Length	Direction
L1	2.81	S89°49'30"E
L2	10.29	S89°48'40"E
L3	20.00	S89°48'40"E
L4	20.00	N89°49'30"W
L5	20.00	N89°49'30"W
L6	30.25	N00°11'48"E
L7	30.25	N00°11'48"E
L8	30.24	N00°11'46"E
L9	20.00	S00°02'04"W
L10	20.00	S00°02'04"W

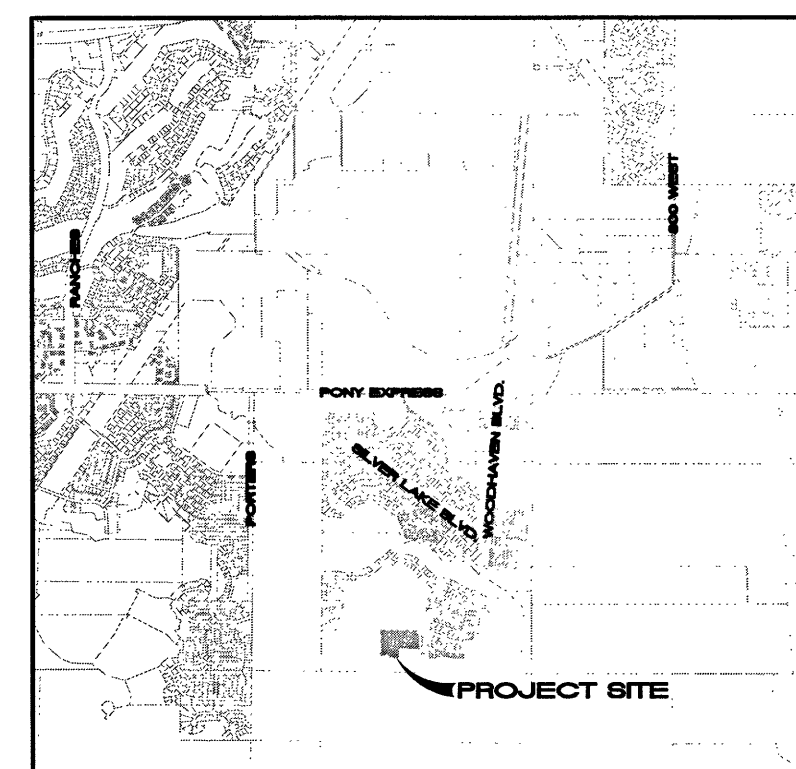
SITUATED IN THE SOUTHEAST QUARTER OF SECTION 28,
TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE
AND MERIDIAN, EAGLE MOUNTAIN, UTAH



TYPICAL CORNER LOT TYPICAL INTERSECTION

SETBACK AND EASEMENT DETAIL

-NTS-



VICINITY MAP
NTS

I, TRAVIS TRANE, do hereby certify that I am a Professional Land Surveyor, and that I hold Licence No. 5152741, as prescribed under the laws of the State of Utah. I further certify that by authority of the owners, I have made a survey of the tract of land shown on this plat and described hereon, and have subdivided said tract of land into lots and streets, together with easements, hereafter to be known as SILVERLAKE PLAT "22" and that the same has been correctly surveyed and monumented on the ground as shown on this plat.

Beginning at a point which is North 89°20'14" West 2214.23 feet along the section line and North 459.72 feet from the Southeast Corner of Section 28, Township 5 South, Range 1 West, Salt Lake Base and Meridian; thence North 89°48'40" West 301.00 feet; thence South 00°11'20" West 75.00 feet; thence South 00°11'17" West 40.00 feet; thence South 00°11'20" West 79.20 feet; thence North 89°20'14" West 56.56 feet; thence North 59°07'27" West 46.51 feet; thence North 89°48'40" West 75.00 feet; thence North 00°11'20" East 55.34 feet; thence North 89°36'20" West 76.95 feet; thence Southwesterly 23.62 feet along the arc of a 15 foot radius curve to the left, through a central angle of 90°00'50" the chord of which bears North 44°45'40" West 21.21 feet; thence South 00°11'20" West 40.00 feet; thence South 05°17'30" West 21.21 feet; thence South 83°46'21" West 53.53 feet; thence Northwesterly 23.42 feet along the arc of a 15 foot radius curve to the left, through a central angle of 89°27'30" the chord of which bears North 44°32'25" West 21.11 feet; thence North 00°07'04" West 53.01 feet; thence Northeasterly 23.70 feet along the arc of a 15 foot radius curve to the left, through a central angle of 90°32'30" the chord of which bears North 45°27'35" East 21.31 feet; thence North 00°11'20" East 158.34 feet; thence Northwesterly 23.56 feet along the arc of a 15 foot radius curve to the left, through a central angle of 90°00'50" the chord of which bears North 44°48'40" West 21.21 feet; thence North 00°11'20" East 53.00 feet; thence North 00°11'20" East along the arc of a 15 foot radius curve to the left, through a central angle of 90°00'50" the chord of which bears North 45°11'20" East 21.21 feet; thence North 00°11'20" East 63.18 feet; thence Northwesterly 23.57 feet along the arc of a 15 foot radius curve to the left, through a central angle of 90°00'50" the chord of which bears North 44°49'05" West 21.22 feet; thence North 00°10'30" East 77.00 feet; thence South 89°49'30" East 236.02 feet; thence Northeasterly 23.56 feet along the arc of a 15 foot radius curve to the left, through a central angle of 89°59'10" the chord of which bears North 45°10'55" East 21.21 feet; thence South 89°49'58" East 53.00 feet; thence Southeasterly 23.57 feet along the arc of a 15 foot radius curve to the left, through a central angle of 90°00'50" the chord of which bears North 44°49'05" East 21.22 feet; thence North 00°11'20" East 77.00 feet; thence Southwesterly 23.48 feet along the arc of a 15 foot radius curve to the right, through a central angle of 89°40'05" the chord of which bears South 04°59'27" East 21.15 feet; thence South 00°09'25" East 31.41 feet; thence Southerly 48.84 feet along the arc of a 326.50 foot radius curve to the left, through a central angle of 08°34'16" the chord of which bears South 04°26'33" East 48.80 feet; thence Southerly 42.56 feet along the arc of a 273.50 foot radius curve to the right, through a central angle of 08°55'01" the chord of which bears South 04°16'11" East 42.52 feet; thence Southwesterly 23.56 feet along the arc of a 15 foot radius curve to the right, through a central angle of 90°00'50" the chord of which bears South 04°11'20" West 21.21 feet; thence South 00°11'23" West 40.00 feet; thence North 89°48'40" West 73.70 feet; thence South 00°11'20" West 75.00 feet to the point of beginning.

Parcel contains: 6,562 acres

Aug 18, 2020
DATE

Tran Tran
SURVEYOR
(See Seal Below)

WE, THE UNDERSIGNED OWNERS OF ALL THE REAL PROPERTY DEPICTED ON THIS PLAT AND DESCRIBED IN THE SURVEYOR'S CERTIFICATE ON THIS PLAT, HAVE CAUSED THE LAND DESCRIBED ON THIS PLAT TO BE DIVIDED INTO LOTS, STREETS, PARKS, OPEN SPACES, EASEMENTS AND OTHER PUBLIC USES AS DESIGNATED ON THE PLAT AND NOW DO HEREBY DEDICATE UNDER THE PROVISIONS OF 19-60A-607, UTAH CODE, WITHOUT CONDITION, RESERVATION OR EXCEPTION TO EAGLE MOUNTAIN CITY, UTAH, ALL STREETS, PARKS, SEWER AND OTHER UTILITY EASEMENTS AND IMPROVEMENTS, OPEN SPACES SHOWN AS PUBLIC OPEN SPACES, PARKS AND ALL OTHER PLACES OF PUBLIC USE AND ENJOYMENT TO EAGLE MOUNTAIN CITY, UTAH TOGETHER WITH ALL IMPROVEMENTS REQUIRED BY THE DEVELOPMENT AGREEMENT BETWEEN THE UNDERSIGNED AND EAGLE MOUNTAIN CITY FOR THE BENEFIT OF THE CITY AND THE INHABITANTS THEREOF. PURSUANT TO THE PROVISIONS OF THE TWINNER RIVER COMPACT, THE COMMON AREA, AS INDICATED HEREON, TO THE SILVERLAKE MASTER HOME OWNERS ASSOCIATION, P.O. BOX 179, LEHI, UT, 84043

OWNER(S):
PRINTED NAME OF OWNER
Nate Hutchinson, President Rockness
Development, Inc.
Aug 18, 2020

AUTHORIZED SIGNATURE(S)


STATE OF UTAH)
COUNTY OF UTAH) S.S.

On the 13th day of MARCH, 2020 personally appeared before me the persons signing the foregoing Owners Dedication known to me to be authorized to execute the foregoing Owners Dedication for and on behalf of the owners who duly acknowledge that the Owners Dedication was executed by them on behalf of the Owners.

My Commission Expires 10-10-22
102762
 COMMISSION NUMBER

NOTARY PUBLIC SIGNATURE
 [Signature]
 PRINTED NAME OF NOTARY

The City Council of Ogde Mountain City, County of Utah, Approves this subdivision and hereby accepts the dedication of all streets, easements, and other parcels of land intended for public purposes for the perpetual use of the public this 25 day of August, 2010.

Donna Burnham
 APPROVED BY MAYOR

Jeff S. Burt
 APPROVED BY CITY ENGINEER

APPROVED BY CITY ATTORNEY

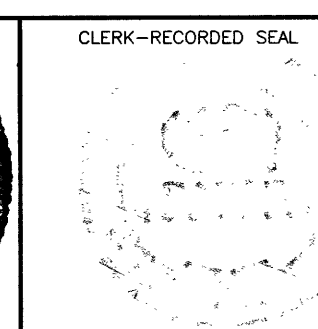
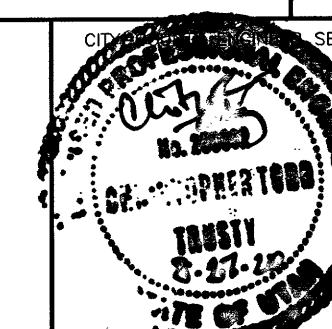
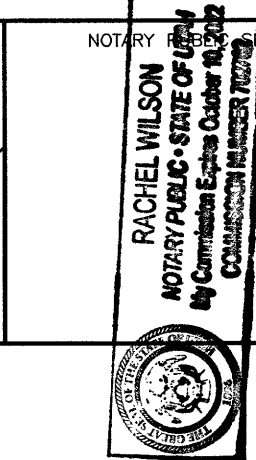
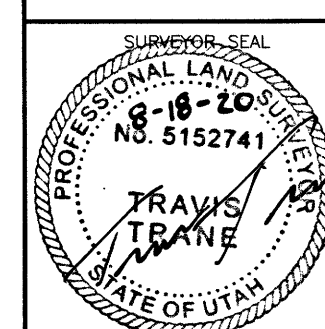
ATTEST BY CITY RECORDER

PLAT " 22

SILVERLAKE
A RESIDENTIAL SUBDIVISION

EAGLE MOUNTAIN UTAH COUNTY, UTAH

RECORDING INFORMATION
ENT 130818:2020 Map 4 17236
JEFFERY SMITH
UTAH COUNTY RECORDER
2020 Aug 28 3:34 PM FEE 130.00 BY NA
RECORDED FOR EAGLE MOUNTAIN CITY



Serials R1W TV 038

✓



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

Wednesday, March 3, 2021

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

SUBJECT: Silverlake plat 23 into warranty Bond Release

City Recorder:

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

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

Sincerely,

Chris Trusty

Chris Trusty (Mar 3, 2021 12:13 MST)

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

Cc: Fionnuala Kofoed, City Recorder



BOND RELEASE REQUEST LETTER
Silverlake plat 23 Bond
Reduced

Engineering Division
2685 North Pony Express Parkway
Eagle Mountain City, Utah 84005
(801) 789-6671

1st Bond Release	
Original Bond Amount:	\$ 51,824.07
Previous Release Amount:	\$ -
Amount to Release this Period:	\$ 5,620.37
Amount Remaining in Bond:	\$ 56,203.70

Bond Releases Summary	
#1	\$ 5,620.37
#2	\$ -
#3	\$ -
#4	\$ -
TOTAL	\$ 5,620.37

3/3/2021

ITEM	DESCRIPTION	ORIGINAL QUANTITY	REDUCED QUANTITY	UNIT	UNIT COST	TOTAL	QUANTITIES COMPLETED			MONIES RELEASED	
							Previous Period	This Period	% to date	This Period	To Date
1	SITE PREP.										
a	Construction entrance	1	0.01	EA	\$3,000.00	\$30.00	0	1	100%	\$30.00	\$30.00
b	Silt fence	1460	14.6	LF	\$2.50	\$36.50	0	1460	100%	\$36.50	\$36.50
c	Curb inlet protection	4	0.04	EA	\$300.00	\$12.00	0	4	100%	\$12.00	\$12.00
2	MOBILIZATION & EARTHWORK										
a	Mobilization & traffic control	1	0.01	LS	\$5,000.00	\$50.00	0	1	100%	\$50.00	\$50.00
b	Clear & grub	374270	3742.7	SF	\$0.05	\$187.14	0	374270	100%	\$187.14	\$187.14
c	Site cut/fill	5390	53.9	CY	\$3.50	\$188.65	0	5390	100%	\$188.65	\$188.65
3	ROADWAY IMPROVEMENTS										
a	3" Asphalt Roadway	36260	362.6	SF	\$1.30	\$471.38	0	36260	100%	\$471.38	\$471.38
b	6" road base	36260	362.6	SF	\$0.80	\$290.08	0	36260	100%	\$290.08	\$290.08
c	9" subbase	2415	24.15	TON	\$14.50	\$350.18	0	2415	100%	\$350.18	\$350.18
d	5' sidewalk	12190	121.9	SF	\$4.25	\$518.08	0	12190	100%	\$518.08	\$518.08
e	Sidewalk prep	12190	121.9	SF	\$0.90	\$109.71	0	12190	100%	\$109.71	\$109.71
f	ADA ramps & placards	4	0.04	EA	\$1,250.00	\$50.00	0	4	100%	\$50.00	\$50.00
g	Rough grade	72710	727.1	SF	\$0.15	\$109.07	0	72710	100%	\$109.07	\$109.07
h	30" curb & gutter prep.	2430	24.3	LF	\$5.00	\$121.50	0	2430	100%	\$121.50	\$121.50
i	30" curb & gutter APWA type D	2430	24.3	LF	\$15.00	\$364.50	0	2430	100%	\$364.50	\$364.50
j	Valve collars	7	0.07	EA	\$400.00	\$28.00	0	7	100%	\$28.00	\$28.00
k	Manhole collars	8	0.08	EA	\$500.00	\$40.00	0	8	100%	\$40.00	\$40.00
l	Street sign	6	0.06	EA	\$500.00	\$30.00	0	6	99%	\$30.00	\$30.00
m	Stop sign	6	0.06	EA	\$500.00	\$30.00	0	6	99%	\$30.00	\$30.00
4	CULINARY WATER										
a	8" C-900 water line	1300	13	LF	\$28.00	\$364.00	0	1300	100%	\$364.00	\$364.00
b	8" gate valve w/collar	6	0.06	EA	\$1,950.00	\$117.00	0	6	100%	\$117.00	\$117.00
c	8" tee	1	0.01	EA	\$1,200.00	\$12.00	0	1	100%	\$12.00	\$12.00
d	8" cross	1	0.01	EA	\$2,300.00	\$23.00	0	1	100%	\$23.00	\$23.00
e	8" bend	1	0.01	EA	\$950.00	\$9.50	0	1	100%	\$9.50	\$9.50
f	1" service	27	0.27	EA	\$1,350.00	\$364.50	0	27	100%	\$364.50	\$364.50
g	2" service	1	0.01	EA	\$2,650.00	\$26.50	0	1	100%	\$26.50	\$26.50
h	2" temp blow off	3	0.03	EA	\$1,500.00	\$45.00	0	3	100%	\$45.00	\$45.00
i	8" fire line	50	0.5	LF	\$32.00	\$16.00	0	50	100%	\$16.00	\$16.00
j	6" valve	1	0.01	EA	\$1,850.00	\$18.50	0	1	100%	\$18.50	\$18.50
k	Fire Hydrant	2	0.02	EA	\$5,800.00	\$116.00	0	2	100%	\$116.00	\$116.00
5	SEWER										
a	8" sewer main	1100	11	LF	\$32.00	\$352.00	0	1100	100%	\$352.00	\$352.00
b	4" Sewer services	27	0.27	EA	\$1,050.00	\$283.50	0	27	100%	\$283.50	\$283.50
c	6" Sewer services	1	0.01	EA	\$1,200.00	\$12.00	0	1	100%	\$12.00	\$12.00
d	48" manhole	2	0.02	EA	\$2,850.00	\$57.00	0	2	100%	\$57.00	\$57.00
e	50" manhole	1	0.01	EA	\$3,150.00	\$31.50	0	1	100%	\$31.50	\$31.50
6	STORM DRAIN										
a	15" RCP storm drain pipe	1165	11.65	LF	\$44.00	\$512.60	0	1165	100%	\$512.60	\$512.60
b	60" Storm drain manhole	5	0.05	EA	\$3,150.00	\$157.50	0	5	100%	\$157.50	\$157.50
c	Curb inlet box	3	0.03	EA	\$2,850.00	\$85.50	0	3	100%	\$85.50	\$85.50
TOTAL CONSTRUCTION COST						\$5,620.37					
Original 10% Bond Coverage						\$56,203.70					
TOTAL BOND AMOUNT:						\$61,824.07				Released this Period	\$5,620.37

Chris Trusty
Chris Trusty (Mar 3, 2021 12:13 MST)

Christopher T. Trusty P.E.
Engineering Director

Mar 3, 2021

Date

Robert Ballif
Robert Ballif (Mar 3, 2021 12:45 MST)

Robert Ballif
Engineering Tech. 1

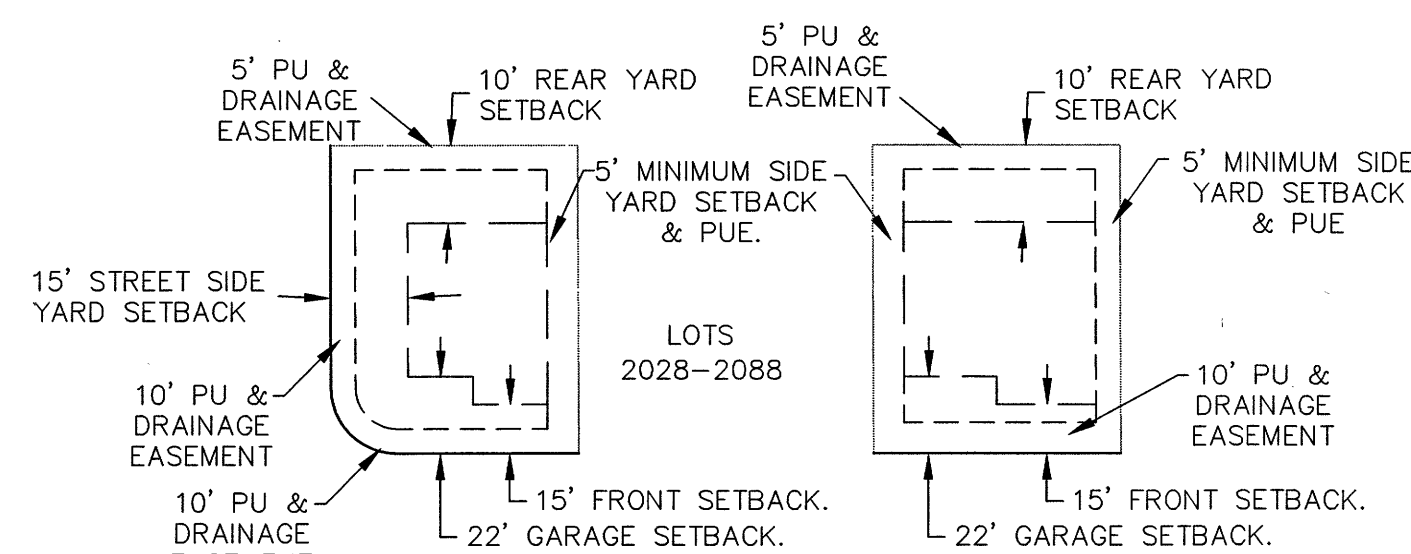
Mar 3, 2021

Date

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SCALE: 1" = 50'

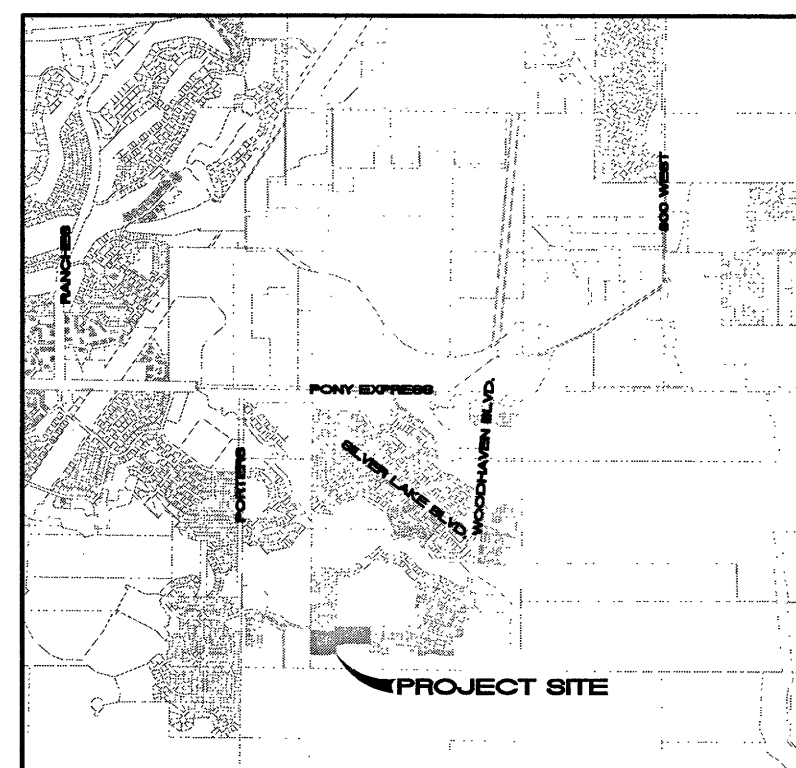
SITUATED IN THE SOUTHWEST QUARTER OF SECTION 28,
TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE
AND MERIDIAN, EAGLE MOUNTAIN, UTAH



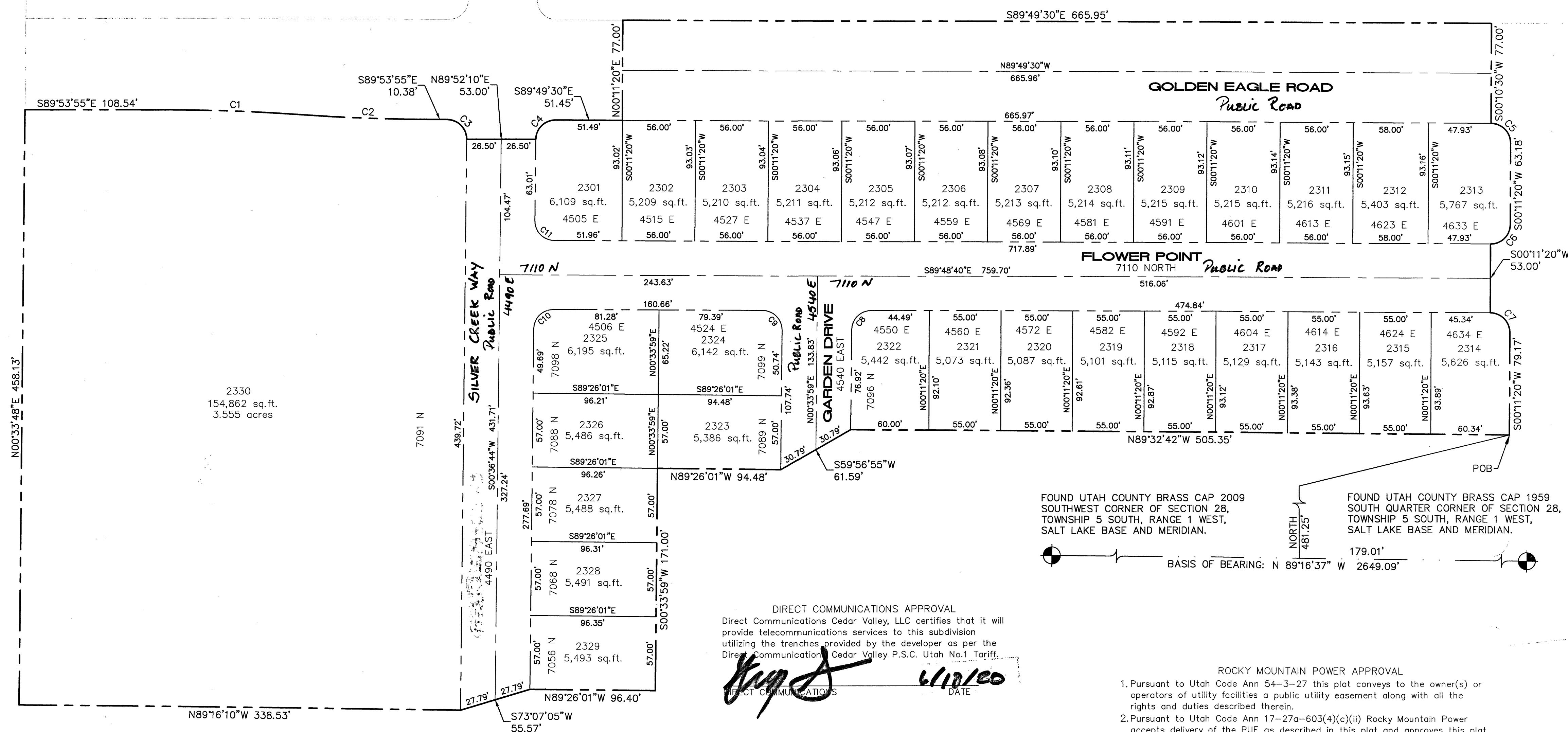
TYPICAL CORNER LOT TYPICAL INTERIOR LOT

SETBACK AND EASEMENT DETAIL

-NTS-



VICINITY MAP
NTS



LAND USE	
ACREAGE:	9.865 acres
ACREAGE IN LOTS:	7.135 acres
ACREAGE IN ROADS:	2.73 acres
LOTS:	30 LOTS
AVE. LOT:	5,380
UNIT DENSITY:	3.04 LOTS PER ACRE

NOTES:

- 1- STUCCO SHALL NOT EXCEED 25% OF ANY FRONT ELEVATION AND ELEVATION FACING A PUBLIC STREET.
- 2- ALL EXTERIOR LIGHTING MUST COMPLY WITH EMMC CHAPTER 17.56 OUTDOOR LIGHTING STANDARDS.
- 3-COLLECTOR ROAD FENCING REQUIRED ALONG GOLDEN EAGLE PER AGREEMENT.

Approved this 18 day of June 2020 Dominion Gas Company
By: [Signature] Title: Pre-Con

ROCKY MOUNTAIN POWER APPROVAL

1. Pursuant to Utah Code Ann 54-3-37 the plot conveys to the owner(s) or operators of utility facilities a public utility easement along with all the rights and duties described therein.

2. Pursuant to Utah Code Ann 17-27a-603(4)(c)(ii) Rocky Mountain Power accepts delivery of the PUE as described in this plot and approves this plot solely for the purpose of confirming that the plot contains public utility easements and approximates the location of the public utility easements, but does not warrant the precise location. Rocky Mountain Power may require other easements in order to serve this development. This approval does not affect any right that Rocky Mountain Power has under:

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

Dal Edwards 6/18/20
ROCKY MOUNTAIN POWER DATE

TRANE ENGINEERING, P.C.
CONSULTING ENGINEERS AND LAND SURVEYORS
27 EAST MAIN LEHI, UTAH 84043 (801) 768-4544

I, TRAVIS TRANE, do hereby certify that I am a Professional Land Surveyor, and that I hold License No. 5152741, as prescribed under the laws of the State of Utah. I further certify that by authority of the owners, I have made a survey of the tract of land shown on this plat and described hereon, and have subdivided said tract of land into lots and streets, together with easements, hereafter to be known as SILVERLAKE PLAT "23" and that the same has been correctly surveyed and monumented on the ground as shown on this plat.

Beginning at a point which is North 89°16'37" West 179.01 feet along the section line and North 481.25 feet from the South Quarter Corner of Section 28, Township 5 South, Range 1 West, Salt Lake Base and Meridian; thence North 89°32'42" East 505.35 feet; thence South 59°56'55" West 61.59 feet; thence North 89°26'01" West 94.48 feet; thence South 00°33'59" West 171.00 feet; thence North 89°26'01" West 96.40 feet; thence South 73°07'05" West 55.57 feet; thence North 89°16'10" East 338.53 feet; thence North 00°33'45" East 458.13 feet; thence South 89°16'10" West 338.53 feet; thence North 00°33'45" East 458.13 feet; thence South 1461.50 foot radius curve to the right, through a central angle of 03°54'53", the chord of which bears South 87°56'28" East 99.84 feet; thence Easterly 105.12 feet along the arc of a 1538.50 foot radius curve to the left, through a central angle of 03°54'53" the chord of which bears South 87°56'28" East 105.10 feet; thence South 89°53'55" East 10.38 feet; thence Southeasterly 23.70 feet along the arc of a 15 foot radius curve to the right, through a central angle of 90°30'39" the chord of which bears South 44°38'35" East 21.31 feet; thence North 89°52'10" East 53.00 feet; thence Northerly 23.46 feet along the arc of a 15 foot radius curve to the right, through a central angle of 90°30'39" the chord of which bears North 44°38'35" East 21.31 feet; thence South 89°49'30" East 51.45 feet; thence North 00°11'20" East 77.00 feet; thence South 89°49'30" East 66.95 feet; thence South 00°10'30" West 77.00 feet; thence Southeasterly 23.57 feet along the arc of a 15 foot radius curve to the right, through a central angle of 90°00'50" the chord of which bears South 44°49'05" East 21.22 feet; thence South 00°11'20" West 63.18 feet; thence Southwesterly 23.56 feet along the arc of a 15 foot radius curve to the right, through a central angle of 90°00'00" the chord of which bears South 44°49'05" East 21.22 feet; thence North 00°11'20" East 77.00 feet; thence Southeasterly 23.56 feet along the arc of a 15 foot radius curve to the right, through a central angle of 90°00'00" the chord of which bears South 44°48'40" East 21.21 feet; thence South 00°11'20" West 79.17 feet to the point of beginning.

Parcel contains: 9.865 acres more or less.

ENT 92381:2020 Map 6 17128
JEFFERY SMITH
UTAH COUNTY RECORDER
2020 Jul 01 10:31 am FEE 110.00 BY NA
RECORDED FOR EAGLE MOUNTAIN CITY

June 17, 2020
DATE

OWNER'S DEDICATION

WE, THE UNDERSIGNED OWNERS OF ALL THE REAL PROPERTY DEPICTED ON THIS PLAT AND DESCRIBED IN THE SURVEYOR'S CERTIFICATE ON THIS PLAT, HAVE CAUSED THE LAND DESCRIBED ON THIS PLAT TO BE DIVIDED INTO LOTS, STREETS, PARKS, OPEN SPACES, EASEMENTS AND PUBLIC UTILITIES. WE HEREBY DEDICATE AND DEDICATE TO THE PUBLIC AND HEREBY DEDICATE UNDER THE PROVISIONS OF 10-9A-607, UTAH CODE, WITHOUT CONDITION, RESTRICTION OR RESERVATION TO EAGLE MOUNTAIN CITY, UTAH, ALL STREETS, EASEMENTS, AND PUBLIC UTILITIES SHOWN ON THIS PLAT AND ALL OTHER PLACES SHOWN AS PUBLIC OPEN SPACES, PARKS AND ALL OTHER PLACES OF PUBLIC USE AND ENJOYMENT TO EAGLE MOUNTAIN CITY, UTAH TOGETHER WITH ALL IMPROVEMENTS THEREON. WE HEREBY AGREE TO HOLD THE CITY OF EAGLE MOUNTAIN CITY, UTAH, HARMLESS FROM ALL LIABILITY FOR THE CITY AND THE INHABITANTS THEREOF.

OWNER(S):
PRINTED NAME OF OWNER

Nate Hutchinson
President, Rockcross Development Inc.

AUTHORIZED SIGNATURE(S) *6/17/2020*

[illegible]

ACKNOWLEDGEMENT

On the 11th day of JUNE, 2020, personally appeared before me the persons signing the foregoing Owners Dedication known to me to be authorized to execute the foregoing Owners Dedication for and on behalf of the owners who duly acknowledge to me that the Owners Dedication was executed by them on behalf of the Owners.

My Commission Expires 10-10-22

102762
COMMISSION NUMBER

NOTARY PUBLIC SIGNATURE

PRACHEL WILSON
PRINTED NAME OF NOTARY

ACCEPTANCE BY LEGISLATIVE BODY

The City Council of Eagle Mountain City, County of Utah, Approves this subdivision and hereby accepts the dedication of all streets, easements, and other parcels of land intended for public purposes for the perpetual use of the public this 30th day of June, 2020

APPROVED BY MAYOR

APPROVED BY CITY ENGINEER
Clinton T. Tandy
APPROVED BY CITY ENGINEER
(See Seal Below)

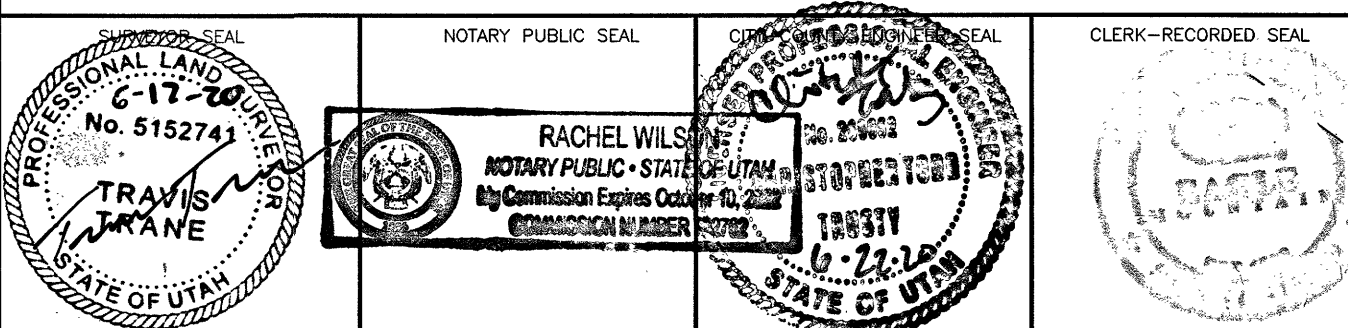
APPROVED BY CITY ATTORNEY

ATTEST BY CITY RECORDER
(See Seal Below)

PLAT "23"

SILVERLAKE
A RESIDENTIAL SUBDIVISION

EAGLE MOUNTAIN UTAH COUNTY, UTAH



Sec 28, T 55, R 1W, S 08M
TV-038



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

Wednesday, March 3, 2021

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

SUBJECT: Silverlake plat 24 into warranty Bond Release

City Recorder:

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

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

Sincerely,


Chris Trusty (Mar 3, 2021 12:13 MST)

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

Cc: Fionnuala Kofoed, City Recorder



BOND RELEASE REQUEST LETTER
Silverlake plat 24 Bond
Reduced

Engineering Division
2585 North Pony Express Parkway
Eagle Mountain City, Utah 84005
(801) 788-6671

1st Bond Release	
Original Bond Amount:	\$ 100,037.90
Previous Release Amount:	\$ -
Amount to Release this Period:	\$ 26,059.40
Amount Remaining in Bond:	\$ 73,978.50

Bond Releases Summary	
#1	\$ 26,059.40
#2	\$ -
#3	\$ -
#4	\$ -
TOTAL	\$ 26,059.40

3/3/2021

ITEM	DESCRIPTION	ORIGINAL QUANTITY	REDUCED QUANTITY	UNIT	UNIT COST	TOTAL	QUANTITIES COMPLETED			MONIES RELEASED	
							Previous Period	This Period	% to date	This Period	To Date
1	SITE PREP.										
a	Construction entrance	1	0	EA	\$3,000.00	\$0.00	0	1	100%	\$0.00	\$0.00
b	Silt fence	1475	14.75	LF	\$2.50	\$36.88	0	1475	100%	\$36.88	\$36.88
c	Curb inlet protection	2	2	EA	\$300.00	\$600.00	0	2	100%	\$600.00	\$600.00
2	MOBILIZATION & EARTHWORK										
a	Mobilization & traffic control	1	0	LS	\$5,000.00	\$0.00	0	1	100%	\$0.00	\$0.00
b	Clear & grub	365000	0	SF	\$0.05	\$0.00	0	365000	100%	\$0.00	\$0.00
c	Site cut/fill	6500	0	CY	\$3.50	\$0.00	0	6500	100%	\$0.00	\$0.00
3	ROADWAY IMPROVEMENTS										
a	3" Asphalt Roadway	35850	358.5	SF	\$1.30	\$466.05	0	35850	100%	\$466.05	\$466.05
b	6" road base	35850	358.5	SF	\$0.80	\$286.80	0	35850	100%	\$286.80	\$286.80
c	9" subbase	2250	22.5	TON	\$14.50	\$326.25	0	2250	100%	\$326.25	\$326.25
d	5' sidewalk	9550	95.5	SF	\$4.25	\$405.88	0	9550	100%	\$405.88	\$405.88
e	Sidewalk prep	9550	95.5	SF	\$0.90	\$85.95	0	9550	100%	\$85.95	\$85.95
f	ADA ramps & placards	2	0.02	EA	\$1,250.00	\$25.00	0	2	100%	\$25.00	\$25.00
g	Rough grade	87500	875	SF	\$0.15	\$131.25	0	87500	100%	\$131.25	\$131.25
h	30" curb & gutter prep.	2445	24.45	LF	\$5.00	\$12,225.00	0	2445	100%	\$12,225.00	\$12,225.00
i	30" curb & gutter APWA type D	2445	24.45	LF	\$15.00	\$366.75	0	2445	100%	\$366.75	\$366.75
j	Valve collars	19	0.19	EA	\$400.00	\$76.00	0	19	100%	\$76.00	\$76.00
k	Manhole collars	15	0.15	EA	\$500.00	\$75.00	0	15	100%	\$75.00	\$75.00
l	Street sign	5	5	EA	\$500.00	\$2,500.00	0	5	100%	\$2,500.00	\$2,500.00
m	Stop sign	5	5	EA	\$500.00	\$2,500.00	0	5	100%	\$2,500.00	\$2,500.00
4	CULINARY WATER										
a	8" C-900 water line	2155	21.55	LF	\$28.00	\$603.40	0	2155	100%	\$603.40	\$603.40
b	8" gate valve w/collar	10	0.1	EA	\$1,950.00	\$195.00	0	10	100%	\$195.00	\$195.00
c	8" tee	7	0.07	EA	\$1,200.00	\$84.00	0	7	100%	\$84.00	\$84.00
d	8" cross	1	0.01	EA	\$2,300.00	\$23.00	0	1	100%	\$23.00	\$23.00
e	1" service	39	0.39	EA	\$1,500.00	\$585.00	0	39	100%	\$585.00	\$585.00
f	3/4" service	33	0.33	EA	\$1,025.00	\$338.25	0	33	100%	\$338.25	\$338.25
g	2" temp blow off	2	0.02	EA	\$1,500.00	\$30.00	0	2	100%	\$30.00	\$30.00
h	4" permanent blow off	6	0.06	EA	\$2,500.00	\$150.00	0	6	100%	\$150.00	\$150.00
i	Connect to existing	1	0.01	EA	\$1,500.00	\$15.00	0	1	100%	\$15.00	\$15.00
j	Fire Hydrant	3	0.03	EA	\$5,800.00	\$174.00	0	3	100%	\$174.00	\$174.00
5	SEWER										
a	8" sewer main	2000	20	LF	\$32.00	\$640.00	0	2000	100%	\$640.00	\$640.00
b	4" Sewer services	72	0.72	EA	\$1,050.00	\$756.00	0	72	100%	\$756.00	\$756.00
c	Connect to existing	1	0.01	EA	\$1,500.00	\$15.00	0	1	100%	\$15.00	\$15.00
d	48" manhole	7	0.07	EA	\$2,850.00	\$199.50	0	7	100%	\$199.50	\$199.50
e	60" manhole	6	0.06	EA	\$3,150.00	\$189.00	0	6	100%	\$189.00	\$189.00
6	STORM DRAIN										
a	15" RCP storm drain pipe	380	3.8	LF	\$44.00	\$1,672.00	0	380	100%	\$1,672.00	\$1,672.00
b	18" RCP storm drain pipe	110	1.1	LF	\$52.00	\$57.20	0	110	100%	\$57.20	\$57.20
c	60" Storm drain manhole	1	0.01	EA	\$3,150.00	\$31.50	0	1	100%	\$31.50	\$31.50
d	Curb inlet box	2	0.02	EA	\$2,850.00	\$57.00	0	2	100%	\$57.00	\$57.00
e	Combo box	1	0.01	EA	\$4,850.00	\$48.50	0	1	100%	\$48.50	\$48.50
f	SD box #1	1	0.01	EA	\$3,225.00	\$32.25	0	1	100%	\$32.25	\$32.25
g	Connect to existing	1	0.01	EA	\$1,200.00	\$12.00	0	1	100%	\$12.00	\$12.00
h	Detention pond	1	0.01	LS	\$4,500.00	\$45.00	0	1	100%	\$45.00	\$45.00
TOTAL CONSTRUCTION COST						\$26,059.40					
Original 10% Bond Coverage						\$73,978.50					
TOTAL BOND AMOUNT:						\$100,037.90					
										Released this Period	\$26,059.40

Chris Trusty
Chris Trusty (Mar 3, 2021 12:13 MST)

Christopher T. Trusty P.E.
Engineering Director

Mar 3, 2021

Date

Robert Ballif
Robert Ballif (Mar 3, 2021 13:45 MST)

Robert Ballif
Engineering Tech. 1

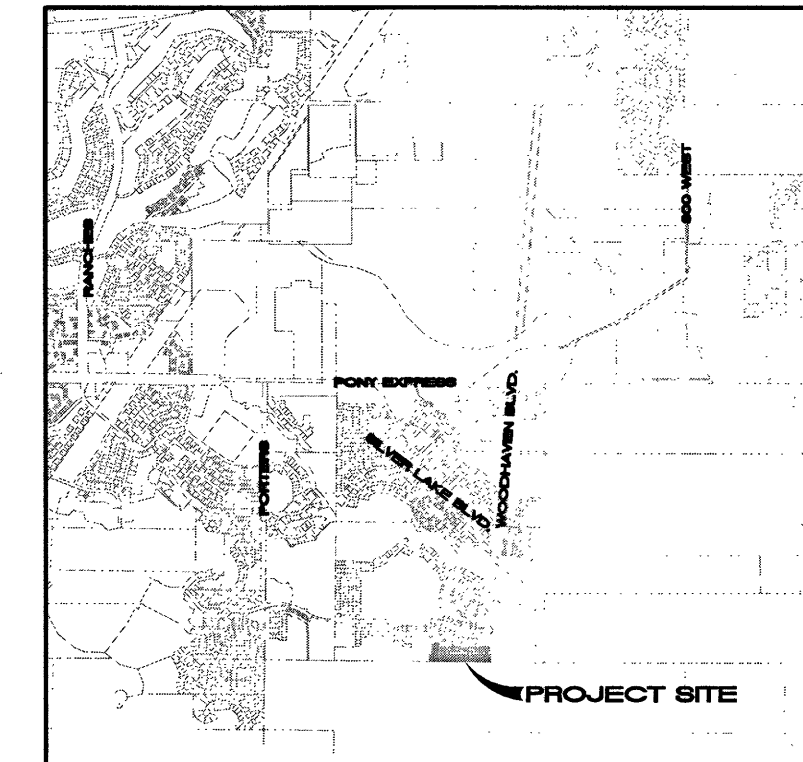
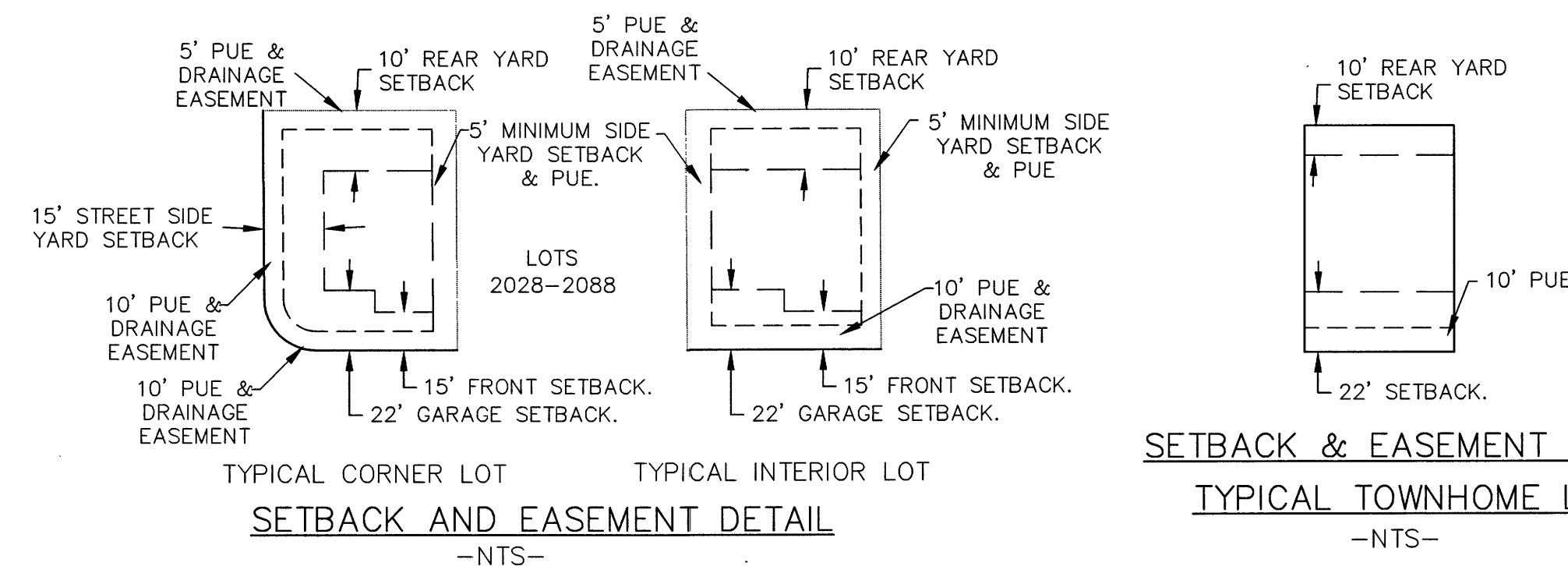
Mar 3, 2021

Date

SILVERLAKE PLAT "24"

SITUATED IN THE SOUTHEAST QUARTER OF SECTION 28,
TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE
AND MERIDIAN, EAGLE MOUNTAIN, UTAH

Curve Table					
Curve #	Length	Radius	Delta	Chord	Chord Bearing
C1	23.56	15.00	90°00'00"	21.21	S44°48'40"E
C2	92.64	960.50	5°31'34"	92.60	S06°29'30"E



VICINITY MAP
NTS

SURVEYOR'S CERTIFICATE
I, TRAVIS TRANE, do hereby certify that I am a Professional Land Surveyor, and that I hold Licence No. 5152741, as prescribed under the laws of the State of Utah. I further certify that by authority of the owners, I have made a survey of the tract of land shown on this plat and described hereon, and have subdivided said tract of land into lots and streets, together with easements, hereafter to be known as SILVERLAKE PLAT "24" and that the same has been correctly surveyed and monumented on the ground as shown on this plat.

BOUNDARY DESCRIPTION

Beginning at a point which is North 89°20'14" West 1004.52 feet along the section line from the Southeast Corner of Section 28, Township 5 South, Range 1 West, Salt Lake Base and Meridian; thence North 89°20'14" West 1168.88 feet along the section line; thence North 00°39'46" East 184.00 feet; thence North 89°20'14" West 43.87 feet; thence North 00°11'20" East 160.70 feet; thence South 89°48'40" East 80.20 feet; thence Southeast 23.56 feet along the arc of a 15 foot radius curve to the right, through a central angle of 90°00'00" the chord of which bears South 44°48'40" East 21.21 feet; thence South 89°59'51" East 212.60 feet; thence South 81°25'07" East 431.72; thence North 89°41'45" East 213.60 feet; thence North 00°11'20" East 27.66 feet; thence East 237.15 feet; thence Southerly 92.64 feet along the arc of a 960.50 foot radius curve to the right, through a central angle of 05°31'34" the chord of which bears South 06°29'30" East 92.61 feet; thence South 03°43'43" East 216.21 feet to the point of beginning.

Parcel contains: 8.282 acres more or less.

Basis of Bearing: the line between the Southeast Corner and the South Quarter Corner of Section 28, Township 5 South, Range 1 West, Salt Lake Base and Meridian which bears North 89°20'14" West taken from the State Plane Coordinate & Dependent Resurvey Plat found at the Utah County Surveyors Office. (NAD 83)

Sept 15, 2020
DATE

Travis Trane
SURVEYOR
(See Seal Below)

OWNER'S DEDICATION

WE, THE UNDERSIGNED OWNERS OF ALL THE REAL PROPERTY DEPICTED ON THIS PLAT AND DESCRIBED IN THE SURVEYOR'S CERTIFICATE ON THIS PLAT, HAVE CAUSED THE LAND DESCRIBED ON THIS PLAT TO BE DIVIDED INTO LOTS, STREETS, PARKS, OPEN SPACES, EASEMENTS AND OTHER PUBLIC USES AS DESIGNATED ON THE PLAT AND NOW DO HEREBY DEDICATE UNDER THE PROVISIONS OF 10-9A-607, UTAH CODE, WITHOUT CONDITION, RESTRICTION OR RESERVATION TO EAGLE MOUNTAIN CITY, UTAH, ALL STREETS, WATER, SEWER AND OTHER UTILITY EASEMENTS AND IMPROVEMENTS, OPEN SPACES SHOWN AS PUBLIC OPEN SPACES, PARKS AND ALL OTHER PLACES OF PUBLIC USE AND ENJOYMENT TO EAGLE MOUNTAIN CITY, UTAH TOGETHER WITH ALL IMPROVEMENTS REQUIRED BY THE DEVELOPMENT AGREEMENT BETWEEN THE UNDERSIGNED AND EAGLE MOUNTAIN CITY FOR THE BENEFIT OF THE CITY AND THE INHABITANTS THEREOF. PURSUANT TO UTAH CODE 10-9A-604(1d) THE OWNER HEREBY CONVEYS THE COMMON AREA, AS INDICATED HEREON, TO THE SILVERLAKE MASTER HOME OWNERS ASSOCIATION, PO BOX 179, LEHI, UT, 84043

OWNER(S):
PRINTED NAME OF OWNER

AUTHORIZED SIGNATURE(S)

Nate Hutchinson
President, Rockcross Development, Inc.

9/16/2020

ACKNOWLEDGEMENT

STATE OF UTAH)
COUNTY OF UTAH) S.S.

On the 15th day of September 2020 personally appeared before me the persons signing the foregoing Owners Dedication known to me to be authorized to execute the foregoing Owners Dedication for and on behalf of the owners who duly acknowledge to me that the Owners Dedication was executed by them on behalf of the Owners.

My Commission Expires 10/10/22

NOTARY PUBLIC SIGNATURE
RACHEL WILSON
PRINTED NAME OF NOTARY

ACCEPTANCE BY LEGISLATIVE BODY

The City Council of Eagle Mountain City, County of Utah, Approves this subdivision and hereby accepts the dedication of all streets, easements, and other parcels of land intended for public purposes for the perpetual use of the public this 30th day of September 2020.

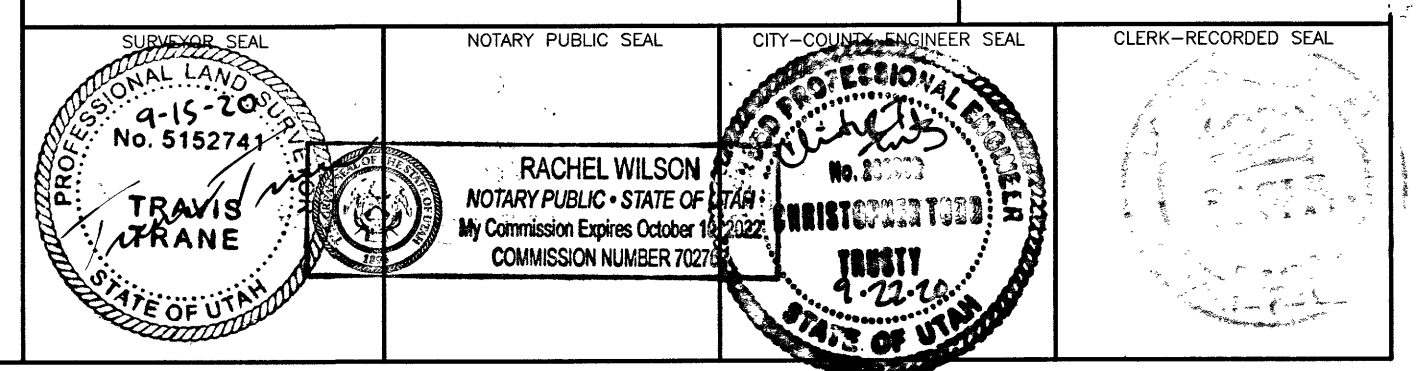
APPROVED BY MAYOR
Christy Stant
APPROVED BY CITY ENGINEER
(See Seal Below)

APPROVED BY CITY ATTORNEY
Jenna Burnham
ATTEST BY CITY RECORDER
(See Seal Below)

PLAT "24"
SHEET 1 OF 2

SILVERLAKE
A RESIDENTIAL SUBDIVISION

RECORDING INFORMATION
ENT 154587-2020 Map 17309
JEFFERY SMITH
UTAH COUNTY RECORDER
2020 Oct 05 2:18 PM FEE 244.00
RECORDED FOR EAGLE MOUNTAIN CITY



TRANE ENGINEERING, P.C.
CONSULTING ENGINEERS AND LAND SURVEYORS
27 EAST MAIN LEHI, UTAH 84043 (801) 768-4544

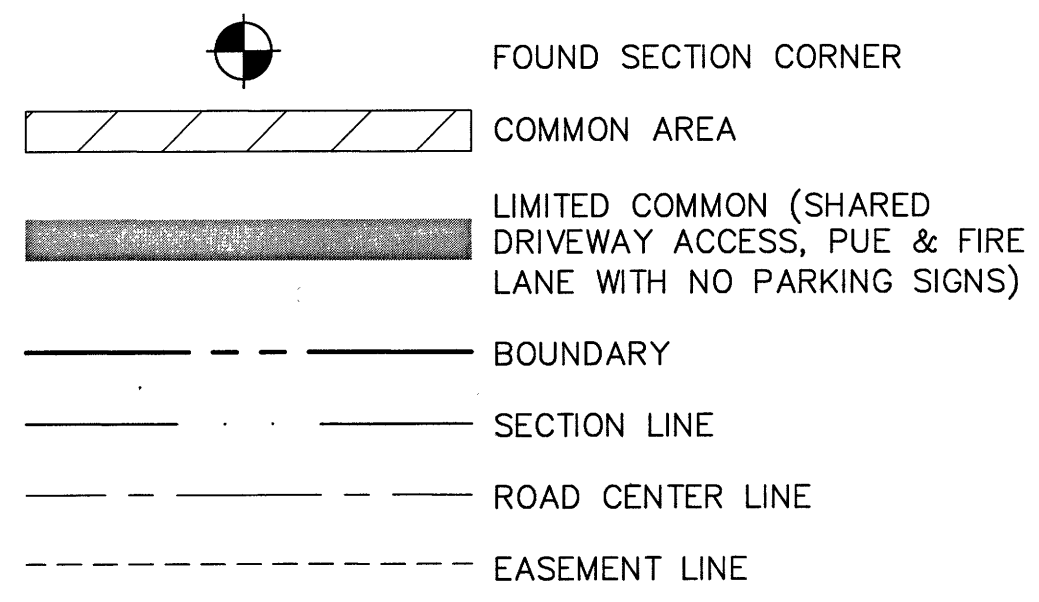
LAND USE	
ACREAGE:	8.282 acres
ACREAGE IN LOTS:	4.71 acres
ACREAGE IN ROADS:	1.526 acres
SINGLE FAMILY LOTS:	39 LOTS
AVE. SINGLE FAMILY LOT:	3,650
TOWNHOME UNITS:	33 LOTS
TOTAL LOTS:	72 LOTS
LARGEST SINGLE FAMILY LOT:	4,250 SF
SMALLEST SINGLE FAMILY LOT:	3,150 SF
UNIT DENSITY:	8.69 LOTS PER ACRE

ROCKY MOUNTAIN POWER APPROVAL
1. Pursuant to Utah Code Ann 54-3-27 this plat conveys to the owner(s) or operators of utility facilities a public utility easement along with all the rights and duties described therein.
2. Pursuant to Utah Code Ann 17-27a-603(4)(c)(ii) Rocky Mountain Power accepts delivery of the PUE as described in this plat and approves this plat solely for the purpose of confirming that the plat contains public utility easements and approximates the location of the public utility easements, but does not warrant their precise location. Rocky Mountain Power may require other easements in order to serve this development. This approval does not affect any right that Rocky Mountain Power has under:
(1). A recorded easement of right of way
(2). The law applicable to prescriptive rights
(3). Title 54, Chapter 8a, Damage to Underground Utility Facilities
(4). Any other provision of law
Approved this 17 day of September 2020 Dominion Gas Company
By: Susan Eldredge Title: Pre-Con
ROCKY MOUNTAIN POWER
DATE: 9/16/2020

DIRECT COMMUNICATIONS APPROVAL
Direct Communications Cedar Valley, LLC certifies that it will provide telecommunications services to this subdivision utilizing the trenches provided by the developer as per the Direct Communications Cedar Valley P.S.C. Utah No.1 Tariff.
Maggie Olfert
DIRECT COMMUNICATIONS
DATE: 9/16/2020

DOMINION GAS COMPANY APPROVAL
Dominion approves this plat solely for the purpose of confirming that the plat contains public utility easements. Dominion may require other easements in order to serve this development, this approval does not constitute abrogation or waiver of any other existing rights, obligations or liabilities provided by law or equity. This approval does not constitute acceptance, approval or acknowledgement of any terms contained in the plat, including those set forth in the Owners Dedication and the Notes and does not constitute a guarantee of particular terms of natural gas service. For further information please contact Dominion's right-of-way department at 1-800-366-8532
Approved this 17 day of September 2020 Dominion Gas Company
By: Susan Eldredge Title: Pre-Con

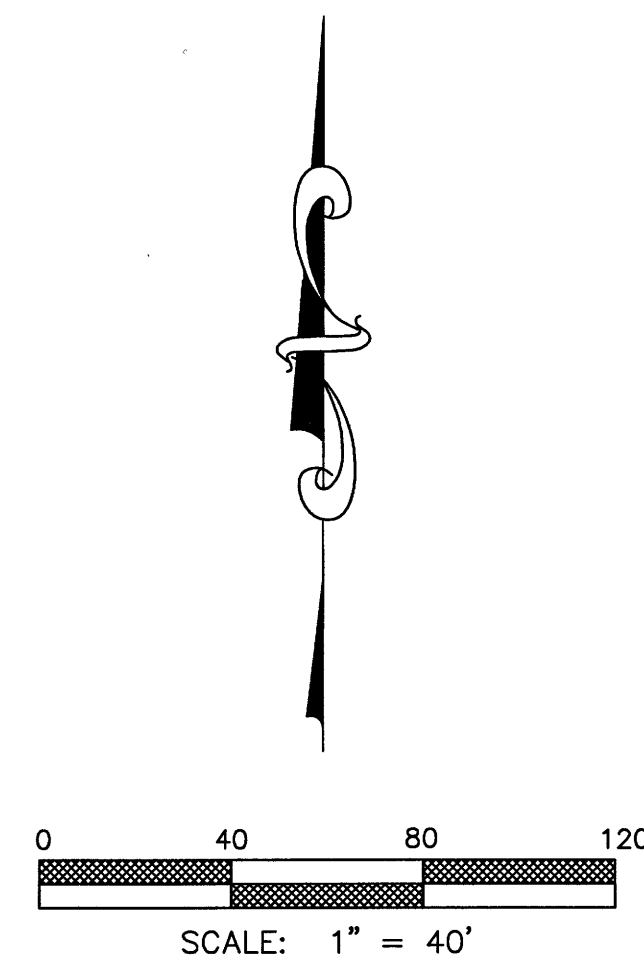
NOTES:
1- STUCCO SHALL NOT EXCEED 25% OF ANY FRONT ELEVATION AND ELEVATION FACING A PUBLIC STREET.
2- ALL EXTERIOR LIGHTING MUST COMPLY WITH EMMC CHAPTER 17.56 OUTDOOR LIGHTING STANDARDS.
3- PRIVACY FENCING FACING SILVERLAKE PARKWAY MUST BE CONSISTENT IN LOOK, MATERIALS, COLOR, AND CONSTRUCTION WITH THE RANCHES FENCING ALONG SILVERLAKE PARKWAY.
4- THE LANDSCAPING ALONG SILVERLAKE PARKWAY TO BE MAINTAINED BY SILVERLAKE HOA.
5- PARCELS A, B AND C TO BE MAINTAINED BY SILVERLAKE HOA.
6- COLLECTOR ROAD FENCING REQUIRED ALONG SILVERLAKE PARKWAY PER AGREEMENT.

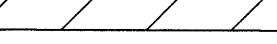


FOUND UTAH COUNTY BRASS CAP 1959
SOUTH QUARTER CORNER OF SECTION 28,
TOWNSHIP 5 SOUTH, RANGE 1 WEST,
SALT LAKE BASE AND MERIDIAN.

FOUND UTAH COUNTY BRASS CAP 1971
SOUTHEAST CORNER OF SECTION 28,
TOWNSHIP 5 SOUTH, RANGE 1 WEST,
SALT LAKE BASE AND MERIDIAN.

SITUATED IN THE SOUTHEAST QUARTER OF SECTION 28,
TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE
AND MERIDIAN, EAGLE MOUNTAIN, UTAH



- | | |
|---|--|
|  | FOUND SECTION CORNER |
|  | COMMON AREA |
|  | LIMITED COMMON (SHARED DRIVEWAY ACCESS, PUE & FIRE LANE WITH NO PARKING SIGNS) |
|  | BOUNDARY |
|  | SECTION LINE |
|  | ROAD CENTER LINE |
|  | EASEMENT LINE |

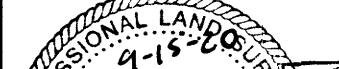
17309

PLAT "24"
SHEET 2 OF 2

SILVERLAKE
A RESIDENTIAL SUBDIVISION

EAGLE MOUNTAIN UTAH COUNTY, UTAH

RECORDING INFORMATION
ENT 154587:2020 Map # 17309
JEFFERY SMITH
UTAH COUNTY RECORDER
2020 Oct 05 2:18 PM FEE 244.00 BY MA
RECORDED FOR EAGLE MOUNTAIN CITY

SUBVENDOR SEAL		NOTARY PUBLIC SEAL	CITY SEAL	SEAL	CLERK-RECORDED SEAL
					



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

Wednesday, March 3, 2021

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

SUBJECT: Silverlake plat 25 into warranty Bond Release

City Recorder:

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

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

Sincerely,

Chris Trusty

Chris Trusty (Mar 3, 2021 12:13 MST)

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

Cc: Fionnuala Kofoed, City Recorder



BOND RELEASE REQUEST LETTER
Silverlake plat 25 Bond
Reduced

Engineering Division
2685 North Pony Express Parkway
Eagle Mountain City, Utah 84005
(801) 789-6671

1st Bond Release	
Original Bond Amount:	\$ 53,652.98
Previous Release Amount:	\$ -
Amount to Release this Period:	\$ 9,625.73
Amount Remaining in Bond:	\$ 44,027.25

Bond Releases Summary	
#1	\$ 9,625.73
#2	\$ -
#3	\$ -
#4	\$ -
TOTAL	\$ 9,625.73

3/3/2021

							QUANTITIES COMPLETED			MONIES RELEASED	
ITEM	DESCRIPTION	ORIGINAL QUANTITY	REDUCED QUANTITY	UNIT	UNIT COST	TOTAL	Previous Period	This Period	% to date	This Period	To Date
1	SITE PREP.										
a	Construction entrance	1	0	EA	\$3,000.00	\$0.00	0	1	100%	\$0.00	\$0.00
b	Silt fence	550	5.5	LF	\$2.50	\$13.75	0	550	100%	\$13.75	\$13.75
c	Curb inlet protection	2	2	EA	\$300.00	\$600.00	0	2	100%	\$600.00	\$600.00
2	MOBILIZATION & EARTHWORK										
a	Mobilization & traffic control	1	0	LS	\$5,000.00	\$0.00	0	1	100%	\$0.00	\$0.00
b	Clear & grub	195000	0	SF	\$0.05	\$0.00	0	195000	100%	\$0.00	\$0.00
c	Site cut/fill	4100	0	CY	\$3.50	\$0.00	0	4100	100%	\$0.00	\$0.00
3	ROADWAY IMPROVEMENTS										
a	3" Asphalt Roadway	22600	226	SF	\$1.30	\$293.80	0	22600	100%	\$293.80	\$293.80
b	6" road base	22600	226	SF	\$0.80	\$180.80	0	22600	100%	\$180.80	\$180.80
c	9" subbase	1450	14.5	TON	\$14.50	\$210.25	0	1450	100%	\$210.25	\$210.25
d	5' sidewalk	9550	95.5	SF	\$4.25	\$405.88	0	9550	100%	\$405.88	\$405.88
e	Sidewalk prep	6650	66.5	SF	\$0.90	\$59.85	0	6650	100%	\$59.85	\$59.85
f	ADA ramps & placards	1	0.01	EA	\$1,250.00	\$12.50	0	1	100%	\$12.50	\$12.50
g	Rough grade	55000	550	SF	\$0.15	\$82.50	0	55000	100%	\$82.50	\$82.50
h	30" curb & gutter prep.	1655	16.55	LF	\$5.00	\$82.75	0	1655	100%	\$82.75	\$82.75
i	30" curb & gutter APWA type D	1655	16.55	LF	\$15.00	\$248.25	0	1655	100%	\$248.25	\$248.25
j	Valve collars	7	0.07	EA	\$400.00	\$28.00	0	7	100%	\$28.00	\$28.00
k	Manhole collars	8	0.08	EA	\$500.00	\$40.00	0	8	100%	\$40.00	\$40.00
l	Street sign	5	5	EA	\$500.00	\$2,500.00	0	5	100%	\$2,500.00	\$2,500.00
m	Stop sign	5	5	EA	\$500.00	\$2,500.00	0	5	100%	\$2,500.00	\$2,500.00
4	CULINARY WATER										
a	8" C-900 water line	1275	12.75	LF	\$28.00	\$357.00	0	1275	100%	\$357.00	\$357.00
b	8" gate valve w/collar	3	0.03	EA	\$1,950.00	\$58.50	0	3	100%	\$58.50	\$58.50
c	8" tee	3	0.03	EA	\$1,200.00	\$36.00	0	3	100%	\$36.00	\$36.00
d	8" bend	2	0.02	EA	\$950.00	\$19.00	0	2	100%	\$19.00	\$19.00
e	1" service	43	0.43	EA	\$1,500.00	\$645.00	0	43	100%	\$645.00	\$645.00
f	2" temp blow off	2	0.02	EA	\$1,500.00	\$30.00	0	2	100%	\$30.00	\$30.00
g	4" permanent blow off	3	0.03	EA	\$2,500.00	\$75.00	0	3	100%	\$75.00	\$75.00
h	Connect to existing	2	0.02	EA	\$1,500.00	\$30.00	0	2	100%	\$30.00	\$30.00
i	Fire Hydrant	1	0.01	EA	\$5,800.00	\$58.00	0	1	100%	\$58.00	\$58.00
5	SEWER										
a	8" sewer main	1120	11.2	LF	\$32.00	\$358.40	0	1120	100%	\$358.40	\$358.40
b	4" Sewer services	43	0.43	EA	\$1,050.00	\$451.50	0	43	100%	\$451.50	\$451.50
c	Connect to existing	1	0.01	EA	\$1,500.00	\$15.00	0	1	100%	\$15.00	\$15.00
d	48" manhole	6	0.06	EA	\$2,850.00	\$171.00	0	6	100%	\$171.00	\$171.00
e	60" manhole	2	0.02	EA	\$3,150.00	\$63.00	0	2	100%	\$63.00	\$63.00
TOTAL CONSTRUCTION COST						\$9,625.73					
Original 10% Bond Coverage						\$4,027.25					
TOTAL BOND AMOUNT:						\$53,652.98					
							Released this Period			\$9,625.73	

Chris Trusty
Chris Trusty (Mar 3, 2021 12:13 MST)

Christopher T. Trusty P.E.
Engineering Director

Chris Trusty
Chris Trusty (Mar 3, 2021 12:13 MST)

Date

Robert Ballif
Robert Ballif (Mar 3, 2021 13:45 MST)

Robert Ballif
Engineering Tech. 1

Mar 3, 2021

Date

Curve Table						Line Table		
Curve #	Length	Radius	Delta	Chord	Chord Bearing	Line #	Length	Direction
C1	23.44	15.00	89°31'34"	21.13	S44°34'27"E	L1	21.00	N00°39'46"E
C2	12.35	15.00	47°10'00"	12.00	S24°14'46"W	L2	20.00	S89°20'14"E
C3	12.35	15.00	47°10'00"	12.00	N22°55'14"W	L3	21.00	N00°39'46"E
C4	12.35	15.00	47°10'00"	12.00	S24°14'46"W	L4	20.00	S89°20'14"E
C5	12.35	15.00	47°10'00"	12.00	N22°55'14"W	L5	21.00	N00°39'46"E
C6	12.35	15.00	47°10'00"	12.00	S24°14'46"W	L6	20.00	S89°20'14"E

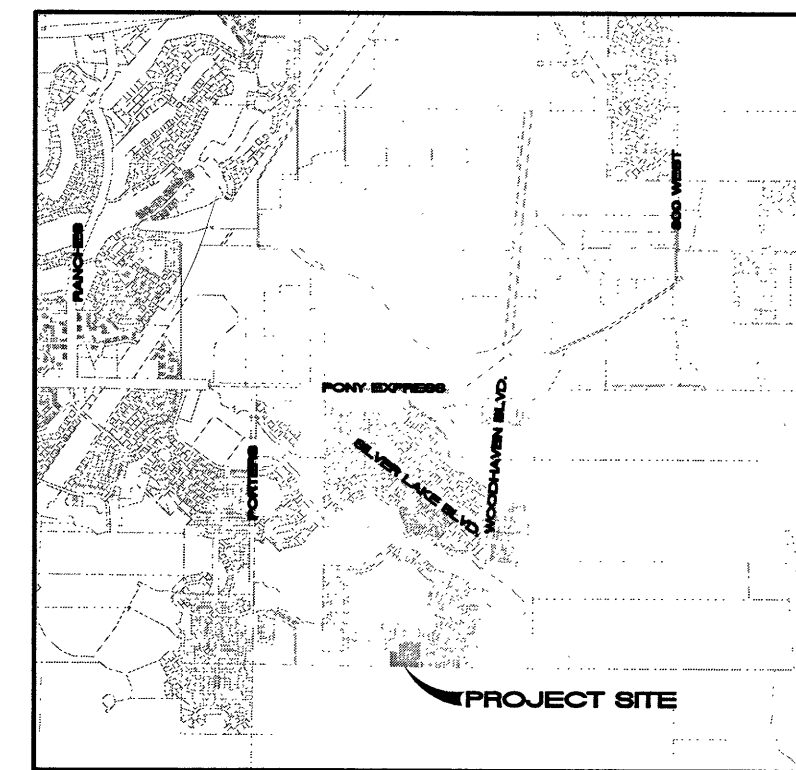
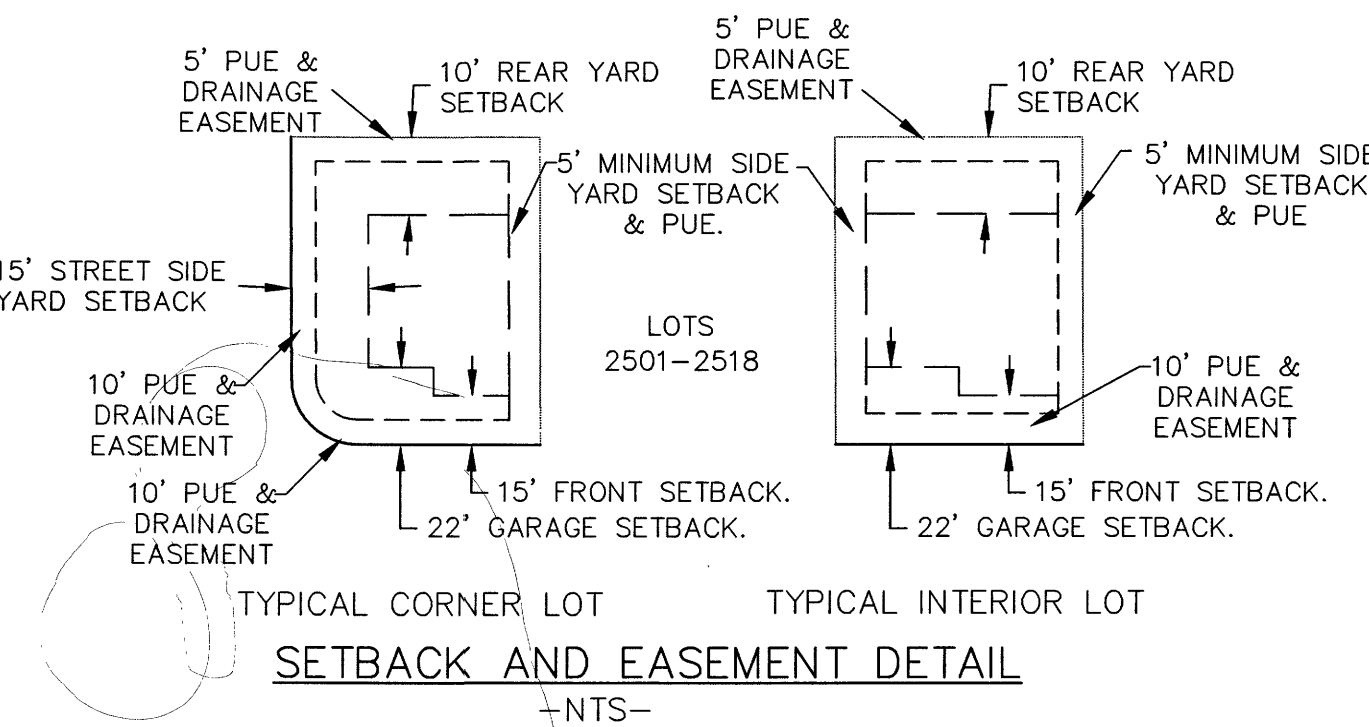
NOTES:
1- STUCCO SHALL NOT EXCEED 25% OF ANY FRONT ELEVATION AND ELEVATION FACING A PUBLIC STREET.
2- ALL EXTERIOR LIGHTING MUST COMPLY WITH EMMC CHAPTER 17.56 OUTDOOR LIGHTING STANDARDS.

LAND USE	
ACREAGE:	4.436 acres
ACREAGE IN LOTS:	3.50 acres
ACREAGE IN ROADS:	0.937 acres
LOTS:	43 LOTS
AVE. LOT:	3,545 SQ. FT.
UNIT DENSITY:	9.69 LOTS PER ACRE

SCALE: 1" = 40'

SILVERLAKE PLAT "25"

SITUATED IN THE SOUTHEAST QUARTER OF SECTION 28, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, EAGLE MOUNTAIN, UTAH



SURVEYOR'S CERTIFICATE

I, TRAVIS TRANE, do hereby certify that I am a Professional Land Surveyor, and that I hold Licence No. 5152741, as prescribed under the laws of the State of Utah. I further certify that by authority of the owners, I have made a survey of the tract of land shown on this plat and described hereon, and have subdivided said tract of land into lots and streets, together with easements, hereafter to be known as SILVERLAKE PLAT "25" and that the same has been correctly surveyed and monumented on the ground as shown on this plat.

BOUNDARY DESCRIPTION

Beginning at the South Quarter Corner of Section 28, Township 5 South, Range 1 West, Salt Lake Base and Meridian; thence North 89°16'37" West 35.59 feet along the section line; thence North 00°11'20" East 285.76 feet; thence South 89°48'40" East 75.00 feet; thence South 59°07'27" East 46.51 feet; thence South 89°20'14" East 56.56 feet; thence North 00°11'20" East 79.20 feet; thence North 00°11'17" East 40.00 feet; thence North 00°11'20" East 75.00 feet; thence South 89°48'40" East 301.00 feet; thence South 00°39'46" West 184.00 feet; thence North 89°20'14" West 479.33 feet along the section line to the point of beginning.

Parcel contains: 4.436 acres more or less.

Basis of Bearing: the line between the Southeast Corner and the South Quarter Corner of Section 28, Township 5 South, Range 1 West, Salt Lake Base and Meridian which bears North 89°20'14" West taken from the State Plane Coordinate & Dependent Resurvey Plat found at the Utah County Surveyors Office. (NAD 83)

Sept 15, 2020
DATE

Travis Trane
SURVEYOR
(See Seal Below)

OWNER'S DEDICATION

WE, THE UNDERSIGNED OWNERS OF ALL THE REAL PROPERTY DEPICTED ON THIS PLAT AND DESCRIBED IN THE SURVEYOR'S CERTIFICATE ON THIS PLAT, HAVE CAUSED THE LAND DESCRIBED ON THIS PLAT TO BE DIVIDED INTO LOTS, STREETS, PARKS, OPEN SPACES, EASEMENTS AND OTHER PUBLIC USES AS DESIGNATED ON THE PLAT AND NOW DO HEREBY DEDICATE UNDER THE PROVISIONS OF 10-9A-607, UTAH CODE, WITHOUT CONDITION, RESTRICTION OR RESERVATION TO EAGLE MOUNTAIN CITY, UTAH, ALL STREETS, WATER, SEWER AND OTHER UTILITY EASEMENTS AND IMPROVEMENTS, OPEN SPACES SHOWN AS PUBLIC OPEN SPACES, PARKS AND ALL OTHER PLACES OF PUBLIC USE AND ENJOYMENT TO EAGLE MOUNTAIN CITY, UTAH TOGETHER WITH ALL IMPROVEMENTS REQUIRED BY THE DEVELOPMENT AGREEMENT BETWEEN THE UNDERSIGNED AND EAGLE MOUNTAIN CITY FOR THE BENEFIT OF THE CITY AND THE INHABITANTS THEREOF. PURSUANT TO UTAH CODE 10-9A-604(C), THE OWNER CONVEYS THE COMMON AREA, AS OWNED(S), INDICATED HEREON, TO THE SILVERLAKE MASTER HOME OWNERS ASSOCIATION P.O. BOX 174 LEHI, UT 84043.

PRINTED NAME OF OWNER: Mike Hutchinson
AUTHORIZED SIGNATURE(S): [Signature]
President, Rockcross Development, LLC
9/16/2020

ACKNOWLEDGEMENT

STATE OF UTAH)
COUNTY OF UTAH) S.S.

On the 15th day of September 2020, personally appeared before me the persons signing the foregoing Owners Dedication known to me to be authorized to execute the foregoing Owners Dedication for and on behalf of the owners who duly acknowledge to me that the Owners Dedication was executed by them on behalf of the Owners.

My Commission Expires 10/1/22
COMMISSION NUMBER 102102

NOTARY PUBLIC SIGNATURE: Rachel Wilson
PRINTED NAME OF NOTARY: RACHEL WILSON

ACCEPTANCE BY LEGISLATIVE BODY

The City Council of Eagle Mountain City, County of Utah, Approves this subdivision and hereby accepts the dedication of all streets, easements, and other parcels of land intended for public purposes for the perpetual use of the public this 23rd day of September 2020.

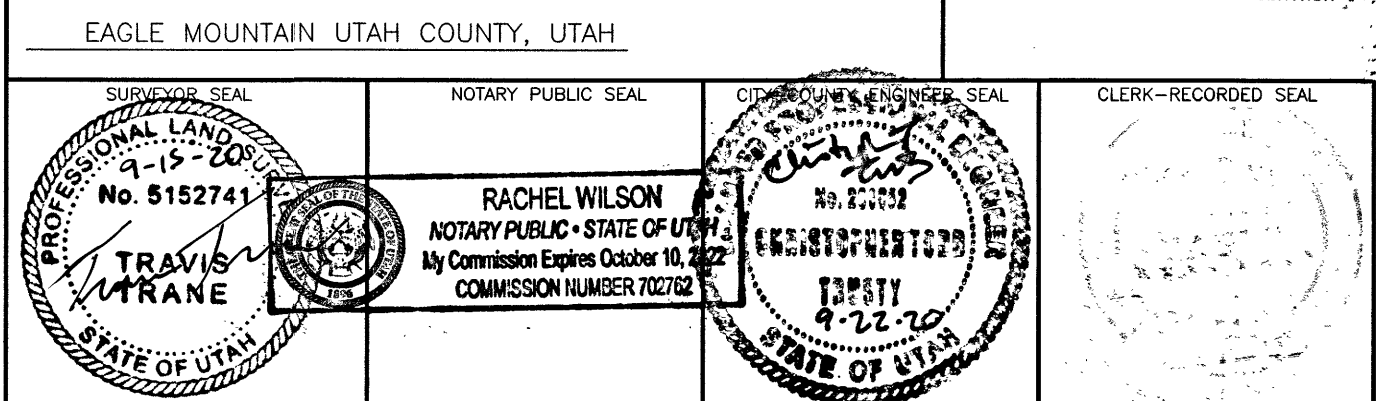
APPROVED BY MAYOR: Donna Bushanan
APPROVED BY CITY ATTORNEY: [Signature]
APPROVED BY CITY ENGINEER: [Signature]
ATTEST BY CITY RECORDER: [Signature]

PLAT "25"

SILVERLAKE

A RESIDENTIAL SUBDIVISION

RECORDING INFORMATION: 2020 Map 17310
JEFFERY SMITH
UTAH COUNTY RECORDER
2020 Dec 15 2:20 PM FEE 156.00
RECORDED FOR EAGLE MOUNTAIN CITY



DOMINION GAS COMPANY APPROVAL

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

Approved this 17 day of September 2020 Dominion Gas Company
By: [Signature] Title: Pres-Com

ROCKY MOUNTAIN POWER APPROVAL

1. Pursuant to Utah Code Ann 54-3-27 this plat conveys to the owner(s) or operators of utility facilities a public utility easement along with all the rights and duties described therein.
2. Pursuant to Utah Code Ann 17-27a-603(4)(c)(ii) Rocky Mountain Power accepts delivery of the PUE as described in this plat and approves this plat solely for the purpose of confirming that the plat contains public utility easements and approximates the location of the public utility easements, but does not warrant their precise location. Rocky Mountain Power may require other easements in order to serve this development. This approval does not affect any right that Rocky Mountain Power has under:
(1). A recorded easement of right of way
(2). The law applicable to prescriptive rights
(3). Title 54, Chapter 8a, Damage to Underground Utility Facilities
(4). Any other provision of law

Rocky Mountain Power
DATE: 9/16/20

DIRECT COMMUNICATIONS APPROVAL

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

Marie Cifredo
DIRECT COMMUNICATIONS
DATE: 9/16/2020

FOUND SECTION CORNER

LIMITED COMMON (SHARED DRIVEWAY ACCESS, PUE & FIRE LANE WITH NO PARKING SIGNS)

BOUNDARY

SECTION LINE

ROAD CENTER LINE

EASEMENT LINE

FOUND UTAH COUNTY BRASS CAP 1959 SOUTHWEST CORNER OF SECTION 28, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN.

(SECTION LINE N 89°16'37" W MEASURED 2649.07')

N89°16'37"W
35.59'

FOUND UTAH COUNTY BRASS CAP 1959 SOUTH QUARTER CORNER OF SECTION 28, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN.

(BASIS OF BEARING: SECTION LINE N 89°20'14" W MEASURED 2652.73')

FOUND UTAH COUNTY BRASS CAP 1971 SOUTHEAST CORNER OF SECTION 28, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN.

TRANE ENGINEERING, P.C.
CONSULTING ENGINEERS AND LAND SURVEYORS
27 EAST MAIN LEHI, UTAH 84043 (801) 768-4544

17310

See 29, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000



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

Wednesday, March 3, 2021

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

SUBJECT: Silverlake plat 26 into warranty Bond Release

City Recorder:

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

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

Sincerely,

Chris Trusty

Chris Trusty (Mar 3, 2021 12:13 MST)

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

Cc: Fionnuala Kofoed, City Recorder



BOND RELEASE REQUEST LETTER
Silverlake plat 26 Bond
Reduced

Engineering Division
2566 North Pony Express Parkway
Eagle Mountain City, Utah 84005
(801) 789-6671

1st Bond Release	
Original Bond Amount:	\$ 101,886.30
Previous Release Amount:	\$ -
Amount to Release this Period:	\$ 9,418.30
Amount Remaining in Bond:	\$ 92,468.00

Bond Releases Summary	
#1	\$ 9,418.30
#2	\$ -
#3	\$ -
#4	\$ -
TOTAL	\$ 9,418.30

3/3/2021

ITEM	DESCRIPTION	ORIGINAL QUANTITY	REDUCED QUANTITY	UNIT	UNIT COST	TOTAL	QUANTITIES COMPLETED			MONIES RELEASED	
							Previous Period	This Period	% to date	This Period	To Date
1	SITE PREP.										
a	Construction entrance	2	0	EA	\$3,000.00	\$0.00	0	2	100%	\$0.00	\$0.00
b	Silt fence	1900	19	LF	\$2.50	\$47.50	0	1900	100%	\$47.50	\$47.50
c	Curb inlet protection	3	3	EA	\$300.00	\$900.00	0	3	100%	\$900.00	\$900.00
2	MOBILIZATION & EARTHWORK										
a	Mobilization & traffic control	1	0	LS	\$5,000.00	\$0.00	0	1	100%	\$0.00	\$0.00
b	Clear & grub	505000	0	SF	\$0.05	\$0.00	0	505000	100%	\$0.00	\$0.00
c	Site cut/fill	10200	0	CY	\$3.50	\$0.00	0	10200	100%	\$0.00	\$0.00
3	ROADWAY IMPROVEMENTS										
a	3" Asphalt Roadway	70500	705	SF	\$1.30	\$916.50	0	70500	100%	\$916.50	\$916.50
b	6" road base	70500	705	SF	\$0.80	\$564.00	0	70500	100%	\$564.00	\$564.00
c	8" subbase	4300	43	TON	\$14.50	\$623.50	0	4300	100%	\$623.50	\$623.50
d	5' sidewalk	22750	227.5	SF	\$4.25	\$966.88	0	22750	100%	\$966.88	\$966.88
e	Sidewalk prep	22750	227.5	SF	\$0.90	\$204.75	0	22750	100%	\$204.75	\$204.75
f	ADA ramps & placards	7	0.07	EA	\$1,250.00	\$87.50	0	7	100%	\$87.50	\$87.50
g	Rough grade	137250	1372.5	SF	\$0.15	\$205.88	0	137250	100%	\$205.88	\$205.88
h	30" curb & gutter prep.	4450	44.5	LF	\$5.00	\$222.50	0	4450	100%	\$222.50	\$222.50
i	30" curb & gutter APWA type D	4450	44.5	LF	\$15.00	\$667.50	0	4450	100%	\$667.50	\$667.50
j	Valve collars	12	0.12	EA	\$400.00	\$48.00	0	12	100%	\$48.00	\$48.00
k	Manhole collars	12	0.12	EA	\$500.00	\$60.00	0	12	100%	\$60.00	\$60.00
l	Street sign	3	0.03	EA	\$500.00	\$15.00	0	3	100%	\$15.00	\$15.00
m	Stop sign	4	0.04	EA	\$500.00	\$20.00	0	4	100%	\$20.00	\$20.00
4	CULINARY WATER										
a	8" C-900 water line	2275	22.75	LF	\$28.00	\$637.00	0	2275	100%	\$637.00	\$637.00
b	8" gate valve w/collar	7	0.07	EA	\$1,950.00	\$136.50	0	7	100%	\$136.50	\$136.50
c	8" tee	1	0.01	EA	\$1,200.00	\$12.00	0	1	100%	\$12.00	\$12.00
d	8" cross	1	0.01	EA	\$2,200.00	\$22.00	0	1	100%	\$22.00	\$22.00
e	8" bend	2	0.02	EA	\$950.00	\$19.00	0	2	100%	\$19.00	\$19.00
f	1" service	81	0.81	EA	\$1,150.00	\$701.50	0	81	100%	\$701.50	\$701.50
g	2" temp blow off	3	0.03	EA	\$1,500.00	\$45.00	0	3	100%	\$45.00	\$45.00
h	Connect to existing	3	0.03	EA	\$1,500.00	\$45.00	0	3	100%	\$45.00	\$45.00
i	Fire Hydrant	5	0.05	EA	\$5,800.00	\$290.00	0	5	100%	\$290.00	\$290.00
5	SEWER										
a	8" sewer main	1975	19.75	LF	\$32.00	\$632.00	0	1975	100%	\$632.00	\$632.00
b	Connect to existing	2	0.02	EA	\$1,500.00	\$30.00	0	2	100%	\$30.00	\$30.00
c	Sewer services	61	0.61	EA	\$1,050.00	\$640.50	0	61	100%	\$640.50	\$640.50
d	48" manhole	8	0.08	EA	\$2,850.00	\$228.00	0	8	100%	\$228.00	\$228.00
e	60" manhole	1	0.01	EA	\$3,150.00	\$31.50	0	1	100%	\$31.50	\$31.50
6	STORM DRAIN										
a	15" RCP storm drain pipe	470	4.7	LF	\$44.00	\$206.80	0	470	100%	\$206.80	\$206.80
b	60" Storm drain manhole	3	0.03	EA	\$3,150.00	\$94.50	0	3	100%	\$94.50	\$94.50
c	Curb inlet box	3	0.03	EA	\$2,850.00	\$85.50	0	3	100%	\$85.50	\$85.50
d	Connect to existing	1	0.01	EA	\$1,200.00	\$12.00	0	1	100%	\$12.00	\$12.00
TOTAL CONSTRUCTION COST						\$9,418.30					
Original 10% Bond Coverage						\$92,468.00					
TOTAL BOND AMOUNT:						\$101,886.30					
							Released this Period			\$9,418.30	

Chris Trusty

Chris Trusty (Mar 3, 2021 12:13 MST)

Christopher T. Trusty P.E.
Engineering Director

Mar 3, 2021

Date

Robert Ballif

Robert Ballif (Mar 3, 2021 13:45 MST)

Robert Ballif
Engineering Tech. 1

Mar 3, 2021

Date



**EAGLE MOUNTAIN CITY
CITY COUNCIL MEETING
MARCH 16, 2021**

TITLE:	Cory B. Wride Memorial Park Phase 2 Project Change Order #1 - Kenny Seng Construction		
ITEM TYPE:	Change Order		
FISCAL IMPACT:	\$90,825.00		
APPLICANT:	Brad Hickman		
GENERAL PLAN DESIGNATION	CURRENT ZONE	ACREAGE	COMMUNITY

PUBLIC HEARING:

No

PREPARED BY:

Brad Hickman, Parks and Recreation

PRESENTED BY:

Brad Hickman

RECOMMENDATION:

Staff recommends that the City Council approve a change order in the amount of \$90,825.00 for the Cory Wride Memorial Park Phase 2 Project.

BACKGROUND:

As City staff works with Kenny Seng Construction to complete this project, the following issues arose which were not included in the original scope of work and corrections are outlined appropriately.

Change Order Proposal - Irrigation System Filter and Upgrades

1. Irrigation Point of Connection. Filter/Flow Sensor/ Master Valve/ Etc. - \$33,321.00

This cost increase is to allow for a system filter to be installed at the connection point of the line to catch debris that comes down the line. Due to no filtration on the site operating last season, we had several sprinkler heads that were inoperable and nonfunctional. The bulk of this item is for the on-site filter to screen the secondary water. The other items are for increased pipe size of the master valve, and flow sensors needed to monitor the site. These costs include all material, labor, and wiring components as well.

Facebook has agreed to cover some of the cost of this item for the on-site filter, although there has been not been a confirmed amount at

this point.

2. 10" Irrigation Mainline - \$15,070.00

The upgrade to the main irrigation line that feeds the park to a 10" pipe will allow for up to 1,000 gpm of flow and allow for the entire site to be watered appropriately. This main distribution line will allow for sufficient feed to allow water flow to all the areas of the park and also allow for expansion off the line in the future.

3. Mainline Fittings - \$16,440.00

The mainline fittings will be all the appropriate products and fittings to tie the entire system together so that it can feed off one distribution point. This will also allow for a booster pump on site in the future, if the need arises. Due to other systems being connected to the line in the future, it is hard to guarantee that we will always have adequate pressure to facilitate the water usage in the park.

4. 14 Additional Valves - \$14,490.00

The additional valves are for areas that were not outlined in the original scope of work to accommodate finished landscaping in the area.

5. 4" Pop Ups and Rotors to 6" - \$2,503.00

This increase is to change all the heads from a 4" riser to a 6" riser, which was not outlined on the plan set.

ITEMS FOR CONSIDERATION:

REQUIRED FINDINGS:

PLANNING COMMISSION ACTION/RECOMMENDATION:

ATTACHMENTS:

| Change Order #1



EAGLE MOUNTAIN CITY COUNCIL MEETING MINUTES

March 2, 2021, 4:00 p.m.
Eagle Mountain City Council Chambers
1650 East Stagecoach Run, Eagle Mountain, Utah 84005

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

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

CITY STAFF PRESENT ELECTRONICALLY: Paul Jerome, City Administrator; Steve Mumford, Assistant City Administrator/Community Development Director; Kimberly Ruesch, Finance Director; Pete Kane, Planning Manager; Tayler Jensen, Senior Planner; Jessa Porter, Planner; Fionnuala Kofoed, City Recorder; Elizabeth Fewkes, Recording Secretary; Chris Trusty, City Engineer; Bryce McRae, Engineer in Training; Aaron Sanborn, Economic Development Director; Jeremy Cook, City Attorney; Brad Hickman, Parks and Recreation Director; Mack Straw, Public Utilities Manager; Zac Hilton, Streets and Storm Drain Manager; Jeff Weber, Fleet and Facilities Operations Director; and Ross Fowlks, Fire Chief.

Mayor Westmoreland called the meeting to order at 4:04 p.m.

1. CITY ADMINISTRATOR INFORMATION ITEMS

1.A. DISCUSSION – The Pinnacles Master Development Plan, Rezone, and General Plan

Planning Manager Pete Kane presented the item. The subject property is approximately 161 acres of land on the north side of Aviator Ave and west of the Brylee Farms development. The property is currently zoned Agriculture and identified on the City's Future Land Use Map as Employment Center/Campus and Neighborhood Residential One.

The applicant submitted a rezone and General Plan amendment request last summer that included a mix of single-family, multifamily, and business park uses. The Planning Commission recommended using the CC zone along Aviator Ave, noting the CC zone conflicted with the General Plan but would provide a buffer to the residential uses.

A master development plan (MDP) has been submitted and includes a rezone and General Plan amendment; the latest revised plans request a rezone to R3, RC, MF1, MF2, CC, and OS-I with no rezone request for the northern 65 acres. The General Plan amendment requests land designations of Neighborhood Residential One, Neighborhood Residential Two, Neighborhood Residential Three, and Community Commercial. The northern 65 acres would remain Employment Center/Campus.

The adjacent properties' General Plan land use designations include Employment Center/Campus to the north and west of the project and Business Park/Light Industry to the southwest. Adjacent property zoning includes commercial to the northeast and residential to the east and south.

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

The plan includes two large parks within the single-family portion of the development. These two parks would be dedicated to the City and meet the two-acre minimum size for dedication. Each of the multi-family areas will be required to provide open space and amenities as a part of the site plan and platting process.

The property's current General Plan land use designations include approximately 101 acres (representing 63% of the total acreage) of Employment Center/Campus and approximately 60 acres (27%) Neighborhood Residential One. The requested land use designations include 65.02 acres (40%) of Employment Center/Campus, 21.16 acres (13%) of Neighborhood Residential One, 31.7 acres (20%) of Neighborhood Residential Two, 26.55 acres (17%) of Neighborhood Residential Three, and 16.63 acres (10%) of Community Commercial.

The proposed General Plan amendments would retain 64% of the Employment Center/Campus; the remaining acreage would change to Neighborhood Residential One, Neighborhood Residential Two, Neighborhood Residential Three, and Community Commercial. For the Neighborhood Residential One portion, 35% of the land use would not change, and the remainder would change to Neighborhood Residential Two, Neighborhood Residential Three, and Community Commercial. Based on the proposed zoning, staff notes that the area proposed for MF1 zoning should receive a land use designation of Neighborhood Residential Two instead of Neighborhood Residential Three.

The rezone requests CC on 16.67 acres (representing 10% of the total acreage of the property), R3 on 11.21 acres (7%), RC on 31.86 acres (20%), MF1 on 12.41 acres (8%), MF2 on 13.88 acres (9%) and OS-I on 9.69 acres (6%). Staff recommends consideration of changing some of the RC zone to R3. The R3 zone has a minimum lot size of 6,500 square feet and an average lot size of 8,500 square feet. The RC zone has a minimum lot size of 4,500 square feet and an average lot size of 6,000 square feet. Staff also recommends consideration to change the CC zone to the CN zone due to the Brandon Park development to the south which has an approximate equivalency to an R2 zone under current standards.

The Planning Commission held a public hearing on the requests on February 23, 2021 and recommended approval with a unanimous vote to the City Council of the rezone request with the following conditions:

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

The Planning Commission recommended approval with a unanimous vote to the City Council of the General Plan amendment with the following conditions:

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

The Planning Commission recommended approval with a unanimous vote to the City Council of the master development plan request with the following conditions:

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

Assistant City Administrator/Community Development Director Steve Mumford verified that the land designated as Business Park/Light Industry to the southwest and designated as Employment Center/Campus to the west of the subject property is potential future annexation acquisition land and is located outside of the current City boundaries.

Councilmember Burnham expressed concern regarding the potential for the applicant to request residential uses for the northern portion of the land in the future due to similar occurrences with other developments.

Mr. Kane stated that language could be added to the MDP stipulating that the northern portion would be reserved for commercial uses. The developer could still request residential in that area in the future but the inclusion of the requirement in the MDP would reduce the likelihood of an amendment approval.

Applicant representative Andy Flamm stated their intention is to develop the northern portion of the property for commercial uses.

Councilmember Curtis expressed concern that since the last review of the project by the City Council, the density has increased and multifamily uses were added. The previous direction from Councilmember Curtis and former Councilmembers was to retain the commercial uses in the areas designated as Employment Center/Campus with a maximum residential portion of 60 acres, as currently indicated on the General Plan. He stated that he maintains that opinion.

Councilmember Gray stated he agrees with Councilmember Curtis but supports rezoning the southern portion of the property to CN and is willing to trade an equivalent approximate acreage. He objected to appropriating a portion of the acreage of the Employment/Center Campus area for residential uses. Although multifamily units would be appropriate adjacent to the future freeway,

he advocated for a reduction in the overall residential unit count as the installation of the freeway is uncertain.

Councilmember Curtis clarified he desires to retain the total commercial acreage; however, he was willing to allow the uses to be relocated in other areas and/or changed to other types of commercial uses as proposed.

Mr. Flamm stated as the northern portion does not currently have road access, the intent is for the area to retain Agriculture zoning. He is amenable to include language in the MDP that the area be developed as commercial. He presented a review of the history of the concept plans for the project. After receiving feedback from the City Council, he prepared a plan with quarter-, third-, and half-acre lots that divided the property into rectangular commercial and residential portions. The plan was tabled by the Planning Commission with direction to add multifamily units along the future freeway. The updated plan was tabled by the Planning Commission with direction to add commercial uses along the south end of the project, which he agrees is more appropriate adjacent to Aviator Avenue. He submitted a plan with lower density to the City last October and was informed the plan did not comply with the recently adopted zone transition standards. He noted that incorporating the City's buffering requirements increased the density of the project. He concurs with the Planning Commission's recommendations to change the CC to CN to allow an increase in R3 units.

Councilmember Curtis thanked the applicant for explaining the history of the project. As the proposed freeway is not included in the 2040 Mountainland Association of Government plan, he feels it would be poor planning to allow an abundance of multifamily products.

Mr. Flamm clarified the multifamily acreage had been reconfigured but not increased from the October and November plans.

Councilmember Love suggested reducing the number of townhome units and expressed her support of the staff recommendation to increase the R3 units. She agreed with Councilmember Curtis' concerns regarding allowing high density prior to the infrastructure expansion to facilitate a high number of units in this area of the City.

Councilmember Burnham concurred with Councilmember Love to exchange some of the MF1 for additional R3 product.

Councilmember Curtis clarified he agrees with looking to the future regarding the potential of a freeway in this area but agrees with the recommendations to allow a smaller amount of higher density products to serve as a buffer with smaller acreages of transition areas.

Councilmember Clark concurred with the recommendations to reduce the density and advocated for balancing planning for the future with current City needs and the possibility of changes to current plans for the future.

Councilmember Gray stated that the majority of the units in the project should fall within the Neighborhood Residential One category which includes R1, R2, and R3 products, except in areas where deviation is necessary to buffer between uses.

Councilmember Clark expressed concern with conflicting feedback being provided to applicants, especially when the direction results in plans contrary to the General Plan. She promoted thoughtful adherence to the City's governing documents and Municipal Code.

Councilmember Curtis noted that the zoning transitioning standards are not operating in the manner intended and recognized the responsibility of the City in the process. He stated the standards should be clarified in order for developers and the Planning Commission to have a clearer understanding of Council expectations. He voiced his appreciation to the applicant for his willingness to adapt his plan.

Mr. Flamm expressed appreciation for the feedback and the Council's recognition of the challenges the plan has encountered. He summarized his understanding of the feedback was to provide fewer higher density units due to the uncertainty and timeframe regarding the installation of the future freeway. He noted the difficulty in adhering to both the General Plan and the zone transition standards due to the Neighborhood Residential One zones (R1, R2, and R3) being incompatible adjacencies to all the Employment Center/Campus-compatible zones (CC, CR, MEC, and OP).

The meeting was recessed from 4:47 p.m. to 5:02 p.m. due to technical difficulties.

2. AGENDA REVIEW

11. BID AWARDS

11.A. 2021 Eagle Mountain Spray Applied Seal Coat Project – M&M Asphalt Services

Streets and Storm Drain Manager Zac Hilton explained that the structure of the contract allows the City to move forward with preparing a Municipal Code amendment to set requirements for developers to fund the first seal coat application on new asphalt installation.

11.B. Lone Tree Parkway Traffic Signal Install – B Jackson

City Engineer Chris Trusty stated although the City only received one bid for the project, it was comparable to or lower than bids the City has received for similar projects.

Councilmember Curtis requested the Communications Department release a statement updating the public on the status of the project due to resident inquiries.

Mayor Westmoreland noted that public notifications regarding the project status have been ongoing.

15. SCARLET RIDGE ESTATES

15.A. PUBLIC HEARING/ORDINANCE – An Ordinance of Eagle Mountain City, Utah, Amending the Transportation Master Plan of the General Plan and Rezoning Certain Lands Known as Scarlet Ridge Estates. This item was tabled at the February 16, 2021 City Council meeting.

15.B. PUBLIC HEARING/ORDINANCE – An Ordinance of Eagle Mountain City, Utah, Approving a Master Development Plan for Scarlet Ridge Estates. This item was tabled at the February 16, 2021 City Council meeting.

15.C. MOTION – Scarlet Ridge Estates Preliminary Plat.

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

Planning Manager Pete Kane explained the changes to the preliminary plat received since the previous meeting. The revised preliminary plat submitted on February 23, 2021, proposes a mix of 180 residential lots including 58 one-acre or larger lots, 29 three-quarter- to under one-acre lots, and 93 lots between a half-acre to under three-quarter-acre. A further revised preliminary plat submitted on February 24, 2021, proposes a mix of 176 residential lots including 58 one-acre or larger lots, 39 lots three-quarters to under one-acre, and 79 lots between a half-acre to under three-quarter-acre. The original plans called for five retention areas, and both revised plans include a reduction to three retention areas.

The project originally called for the development of an approximately 2.5-acre park with amenities. The applicant is seeking to pay a fee-in-lieu in place of providing improved open space, allowable per EMMC 16.35.105(A)(11). The open space improvements are required for properties zoned RD2 or smaller. Based on the 180 lots proposed in the February 23, 2021 preliminary plat, the fee-in-lieu for the RD2 zoning would be \$337,500 plus the appraised value of the land determined to be used for the park improvement. Based on 176 lots proposed in the February 24, 2021 preliminary plat, the fee-in-lieu would be \$330,000 plus the appraised value.

Councilmember Gray expressed concern that the frontages of some of the one-acre lots would allow for the lots to be subdivided in the future.

Mr. Kane clarified that fewer than half of the one-acre lots could be subdivided in the future due to one side of the lot being adjacent to a collector road and the prohibition of homes fronting on a collector.

Discussion ensued regarding concerns and the feasibility of residents or developers requesting to subdivide the larger lots in the future and the number of lots with sufficient buildable area and wide enough setbacks to fulfill the requirements to be divided.

Mr. Kane verified that if the 58 one-acre lots on the February 24, 2021 preliminary plat were to be zoned as RD1 it would prevent the lots from being able to be subdivided but would also reduce the amenities fee-in-lieu by \$108,750.

Councilmember Gray stated that although zoning the larger lots to RD1 would reduce the amenities fee-in-lieu paid by the developer, he advocated zoning the lots as RD1 to prevent the lots from being divided in the future. He asked if there are any other differences to take into account when determining the appropriate zoning.

Assistant City Administrator/Development Director Steve Mumford verified that the City has the legal ability to zone lots individually. Should the entire development be zoned RD2, the master development agreement (MDA) could prohibit the subdivision of the lots; however, the restriction would expire with the expiration of the agreement and the lot could be divided if a home had not already been constructed in a central location on the lot.

Councilmember Love noted that the likelihood of a resident desiring or being able to subdivide the lot after the expiration of the MDA would be low.

Councilmember Gray emphasized his preference to zone the lots individually despite the loss of the \$108,750 of the fee-in-lieu and felt it would be a goodwill gesture to the developer due to the reduction in revenue caused by developing larger lots.

Councilmember Clark concurred with Councilmember Gray's preference to individually zone the lots considering that the reduction in park space is less of a detriment to larger lots than small lots and the compromise would be mutually beneficial to the City and the applicant.

Councilmember Curtis expressed his appreciation for the applicant working with the City in implementing the desired changes.

Councilmember Gray advocated for the approval of the February 24, 2021 preliminary plat. The other Councilmembers concurred.

Mr. Kane verified that the unit count tabulation on the previous preliminary plat was incorrect; the unit counts on the new preliminary plats are correct.

Councilmember Clark recommended moving item 8.A. to the end of the agenda in consideration of the Scarlet Ridge Estates' applicant's time, and to allow sufficient time for a thorough discussion at the end of the meeting.

Mayor Westmoreland agreed to move item 8.A. to the end of the agenda and noted that the Budget Discussion is a focused discussion and not open-ended for all topics.

3. ADJOURN TO A CLOSED EXECUTIVE SESSION

No closed session was held. Mayor Westmoreland adjourned the meeting at 5:40 p.m.

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

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

CITY STAFF PRESENT ELECTRONICALLY: Paul Jerome, City Administrator; Steve Mumford, Assistant City Administrator/Community Development Director; Kimberly Ruesch, Finance Director; Pete Kane, Planning Manager; Tayler Jensen, Senior Planner; Jessa Porter, Planner; Fionnuala Kofoed, City Recorder; Elizabeth Fewkes, Recording Secretary; Chris Trusty, City Engineer; Bryce McRae, Engineer in Training; Aaron Sanborn, Economic Development Director; Jeremy Cook, City Attorney; Brad Hickman, Parks and Recreation Director; Mack Straw, Public Utilities Manager; Zac Hilton, Streets and Storm Drain Manager; Jeff Weber, Fleet and Facilities Operations Director; and Ross Fowlks, Fire Chief.

4. CALL TO ORDER

Mayor Westmoreland called the meeting to order at 7:03 p.m.

5. PLEDGE OF ALLEGIANCE

City Recorder Fionnuala Kofoed led the Pledge of Allegiance.

6. INFORMATION ITEMS/UPCOMING EVENTS

- An Easter egg drive-up giveaway will be held on Saturday, March 20, 2021, from 12:00 p.m. to 2:00 p.m. at Wride Memorial Park. For details, visit the City website.
- Free meal pickup for seniors ages 60 and over is offered each Monday and Wednesday at the Senior Center until further notice. For details, please visit the City website.
- You may sign up for text or email alerts from the Utah County Health Department regarding COVID-19 vaccine availability by texting UCHEALTH to 888777 to receive notification of when appointments are available and who is eligible. If you have a question or need help registering for your appointment, call the COVID-19 hotline at 1-800-456-7707. The hotline has language and translation services in more than 100 languages, including Spanish. Those who are ineligible groups who are interested in receiving a vaccine may now make an appointment at any location in the state. It is no longer restricted to your own county.

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

7. PUBLIC COMMENTS

Mayor Westmoreland opened public comment at 7:08 p.m.

Tia Soakai submitted the following comment: "In the Eagle Mountain Youth Council meeting, we discussed the topic about the land at the south end of eagle mountain. We were showed the latest layout of what the land might look like. We discussed how there were sufficiently more smaller lots than bigger lots. Us as a Youth Council felt there should be more of a compromise. We thought that there should be the same number of bigger slots as smaller slots. Thank you for your time and I hope you consider what we discussed."

Bettina Cameron submitted the following comment: "City Recorder: Please read the following as my verbal public comment. I'm unable to attend this meeting in person. Please address the email I sent to the City Planners, Planning Commission, and City Council on February 21, 2021. I would like to emphasize when reviewing the current zoning transition table it's more important, in my opinion, that it correlates with the General Plan land use definitions and map than worrying the City has too many transition steps. In some instances, taking this approach will also help eliminate the number of steps. For example, Rural Agriculture 1 (RA1. and Rural Agriculture 2 (RA2. can be combined into allowable transitions. Both RA1 and RA2 zones fall into the General Plan Category Lane Use of Agriculture Rural Density 1 (ARD1.. Our current city code must parallel the definitions/land use of our General Plan. As I pointed out in my Feb 21 email, the city code and General Plan conflict in several areas. Correcting this problem will help avoid further confusion with developers, City Planners, appointed officials, and elected officials. I also think it's just as important to include some statement in the 17.60.160 Zone Transition that a developer is to transition to the General Plan designated land use as soon as possible. If the City doesn't address this, developers will continue to concentrate their plans on the higher density allowed by the zone transition table. The table is to be used as a transition between land uses, not an excuse to build higher density. Lastly, I listened to the Planning Commission meeting on February 23, 2021. I appreciate the City Planners addressing previous developments that don't fall into our current zoning. I feel their proposed wording is crucial, especially if the City eliminates the lot transition table. Although I won't be able to attend in person, I will be listening to the meeting. If they have any questions/concerns with my email or this statement, I will address them via email. Thank you, Bettina Cameron"

Justin Pinkham submitted the following comment: "I've lived in EM for 20+ years, and love it. I really appreciate the focus on families and the wonderful communities that we have here. Over the past few years, I have become quite concerned about the progress and development of our city. We attract a lot of new homeowners, as one of the best places to live in Utah (my opinion. and most affordable housing. The concern I have is the High-density housing, specifically Townhomes, duplexes, fourplexes, condos, and apartments. Most of the concern is parking and aesthetics. It seems that our city is selling out to the developers greed for money and the number of units. When driving through these communities is really difficult and dangerous. If there were a fire, in any of these complexes it would likely burn down, I can't drive my sedan through many of these high-density housing developments because of parking issues. there are not enough green spaces for children to play in so they are running in and out of cars into the street. The situation is very concerning. I propose that if you permit high-density housing that you also require that the developers have parking for at least 3 vehicles per unit. It is absurd to think that individuals purchasing these \$300-\$500,000 condos, or townhomes are doing so on a single income with a single driver. That doesn't even include the potential for a 3rd or 4th (youth driver. that may also have a car or any visitors. Children also need more green space, The limited parks and green spaces

are overwhelmed when the sporting season hits, with practices, and competition events, many are overrun again without enough parking. Thank you for your service, I do appreciate your willingness to keep Eagle Mountain a great place to live, as I do not wish to move. However, the direction of the living environment here is degrading. -Concerned Citizen Justin Pinkham”

Mayor Westmoreland closed public comment at 7:14 p.m.

8. CITY COUNCIL/MAYOR'S ITEMS

Councilmember Clark

Councilmember Clark thanked the meeting participants and staff for facilitating the meeting. She is grateful for the new program celebrating community members. She requested discussion regarding steps to return to meeting in person.

Councilmember Burnham

Councilmember Burnham welcomed the meeting participants and expressed appreciation to the events staff for their efforts and ingenuity in fostering a sense of community during the pandemic.

Councilmember Curtis

Councilmember Curtis thanked the attendance and Tia Soakai for her comment on behalf of the Youth Council. He also thanked Ms. Cameron for her comments regarding the consequences of Municipal Code. He noted the Council’s responsibility to identify and address such consequences. He stated he would like to move to in-person or hybrid meetings as soon as possible.

Councilmember Love

Councilmember Love echoed the sentiments of her fellow Councilmembers.

Councilmember Gray

Councilmember Gray thanked the Youth Council for their participation and welcomed the meeting participants. He recognized long-term residents Ryan and Tani Ireland. He thanked Mr. Ireland for his service on the Planning Commission and two terms on the City Council. He commended the Irelands for volunteering as Youth Council Advisors and their other forms of community service, mentorship, and example.

Mr. Ireland thanked the Council for their recognition and stated it is always a pleasure and a privilege to serve. He is grateful for the lessons he learned and the associations he made. He thanked the current Council for their service.

8.A. City Council Budget Discussion

This item was moved to after item 15.C.

9. APPOINTMENTS

9.A. Library Advisory Board

MOTION: *Councilmember Curtis moved to appoint Andrea Hecklinger to the Library Advisory Board completing the term through December 2022. Councilmember Love seconded the motion. Those voting aye: Donna Burnham, Melissa Clark, Colby Curtis, Jared Gray, and Carolyn Love. The motion passed with a unanimous vote.*

9.B. Parks and Recreation Advisory Board

MOTION: *Councilmember Clark moved to appoint Zack Priestly to the Parks and Recreation Advisory Board completing the term through December 2022. Councilmember Love seconded the motion. Those voting aye: Donna Burnham, Melissa Clark, Colby Curtis, Jared Gray, and Carolyn Love. The motion passed with a unanimous vote.*

CONSENT AGENDA

10. AGREEMENTS

10.A. Technical Planning Assistance Agreement – UDOT

11. BID AWARDS

11.A. 2021 Eagle Mountain Spray Applied Seal Coat Project – M&M Asphalt Services

11.B. Lone Tree Parkway Traffic Signal Install – B Jackson

12. BOND RELEASES

12.A. Overland Trails Plat III-B – Into Warranty

13. MINUTES

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

14. RESOLUTIONS

14.A. RESOLUTION – A Resolution of Eagle Mountain City, Utah, Adopting the Municipal Wastewater Planning Program, 2020 Annual Survey.

MOTION: *Councilmember Clark moved to approve the consent agenda. Councilmember Gray seconded the motion. Those voting aye: Donna Burnham, Melissa Clark, Colby Curtis, Jared Gray, and Carolyn Love. The motion passed with a unanimous vote.*

SCHEDULED ITEMS

15. SCARLET RIDGE ESTATES

15.A. PUBLIC HEARING/ORDINANCE – An Ordinance of Eagle Mountain City, Utah, Amending the Transportation Master Plan of the General Plan and Rezoning Certain Lands Known as Scarlet Ridge Estates. This item was tabled at the February 16, 2021 City Council meeting.

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

Planning Manager Pete Kane presented the item. The subject property is approximately 160 acres east of Lake Mountain Road and south of the future Tiffany Lane extension. The property is currently zoned Agriculture and is designated Agriculture/Rural Density Two in the General Plan. The Planning Commission's review of the 2019 concept plan resulted in feedback regarding concerns about the placement and distances of roads and equestrian trails, connectivity, and a recommendation of zoning the smaller lots to RD2 and the larger lots to RD1.

The concept plan was revised and reviewed by the City Council in August 2020. Feedback included a request for a minimum of 30 one-acre lots and an increase in aesthetic appeal by adjusting lot widths and including curvature in the roads. Applications for a preliminary plat, rezone, and General Plan amendment have also been submitted. Based on the City Council hearing on February 16, 2021, the applicant has submitted a revised preliminary plat. After the posting of the agenda and staff report, the applicant submitted an additional revised preliminary plat.

The applicant is seeking to amend the future transportation plan as it relates to plans for future road expansions to future development of Tiffany Lane between Airport Road and the north-south collector along the eastern edge of the subject property. The request is to change the classification to a collector road for the portion between Airport Road and the northwest corner of the subject property, and then to a residential road with a 53-foot width for the portion running along the northern edge of the property to the north-south collector on the eastern edge of the property. Staff agrees with changing this to a collector road but for the entire length between Airport Road and the future north-south collector to Eagle Mountain Boulevard. Although a revised General Plan amendment exhibit was not submitted, the applicant's revised preliminary plat matches the staff recommendation setting Tiffany Lane as a collector road along the northern edge.

The applicant is seeking to rezone the property from Agriculture to RD2. The RD2 zone is an appropriate zone for the Agriculture/Rural Density Two land use designation.

Mr. Kane reviewed the proposed preliminary plats and park amenity changes presented during the work session portion of the meeting.

The application identifies the development to be constructed and platted in seven phases. The proposed road network includes multiple connections: two road connections at the north to Tiffany Lane, three connections to the east to the future collector road that will run along that side of the development, two connections to the south to the future collector road that will run along that side of the development, and three connections to the west to the concepted Triumph residential development. As requested, the applicant has revised the plans to incorporate half-width

dedications for a 53-foot right-of-way on the eastern and southern edges of the property. Collector roads are required to have street trees and residential lots with side or rear lot lines along collector roads are required to have privacy fencing.

The Planning Commission held a public hearing on the requests on January 12, 2021, and unanimously voted 4 to 0 with one absentee to recommend approval of the master development plan request with the following conditions:

- That Phases 1, 2, and 3 are adjusted into two phases, and the park feature constructed as part of Phase 2;
- Revisions to the park plan as outlined in the staff report;
- Consideration of utilizing park strip drainage, swales, or other low impact development method in place of multiple retention areas; and
- Incorporation of the half-width of the east and south collector roads.

Based on the Planning Commission recommendation and the revisions made to the plans by the applicant, staff recommends that the City Council motion to approve the ordinance for the requested rezoning and General Plan amendment with the following conditions:

1. That the amendment revises the Transportation Master Plan map for the road running along the north edge of the subject property between the future Airport Road and the future collector road to the east of the subject property from a "major arterial" to a "collector;" and
2. The approval is contingent upon the approval of the project's master development agreement.

Staff recommends that the City Council motion to approve the master development plan with the following conditions:

1. A fee-in-lieu payment, per EMMC 16.35.105(A)(11), shall be paid with recordation of the final plat;
2. Improvement of retention areas as required by EMMC 15.50.060(A) and (B); and
3. The approval is contingent upon the approval of the project's master development agreement.

Staff recommends that the City Council motion to approve the preliminary plat with the following conditions:

1. A fee-in-lieu payment, per EMMC 16.35.105(A)(11), shall be paid with recordation of the final plat;
2. Streetlighting is required to comply with EMMC 15.10.390;
3. Privacy fencing must be installed for residential lots with a rear and/or side lot adjacent to a collector road in compliance with EMMC 16.35.090, specifically the roads along the north, east, and south edge of the project; and
4. The approval is contingent upon the approval of the project's master development agreement.

Discussion ensued verifying that traffic concerns had been addressed and resolved by the applicant.

Mayor Westmoreland opened the public hearing at 7:49 p.m. No comments were submitted to the City Recorder's Office and no public was in attendance to make comment. As there were no comments, Mayor Westmoreland closed the hearing.

Councilmember Clark inquired if the applicant was amenable to approving the equine overlay for the RD2 portions of the development.

Applicant representative Ryan Kent expressed his support of approving the Equine Overlay Zone on the RD2 zone portion of the development.

MOTION: *Councilmember Clark moved to approve an ordinance of Eagle Mountain City, Utah, amending the Transportation Master Plan of the General Plan and rezoning certain lands known as Scarlet Ridge Estates with the following conditions:*

- 1. The amendment shall revise the Transportation Master Plan map for the road running along the north edge of the subject property between the future Airport Road and the future collector road to the east of the subject property from a "major arterial" to a "collector;"*
- 2. The approval shall be contingent upon the approval of the project's master development agreement; and*
- 3. For reference purposes of this motion, the February 24, 2021 preliminary plat shall be used;*
- 4. All one-acre and large lots shown on the February 24, 2021 preliminary plat shall be rezoned to the RD1 zone;*
- 5. All lots less than one-acre shown on the February 24, 2021 preliminary plat shall be rezoned to the RD2 zone with the Equine Overlay Zone.*

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

15.B. PUBLIC HEARING/ORDINANCE – An Ordinance of Eagle Mountain City, Utah, Approving a Master Development Plan for Scarlet Ridge Estates. This item was tabled at the February 16, 2021 City Council meeting.

Mayor Westmoreland opened the public hearing at 7:50 p.m. No comments were submitted to the City Recorder's Office and no public was in attendance to make comment. As there were no comments, Mayor Westmoreland closed the hearing.

MOTION: *Councilmember Clark moved to approve an ordinance of Eagle Mountain City, Utah, approving a Master Development Plan for Scarlet Ridge Estates with the following conditions:*

- 1. A fee-in-lieu payment, per EMMC 16.35.105(A)(11), shall be paid with recordation of the final plat;*
- 2. Improvement of retention areas shall be required by EMMC 15.50.060(A) and (B);*

3. *The approval shall be contingent upon the approval of the project's master development agreement.; and*
4. *The approved master development plan will include the February 24, 2021 preliminary plat as the referenced exhibit.*

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

15.C. MOTION – Scarlet Ridge Estates Preliminary Plat.

MOTION: *Councilmember Clark moved to approve the Scarlet Ridge Estates February 24, 2021 Preliminary Plat with the following conditions:*

1. *A fee-in-lieu payment, per EMMC 16.35.105(A)(11), shall be paid with recordation of the final plat;*
2. *Streetlighting shall be required to comply with EMMC 15.10.390;*
3. *Privacy fencing must be installed for residential lots with a rear and/or side lot adjacent to a collector road in compliance with EMMC 16.35.090, specifically the roads along the north, east, and south edge of the project; and*
4. *The approval shall be contingent upon the approval of the project's master development agreement.*

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

8. CITY COUNCIL/MAYOR'S ITEMS

8.A. City Council Budget Discussion

Councilmember Curtis

- Increase the reserve fund to 35 percent as now allowable under State statute
- Review investments and debts to guard against financial repression and depression
- Procure staff and/or technology necessary to resume in-person or hybrid meetings via a budget amendment, if necessary
- Prioritize Airport Road funding and land acquisition
- Provide information regarding pending and approved applications on the City website
- Eliminate miscellaneous budgets
- Implement the ability to search previous City Council decisions
- Resident land use survey
- Track and tabulate housing product percentages and set goals and targets

Mr. Jerome explained that the State limits the number of general ledger accounts included in transparency reports. To remain within the allowable number of accounts, staff adds comments on the spreadsheet with specifics regarding the expense and more detailed information can be provided to the Council, if desired.

Councilmember Curtis acknowledged the impediments to his request to further subdividing the budget.

Ms. Kofoed explained that as the desired search functionality is unavailable with Granicus, the City would need to either change to a more expensive option with a search feature or determine another method to search the finalized documents.

Discussion ensued clarifying the features desired by the Council and potential document search programs and methods.

Councilmember Curtis clarified he desires macro-level data regarding vested product types to better inform Council decisions to be in harmony with goals for the future of the City.

Mr. Mumford explained that the Planning Department has data available for permitted and completed projects and is in the process of researching vested approvals, although the data will not be exact due to variance between approved vesting and final projects. He recognized the value in providing the information requested by Councilmember Curtis; however, additional staff would be necessary to compile the data for the housing product types and to provide residents with information regarding pending and approved applications.

Councilmember Curtis voiced his support to approve hiring additional staff to meet his goals especially in consideration of the rapid growth within the City.

Councilmember Love agreed with Councilmember Curtis and requested the housing information include lot size in addition to product type.

Councilmember Love

- Prioritize Airport Road
- Compile planning data
- Secure water supply
- Install secondary water infrastructure
- Provide utility billing data
 - Comparisons of usage to other residents
 - Rankings
 - Potential savings methods
 - Conservation tips and resources
- Conduct a traffic light study for the intersection of Woodhaven Boulevard and Pony Express Parkway
- Move forward with the Wildlife Corridor implementation

Mr. Jerome explained that the intersection of Woodhaven Boulevard and Pony Express Parkway is located within Saratoga Springs City limits. The City has been in discussions with Saratoga Springs regarding traffic concerns at the location. Saratoga Springs plans indicate a traffic light on a street near Woodhaven Boulevard and the City is considering access from Woodhaven Boulevard to another traffic light and other options.

Councilmember Curtis noted that a few years ago, Saratoga Springs had refused to allow Eagle Mountain to install a traffic light at that location.

Discussion ensued regarding the appropriate and available next steps regarding a traffic light, especially in consideration of the spacing requirements for traffic lights should Saratoga Springs install the planned traffic light.

Councilmember Clark

- Secure Memorandums of Understanding with local businesses to increase emergency preparedness
- Prioritize Airport Road and resolve legal issues regarding “private road” signage and road blocking measures
- Determine and schedule the appropriate widening of Eagle Mountain Boulevard
- Conduct a comprehensive housing analysis
 - Potentially hire a firm to compile the current data
 - Present the data by acreage and quantity distribution
 - Create a housing dashboard displaying the data
 - Allocate funding to prioritize implementation
- Provide information regarding pending and approved applications on the City website
 - Include concept plans with disclaimers indicating the plans are not final
 - Allocate funding to prioritize implementation
- Invite all Councilmembers to attend Development Review Committee meetings on a rotating schedule
- Require purple pipe installation for new development
- Provide a green waste drop off to mulch wood and utilize the surplus in the Solid Waste Fund for implementation
- Provide glass recycling drop off points, potentially partnering with the current recycling company
- Facilitate the automated utility metering to reduce the implementation timeline
- Support School Resource Officers (SROs) program
 - Obtain data regarding SROs impact on crime reduction
 - Encourage and facilitate positive law enforcement and youth interactions
- Implement public safety impact fees
- Increase financial support of non-profit organizations such as Volunteers in Police Services
 - Encourage business partner donation support
- Create a digital recreation catalog, including resident classes and services
- Mechanize a process to facilitate resident requests, concerns, and proposals
- Utilize the Match Grant program
- Install a skate park in Smith Ranch or another impact fee-eligible area
- Research an appropriate location for a dog park
- Create a “Heroes Boulevard” to honor military and first responders, consider Mid Valley Road as a potential location
- Determine and implement legislative goals
 - Multifamily design standards
 - Private roads

- o Parking requirements
- Discuss zone transitioning Municipal Code standards with the Planning Commission in a joint meeting

City Attorney Jeremy Cook stated he would research the legal issues with Airport Road.

Discussion ensued regarding the status of the Match Grant program, the lack of submissions, the funds having been potentially reallocated to the recreation center fund, methods to reimplement the program, and obstacles with previous Match Grant applications and property ownership.

Councilmember Clark clarified the Match Grant program had been discussed at a recent Parks and Recreation Advisory Board meeting and she was unsure of the status of the program and funding. She feels the program is beneficial and encouraged the continuation of the program.

Councilmember Gray expressed his support of the program but expressed concern with specifically allocating a set amount of funds to the program. He preferred to address the funding of requests on an individual basis. Councilmembers Curtis and Clark expressed support of this suggestion.

Councilmember Clark recommended having the Parks and Recreation Advisory Board evaluate and vet Match Grant applications and projects prior to presentation to the City Council.

Mayor Westmoreland requested staff present updated road project statuses at a future meeting.

Mr. Jerome stated the City is exploring bond options for Airport Road. As the road is not regionally significant, it is precluded from other budget sources. The first portion of the project is planned for this year's budget and is currently under budget. Eagle Mountain Boulevard is also included in the budget and hopefully will be funded through impact fees.

Discussion ensued regarding road infrastructure bonding and funding options and the impact of transportation impact fees.

Councilmember Burnham

- Prioritize Airport Road
 - o Land acquisition
 - o Bonding
- Widen Eagle Mountain Boulevard
- Advocate for City infrastructure needs outside of Eagle Mountain City boundaries with State Legislature
- Partner with Saratoga Springs to install a road "over the mountain"
- Prioritize road maintenance
- Install secondary water and water reuse systems
- Meet staffing needs
- Facilitate the Wildlife Corridor
- Update City parks
- Increase the reserve fund

- Transition to in-person and virtual hybrid meetings
- Track housing development percentages
- Reserve land for mass transit
- Pursue a hospital

Councilmember Gray

- Create an electronic City budget ledger
- Prioritize land acquisition and funding for utility and infrastructure expansion
- Prioritize Airport Road
- Install secondary water system
 - Require developers to install purple pipe for new developments
- Pursue a hospital
- Pursue a college satellite campus

Mr. Jerome stated that staff can provide the Council with a detailed copy of the ledger and discussed some of the potential options. He explained and clarified budget categories and how the information is presented in the City budget book including expenses and employee compensation that overlap departments. The City has allocated the funds and is in discussions to expand the City's utilities and infrastructure. The projections for infrastructure needs have been anticipated for full City build-out. The City will likely need to fund the expansion through bonding in addition to the allocated budget funds.

16. CITY COUNCIL/MAYOR'S BUSINESS

Councilmember Gray

Councilmember Gray expressed concern that the Municipal Code standards for the RD1 and RD2 zones exclude lot size average requirements. He advocated for support from his fellow Councilmembers to have an amendment with lot size average requirements to be placed on a future agenda.

Councilmember Curtis stated he would support an average lot size requirement for RD2 but not RD1 due to concern that a lot size average requirement in the RD1 zone would inadvertently discourage RD1 zone developments.

Councilmember Love endorsed adding Councilmember Gray's request to the agenda for further discussion.

Mr. Mumford explained that the recommended method to address Councilmember-proposed amendments requires the support of three Councilmembers before staff drafting an amendment and preparing an agenda item for the Planning Commission.

Councilmember Gray clarified his intention is to petition support from the other Councilmembers to formalize the request to direct staff to prepare the item.

Councilmember Clark expressed her support of the item especially in consideration of concerns that arose regarding lot size averages during the Scarlet Ridge discussion.

Councilmember Gray advocated for an amendment to the verbiage to require a variety of lot sizes over the minimum one-acre lot size in the RD1 zone.

Mayor Westmoreland spoke against requiring an average lot size for the RD1 zone, but stated his approval to include the topic as a discussion item on a future agenda.

Councilmember Curtis expressed concern with the logistics of implementing acreage size variety requirements.

Councilmember Clark stated she would be willing to have a discussion regarding lot size variety in the RD1 zone, although she would likely be in favor of developments with only one-acre lots as a benefit to the City. She concurred with concerns that a zone size variety requirement would inadvertently discourage RD1 zone requests.

Councilmember Gray noted that as the Agricultural/Rural Density Two General Plan category is intended for large lot development in the City, he feels it appropriate to require lots above one-acre.

Discussion ensued debating the benefits and concerns regarding requiring lots over the one-acre minimum acreage requirement in the RD1 zone.

Councilmember Burnham suggested that in the interest of time, the Councilmembers could email Mr. Mumford regarding their support or opposition to Councilmember Gray's amendment request. She stated favor for the requirement for the support of multiple Councilmembers to prevent staff from preparing amendments that will fail due to lack of Councilmember support.

Councilmember Clark suggested bringing back the item as a discussion item to determine Councilmember support before staff preparing an amendment.

Councilmember Curtis expressed concern that City Council and Mayor's Business are placed at the end of the agenda rather than being discussed earlier in the meeting. He advocated formalizing a clear mechanism for Councilmember requests, such as a form.

Councilmember Clark advocated for Councilmembers to be able to request a discussion item to be added to an agenda in order to be allotted adequate time to present their proposal to the Council prior to polling Councilmember support for a policy item and/or amendment.

Ms. Kofoed explained that twice during the meeting, once at the beginning and once at the end, the Councilmembers have the opportunity for three or more members to make a formal request for items to return to a future meeting for further discussion to allow staff to properly fulfill the legal public notification requirements for agenda items prior to the official discussion of the topic.

Councilmember Clark stated that although she agreed that the support of three Councilmembers is an appropriate requirement to initiate the formal process for an agenda item, she feels that the

request of two Councilmembers should be sufficient for an item to be placed as a work session discussion item on a future agenda.

Councilmember Gray expressed concern that the Mayor appeared to be uninterested in the topic and stated his desire to adjourn the meeting due to the later time zone of the Mayor's location..

Mayor Westmoreland stated he was confused by Councilmember Gray's concern as he had already declared his approval for the item to return as a discussion item at a future meeting.

Councilmember Burnham reiterated that in order to hold an official discussion on a topic, the item must be publicly noticed, and noted that the Mayor had already indicated his approval several times for the item to be placed on a future agenda.

Councilmember Clark expressed appreciation of Mayor Westmoreland's support of this item; however, she clarified she is concerned with requiring the support of three Councilmembers due to the possibility of a mayor not agreeing to place an item on the agenda. Councilmember Burnham concurred with her concern.

Mr. Mumford clarified he had told Councilmember Gray that he needed the support of two additional Councilmembers due to the need for a vote of three Councilmembers to pass an amendment. He stated that an item may be added as a discussion item with the support of two Councilmembers if that is the preferred policy. He noted that a Municipal Code amendment would need to be presented to the Planning Commission before being placed as an action item on a City Council agenda; however, the topic could be added as a discussion item to the Council first, if desired.

Councilmember Gray recommended that an amendment for the RD2 zone to move forward to Planning Commission without an amendment to the RD1 zone as it appears the other Councilmembers disagree with requiring an average lot size for the RD1 zone.

Mr. Mumford stated that as the amendment had received the support of three Councilmembers, staff can move forward with an amendment to the RD2 zone to present to the Planning Commission rather than having the item return for further discussion. He noted that potentially amending the RD1 zone requirements could be discussed in conjunction with the RD2 amendment and determined to be added or excluded from the amendment.

Councilmember Love stated that as two Councilmembers had indicated support of a discussion regarding the RD1 zone, it should be included on an agenda as a discussion item.

Mr. Mumford stated that if that is the desire of the Council, the items will return for discussion with the City Council rather than being added to the Planning Commission agenda.

Councilmember Curtis expressed concern with single-family products being allowed in the MF1 zone due to the reduced standards included in other single-family zones and feels it is problematic to allow single-family and multifamily in the same zone.

Mr. Mumford confirmed that concerns regarding MF1 products are scheduled to be discussed during the next Planning Commission meeting.

17. CITY COUNCIL BOARD LIAISON REPORTS

Councilmember Clark

Councilmember Clark is excited to promote the Ham Radio examination at 10:00 a.m. on Saturday, March 27, 2021, following COVID-19 precautions including the ability to take the test in participants' vehicles. At the Youth Council meeting, they discussed the Youth Council's plans to coordinate service projects and events with local high schools and clubs. She appreciates that the Youth Council was encouraged to participate in the City Council meeting.

Councilmember Burnham

Councilmember Burnham said the Senior Citizen Advisory Council is hoping to hold an Easter bingo event in late April if permitted under State guidelines and restrictions once the majority of the seniors have been able to receive vaccinations.

Councilmember Love

Councilmember Love stated the Cemetery Advisory Board is planning a Memorial Day Observance. The Eagle Mountain Chamber of Commerce held a networking luncheon with other local chambers and will tour Tyson Foods on March 11, 2021.

Councilmember Gray

Councilmember Gray stated that Pony Express Events will hold a meeting on March 3, 2021, and invited one of his fellow Councilmembers to attend.

Councilmember Curtis

Councilmember Curtis reported the Military and Veterans Advisory Board requested information regarding their budget and fundraising, an email distribution group, a form to provide emails to the board, a welcome packet including Post Traumatic Stress Disorder resources, and a link on the City website. They are planning an outreach event in May for the children of military servicemembers.

Ms. Kofoed stated she will follow up with staff regarding the requests and will finalize setting up the board email. She explained that she had met with previous Military and Veteran Advisory Board members and explained their budget to them in detail and expressed her willingness to review the material with current board members. She clarified that it is appropriate for the Council to report on their liaison assignments and that discussions become problematic if the item topic has not been properly noticed prior to the meeting.

Discussion ensued explaining and clarifying the Military and Veterans Advisory Board budget allocation of \$2,100 and City policies and procedures regarding fundraising.

Councilmember Curtis recommended the Council facilitate a transition process to ensure information is passed on to new board members.

Mr. Jerome stated that Finance Director Kimberley Ruesch is willing to meet with board members to answer financial questions.

18. COMMUNICATION ITEMS

18.A. Upcoming Agenda Items

19. ADJOURNMENT

MOTION: *Councilmember Clark moved to adjourn the meeting at 10:00 p.m. Councilmember Love seconded the motion. Those voting aye: Donna Burnham, Melissa Clark, Colby Curtis, and Carolyn Love. Those voting nay: Jared Gray. The motion carried with a vote of 4:1.*

The meeting was adjourned at 10:00 p.m.

Approved by the City Council on March 16, 2021.

Fionnuala B. Kofoed, MMC
City Recorder



**EAGLE MOUNTAIN CITY
CITY COUNCIL MEETING
MARCH 16, 2021**

TITLE:	RESOLUTION - Resolution of Eagle Mountain City, Utah, Approving a Utah County Interlocal Agreement for 2021 Municipal Election Administration.		
ITEM TYPE:	Resolution		
FISCAL IMPACT:	\$88,353		
APPLICANT:			
GENERAL PLAN DESIGNATION	CURRENT ZONE	ACREAGE	COMMUNITY

PUBLIC HEARING:

No

PREPARED BY:

Fionnuala Kofoed, Recorder's Office

PRESENTED BY:

Fionnuala B. Kofoed

RECOMMENDATION:

Staff recommends that the City Council adopt a resolution of Eagle Mountain City, Utah, approving a Utah County Interlocal Agreement for 2021 Municipal Election Administration.

BACKGROUND:

According to the terms of the interlocal agreement, Utah County will administer a countywide vote by mail process for the 2021 Municipal Election for all municipalities that enter into an interlocal agreement. All registered voters will receive a ballot in the mail, which can be mailed back to Utah County to be processed. Secured drop boxes for ballots returns will also be available and are located at several locations throughout the County, including one at City Hall, if residents chose to drop their ballots off rather than placing them in the mail.

Early voting will be offered at a designated vote center prior to the primary (if needed) and general elections.

The mailed ballot will include both outbound and return postage. While the cost of vote by mail is higher than a traditional election, the cost is reduced significantly by contracting with the County as they qualify for reduced, bulk rate mailing that municipalities do not qualify for.

The mayor and two 4-year councilmember terms will be on the ballot. The candidate filing period begins June 1, 2021 and ends at 5:00 p.m. on June 7, 2021. The Primary election will be held August 10, 2021, if necessary and the General election will be held November 2, 2021.

Currently, Eagle Mountain City has 19,634 registered voters.

An alternative option for the 2021 municipal election is Ranked Choice Voting (RCV) at a reduced cost as it eliminates the need for a primary. The deadline to notify the the Lt. Governor's Office is April 15th, if the City Council opted to do RCV.

ITEMS FOR CONSIDERATION:

REQUIRED FINDINGS:

PLANNING COMMISSION ACTION/RECOMMENDATION:

ATTACHMENTS:

[RES--Election Administration Agreement with Utah County](#)
[2021 Municipal Election ILA](#)
[2021 Important Dates](#)

RESOLUTION NO. R- -2021

**A RESOLUTION OF EAGLE MOUNTAIN CITY, UTAH,
APPROVING AN INTERLOCAL COOPERATION AGREEMENT FOR
JOINT ADMINISTRATION OF THE 2021 MUNICIPAL ELECTION**

PREAMBLE

WHEREAS, the Eagle Mountain City Municipal Primary and General Elections will be held on August 10, 2021 and November 2, 2021; and

WHEREAS, the City desires to have Utah County provide manpower and equipment to count all ballots;

NOW, THEREFORE, be it resolved by the City Council of Eagle Mountain City, Utah as follows:

1. The Interlocal Cooperation Agreement for Joint Administration of the 2021 Municipal Election, attached hereto as Exhibit A and incorporated herein, is hereby approved.

ADOPTED by the City Council of Eagle Mountain, Utah, this 16th day of March 2021.

EAGLE MOUNTAIN CITY, UTAH

Tom Westmoreland, Mayor

Fionnuala B. Kofoed, MMC
City Recorder

CERTIFICATION

The above Resolution was adopted by the City Council of Eagle Mountain City, Utah
on this 16th day of March 2021.

Those voting aye:	Those voting nay:	Those excused:	Those abstaining:
☐ Donna Burnham	☐ Donna Burnham	☐ Donna Burnham	☐ Donna Burnham
☐ Melissa Clark	☐ Melissa Clark	☐ Melissa Clark	☐ Melissa Clark
☐ Colby Curtis	☐ Colby Curtis	☐ Colby Curtis	☐ Colby Curtis
☐ Jared Gray	☐ Jared Gray	☐ Jared Gray	☐ Jared Gray
☐ Carolyn Love	☐ Carolyn Love	☐ Carolyn Love	☐ Carolyn Love

Fionnuala B. Kofoed, MMC
City Recorder

Posted to City bulletin boards on _____ by _____.

Exhibit A

**INTERLOCAL COOPERATION AGREEMENT BETWEEN UTAH COUNTY
AND EAGLE MOUNTAIN CITY
FOR THE ADMINISTRATION OF THE 2021 MUNICIPAL ELECTIONS**

THIS IS AN INTERLOCAL COOPERATION AGREEMENT (Agreement), made and entered into by and between Utah County, a political subdivision of the State of Utah, and Eagle Mountain City a Utah municipality and political subdivision of the State of Utah, hereinafter referred to as CITY.

WITNESSETH:

WHEREAS, pursuant to the provisions of the Interlocal Cooperation Act (“Act”), Title 11, Chapter 13, Utah Code, public agencies, including political subdivisions of the State of Utah as therein defined, are authorized to enter into written agreements with one another for joint or cooperative action; and

WHEREAS, pursuant to the Act, the parties desire to work together through joint and cooperative action that will benefit the residents of both Utah County and CITY; and

WHEREAS, the parties to this Agreement are public agencies as defined in the Act; and

WHEREAS, Utah County and CITY desire to successfully conduct the 2021 CITY Municipal Primary (August 10) and General (November 2) Elections (collectively “2021 CITY Municipal Elections”); and

WHEREAS, it is to the mutual benefit of both Utah County and CITY to enter into an agreement providing for the parties’ joint efforts to administer the 2021 CITY Municipal Elections.

NOW, THEREFORE, the parties do mutually agree, pursuant to the terms and provisions of the Act, as follows:

Section 1. EFFECTIVE DATE; DURATION

This Agreement shall become effective and shall enter into force, within the meaning of the Act, upon the submission of this Agreement to, and the approval and execution thereof by Resolution of the governing bodies of each of the parties to this Agreement. The term of this Agreement shall be from the effective date hereof until the completion of the parties' responsibilities associated with the 2021 CITY Municipal Elections or until terminated but is no longer than 1 year from the date of this Agreement. This Agreement shall not become effective until it has been reviewed and approved as to form and compatibility with the laws of the State of Utah by the Utah County Attorney and the attorney for CITY. Prior to becoming effective, this Agreement shall be filed with the person who keeps the records of each of the parties hereto.

Section 2. ADMINISTRATION OF AGREEMENT

The parties to this Agreement do not contemplate nor intend to establish a separate legal entity under the terms of this Agreement. The parties hereto agree that, pursuant to Section 11-13-207, Utah Code, Utah County, by and through the Utah County Clerk/Auditor Elections Office, shall act as the administrator responsible for the administration of this Agreement. The parties further agree that this Agreement does not anticipate nor provide for any organizational changes in the parties. The administrator agrees to keep all books and records in such form and manner as Utah County shall specify and further agrees that said books shall be open for examination by the parties hereto at all reasonable times. The parties agree that they will not acquire, hold nor dispose of real or personal property pursuant to this Agreement during this joint undertaking.

Section 3. PURPOSES

This Agreement has been established and entered into between the parties for the purpose of administering the 2021 CITY Municipal Elections. This Agreement contemplates basic,

traditional primary and general elections (including RCV) for the 2021 CITY Municipal Elections. All other election-related services, including but not limited to services for special elections or elections for subsequent years, will need to be agreed to in a separate writing signed by both parties.

Section 4. RESPONSIBILITIES

The parties agree to fulfill the responsibilities and duties as contained in Exhibit A which is attached hereto and by this reference is incorporated herein for the 2021 CITY Municipal Elections.

CITY agrees to pay to Utah County the actual cost of County's administration of the 2021 CITY Municipal Elections which cost shall not exceed the estimated costs as contained in Exhibit B which is attached hereto and by this reference is incorporated herein. CITY agrees to pay to County the cost as contemplated herein within 30 days of receiving an invoice from County.

Section 5. METHOD OF TERMINATION

This Agreement will automatically terminate at the end of its term herein, pursuant to the provisions of paragraph one (1) of this Agreement. Prior to the automatic termination at the end of the term of this Agreement, any party to this Agreement may terminate the Agreement sixty days after providing written notice of termination to the other parties. Should the Agreement be terminated prior to the end of the stated term, CITY will be responsible for any costs incurred, including costs not then incurred but which are contemplated herein and irreversible at the time of termination such as return mailing costs, through the time of termination. The Parties to this Agreement agree to bring current, prior to termination, any financial obligation contained herein.

Section 6. INDEMNIFICATION

The parties to this Agreement are political subdivisions of the State of Utah. The parties

agree to indemnify and hold harmless the other for damages, claims, suits, and actions arising out of a negligent error or omission of its own officials or employees in connection with this Agreement. It is expressly agreed between the parties that the obligation to indemnify is limited to the dollar amounts set forth in the Governmental Immunity Act, Section 63G-7-604.

Section 7. FILING OF INTERLOCAL COOPERATION AGREEMENT

Executed copies of this Agreement shall be placed on file in the office of the County Clerk/Auditor of Utah County and with the official keeper of records of CITY, and shall remain on file for public inspection during the term of this Agreement.

Section 8. ADOPTION REQUIREMENTS

This Agreement shall be (a) approved by Resolution of the governing body of each of the parties, (b) executed by a duly authorized official of each of the parties (c) submitted to and approved by an Authorized Attorney of each of the parties, as required by Section 11-13-202.5, Utah Code, and (d) filed in the official records of each party.

Section 9. AMENDMENTS

This Agreement may not be amended, changed, modified or altered except by an instrument in writing which shall be (a) approved by Resolution of the governing body of each of the parties, (b) executed by a duly authorized official of each of the parties, (c) submitted to and approved by an Authorized Attorney of each of the parties, as required by Section 11-13-205.5, Utah Code, and (d) filed in the official records of each party.

Section 10. SEVERABILITY

If any term or provision of the Agreement or the application thereof shall to any extent be invalid or unenforceable, the remainder of this Agreement, or the application of such term or provision to circumstances other than those with respect to which it is invalid or unenforceable,

shall not be affected thereby, and shall be enforced to the extent permitted by law. To the extent permitted by applicable law, the parties hereby waive any provision of law which would render any of the terms of this Agreement unenforceable.

Section 11. NO PRESUMPTION

Should any provision of this Agreement require judicial interpretation, the Court interpreting or construing the same shall not apply a presumption that the terms hereof shall be more strictly construed against the party, by reason of the rule of construction that a document is to be construed more strictly against the person who himself or through his agents prepared the same, it being acknowledged that each of the parties have participated in the preparation hereof.

Section 12. HEADINGS

Headings herein are for convenience of reference only and shall not be considered any interpretation of the Agreement.

Section 13. BINDING AGREEMENT

This Agreement shall be binding upon the heirs, successors, administrators, and assigns of each of the parties hereto.

Section 14. NOTICES

All notices, demands and other communications required or permitted to be given hereunder shall be in writing and shall be deemed to have been properly given if delivered by hand or by certified mail, return receipt requested, postage paid, to the parties at the addresses of the City Mayor or County Commission, or at such other addresses as may be designated by notice given hereunder.

Section 15. ASSIGNMENT

The parties to this Agreement shall not assign this Agreement, or any part hereof, without

the prior written consent of all other parties to this Agreement. No assignment shall relieve the original parties from any liability hereunder.

Section 16. GOVERNING LAW

All questions with respect to the construction of this Agreement, and the rights and liability of the parties hereto, shall be governed by the laws of the State of Utah.

IN WITNESS WHEREOF, the parties have signed and executed this Agreement, after resolutions duly and lawfully passed, on the dates listed below:

UTAH COUNTY

Authorized by Resolution No. 2021 - ____, authorized and passed on the ____ day of _____ 2021.

BOARD OF COUNTY COMMISSIONERS
UTAH COUNTY, UTAH

By: _____
WILLIAM C. LEE, Chairman

ATTEST: AMELIA A. POWERS
Utah County Clerk/Auditor

By: _____
Deputy

APPROVED AS TO FORM AND COMPATIBILITY
WITH THE LAWS OF THE STATE OF UTAH:
DAVID O. LEAVITT, Utah County Attorney

By: _____
Deputy County Attorney

CITY

Authorized by Resolution No. _____, authorized and passed on the _____ day of
_____ 2021.

Mayor, CITY

ATTEST:

NAME
CITY Recorder

APPROVED AS TO FORM AND COMPATIBILITY
WITH THE LAWS OF THE STATE OF UTAH
CITY Attorney

By: _____

2021 Important Municipal Election Dates and Deadlines

Candidate Filing Deadlines

Qualified Municipal and Township Candidates	June 1 – June 7
Official Candidate List on Website	June 11
Ranked Choice Voting City Candidates	August 10 – August 17
Last Day to Qualify as a Write-In Candidate	August 27

Primary Election Dates

Last Day to Withdraw Candidacy & Have Name Removed from Ballot	June 11
UOCAVA Ballots Mailed	June 25
Candidate Profile on State Website	July 6
Logic and Accuracy Testing/Voting Equipment Certification	July 16
Vote By-Mail Ballots Mailed	Week of July 19 th
Voter Registration Deadline	July 30
Last Day to Request Replacement Ballot	August 3
In-Office Early Voting (Weekday only)	August 4 – August 9
MUNICIPAL PRIMARY ELECTION DAY	August 10
Canvass Period	August 11 – August 16
Board of Canvassers Meeting	August 17

General Election Dates

Last Day to Withdraw Candidacy & Have Name Removed from Ballot	September 7
Candidate Profile on State Website	September 10
UOCAVA Ballots Mailed	September 17
Logic and Accuracy Testing/Voting Equipment Certification	October 8
Vote By-Mail Ballots Mailed	Week of October 11 th
Voter Registration Deadline	October 22
Last Day to Request Replacement Ballot	October 26
In-Office Early Voting (Weekdays only)	October 27 – November 1
MUNICIPAL GENERAL ELECTION DAY	November 2
Canvass Period	November 3 – November 15
Board of Canvassers Meeting	November 16

Financial Disclosure Deadlines

Contact City Recorder for Dates



**EAGLE MOUNTAIN CITY
CITY COUNCIL MEETING
MARCH 16, 2021**

TITLE:	RESOLUTION - Resolution of Eagle Mountain City, Utah, Appointing Kenneth A. Brown, JR. to the Position of Administrative Law Judge and Approving a Legal Services Agreement.		
ITEM TYPE:	Agreement		
FISCAL IMPACT:			
APPLICANT:			
GENERAL PLAN DESIGNATION	CURRENT ZONE	ACREAGE	COMMUNITY

PUBLIC HEARING:

No

PREPARED BY:

Evan Berrett, Admin

PRESENTED BY:

Jeremy Cook

RECOMMENDATION:

Staff recommends that the City Council adopts a resolution of Eagle Mountain City, Utah, appointing Kenneth A. Brown, JR. to the position of Administrative Law Judge and approving a legal services contract.

BACKGROUND:

Staff received applications and interviewed candidates for a Hearing Officer/Administrative Law Judge that would assist the City with establishing an Administrative Code Enforcement (ACE) Court. The purpose of the ACE Court is to provide a means for the City to resolve code enforcement issues that are not able to be resolved with standard approaches.

ITEMS FOR CONSIDERATION:

REQUIRED FINDINGS:

PLANNING COMMISSION ACTION/RECOMMENDATION:

ATTACHMENTS:

RES--Legal Services Agreement
Ken Brown Legal Services Agreement

RESOLUTION NO. R- -2021

**A RESOLUTION OF EAGLE MOUNTAIN CITY, UTAH,
APPOINTING KENNETH A. BROWN, JR. TO THE POSITION OF
ADMINISTRATIVE LAW JUDGE AND APPROVING A LEGAL SERVICES
AGREEMENT**

PREAMBLE

WHEREAS, in accordance with Eagle Mountain City Municipal Code 4.05.100, the City Council has the authority to appoint an Administrative Law Judge (“ALJ”) to act as the hearing officer for purposes of the City’s Administrative Code Enforcement Hearing Program; and

WHEREAS, the City desires to appoint Mr. Brown to the position of ALJ and to enter into a Legal Services Agreement with Mr. Brown.

NOW THEREFORE, be it resolved by the City Council of Eagle Mountain City, Utah as follows:

1. Kenneth A. Brown, Jr. is appointed to the position of Administrative Law Judge in accordance with Eagle Mountain City Municipal Code 4.05.100; and
2. The Legal Services Agreement (the “Agreement”) with Kenneth A. Brown, Jr., a copy of which is attached hereto as Exhibit A, is approved and the Mayor is authorized to execute the Agreement.

ADOPTED by the City Council of Eagle Mountain City this 16th day of March, 2021.

EAGLE MOUNTAIN CITY, UTAH

Tom Westmoreland, Mayor

ATTEST:

Fionnuala B. Kofoed, MMC
City Recorder

CERTIFICATION

The above Resolution was adopted by the City Council of Eagle Mountain City, Utah on this 16th day of March, 2021.

Those voting aye:

☐ Donna Burnham

☐ Melissa Clark

☐ Colby Curtis

☐ Jared Gray

☐ Carolyn Love

Those voting nay:

☐ Donna Burnham

☐ Melissa Clark

☐ Colby Curtis

☐ Jared Gray

☐ Carolyn Love

Those excused:

☐ Donna Burnham

☐ Melissa Clark

☐ Colby Curtis

☐ Jared Gray

☐ Carolyn Love

Those abstaining:

☐ Donna Burnham

☐ Melissa Clark

☐ Colby Curtis

☐ Jared Gray

☐ Carolyn Love

Fionnuala B. Kofoed, MMC
City Recorder

Posted to City bulletin boards on _____ by _____.

Exhibit A

LEGAL SERVICES AGREEMENT

THIS AGREEMENT (this “Agreement”) is entered into effective as of March 16, 2021, by and between **EAGLE MOUNTAIN CITY**, a Utah municipality (“City”) and **KENNETH A. BROWN, JR.**, an attorney licensed to practice law in the state of Utah (the “Attorney”).

RECITALS:

- A. Attorney is in the business of providing legal services.
- B. Attorney has extensive experience in providing administrative code enforcement related services.
- C. City desires to retain Attorney to act as an administrative law judge (“ALJ”) for purposes of the City’s Administrative Code Enforcement Hearing Program (the “Program”).

AGREEMENT:

NOW, THEREFORE, in consideration of the premises, mutual covenants, and undertakings, the parties hereby agree as follows:

1. **Scope of Services to Be Provided.** Attorney agrees to furnish legal services requested by City related to the Program (“Legal Services”) during the term of this Agreement. Legal Services may include assisting City in establishing the forms, policies, and procedures for the Program; acting as the ALJ or Administrative Code Enforcement Hearing Officer; and issuing orders, decision, and rulings. Attorney shall at all times be subject to applicable laws, rules, and regulations, including without limitation, the Rules of Professional Conduct adopted by the Utah Supreme Court (“Rules”).
2. **Fees for Legal Services.** City shall pay Attorney a fee of One Hundred Dollars (\$100.00) per hour for all work performed by Attorney for City. Attorney shall also be entitled to reimbursement for Attorney’s reasonable travel time; reasonable computer research charges; and printing, postage or materials utilized by Attorney in connection with the Legal Services. Attorney shall invoice City on a monthly basis. Invoices shall include a description of the services rendered and a detailed description of any costs.
3. **Term.** Unless otherwise terminated by City or Attorney, this Agreement shall be effective as of the date hereof and shall terminate on March 1, 2024 (the “Termination Date”).
4. **Termination.** This Agreement may be terminated by City or Attorney at any time and for any reason by written notice, subject to Attorney’s compliance with the applicable rules of professional conduct. Upon termination, Attorney shall make all reasonable efforts to transition Attorney’s files and other materials relevant to existing Program cases to City.

5. **Malpractice Insurance.** The Attorney shall at his own cost maintain professional liability insurance covering the acts and omissions of the Attorney in the performance of the Attorney's professional duties.

6. **Reporting.** Unless otherwise designated by the City, Attorney shall report to the City's Community Development Director.

7. **Notice.** Any notice required or permitted to be given hereunder shall be deemed sufficient if given by a communication in writing and shall be deemed to have been received (a) upon personal delivery or actual receipt thereof, or (b) within three days after such notice is deposited in the United States Mail, postage prepaid, and certified and addressed to the parties as set forth below.

City: City Administrator
1650 E. Stagecoach Run
Eagle Mountain, UT 84005

Attorney: Ken Brown
2051 W. Carefree Dr.
Taylorsville, Utah 84129
kenbrown@port21.com

8. **Titles and Captions.** All section or subsection titles or captions herein are for convenience only. Such titles and captions shall not be deemed part of this Agreement and shall in no way define, limit, augment, extend, or describe the scope, content, or intent of any part or parts hereof.

9. **Applicable Law.** The provisions hereof shall be governed by and construed in accordance with the laws of the state of Utah.

10. **Integration.** This Agreement constitutes the entire agreement between the parties pertaining to the subject matter hereof, and supersedes all prior agreements and understandings pertaining thereto.

11. **Waiver.** No failure by any party to insist upon the strict performance of any covenant, duty, agreement or condition of this Agreement or to exercise any right or remedy consequent upon a breach thereof shall constitute a waiver of any such breach or of such or any other covenant, agreement, term or condition. Any party may, by notice delivered in the manner provided in this Agreement, but shall be under no obligation to, waive any of its rights or any conditions to its obligations hereunder, or any duty, obligation, or covenant of any other party. No waiver shall affect or alter the remainder of this Agreement but each and every other covenant, agreement, term, and condition hereof shall continue in full force and effect with respect to any other then existing or subsequently occurring breach.

12. **Rights and Remedies.** The rights and remedies of the parties hereto shall not be mutually exclusive, and the exercise of one or more of the provisions of this Agreement shall not preclude the exercise of any other provisions hereof.

13. **Severability.** In the event that any condition, covenant or other provision hereof is held to be invalid or void, the same shall be deemed severable from the remainder of this Agreement and shall in no way affect any other covenant or condition herein contained. If such condition, covenant or other provision shall be deemed invalid due to its scope or breadth, such provision shall be deemed valid to the extent of the scope or breadth permitted by law.

14. **Conflicts of Interest.** The Attorney agrees that it shall attempt to avoid all conflicts of interest with other clients he may have and shall comply with the Rules of Professional Conduct of the Utah State Bar in this respect. Because the Attorney will be acting as a representative of the City, Attorney shall also comply in all respects with the Utah Municipal Officers and Employees Act. The Attorney represents and certifies that he has not offered or given any gift or compensation prohibited by law to any officer or employee of City to secure favorable treatment with respect to being awarded this Agreement.

15. **Independent Contractor.** It is understood by the Parties that the Attorney is an independent contractor in relationship to City and not an employee of City, and City will not provide any benefits, including health insurance, paid vacation, retirement, or other employee benefits for Attorney.

IN WITNESS WHEREOF, City caused this Agreement to be signed by its mayor and attested by its clerk and delivered, and the Attorney has caused the same to be signed and delivered.

DATED this _____ day of March, 2021.

EAGLE MOUNTAIN CITY

By: _____
Mayor Tom Westmoreland

ATTEST:

City Recorder

DATED this _____ day of March, 2021.

KENNETH A. BROWN, JR



**EAGLE MOUNTAIN CITY
CITY COUNCIL MEETING
MARCH 16, 2021**

TITLE:	ORDINANCE/PUBLIC HEARING - An Ordinance of Eagle Mountain City, Utah, Approving the Fourth Amendment to the Fiscal Year 2020-2021 Budget.		
ITEM TYPE:	Ordinance		
FISCAL IMPACT:	\$379,708		
APPLICANT:			
GENERAL PLAN DESIGNATION	CURRENT ZONE	ACREAGE	COMMUNITY

PUBLIC HEARING:

Yes

PREPARED BY:

Kimberly Ruesch, Admin

PRESENTED BY:

RECOMMENDATION:

Staff recommends that the City Council adopt an ordinance of Eagle Mountain City, Utah, approving the fourth amendment of the fiscal year 2020-2021 budget.

BACKGROUND:

The fourth amended to the fiscal year 2020-2021 budget will increase the General Fund budget by \$379,708. The increase accounts for additional funding in the amount of \$264,000 for road surface treatments related to the bid award approved by the Council at the March 2, 2021 meeting. An additional \$100,000 has also been added to the budget for the Transportation Master Plan study of which \$25,000 will be funded with a grant award. The remaining increase of \$14,708 is requested to cover the cost of protective supplies related to the COVID-19 pandemic that can be funded with proceeds of the CARES Act funding received by the City.

ITEMS FOR CONSIDERATION:

REQUIRED FINDINGS:

PLANNING COMMISSION ACTION/RECOMMENDATION:

ATTACHMENTS:

ORD--FY 2021 Budget Amendment #4

FY 2021 Budget Amendment #4

ORDINANCE NO. O- -2021

**AN ORDINANCE OF EAGLE MOUNTAIN CITY, UTAH
AMENDING THE FISCAL YEAR 2020-2021 ANNUAL BUDGET
(FORTH AMENDMENT)**

PREAMBLE

WHEREAS, the City Council of Eagle Mountain City, Utah finds that it is in the public interest to amend the budget for fiscal year 2020-2021; and

WHEREAS, the City Council finds that procedures for the amendments, pursuant to Section 10-6-127 of the Utah Code, Annotated have been followed, including a public hearing if budgetary funds are increasing;

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

1. The City Council finds that all required notices have been given and that a public hearing has been conducted, public comment received and considered and that the Council may consider and amend the budget of Eagle Mountain City as follows:

2. "FISCAL YEAR" means that year which began on the first day of July 2020 and ends on the last day of June, 2021.

3. APPROPRIATIONS. The budget set and adopted by the City for the fiscal year is hereby amended and re-enacted with respect to the specific items set forth on Exhibit A hereto. From the effective date of this budget ordinance, as outlined in the attached Exhibit A, the several amounts stated therein as proposed expenditures shall be appropriated for the several objects and purposes therein named.

4. This Ordinance shall be effective for fiscal year 2020-2021.

ADOPTED by the City Council of Eagle Mountain City this 16th day of March, 2021.

EAGLE MOUNTAIN CITY, UTAH

ATTEST:

Tom Westmoreland, Mayor

Fionnuala B. Kofoed, MMC
City Recorder

CERTIFICATION

The above Ordinance was adopted by the City Council of Eagle Mountain City, Utah on this 16th day of March, 2021.

Those voting aye:

☐ Donna Burnham

☐ Melissa Clark

☐ Colby Curtis

☐ Jared Gray

☐ Carolyn Love

Those voting nay:

☐ Donna Burnham

☐ Melissa Clark

☐ Colby Curtis

☐ Jared Gray

☐ Carolyn Love

Those excused:

☐ Donna Burnham

☐ Melissa Clark

☐ Colby Curtis

☐ Jared Gray

☐ Carolyn Love

Those abstaining:

☐ Donna Burnham

☐ Melissa Clark

☐ Colby Curtis

☐ Jared Gray

☐ Carolyn Love

Fionnuala B. Kofoed, MMC
City Recorder

Posted to City Bulletin Boards on _____ by _____.

Exhibit A



Eagle Mountain City Budget Amendments for FY 2021

March 16, 2021

<u>Fund Name</u>		<u>Original Budget</u>	<u>Proposed Budget</u>	<u>Increase</u>	<u>Funding Source</u>	<u>Approval Date</u>
General Government						
HR Management Software	10-19-41955-4261	\$ -	\$ 35,000.00	\$ 35,000.00	Fund Balance/GF Revenue Incr.	7/21/2020
Accela Land Mgmt Software (Yearly)	10-19-41955-4261	\$ 30,000.00	\$ 50,000.00	\$ 20,000.00	F.B./GF Rev. Incr./Implementation Savings	7/21/2020
Engineer in Training	10-11-41710	\$ -	\$ 89,698.00	\$ 89,698.00	Fund Balance/GF Revenue Incr.	10/20/2020
Rocky Mountain Power WattSmart LED upgrades	10-19-41950-2610	\$ -	\$ 4,020.00	\$ 4,020.00	Fund Balance/GF Revenue Incr.	1/19/2021
Accela Land Mgmt implementation change order	10-19-41955-7412	\$ 60,000.00	\$ 75,000.00	\$ 15,000.00	Fund Balance/GF Revenue Incr.	1/19/2021
Roads - Surface treatments bid awarded	10-41-44100-5122	\$ 935,000.00	\$ 1,199,000.00	\$ 264,000.00	Fund Balance/GF Revenue Incr.	
Engineering - Transportation Master Plan	10-	\$ -	\$ 100,000.00	\$ 100,000.00	GF Revenue Incr./ Grant \$25k	
Proctive supplies (facemasks, shields, hand sanitizer)	10-19-41980-2379	\$ 12,500.00	\$ 16,708.00	\$ 4,208.00	CARES Funding	
Marketing - Branded EM Facemasks	10-19-41970-5003	\$ 12,000.00	\$ 23,500.00	\$ 11,500.00	CARES Funding	
Subtotal General Government:		\$ 1,049,500.00	\$ 1,592,926.00	\$ 543,426.00		
Enterprise Funds						
Sewer Plant Expansion (in Impact Fee Fund)	52-	\$ -	\$ 3,000,000.00	\$ 3,000,000.00	Impact Fee Fund Bal. (already budgeted)	7/21/2020
Water/Sewer Building (in Impact Fee Funds)	51/52	\$ -	\$ 4,000,000.00	\$ 4,000,000.00	Impact Fee Fund Bal. (already budgeted)	7/21/2020
CWP Advance Water Share Purch. (discount)	51-	\$ 3,000,000.00	\$ 16,000,000.00	\$ 13,000,000.00	Developer Purchase Bal. (already received)	7/21/2020
Pole Canyon Interconnect	51-	\$ -	\$ 1,500,000.00	\$ 1,500,000.00	Impact Fee Fund Bal. (already budgeted)	7/21/2020
Facebook Reimbursable 3.5 MG Tank	51-81-51100-7321	\$ 331,616.00	\$ 649,616.00	\$ 318,000.00	Facebook Development Agreement	10/20/2020
Water Re-Use Master Plan	5145-51000-4550	\$ -	\$ 60,000.00	\$ 60,000.00	Operating Revenue	1/19/2021
Subtotal Enterprise Funds:		\$ 3,331,616.00	\$ 25,209,616.00	\$ 21,878,000.00		
Capital Projects						
Cory B Wride Memorial Park Phase 2	47-81-45100-7001	\$ -	\$ 4,318,522.00	\$ 4,318,522.00	Impact Fees	1/19/2021
Subtotal Capital Projects:		\$ -	\$ 4,318,522.00	\$ 4,318,522.00		

Debt Service

Streets SIB Loan Pmt FY 2020 & 2021	-	468,444.00	\$ 468,444.00	Impact Fees	10/20/2020
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Subtotal Debt Service:	<u>\$ -</u>	<u>\$ 468,444.00</u>	<u>\$ 468,444.00</u>
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Total Increase (All Funds):	<u>\$ 4,381,116.00</u>	<u>\$ 31,589,508.00</u>	<u>\$ 27,208,392.00</u>
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**EAGLE MOUNTAIN CITY
CITY COUNCIL MEETING
MARCH 16, 2021**

TITLE: ORDINANCE - An Ordinance of Eagle Mountain City, Utah, Adopting the Sweetwater Industrial Park Community Reinvestment Area #2 Project Area Plan, as Approved by the Redevelopment Agency of Eagle Mountain, as the Official Community Reinvestment Project Area Plan for the Project Area and Directing that Notice of the Adoption be Given as Required by Statute.

ITEM TYPE: Ordinance

FISCAL IMPACT:

APPLICANT:

**GENERAL PLAN
DESIGNATION**
Business Park/Light Industry

CURRENT ZONE
Regional Technology &
Industry Overlay Zone

ACREAGE
327

COMMUNITY

PUBLIC HEARING:

No

PREPARED BY:

Aaron Sanborn, Admin

PRESENTED BY:

RECOMMENDATION:

BACKGROUND:

ITEMS FOR CONSIDERATION:

REQUIRED FINDINGS:

PLANNING COMMISSION ACTION/RECOMMENDATION:

ATTACHMENTS:

[ORD--Sweetwater Industrial Park CRA #2 Project Area Plan](#)
[Sweetwater CRA #2 Draft Plan](#)

ORDINANCE NO. O- -2021

**AN ORDINANCE OF EAGLE MOUNTAIN CITY, UTAH,
ADOPTING THE SWEETWATER INDUSTRIAL PARK
COMMUNITY REINVESTMENT PROJECT AREA #2 PLAN,
AS APPROVED BY THE EAGLE MOUNTAIN REDEVELOPMENT AGENCY,
AS THE OFFICIAL COMMUNITY REINVESTMENT PROJECT
AREA PLAN FOR THE PROJECT AREA, AND
DIRECTING THAT NOTICE OF THE ADOPTION BE GIVEN
AS REQUIRED BY STATUTE**

PREAMBLE

WHEREAS the Board of the Eagle Mountain Redevelopment Agency (the “Agency”), having prepared a Project Area Plan (the “Plan”) for the Sweetwater Industrial Park Community Reinvestment Project Area #2 (the “Project Area”), the legal description attached hereto as EXHIBIT A, pursuant to Utah Code Annotated (“UCA”) § 17C-5-105, and having held the required public hearing on the Plan on March 16, 2021, pursuant to UCA § 17C-5-104, adopted the Plan as the Official Community Reinvestment Plan for the Project Area attached hereto as EXHIBIT B; and

WHEREAS the Utah Community Reinvestment Agency Act (the “Act”) mandates that, before the community reinvestment project area plan approved by an agency under UCA § 17C-5-104 may take effect, it must be adopted by ordinance of the legislative body of the community that created the agency in accordance with UCA § 17C-5-109; and

WHEREAS the Act also requires that notice is to be given by the community legislative body upon its adoption of a community reinvestment project area plan under UCA § 17C-5-110.

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

1. The City of Eagle Mountain hereby adopts and designates the Project Area Plan, as approved by the Agency Board, as the official community reinvestment plan for the Project Area (the “Official Plan”).

2. City staff and consultants are hereby authorized and directed to publish or cause to be published the notice required by UCA § 17C-5-110, whereupon the Official Plan shall become effective pursuant to UCA § 17C-5-110(2).

3. Pursuant to UCA § 17C-5-106(5), the Agency may proceed to carry out the Official Plan upon its adoption.

4. This ordinance shall take effect upon publication.

APPROVED AND ADOPTED by the City Council of Eagle Mountain City this 16th day of March, 2021.

EAGLE MOUNTAIN CITY, UTAH

ATTEST:

Tom Westmoreland, Mayor

Fionnuala B. Kofoed, MMC
City Recorder

CERTIFICATION

The above Ordinance was adopted by the City Council of Eagle Mountain City, Utah on this 16th day of March, 2021.

Those voting aye:

☐ Donna Burnham

☐ Melissa Clark

☐ Colby Curtis

☐ Jared Gray

☐ Carolyn Love

Those voting nay:

☐ Donna Burnham

☐ Melissa Clark

☐ Colby Curtis

☐ Jared Gray

☐ Carolyn Love

Those excused:

☐ Donna Burnham

☐ Melissa Clark

☐ Colby Curtis

☐ Jared Gray

☐ Carolyn Love

Those abstaining:

☐ Donna Burnham

☐ Melissa Clark

☐ Colby Curtis

☐ Jared Gray

☐ Carolyn Love

Fionnuala B. Kofoed, MMC
City Recorder

Posted to City Bulletin Boards on _____by_____ .

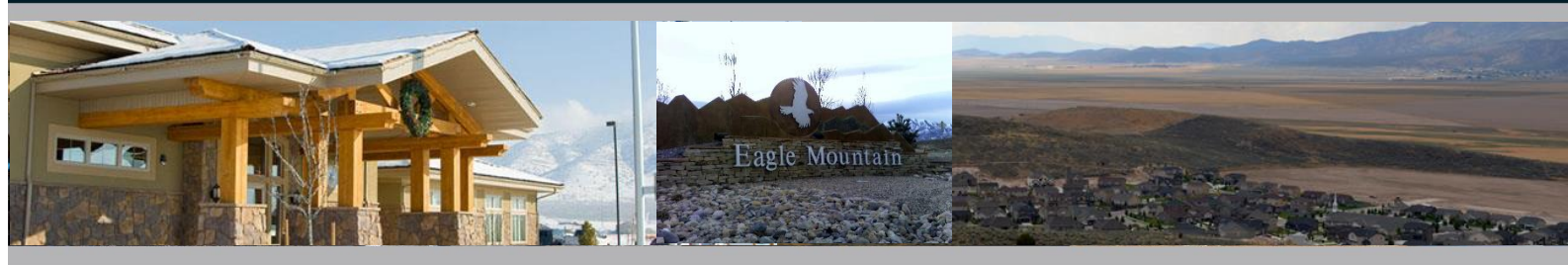
Exhibit A

Exhibit B

PROJECT AREA PLAN

SWEETWATER INDUSTRIAL PARK COMMUNITY REINVESTMENT AREA (CRA) #2

EAGLE MOUNTAIN REDEVELOPMENT AGENCY, UTAH



FEBRUARY 2021


LEWIS YOUNG
ROBERTSON & BURNINGHAM, INC.

GATEWAY PLAZA BUILDING - 41 N. RIO GRANDE, STE 101 - SALT LAKE CITY, UT 84101
(P) 801-596-0700 - (TF) 800-581-1100 - (F) 801-596-2800 - WWW.LEWISYOUNG.COM



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Definitions

As used in this Community Reinvestment Project Area Plan, the term:

"Act" shall mean and include the Limited Purpose Local Government Entities – Community Reinvestment Agency Act in Title 17C, Chapters 1 through 5, Utah Code Annotated 1953, as amended, or such other amendments as shall from time to time be enacted or any successor or replacement law or act.

"Agency" shall mean the Eagle Mountain Redevelopment Agency, which is a separate body corporate and politic created by the City pursuant to the Act.

"Base taxable value" shall mean the agreed value specified in a resolution or interlocal agreement under Subsection 17C-1-102(8) from which tax increment will be collected.

"Base year" shall mean the agreed upon year for which the base taxable value is established and shall be incorporated into the interlocal agreements with participating taxing entities.

"City" or "Community" shall mean the City of Eagle Mountain.

"Legislative body" shall mean the City Council of Eagle Mountain which is the legislative body of the City.

"Plan Hearing" shall mean the public hearing on the draft Project Area Plan required under Subsection 17C-1-102 (41) and 17C-5-104(3)(e).

"Project Area" shall mean the geographic area described in the Project Area Plan or draft Project Area Plan where the community development set forth in this Project Area Plan or draft Project Area Plan takes place or is proposed to take place (**Exhibit A & Exhibit B**).

"Net Present Value (NPV)" shall mean the discounted value of a cash flow. The NPV illustrates the total value of a stream of revenue over a number of years in today's dollars.

"Project Area Budget" shall mean (as further described under 17-C-5-303 of the Act) the multi-year projection of annual or cumulative revenues, other expenses and other fiscal matters pertaining to the Project Area that includes:

-  the base taxable value of property in the Project Area;
-  the projected tax increment expected to be generated within the Project Area;
-  the amount of tax increment expected to be shared with other taxing entities;
-  the amount of tax increment expected to be used to implement the Project Area plan;
-  if the area from which tax increment is to be collected is less than the entire Project Area:
 - the tax identification number of the parcels from which tax increment will be collected; or

- a legal description of the portion of the Project Area from which tax increment will be collected; and

☞ for property that the Agency owns and expects to sell, the expected total cost of the property to the Agency and the expected selling price.

“Project Area Plan” or “Plan” shall mean the written plan (outlined by 17C-5-105 of the Act) that, after its effective date, guides and controls the community reinvestment activities within the Project Area. Project Area Plan refers to this document and all of the attachments to this document, which attachments are incorporated by this reference. It is anticipated that the SWEETWATER INDUSTRIAL PARK #2 PLAN will be subject to an interlocal agreement process with the taxing entities within the Project Area.

“Taxes” includes all levies on an ad valorem basis upon land, local and centrally assessed real property, personal property, or any other property, tangible or intangible.

“Taxing Entity” shall mean any public entity that levies a tax on any property within the Project Area.

“Tax Increment” shall mean the difference between the amount of property tax revenues generated each tax year by all taxing entities from the Project Area using the current assessed value of the property and the amount of property tax revenues that would be generated from the same area using the base taxable value of the property.

“Tax Increment Period” shall mean the period of time in which the taxing entities from the Project Area consent that a portion of their tax increment from the Project Area be used to fund the objectives outlined in the Project Area Plan.

“Tax Year” shall mean the 12-month period between sequential tax roll equalizations (November 1st - October 31st) of the following year, e.g., the November 1, 2020 - October 31, 2021 tax year.

Introduction

The Eagle Mountain Redevelopment Agency (the “Agency”), following thorough consideration of the needs and desires of Eagle Mountain City (the “City”) and its residents, as well as the City’s capacity for new development, has carefully crafted this draft Project Area Plan (the “Plan”) for the Sweetwater Industrial Park Community Reinvestment Project Area #2 (the “Project Area”). This Plan is the end result of a comprehensive evaluation of the types of appropriate land-uses and economic development for the land encompassed by the Project Area which lies within the southern portion of the City, generally to the west of Lake Mountain Road, east of Pony Express Parkway, and to the north of 1000 North. The Plan is intended to define the method and means of the Project Area from its current state to a higher and better use.

The City has determined it is in the best interest of its citizens to assist in the development of the Project Area. It is the purpose of this Plan to clearly set forth the aims and objectives of development, scope, financing mechanism, and value to the residents of the City and other taxing entities within the Project Area.

The Project Area is being undertaken as a community reinvestment project area pursuant to certain provisions of Chapters 1 and 5 of the Utah Limited Purpose Local Governmental Entities – Community Reinvestment Agency Act (the “Act”, Utah Code Annotated (“UCA”) Title 17C). The requirements of the Act, including notice and hearing obligations, have been observed at all times throughout the establishment of the Project Area. The realization of the Plan is subject to interlocal agreements between the taxing entities individually and the Agency.

Resolution Authorizing the Preparation of a Draft Community Reinvestment Project Area Plan

Pursuant to the provisions of §17C-5-103 of the Act, the governing body of the Agency adopted a resolution authorizing the preparation of a draft Community Reinvestment Project Area Plan on **April 21, 2020**.

Utah Code
§17C-5-104

Recitals of Prerequisites for Adopting a Community Reinvestment Project Area Plan

In order to adopt a community reinvestment project area plan, the Agency shall;

-  Pursuant to the provisions of §17C-5-104(1)(a) and (b) of the Act, the City has a planning commission and general plan as required by law;
-  Pursuant to the provisions of §17C-5-104 of the Act, the Agency has conducted or will conduct one or more public hearings for the purpose of informing the public about the Project Area, and allowing public input into the Agency’s deliberations and considerations regarding the Project Area; and
 - Pursuant to the provisions of §17C-5-104 of the Act, the Agency has allowed opportunity for input on the draft Project Area Plan and has made a draft Project Area Plan available to the public at the Agency’s offices during normal business hours, provided notice of the plan hearing, sent copies of the draft Project Area Plan to all required entities prior to the hearing, and provided opportunities for affected entities to provide feedback.

Description of the Boundaries of the Proposed Project Area

A legal description of the Project Area along with a detailed map of the Project Area is attached respectively as **Exhibit A** and **Exhibit B** and incorporated herein. The Project Area lies within the southern portion of the City, generally to the west of Lake Mountain Road, east of Pony Express Parkway, and to the north of 1000 North. All of the land use in the project area is currently vacant. The Project Area is comprised of approximately 327.85 acres of property.

As delineated in the office of the Utah County Recorder, the Project Area encompasses all of the parcels detailed in **Table 1**.

TABLE 1: PARCEL LIST

Parcel Id	Parcel Owner	Acres
59:057:0002	Eagle Mountain Land Enterprises LLC	164.76
59:029:0002	Eagle Mountain Land Enterprises LLC	163.09
Total		327.85

General Statement of Land Uses, Layout of Principal Streets, Population Densities, Building Densities and How They Will be Affected by the Project Area

General Land Uses

The property within the Project Area is currently classified as greenbelt property. The majority of the property surrounding the Project Area to the east is also greenbelt.

Table 2 summarizes the approximate acreage of existing land uses by land use type.

TABLE 2: LAND USES

Type	Acres	% of Area
Greenbelt	327.85	100%
Total	327.85	100%

This Project Area Plan is consistent with the General Plan of the City and promotes economic activity by virtue of the land uses contemplated. Any zoning change, amendment or conditional use permit necessary to the successful development contemplated by this Project Area Plan shall be undertaken in accordance with the requirements of the City's Code and all other applicable laws including all goals and objectives in the City's General Plan.

Layout of Principal Streets

There are currently no paved streets within the Project Area, 1000 N., an unpaved road runs along the southern periphery of the Project Area. Pony Express Parkway is to the west of the Project Area and has been paved in the portions adjacent to and north of the Project Area.

Population Densities

There are no residences within the Project Area, therefore the estimated population density is 0.0 residents per acre.

Building Densities

Building densities will increase as development occurs. The intent of this plan is to promote greater economic utilization of the land area.

Impact of Community Reinvestment on Land Use, Layout of Principal Streets, and Population Densities

Community reinvestment activities within the Project Area will primarily consist of development and economic enhancement of an underutilized area of the City. The types of land uses will include a data center and affiliated office space.

Land Use – It is anticipated that future development within the Project Area will create space for a data center. Other supplementary development may take place during future phases of the development.

Layout of Principal Streets – It is anticipated that the community reinvestment of the Project Area will not alter the layout of principal streets in the area. It is anticipated that access roads will be constructed within the Project Area.

Population Densities – The Project Area does not include any residential components. The population density will not be affected by the Project Area. The daytime population of the City will slightly increase as the Project Area is anticipated to create approximately 30 new jobs.

UTAH CODE
§17C-5-105(3)

Standards Guiding the Community Reinvestment

In order to provide maximum flexibility in the development and economic promotion of the Project Area, and to encourage and obtain the highest quality in development and design, specific development controls for the uses identified above are not set forth herein. Each development proposal in the Project Area will be subject to appropriate elements of the City's proposed General Plan; the Zoning Ordinance of the City, including adopted Design Guidelines pertaining to the area; institutional controls, deed restrictions if the property is acquired and resold by the Agency, other applicable building codes and ordinances of the City; and, as required by ordinance or agreement, review and recommendation of the Planning Commission and approval by the Agency.

Each development proposal by an owner, tenant, participant or a developer shall be accompanied by site plans, development data and other appropriate material that clearly describes the extent of proposed development, including land coverage, setbacks, height and massing of buildings, off-street parking and loading, use of public transportation, and any other data determined to be necessary or requested by the Agency or the City.

UTAH CODE
§17C-5-105(4)

How the Purposes of this Title Will Be Attained by Community Development

It is the intent of the Agency, with the assistance and participation of private developers and property owners, to facilitate the development within the Project Area.

UTAH CODE
§17C-5-105(5)

Conformance of the Proposed Development to the Community's General Plan

The proposed Community Reinvestment Project Area Plan and the development contemplated are consistent with the City's proposed General Plan and land use regulations.

UTAH CODE
§17C-5-105(7)

Describe any Specific Project or Projects that are the Object of the Proposed Community Reinvestment

The Project Area is being created in order to assist with the construction of a future data center facility.

UTAH CODE
§17C-5-105(8)

Method of Selection of Private Developers to Undertake the Community Reinvestment and Identification of Developers Currently Involved in the Process

The City and Agency will select or approve such development as solicited or presented to the Agency and City that meets the development objectives set forth in this plan. The City and Agency retain the right to approve or reject any such development plan(s) that in their judgment do not meet the development intent for the Project Area. The City and Agency may choose to solicit development through an RFP or RFQ process, through targeted solicitation to specific industries, from inquiries to the City, EDC Utah, and/or from other such references.

The City and Agency will ensure that all development conforms to this plan and is approved by the City. All potential developers may need to provide a detailed development plan including sufficient financial information to provide the City and Agency with confidence in the sustainability of the development and the developer. Such a review may include a series of studies and reviews including reviews of the Developer's financial statements, third-party verification of benefit of the development to the City, appraisal reports, etc.

Any participation between the Agency, developers and property owners shall be by an approved agreement.

UTAH CODE
§17C-5-105(9)

Reason for Selection of the Project Area

The Project Area is currently classified as greenbelt and is collecting relatively no tax revenue for the taxing entities. The creation of the Project Area will create a significant economic benefit to all taxing entities as this underutilized area will be developed to a higher and greater use.

UTAH CODE
§17C-5-105(10)

Description of Physical, Social and Economic Conditions Existing in the Project Area

Physical Conditions

The Project Area consists of approximately 327.85 acres of relatively flat, privately owned land as shown on the Project Area map.

Social Conditions

The Project Area experiences a lack of connectivity and vitality. There are no residential units and no parks, libraries, or other social gathering places in the Project Area. This is in line with the contemplated uses of the area surrounding the Project Area which is currently under the greenbelt classification or used for similar types of development as contemplated in the Project Area.

Economic Conditions

The Project Area is currently under greenbelt classification. The Agency desires to encourage development within the Project Area that will directly benefit the existing economic base of the City, Utah County and other taxing entities.

UTAH CODE
§17C-5-105(11)

Description of any Tax Incentives Offered Private Entities for Facilities Located in the Project Area

Tax increment arising from the development within the Project Area shall be used for public infrastructure improvements, Agency requested improvements and upgrades, both off-site and on-site improvements, land and job-oriented incentives, desirable Project Area improvements, and other items as approved by the Agency. Infrastructure improvements will focus on water facilities. Subject to provisions of the Act, the Agency may agree to pay for eligible costs and other items from taxes during the tax increment period which the Agency deems appropriate under the circumstances. A cost benefit analysis will assist the Agency in making decisions about offering assistance.

In general, tax incentives may be offered to achieve the community reinvestment goals and objectives of this plan, specifically to:

-  Foster and accelerate economic development;
-  Stimulate job development;
-  Make needed infrastructure improvements to roads, street lighting, water, storm water, sewer, and parks and open space;
-  Assist with property acquisition and/or land assembly; and
-  Provide attractive development for high-quality tenants.

The Project Area Budget will include specific participation percentages and timeframes for each taxing entity. Furthermore, a resolution and interlocal agreement will formally establish the participation percentage and tax increment period for each taxing entity.

UTAH CODE
§17C-5-105(12)

Anticipated Public Benefit to be Derived from the Community Development

The Beneficial Influences upon the Tax Base of the Community

The beneficial influences upon the tax base of the City and the other taxing entities will include increased property tax revenues, job growth, and affordable housing opportunities in the community. The increased

revenues will come from the property values associated with new construction in the area, as well as increased land values as the property within the Project Area will no longer be classified as greenbelt. Property values include land, buildings and personal property (machines, equipment, etc.).

Job growth in the Project Area will result in increased wages, increasing local purchases and benefiting existing businesses in the area. Job growth will also result in increased income taxes paid. Additionally, business growth will generate corporate income taxes.

There will also be a beneficial impact on the community through increased construction activity within the Project Area. Positive impacts will be felt through construction wages paid, as well as construction supplies purchased locally.

The Associated Business and Economic Activity Likely to be Stimulated

Other business and economic activity likely to be stimulated includes increased spending by new and existing residents within the City and employees in the Project Area and in surrounding areas. This includes both direct and indirect purchases that are stimulated by the spending of the additional employees in the area.

Employees may make some purchases in the local area, such as convenience shopping for personal services (haircuts, banking, dry cleaning, etc.). The employees will not make all of their convenience or personal services purchases near their workplace and each employee's purchasing patterns will be different. However, it is reasonable to assume that a percentage of these annual purchases will occur within close proximity of the workplace (assuming the services are available). The City also envisions this area as a future industrial park, this development will further attract new businesses to the area.

Efforts to Maximize Private Investment

The agency has formed a partnership with the developers to realize the vision of this Project Area. It is anticipated that the development will require over \$600 million of private capital. Creating a CRA will act as a catalyst for the development.

“But For” Analysis

The anticipated development includes numerous costs, including land purchase, infrastructure and over \$300 million of personal property. “But-for” the creation of the CRA and public participation, the costs associated with the development would be too high, and the Project Area would remain in its underutilized state.

Cost/Benefit Analysis

Based on the land use assumptions and tax increment participation levels, the following tables outline the benefits anticipated in the Project Area. As shown below, the proposed community reinvestment will create a net benefit to the City and the other taxing entities that participate in the Project Area. The cost/benefit analysis only includes the tax increment projections on the first phase of the development. The Agency may be allowed to receive 20 years of tax increment for each phase that is undertaken, not to exceed 40 years for all phases beginning with the first year increment is remitted to the Agency. Additional 20-year periods will be outlined in an amended Project Area Plan, as necessary.

TABLE 3: SOURCES OF TAX INCREMENT FUNDS

Entity	Percentage	Length	Total	NPV at 4%
Utah County	100% Personal Property 75% Real Property	20 Years	\$5,059,276	\$3,459,270
Alpine School District	100% Personal Property 75% Real Property	20 Years	50,434,662	34,484,601
Eagle Mountain City	100% Personal Property 75% Real Property	20 Years	6,211,165	4,246,872
Central Utah Water Conservancy District	100% Personal Property 75% Real Property	20 Years	3,011,474	2,059,090
Unified Fire District – Salt Lake County	100% Personal Property 75% Real Property	20 Years	13,137,556	8,982,778
Total Sources of Tax Increment Funds			\$77,854,134	\$53,232,611

TABLE 4: PROJECT AREA REVENUES

Entity	Property Tax	Franchise Tax	Total Tax Increment Revenues
Utah County	\$5,631,630	-	5,631,630
Alpine School District	56,140,315	-	56,140,315
Eagle Mountain City	6,913,832	113,271	7,027,103
Central Utah Water Conservancy District	3,352,161	-	3,352,161
Unified Fire District – Salt Lake County	14,623,802	-	14,623,802
Total Revenue	\$86,661,740	\$113,271	\$86,775,010

TABLE 5: PROJECT AREA EXPENDITURES

Entity	Property Tax	General Government	Public Safety	Public Works	Total Expenditures
Utah County	\$5,059,276	\$153,975	-	-	\$5,213,251
Alpine School District	50,434,662	349,510	-	-	50,784,173
Eagle Mountain City	6,211,165	218,467	15,645	581,260	7,026,537
Central Utah Water Conservancy District	3,011,474	104,132	-	-	3,115,606
Unified Fire District – Salt Lake County	13,137,556	581,293	-	-	13,718,848
Total Revenue	\$77,854,134	\$1,407,377	\$15,645	\$581,260	\$79,858,415

The total net benefit to the taxing entities of participating in the Project Area is Project Area is \$6,916,595 with the City's net benefit being \$566¹.



¹ The net benefit does not include the \$7.79 million housing portion of tax increment that will be reinvested into the City.



EXHIBIT A: Legal Description of Sweetwater Industrial Park CRA #2

Parcel: 59:057:0002

Legal Description: The POINT OF BEGINNING commencing at the North East corner of Section 25, Township 6 South, Range 2 West, Salt Lake Meridian;
thence South 0°35'28" West 5308.67 feet along section line to the SE section corner;
thence North 89°24'32" West 1366.19 feet;
thence North 0°55'38" East 5319.13 feet to the north line of section 25;
thence South 88°57'50" East 1335.025 feet to the POINT OF BEGINNING.

Contains 7,177,044.5 square feet or 164.76 acres, more or less.

Parcel: 59:029:0002

Legal Description: The POINT OF BEGINNING commencing at the North East corner of Section 25, Township 6 South, Range 2 West, Salt Lake Meridian;
thence South 89°48'27" East 1319.77 feet;
thence South 0°13'21" West 5319.96 feet to the South section line of Section 30;
thence North 89°19'25" West 1353.98 feet;
thence North 0°35'29" East 5308.65 feet to the POINT OF BEGINNING.

Contains 7,104,490.24 square feet or 163.09 acres, more or less.

EXHIBIT B: Project Area Map



0 0.25 0.5

1 Miles



Disclaimer: Eagle Mountain City makes no warranty with respect to the accuracy, completeness, or usefulness of these maps. Eagle Mountain City assumes no liability for direct, indirect, special, or consequential damages resulting from the use or misuse of these maps or any of the information contained herein. No portion may be copied for incidental uses, but must not be resold.

Center: Eagle Mountain City
Engineering & Survey Department
801-789-6862



**EAGLE MOUNTAIN CITY
CITY COUNCIL MEETING
MARCH 16, 2021**

TITLE:	RESOLUTION - Resolution of Eagle Mountain City, Utah, Approving an Interlocal Cooperation Agreement between the Eagle Mountain Redevelopment Agency and Eagle Mountain City for the Collection and Remittance of Incremental Property Taxes Collected from Property within the Sweetwater Industrial Park Community Reinvestment Area #2.		
ITEM TYPE:	Resolution		
FISCAL IMPACT:			
APPLICANT:			
GENERAL PLAN DESIGNATION	CURRENT ZONE	ACREAGE	COMMUNITY

PUBLIC HEARING:

No

PREPARED BY:

Aaron Sanborn, Admin

PRESENTED BY:

Economic Development
Director Aaron Sanborn

RECOMMENDATION:

Staff recommends the City Council approve the interlocal cooperation agreement between the Eagle Mountain Redevelopment Agency and Eagle Mountain City for the collection and remittance of incremental property taxes collected from property within the Sweetwater Industrial Park Community Reinvestment Area #2.

BACKGROUND:

This project allows for the creation of a Community Reinvestment Area in order to allow for an enterprise data center project development on approximately 327 acres of land. The initial investment from the developer will include approximately 300,000 square feet and total \$600,000,000. The project area is adjacent to the Facebook data center site and is currently in the Regional Technology and Industry Overlay Zone. The interlocal agreement would allow Utah County to transmit certain incremental tax revenue for Eagle Mountain City to the Eagle Mountain City RDA for execution of the project area plan & budget.

ITEMS FOR CONSIDERATION:

REQUIRED FINDINGS:

PLANNING COMMISSION ACTION/RECOMMENDATION:

ATTACHMENTS:

[RES--Redevelopment Agency Interlocal Agreement](#)

[RDA Interlocal Agreement - Sweetwater Industrial Park CRA #2](#)

RESOLUTION NO. R- -2021

A RESOLUTION OF EAGLE MOUNTAIN CITY, UTAH, APPROVING AN INTERLOCAL COOPERATION AGREEMENT BETWEEN THE CITY AND THE REDEVELOPMENT AGENCY OF EAGLE MOUNTAIN

PREAMBLE

WHEREAS, pursuant to the provisions of the Interlocal Cooperation Act, Title 11, Chapter 13, Utah Code Annotated 1953, as amended (the “Interlocal Act”), and the provisions of the Community Reinvestment Agency Act, Title 17C, Utah Code Annotated 1953, as amended (the “CRA Act”), public agencies, including political subdivisions of the State of Utah as therein defined, are authorized to enter into mutually advantageous agreements for joint and cooperative actions, including the sharing of tax and other revenues; and

WHEREAS, Eagle Mountain City (the “City”) and the Eagle Mountain Redevelopment Agency (the “Agency”) are “public agencies” for purposes of the Act; and

WHEREAS after careful analysis and consideration of relevant information, the City desires to enter into an Interlocal Agreement with the Agency whereby the City would remit to the Agency a portion of the property tax increment generated within the Sweetwater Industrial Park Community Reinvestment Project Area #2, (the “Project Area”) which would otherwise flow to the City, for the purpose of encouraging development activities through the payment for certain public infrastructure and other uses that directly benefit the Project Area; and

WHEREAS Section 11-13-202.5 of the Interlocal Act requires that certain interlocal agreements be approved by resolution of the legislative body of a public agency.

NOW THEREFORE, BE IT RESOLVED by the Eagle Mountain City Council that:

1. The Interlocal Cooperation Agreement between the City and the Agency, substantially in the form attached hereto as Exhibit A (the “Agreement”), is approved in final form and shall be executed for and on behalf of the City by the Chair of the City Council.

2. Pursuant to Section 11-13-202.5 of the Interlocal Act, the Agreement has been submitted to legal counsel of the City for review and approval as to form and legality.

3. Pursuant to Section 11-13-209 of the Interlocal Act, a duly executed original counterpart of the Agreement shall be filed immediately with the City Recorder, the keeper of records of the City.

4. As provided in Utah Code Ann. § 17C-5-205(3), the Agreement shall be effective on the day on which the Agency publishes notice of the Agreement pursuant to Utah Code Ann. § 11-13-219 of the Interlocal Act.

5. This Resolution shall take effect upon adoption of all interlocal agreements by the governing boards of Eagle Mountain City, Central Utah Water Conservancy District, Unified Fire Service Area, Alpine School District, and Utah County.

APPROVED AND ADOPTED by the City Council of Eagle Mountain City this 16th day of March, 2021.

EAGLE MOUNTAIN CITY, UTAH

Tom Westmoreland, Mayor

ATTEST:

Fionnuala B. Kofoed, MMC
City Recorder

CERTIFICATION

The above Resolution was adopted by the City Council of Eagle Mountain City, Utah on this 16th day of March, 2021.

Those voting aye:

☐ Donna Burnham

☐ Melissa Clark

☐ Colby Curtis

☐ Jared Gray

☐ Carolyn Love

Those voting nay:

☐ Donna Burnham

☐ Melissa Clark

☐ Colby Curtis

☐ Jared Gray

☐ Carolyn Love

Those excused:

☐ Donna Burnham

☐ Melissa Clark

☐ Colby Curtis

☐ Jared Gray

☐ Carolyn Love

Those abstaining:

☐ Donna Burnham

☐ Melissa Clark

☐ Colby Curtis

☐ Jared Gray

☐ Carolyn Love

Fionnuala B. Kofoed, MMC
City Recorder

Posted to City bulletin boards on _____ by _____.

Exhibit A

INTERLOCAL COOPERATION AGREEMENT

THIS INTERLOCAL COOPERATION AGREEMENT is made and entered into this 16th day of March, 2021, by and between the **EAGLE MOUNTAIN REDEVELOPMENT AGENCY**, a community reinvestment agency and political subdivision of the State of Utah (the “Agency”), and **EAGLE MOUNTAIN CITY**, a political subdivision of the State of Utah (the “City”) in contemplation of the following facts and circumstances:

A. **WHEREAS**, the Agency was created and organized pursuant to the provisions of the Utah Neighborhood Development Act, Utah Code Annotated (“UCA”) §17A-2-1201 *et seq.* (2000), and continues to operate under the provisions of its extant successor statute, the Limited Purpose Local Government Entities - Community Reinvestment Agency Act, Title 17C of the UCA (the “Reinvestment Act”), and is authorized and empowered under the Reinvestment Act to undertake, among other things, various community development activities pursuant to the Reinvestment Act, including, among other things, assisting the City in development activities that are likely to advance the policies, goals and objectives of the City’s general plan, contributing to capital improvements which substantially benefit the City, creating economic benefits to the City, and improving the public health, safety and welfare of its citizens; and

B. **WHEREAS**, this Agreement is made pursuant to the provisions of the Reinvestment Act and the Interlocal Cooperation Act (UCA Title 11, Chapter 13) (the “Cooperation Act”); and

C. **WHEREAS**, the Agency will create the Sweetwater Industrial Park Community Reinvestment Project Area #2 (the “Project Area”), through the adoption of the Sweetwater Industrial Park Survey Area #2 Plan (the “Project Area Plan”), located within the City, which Project Area is described in Exhibit “A” attached hereto and incorporated herein by this reference; and

D. **WHEREAS**, the Project Area contains vacant and underutilized land, which is anticipated to be developed, with encouragement and planning by the Agency, as a data center consisting of real and personal property which may include a building or group of buildings for the construction, maintenance, use and/or operation of a data center, including ancillary buildings consisting of office buildings, utility buildings and temporary and/or prefabricated construction management buildings (each a “Building” and collectively the “Buildings”). The Agency has not entered into any participation or development agreements with developers but anticipates that prior to development of the Project Area, the City and/or the Agency may enter into one or more participation agreements with one or more developer(s) (a “Participant”) which will provide certain terms and conditions upon which the Project Area will be developed using, in part, “Tax Increment” (as that term is defined in the Reinvestment Act), generated from the Project Area. Tax Increment will not be payable for buildings developed for residential purposes or other commercial purposes not ancillary to a data center; and

E. **WHEREAS**, the Project Area is currently generating a total of \$25 per year in property taxes for the various taxing entities, including the City, Utah County (the “County”), the Alpine School District (the “School District”), and other taxing entities; and

F. **WHEREAS**, upon full development as contemplated in the Project Area Plan, property taxes produced by the Project Area for the City, the County, the School District, and other taxing entities are projected to total approximately \$3,656,786 per year; and

G. **WHEREAS**, the Agency has requested the City, the County, the School District, and other taxing entities to participate in the promotion of development in the Project Area by agreeing to remit to the Agency for a specified period of time specified portions of the increased real and personal property tax (*i.e.*, the “Tax Increment”) which will be generated by the Project Area; and

H. **WHEREAS**, it is in the best interest of the citizens of the City for the City to remit such payments to the Agency to permit the Agency to leverage private development of the Project Area; and

I. **WHEREAS**, the Agency has retained Lewis Young Robertson & Burningham, Inc., an independent financial consulting firm with substantial experience regarding community reinvestment projects and tax increment funding across the State of Utah, to prepare the Project Area Plan and Project Area Budget utilizing best practices to provide an accurate report regarding the need and justification for investment of Tax Increment revenues from and within the Project Area. A copy of the report is included in the Draft Project Area Plan attached as Exhibit “B”; and

J. **WHEREAS**, the Agency will create the Sweetwater Industrial Park Community Reinvestment Project Area #2 Budget (the “Project Area Budget”), a draft copy of which is attached as Exhibit “C”, which Project Area Budget, generally speaking, outlines the anticipated generation, payment and use of Tax Increment within the Project Area; and

K. **WHEREAS**, the parties desire to set forth in writing their agreements regarding the nature and timing of such assistance.

NOW, THEREFORE, the parties agree as follows:

1. **Additional Tax Revenue.** The City has determined that additional Tax Increment will likely be generated by the development of the Project Area as described in further detail in the Project Area Plan and Project Area Budget. Each of the parties acknowledge, however, that the development activity required for the generation of the Tax Increment is not likely to occur within the foreseeable future or to the degree possible or desired without Tax Increment participation in order to induce and encourage such development activity.

2. **Offset of Development Costs and Expenses.** The City has determined that it is in the best interests of its citizens to remit specified portions of its portion of Tax Increment to the Agency in order for the Agency to offset costs and expenses which will be incurred

by the Agency or Participants in Project Area development, including, the construction and installation of Buildings, infrastructure improvements and data center related personal property needed to serve the data center within the Project Area, to the extent permitted by the Reinvestment Act, the Project Area Plan, and the Project Area Budget, each as adopted and amended from time to time.

3. **Base Year and Base Year Value.** The base year, for purposes of calculation of the Base Taxable Value (as that term is defined in the Reinvestment Act), shall for each Phase be the tax year in which construction commenced for that Phase, meaning the Base Taxable Value shall, to the extent and in the manner defined by the Reinvestment Act, be equal to the equalized taxable value shown on the Utah County assessment rolls for that tax year for all property included within that Phase.

4. **Agreement(s) with Developer(s).** The Agency is authorized to enter into one or more participation agreements with one or more Participants which may provide for the payment of certain amounts of Tax Increment (to the extent such Tax Increment is actually paid to and received by the Agency from year to year) to the Participant(s) conditional upon the Participant(s)'s meeting of certain performance measures as outlined in said participation agreement. Any participation agreement shall be consistent with the terms and conditions of this Agreement, shall require as a condition of the payment to the Participant(s) that the respective Participant or its approved successors in title as owners of all current and subsequent parcels within the Project Area, as outlined in Exhibit "A" (the "Property"), shall pay any and all taxes and assessments which shall be assessed against the Property in accordance with levies made by applicable municipal entities in accordance with the laws of the state of Utah applicable to such levies and shall satisfy such other performance measures agreed to by the parties to the definitive participation agreement.

5. **Payment Trigger.** The Property may be developed in Phases. A "Phase" means each phase of the development of the Property as designated by a Participant, which Phase may include all or one (1) or more portions of one (1) Building or multiple Buildings and any real property and personal property identified and designated through the parameters described by the Participant in the applicable Notice for a Phase. A Phase may or may not be a legally subdivided parcel of real property. Unless otherwise specified in a Notice for a Phase, a Phase includes all real property and personal property not identified and designated by the Participant as part of a previous Phase or a subsequent Phase. "Notice for a Phase" means written notice from the Participant to the Agency identifying the parameters of the new Phase. The first year of payment of Tax Increment from the City to the Agency shall be determined by the Agency. The Agency may trigger the collection of Tax Increment for a Phase by delivering a letter or other written request to the Utah County Auditor's office identifying such Phase (the "Trigger Notice"). The Agency shall be entitled to receive Tax Increment for each Phase for an initial period of twenty (20) full calendar years per Phase not to exceed forty (40) years for all Phases commencing with the year after the Agency delivers a Trigger Notice for such Phase (each, an "Increment Period").

6. **Total Payment to Agency.** The City shall authorize the County to remit to the Agency, beginning with property tax receipts during each Increment Period for each Phase, 100% of the annual Tax Increment generated from the personal property tax within the Project Area and 75% of the annual Tax Increment generated from the real (*i.e.*, building, land, and fixtures) and centrally assessed property within the Project Area; provided, however, that the total amount of such Tax Increment generated from real property tax (*i.e.*, building, land, and fixtures which are assessed as real property) and properly attributable to the City's tax levy that is paid to the Agency under this Agreement shall not exceed \$300,000 per Phase (the "Real Property Tax Increment Cap") and shall not exceed a total of \$2,100,000 for all Phases within the Project Area. The Real Property Tax Increment Cap shall not apply to Tax Increment generated from personal property.

7. **Property Tax Increase.** This Agreement provides for the payment of the increase in real, personal property, and property taxes collected from the Project Area by the County acting as the tax collection agency for the City. Without limiting the foregoing, this Agreement includes Tax Increment resulting from an increase in the tax rate of the City, which is hereby expressly approved as being included in Tax Increment as required by Section 17C-1-407 of the Reinvestment Act. It is expressly understood that the Property Taxes which are the subject of this Agreement are only those Property Taxes actually collected by the County from the Project Area.

8. **Future Increment Period Conditions.** The Agency will receive the same participation and level of Tax Increment received during the initial Increment Period for each additional Phase within the Project Area conditional upon the Agency amending the Project Area Plan and Project Area Budget for each additional Phase and providing notice to the City of such amendments.

9. **No Independent Duty.** The City shall be responsible to remit to the Agency only Tax Increment actually received by the County acting as the tax collecting agency for the City. The City shall have no independent duty to pay any amount to the Agency other than the Tax Increment actually received by the County on behalf of the City on an annual basis during each Increment Period for each Phase.

10. **Authority to Bind.** Each individual executing this Agreement represents and warrants that such person is authorized to do so, and, that upon executing this Agreement, this Agreement shall be binding and enforceable in accordance with its terms upon the party for whom such person is acting.

11. **Further Documents and Actions.** Each of the parties hereto agrees to cooperate in good faith with the others, and to execute and deliver such further documents and perform such other actions as may be reasonably necessary or appropriate to consummate and carry into effect the transactions contemplated under this Agreement.

12. **Notices.** Any notice, request, demand, consent, approval or other communication required or permitted hereunder or by law shall be validly given or made only if in writing and delivered to an officer or duly authorized representative of the other party in person or

by Federal Express, private commercial delivery or courier service for next business day delivery, or by United States mail, duly certified or registered (return receipt requested), postage prepaid, and addressed to the party for whom intended, as follows:

If to City:

Eagle Mountain City
Attn: City Council
1650 E. Stagecoach Run
Eagle Mountain, UT 84005
Phone: (801) 789-6603

If to Agency:

Eagle Mountain Redevelopment Agency
Attn: Agency Board
1650 E. Stagecoach Run
Eagle Mountain, UT 84005
Phone: (801) 789-6603

Any party may from time to time, by written notice to the other as provided above, designate a different address which shall be substituted for that specified above. Notice sent by mail shall be deemed served or delivered seventy-two (72) hours after mailing. Notice by any other method shall be deemed served or delivered upon actual receipt at the address or facsimile number listed above. Delivery of courtesy copies noted above (if applicable) shall be as a courtesy only and failure of any party to give or receive a courtesy copy shall not be deemed to be a failure to provide notice otherwise properly delivered to a party to this Agreement.

13. **Entire Agreement.** This Agreement is the final expression of and contains the entire agreement between the parties with respect to the subject matter hereof and supersedes all prior understandings with respect thereto. This Agreement may not be modified, changed, supplemented or terminated, nor may any obligations hereunder be waived, except by written instrument signed by the party to be charged or by its agent duly authorized in writing or as otherwise expressly permitted herein. This Agreement and its exhibits constitute the entire agreement between the parties hereto pertaining to the subject matter hereof, and the final, complete and exclusive expression of the terms and conditions thereof. All prior agreements, representations, negotiations and understandings of the parties hereto, oral or written, express or implied, are hereby superseded and merged herein.

14. **No Third Party Benefit.** The parties do not intend to confer any benefit hereunder on any person, firm or corporation other than the parties hereto. There are no intended third party beneficiaries to this Agreement.

15. **Construction.** Headings at the beginning of each paragraph and subparagraph are solely for the convenience of the parties and are not a part of the Agreement. Whenever required by the context of this Agreement, the singular shall include the plural and the masculine shall include the feminine and vice versa. Unless otherwise indicated, all references to paragraphs and subparagraphs are to this Agreement. In the event the date on which any of the parties is required to take any action under the terms of this Agreement is not a business day, the action shall be taken on the next succeeding business day.

16. **Partial Invalidity.** If any term or provision of this Agreement or the application thereof to any person or circumstance shall, to any extent, be invalid or unenforceable, the remainder of this Agreement, or the application of such term or provision to persons or circumstances other than those as to which it is held invalid or unenforceable, shall not be affected thereby, and each such term and provision of this Agreement shall be valid and shall be enforced to the fullest extent permitted by law.

17. **Amendments.** No addition to or modification of any provision contained in this Agreement shall be effective unless fully set forth in writing executed by each of the parties hereto.

18. **Counterparts.** This Agreement may be executed in one or more counterparts, each of which shall be deemed an original, but all of which together shall constitute but one and the same instrument.

19. **Waivers.** No waiver of any breach of any covenant or provision herein contained shall be deemed a waiver of any preceding or succeeding breach thereof or of any other covenant or provision herein contained. No extension of time for performance of any obligation or action shall be deemed an extension of the time for performance of any other obligation or action.

20. **Governing Law.** This Agreement and the exhibits attached hereto shall be governed by and construed under the laws of the State of Utah. In the event of any dispute hereunder, it is agreed that the sole and exclusive venue shall be in a court of competent jurisdiction in Utah County, Utah, and the parties hereto agree to submit to the jurisdiction of such court.

21. **Declaration of Invalidity.** In the event that a court of competent jurisdiction declares that the County or the City cannot pay and/or that the Agency cannot receive payments of the Tax Increment, declares that the Agency cannot pay the Tax Increment to Participants, or takes any other action which has the effect of eliminating or reducing the payments of Tax Increment received by the Agency, the Agency's obligation to pay the Tax Increment to Participants shall be reduced or eliminated accordingly; provided, however, the Agency and the City shall take such steps as are reasonably required to not permit the payment and/or receipt of the Tax Increment to be declared invalid.

22. **No Separate Legal Entity.** No separate legal entity is created by this Agreement.

23. **Duration.** This Agreement shall terminate with respect to a particular Phase upon the expiration of each Tax Increment Period for such Phase but shall continue for all undeveloped Phases. Notwithstanding the foregoing, this Agreement shall terminate after the fortieth (40th) year following the year in which the Trigger Notice is issued for the first Phase, or fifty years after the date of this Agreement, whichever is sooner.

24. **Assignment.** No party may assign its rights, duties or obligations under this Agreement without the prior written consent first being obtained from all parties. Notwithstanding the foregoing, such consent shall not be unreasonably withheld or delayed so long as the assignee thereof shall be reasonably expected to be able to perform the duties and obligations being assigned.

25. **Termination.** Upon any termination of this Agreement resulting from the uncured default of any party, the order of any court of competent jurisdiction or termination as a result of any legislative action requiring such termination, then any funds held by the Agency and for which the Agency shall not be required to disburse to Participants in accordance with the agreements which govern such disbursement, then such funds shall be returned to the party originally remitting same to the Agency and upon such return this Agreement shall be deemed terminated and of no further force or effect.

26. **Interlocal Cooperation Act.** In satisfaction of the requirements of the Cooperation Act in connection with this Agreement, the Parties agree as follows:

- a. This Agreement has been, on or prior to the date hereof, authorized and adopted by resolution of the legislative body of each Party pursuant to and in accordance with the provisions of Section 11-13-202.5 of the Cooperation Act;
- b. This Agreement has been, on or prior to the date hereof, reviewed as to proper form and compliance with applicable law by a duly authorized attorney on behalf of each Party pursuant to and in accordance with the provisions of Section 11-13-202.5(3) of the Cooperation Act;
- c. A duly executed original counterpart of this Agreement shall be filed immediately with the keeper of records of each Party pursuant to Section 11-13-209 of the Cooperation Act;
- d. The Chair of the Agency is hereby designated the administrator for all purposes of the Cooperation Act, pursuant to Section 11-13-207 of the Cooperation Act;
- e. Should a party to this Agreement desire to terminate this Agreement, in part or in whole, each party to the Agreement must adopt, by resolution, an amended Interlocal Cooperation Agreement stating the reasons for such termination. Any such amended Interlocal Cooperation Agreement must be in harmony with any development/participation agreement(s) entered into by the Agency as described in this Agreement;

- f. Immediately after execution of this Agreement by both Parties, the Agency shall, on behalf of both parties, cause to be published notice regarding this Agreement pursuant to Section 11-13-219 of the Cooperation Act; and
- g. This Agreement makes no provision for the parties acquiring, holding and disposing of real and personal property used in the joint undertaking as such action is not contemplated as part of this Agreement nor part of the undertaking. Any such provision would be outside the parameters of the current undertaking. However, to the extent that this Agreement may be construed as providing for the acquisition, holding or disposing of real and/or personal property, all such property shall be owned by the Agency upon termination of this Agreement.

[Signature Page to Follow]

IN WITNESS WHEREOF, the parties have executed this Agreement on the day specified above.

CITY:

EAGLE MOUNTAIN CITY

By: _____

Its: Mayor

ATTEST:

By: _____
City Recorder

APPROVED AS TO FORM:

By: _____
Attorney for City

AGENCY:

EAGLE MOUNTAIN REDEVELOPMENT AGENCY

By: _____

Its: Chairperson

ATTEST:

By: _____
Executive Director

APPROVED AS TO FORM:

By: _____
Attorney for Agency

EXHIBIT "A"
to
INTERLOCAL AGREEMENT

Legal Description of Project



EXHIBIT “B”
to
INTERLOCAL AGREEMENT

Project Area Plan

EXHIBIT “C”
to
INTERLOCAL AGREEMENT

Project Area Budget

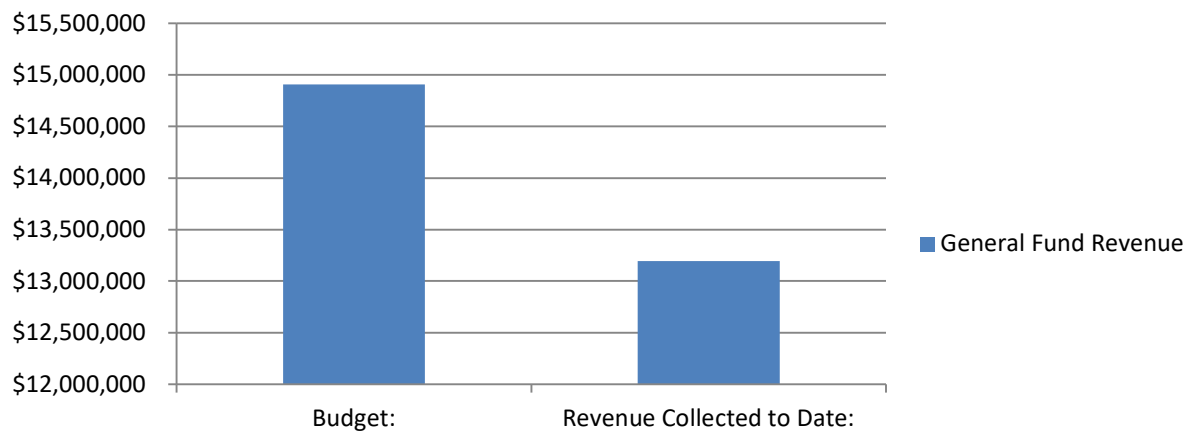
EXECUTIVE SUMMARY OF REVENUES AND EXPENSES*

Through February 2021

GENERAL FUND

General Fund Revenues

Budget: \$ 14,909,749
Revenue Collected to Date: \$ 13,193,300
Percent of Total Budget Collected: 88%
Percent of Year Completed: 67%



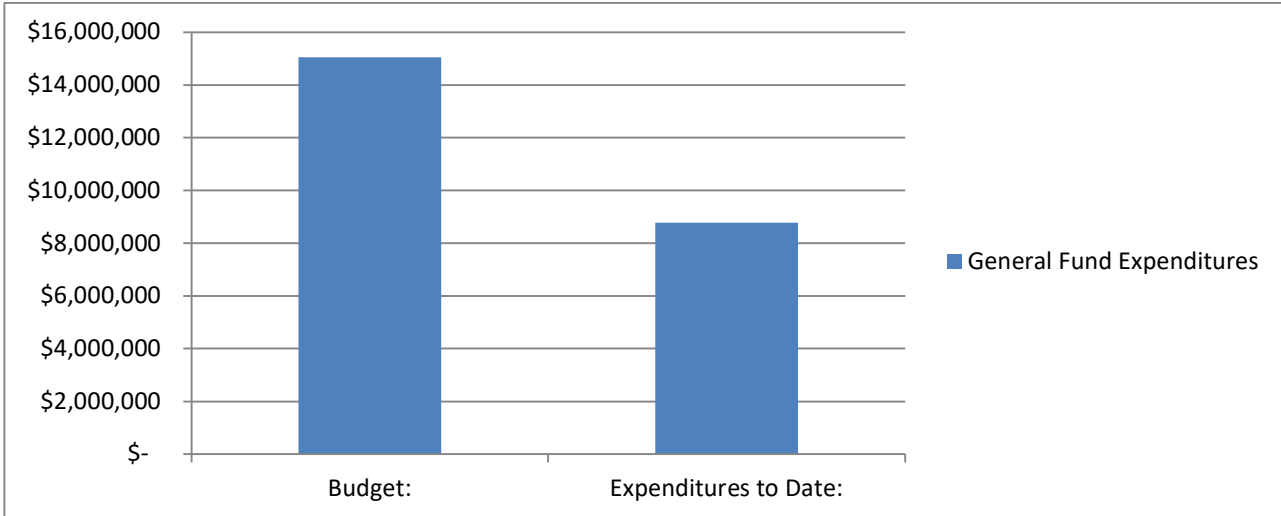
Revenue Analysis

Major Revenue Sources	<u>Budget</u>	<u>To Date</u>	<u>% Collected</u>
Property Taxes:	\$ 1,880,000	\$ 1,910,704	101.63%
Sales and Use Tax:	\$ 4,500,000	\$ 4,820,775	107.13%
Energy Tax:	\$ 1,200,000	\$ 1,237,072	103.09%
Class B&C Road Fund Allotment	\$ 1,300,000	\$ 1,002,752	77.13%
Development:	\$ 3,722,900.00	\$ 3,862,574.61	103.75%

Note:

General Fund Expenditures

Budget: \$ 15,054,750
Expenditures to Date: \$ 8,765,935
Percent of Total Budget Expended: 58%
Percent of Year Completed: 67%



Expense Analysis

					% Yr.
	Budget	To Date	% Expended	Completed	
Sub 11 - General Administration	\$ 2,359,381	\$ 1,524,274	65%	67%	
Sub 18 - Community Services	\$ 1,208,873	\$ 596,416	49%	67%	
Sub 19 - Non-Departmental	\$ 1,506,831	\$ 1,006,424	67%	67%	
Sub 21 - Public Safety	\$ 3,508,700	\$ 1,881,890	54%	67%	
Sub 32 - Planning/Zoning	\$ 638,952	\$ 352,676	55%	67%	
Sub 33 - Building	\$ 1,093,917	\$ 840,640	77%	67%	
Sub 41 - Public Works	\$ 4,738,096	\$ 2,563,616	54%	67%	

Sub 11 - General Administration:

Sub 18 - Community Services:

Sub 19 - Non-Departmental:

Sub 21/25 - Public Safety:

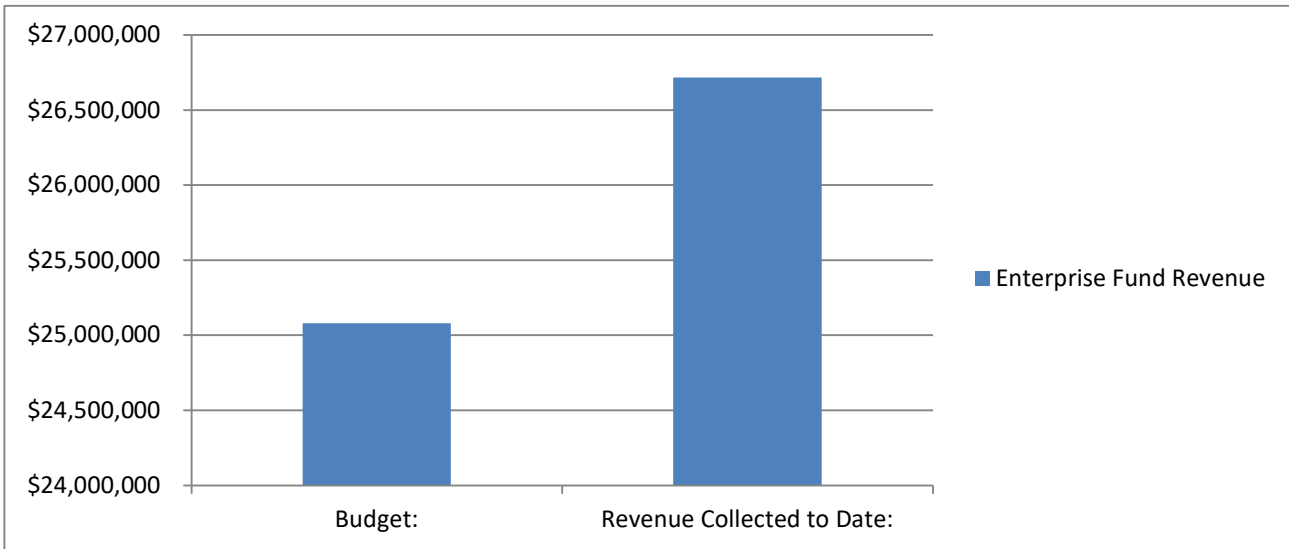
Sub 32/33 - Planning/Zoning/Building:

Sub 41 - Public Works:

ENTERPRISE FUNDS

Enterprise Fund Revenues

Budget: \$ 25,080,300
Revenue Collected to Date: \$ 26,717,851
Percent of Total Budget Collected: 107%
Percent of Year Completed: 67%



Revenue Analysis

	Budget	To Date	% Received	% Yr. Completed
Fund 51 - Water Fund	\$ 17,522,300	\$ 14,770,774	84%	67%
Fund 52 - Wastewater Fund	\$ 5,200,000	\$ 10,235,248	197%	67%
Fund 57 - Solid Waste Fund	\$ 1,700,000	\$ 1,251,947	74%	67%
Fund 59 - Storm Water Fund	\$ 658,000	\$ 459,884	70%	67%

Fund 51 - Water Fund:

Includes revenue reimbursement from water impact fee related to debt service payments FY 2014-2020.

Fund 52 - Wastewater Fund:

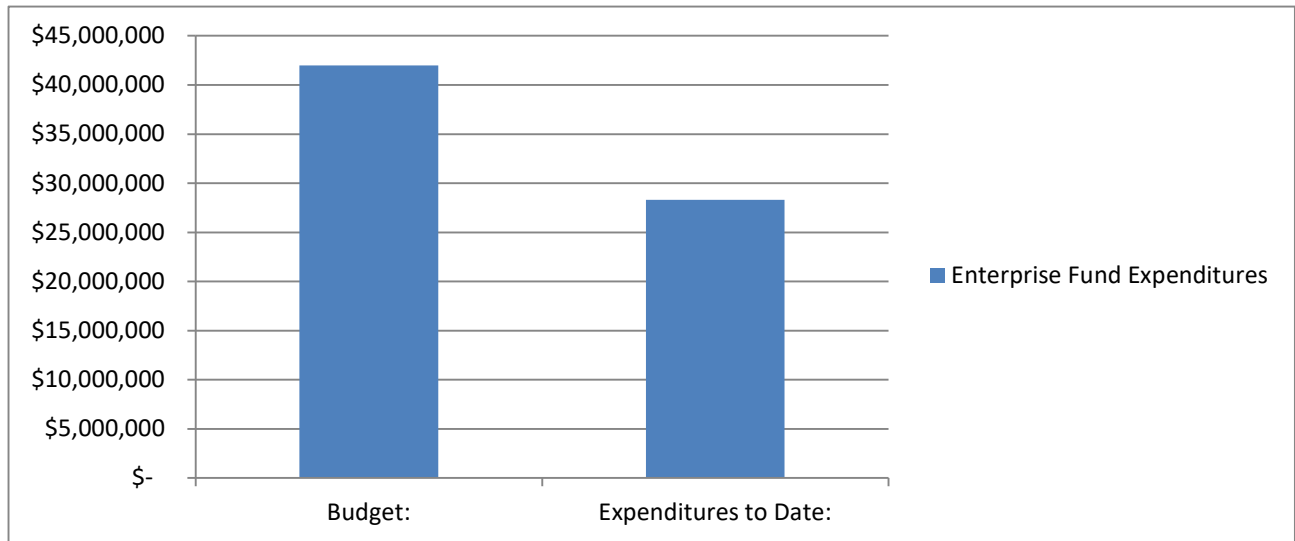
Includes revenue reimbursement from sewer impact fee related to debt service payments FY 2014-2020.

Fund 57 - Solid Waste Fund:

Fund 59 - Storm Water Fund:

Enterprise Fund Expenditures

Budget: \$ 41,989,818
Expenditures to Date: \$ 28,326,554
Percent of Total Budget Expended: 67%
Percent of Year Completed: 67%



Expense Analysis

	Budget	To Date	% Expended	% Yr. Completed
Fund 51 - Water Fund	\$ 29,611,753	\$ 22,466,375	76%	67%
Fund 52 - Wastewater Fund	\$ 9,443,221	\$ 4,615,601	49%	67%
Fund 57 - Solid Waste Fund	\$ 2,349,052	\$ 860,576	37%	67%
Fund 59 - Storm Water Fund	\$ 585,792	\$ 384,002	66%	67%

Fund 51 - Water Fund: Reflects CWP shares purchased in advance.

Fund 52 - Wastewater Fund: Budgeted large capital purchases and debt service payments not reflected.

Fund 57 - Solid Waste Fund: Green waste program not started and only 6 months worth of billings for ACE so far.

Fund 59 - Storm Water Fund:

IMPACT FEE FUNDS

Fund Balance - current total balance in the fund.

Committed Balance - restricted to pay reimbursement agreements, and budgeted expenses

Available Balance - amount in the fund that is available for projects in the Capital Facilities plan.

Projected Available Balance - amount projected through building trends to be available for projects in the Capital Facilities Plan by the end of the current fiscal year.

FUND NAME	Fund Balance as of 02/28/2021	Committed Balance	Available Balance	Projected Available Balance by 6/30/21**
11 - Water Impact Fee Fund	\$13,062,531	\$5,479,411	\$7,583,120	\$9,236,815
12 - Wastewater Impact Fee Fund	\$2,122,752	\$5,000,000	(\$2,877,248)	(\$1,121,543)
15 - Parks/Trails Impact Fee Fund	\$5,014,798	\$5,300,000	(\$285,202)	\$759,351
17 -Stormwater Impact Fee Fund	\$1,902,810	\$50,000	\$1,852,810	\$2,019,975
18 -Transportation Impact Fee Fund	\$3,876,962	\$4,050,000	(\$173,038)	\$426,611

****Available balance + the average of the future facilities impact fee collected and projected out.**

CITY PROJECT STATUS

	Bid Award 9/15 - Construction Stage
Lone Tree Parkway Traffic Signal	RFP to go out soon
CD Bldg Wash Bay	Under Construction
CW Park Improvements	Under Construction
Smith Ranch Park Improvements	Planning Stage
Woodhaven Park Improvements	Under Construction
UB Office Remodel	Completed
Asphalt CDB Yard	Planning Stage
Steel Building at CDB	Planning Stage
Airport Road	Planning Stage
PE Parkway Expansion (Midvalley to EM Blvd)	Planning Stage
Library Expansion	Completed

*Unaudited figures - adjusting entries will be done throughout the fiscal year.

UPCOMING AGENDA ITEMS

March 30 – Joint Meeting with Planning Commission

Density Increase Requests
General Plan Review

April 6

Macey's at Market Place Site Plan – Discussion Item
Sweetwater Industrial Park GP Amendment and Rezone – Discussion Item
Overland Village 2 Phase A Preliminary Plat & Site Plan – Discussion Item
The Pinnacles GP Amendment, Rezone, MDP
O'Reilly Auto Parks Site Plan
Prairie Gate Business Campus Recorded Plat Amendment
Pole Canyon NPA-11 Preliminary Plat
Hidden Hollow Phase C Density Vesting

Other Projects

Stonebridge Montessori Concept Plan
7-Eleven The Ranches Concept Plan
Coyote Run Concept Plan
2B Investments Concept Plan
Sunset Flats Amended Preliminary Plat
Ault Farms
Spring Run MDP and Preliminary Plat Amendment
Eagle Commons & MF 3 Code
Stratton Estates
La Petite Pet Grooming – Conditional Use Permit

Code Amendments in Progress

Removal of Single Family from MF1
Parking Requirements and Standards
Community District Node Overlay (TOD)
Commercial Zoning in The Ranches
Shooting Range Ordinance
Accessory Apartments/Landlord Licensing
Community Mailbox Turnouts
Industrial Zone
Zoning Map
Title 6 Animals
Multifamily Design Standards
Multifamily Amenities Distance Requirements