



EAGLE MOUNTAIN CITY COUNCIL MEETING

March 7, 2023, 4:00 PM

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

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

1. CITY ADMINISTRATOR INFORMATION ITEMS

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

1.A UPDATE - City Administrator Items

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 - CITY COUNCIL CHAMBERS

4. CALL TO ORDER

5. PLEDGE OF ALLEGIANCE

6. INFORMATION ITEMS/UPCOMING EVENTS

7. PUBLIC COMMENTS

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

8. CITY COUNCIL/MAYOR'S ITEMS

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

CONSENT AGENDA

9. AGREEMENTS

9.A [American Rescue Plan Act Funds Agreement - State of Utah](#)
[ARPA Local Matching Grant](#)

10. BOND RELEASES

- 10.A Oquirrh Mountain Ranch B-1 - Into Warranty
[Bond Release Letter](#)
[Recorded Plat](#)
- 10.B Pony Express Estates Plat 2 - Into Warranty
[Bond Release Letter](#)
[Recorded Plat](#)
- 10.C Pony Express Estates Plat 3 - Into Warranty
[Bond Release Letter](#)
[Recorded Plat](#)
- 10.D Sunset Ridge Phase A Plat 7 - Out of Warranty
[Bond Release Letter](#)
[Recorded Plat](#)

11. CHANGE ORDERS

- 11.A [Wastewater Treatment Plant Headworks Facility Change Order #1 - VanCon, Inc.](#)

12. MINUTES

- 12.A February 21, 2023 Minutes - Regular City Council Meeting
[02.21.2023 City Council Minutes - DRAFT](#)

13. RESOLUTIONS

- 13.A [RESOLUTION - A Resolution of Eagle Mountain City, Utah, Establishing a Policy for the Approval of Minutes for any Public Body.](#)
[RES--Policy for Approval of Minutes](#)

SCHEDULED ITEMS

14. POLE CANYON

- 14.A ORDINANCE/PUBLIC HEARING - An Ordinance of Eagle Mountain City, Utah, Approving the First Amendment to the Pole Canyon Master Development (AKA Firefly).

This item was removed from the agenda at the applicant's request and will not be discussed during the meeting.

15. ORDINANCES

- 15.A [ORDINANCE/PUBLIC HEARING - An Ordinance of Eagle Mountain City, Utah,](#)

Amending the Eagle Mountain Municipal Code, Chapter 17.25 Residential Zones and Chapter 17.72 Commercial and Multifamily Design Standards.

BACKGROUND: *(Presented by Senior Planner David Stroud)* The proposed ordinance amends EMMC Sections 17.25.050 and 17.72.040 regarding architectural standards of one and two-family dwellings to bring Municipal Code into compliance with Utah State Code.

ORD--EMMC 17.25 and 17.72 - Architectural Standards

EMMC 17.25 Residential Architectural Standards - Redlines

EMMC 17.72 Multifamily Architectural Standards - Redlines

15.B ORDINANCE - An Ordinance of Eagle Mountain City, Utah, Amending the Eagle Mountain Municipal Code, Chapters 10.10 Parking.

BACKGROUND: *(Presented by Grants Coordinator/Management Analyst Natalie Winterton)* The proposed ordinance amends Eagle Mountain Municipal Code Chapter 10.10 Parking, adding definitions and additional restrictions as it relates to parking within the City.

ORD--EMMC 10.10 Parking

EMMC 10.10 Parking - Redlines

15.C ORDINANCE - An Ordinance of Eagle Mountain City, Utah, Authorizing the Public Bodies of Eagle Mountain City to Conduct Electronic Meetings, Establishing an Anchor Location and Determining how a Quorum is Calculated.

BACKGROUND: *(Presented by Director of Administrative Services/City Recorder Fionnuala Kofoed)* In accordance with Utah Code 52-4-207, the proposed ordinance adopts the notice requirements for electronic meetings as stated in the Utah Open and Public Meetings Act, adopts the requirement to establish and notice an anchor location, and determines how a quorum of the public body is calculated.

ORD--EMMC 2.15.090 Electronic Meetings

EMMC 2.15.090 Electronic Meetings

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

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

17. **CITY COUNCIL BOARD LIAISON REPORTS**

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

18. **COMMUNICATION ITEMS**

18.A Upcoming Agenda Items
[Upcoming Agenda Items](#)

19. **ADJOURNMENT**

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

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

CERTIFICATE OF POSTING

The undersigned, duly appointed City Recorder, does hereby certify that the above agenda notice was posted on this 2nd day of March, 2023, 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 7, 2023**

TITLE:	American Rescue Plan Act Funds Agreement - State of Utah		
ITEM TYPE:	Agreement		
FISCAL IMPACT:	\$1,000,000		
APPLICANT:	Staff		
GENERAL PLAN DESIGNATION	CURRENT ZONE	ACREAGE	COMMUNITY

PUBLIC HEARING:

No

PREPARED BY:

Natalie Winterton, Admin

PRESENTED BY:

Natalie Winterton, Grants
Coordinator/Management
Analyst

RECOMMENDATION:

Staff recommends that the City Council approve the American Rescue Plan Act Funds Agreement between Eagle Mountain City, Utah, and the State of Utah.

BACKGROUND:

The City was granted ARPA grant funds in the amount of \$1,000,000. The contract must be approved before the funds can be awarded. The funds will be used for capital improvement projects and will be matched by funds the City previously received from the County. The City should receive no additional expenses in relation to the grant funds.

ITEMS FOR CONSIDERATION:

The funds will be used towards projects that are planned regardless of where the funding comes from.

REQUIRED FINDINGS:

PLANNING COMMISSION ACTION/RECOMMENDATION:

n/a

ATTACHMENTS:

[ARPA Local Matching Grant](#)



Utah Governor's Office of
Economic Opportunity

Local Matching Grant Agreement

State of Utah American Rescue Plan Act Funds

TERMS

By accepting the funds authorized under this agreement, you agree on behalf of Eagle Mountain City to comply with the following terms:

1. You are an authorized representative of the organization receiving the funds and the representations and documentation provided in connection with the application and this agreement are complete, true, and correct.
2. This agreement will be effective on December 16, 2022 and will terminate on December 31, 2026. Your organization will participate in the Project as described in your application or proposal (see Attachment B).
3. Your organization agrees that the amount to be provided under this agreement is \$1,000,000.00.
4. Your organization agrees to invoice the full amount, on official letterhead referencing the contract number, within three months of the effective date of the contract.
5. Your organization will spend or encumber grant funds within six (6) months of this agreement.
6. Your organization will obtain 100% matching funds, does not have significant unprogrammed local ARPA dollars of 30% or more, and has not received significant revenue replacement after February 1, 2022 as required by [Appropriations Adjustments H.B. 3, Last General Session 2022, Lines 1600-1619](#).
7. Your organization will provide documentation of such matching funds upon execution of this agreement by emailing documentation to utaheconcompliance@utah.gov.
8. You attest that the representations made to the State of Utah in the Local Matching Grant project application continue to be true (or, if there have been any material changes, the State of Utah has been advised of such changes and has agreed in writing to those changes).
9. Your organization will comply with all terms and restrictions applicable to American Rescue Plan Act. <https://www.govinfo.gov/content/pkg/FR-2021-05-17/pdf/2021-10283.pdf>.
10. Your organization will provide to the State of Utah, or its designee, a summary report of how grant funds were spent or encumbered and complied with the American Rescue Plan Act, in a manner specified by the State of Utah, by December 31, 2026 or at the State's request and emailed to utaheconcompliance@utah.gov.
11. Your organization will maintain records and documentation for all expenses arising out of this agreement for at least seven (7) years from the date of the award and will allow State of Utah personnel and any other designated federal government or third-party contractor personnel to have reasonable access to records and documentation in connection with the funding.
12. Your organization will submit to audits as reasonably requested by the State of Utah or its designee(s).

13. Your organization understands and agrees to comply with all applicable provisions of Utah Code § 51-2a and Utah Code Title 63J.
14. Your organization fully indemnifies and holds harmless the State of Utah from all claims, losses, suits, actions, damages, and costs of every name and description arising out of this agreement, except for that portion of any claim, loss, or damage arising hereunder due to the sole fault of the State of Utah.
15. The State of Utah may require repayment of the funds and pursue any other reasonable penalty if, in its sole discretion, it determines that your organization has violated a law or requirement pertaining to the funding, including the terms of this agreement. Any misrepresentation or fraud made in connection with this agreement may result in criminal prosecution, civil liability, and/or other penalties.
16. If any term of this agreement is determined to violate the law or any conditions pertaining to the disbursement of federal funds to the State of Utah, then the parties agree that this agreement shall be modified to comply with the law, and that the State of Utah may, in its sole discretion modify the terms of this agreement accordingly.

CONTACTS

EAGLE MOUNTAIN CITY

Name: Evan Berrett
Address: 1757 East American Way #6
Eagle Mountain, UT 84043
Phone:
E-mail: eberrett@emcity.org
Vendor #: 38936AE

STATE OF UTAH

Name: Kamron Dalton
Title: Go Utah Managing Director, Operations
Address: 60 East South Temple, 3rd Floor
Salt Lake City, UT 84111
Phone: (801) 538-8677
E-mail: kdalton@utah.gov

SIGNATURE AND ACKNOWLEDGEMENT

BY SIGNING THIS AGREEMENT, YOU HEREBY ACKNOWLEDGE THAT THE YOU HAVE READ, UNDERSTOOD, AND AGREE TO ALL OF THE TERMS SET FORTH HEREIN.

THE STATE OF UTAH

EAGLE MOUNTAIN CITY

Name:
Title:
Date:
Governor's Office of Economic Opportunity

Name:
Title:
Date: (d1)

Name:
Title:
Date:
Governor's Office of Economic Opportunity

Name:
Title:
Date: (d4)
Governor's Office of Economic Opportunity

Date:
Division of Finance
State of Utah
Contract Number: 230630578
Vendor #: 38936AE
Commodity Code: 99999

ATTACHMENT A: STANDARD TERMS AND CONDITIONS FOR GRANTS BETWEEN GOVERNMENT ENTITIES

1. **DEFINITIONS:** The following terms shall have the meanings set forth below:
 - a. **“Contract”** means these terms and conditions, the cover pages, and all other attachments and documents incorporated by reference.
 - b. **“Grant Money”** means money derived from State fees or tax revenues that are owned, held, or administered by the State.
 - c. **“Grantee”** means the individual or entity which is the recipient of Grant Money from the State. The term “Grantee” includes Grantee’s agents, officers, employees, and partners.
 - d. **“Non-Public Information”** means information that is deemed private, protected, controlled, or exempt from disclosure under the Government Records Access and Management Act (GRAMA) or as non-public under other applicable State and federal laws. Non-public information includes those records the State determines are protected after having properly received a written claim of business confidentiality as described in Utah Code § 63G-2-309. The State reserves the right to identify additional information that must be kept non-public under federal and State laws.
 - e. **“State”** means the State of Utah Department, Division, Office, Bureau, Agency, or other State entity identified on the Contract providing the Grant Money.
 - f. **“SubGrantees”** means persons or entities under the direct or indirect control or responsibility of Grantee, including, but not limited to, Grantee’s agents, consultants, employees, authorized resellers, or anyone else for whom Grantee may be liable at any tier, including a person or entity providing or performing this Contract, including Grantee’s manufacturers, distributors, and suppliers.
2. **GOVERNING LAW AND VENUE:** This Contract shall be governed by the laws, rules, and regulations of the State of Utah. Any action or proceeding arising from this Contract shall be brought in a court of competent jurisdiction in the State of Utah. Venue shall be in Salt Lake City, in the Third Judicial District Court for Salt Lake County.
3. **LAWS AND REGULATIONS:** At all times during this Contract, Grantee and all acts performed under this Contract will comply with all applicable federal and State constitutions, laws, rules, codes, orders, and regulations, including applicable licensure and certification requirements.
4. **RECORDS ADMINISTRATION:** Grantee shall maintain or supervise the maintenance of all records, receipts and any other documentation necessary to properly account for payments made by the State to Grantee under this Contract. This includes documentation related to Grantee’s performance of the Contract terms, scope of work, project-specific requirements, and outcomes reported to the State by Grantee. These records shall be retained by Grantee for at least six (6) years after final payment, or until all audits initiated within the six (6) years have been completed, whichever is later. Grantee agrees to allow, at no additional cost, State of Utah and federal auditors, State staff, and/or a party hired by the State, access to all records necessary to account for all Grant Money received by Grantee as a result of this Contract and to verify that Grantee’s use of the Grant Money is appropriate and has been properly reported.
5. **INDEPENDENT CAPACITY:** Grantee and SubGrantees, in the performance of this Contract, shall act in an independent capacity and not as officers or employees or agents of the State of Utah agency effectuating this Contract.
6. **INDEMNITY:** Both parties to this Contract are governmental entities as defined in the Utah Governmental Immunity Act (Utah Code Ann. 63G-7-101 et. seq.). Nothing in this Contract shall be construed as a waiver by either or both parties of any rights, limits, protections or defenses provided by the Act. Nor shall this Contract be construed, with respect to third parties, as a waiver of any governmental immunity to which a party to this Contract is otherwise entitled. Subject to and consistent with the Act, each party will be responsible for its own actions or negligence and will defend against any claims or lawsuit brought against it.
7. **EMPLOYMENT PRACTICES:** Grantee agrees to abide by federal and State employment laws, including: (i) Title VI and VII of the Civil Rights Act of 1964 (42 U.S.C. 2000e) which prohibits discrimination against any employee or applicant for employment or any applicant or recipient of services, on the basis of race, religion, color, or national origin; (ii) Executive Order No. 11246, as amended, which prohibits discrimination on the basis of sex; (iii) 45 CFR 90 which prohibits discrimination on the basis of age; (iv) Section 504 of the Rehabilitation Act of 1973, or the Americans with Disabilities Act of 1990 which prohibits discrimination on the basis of disabilities; and (v) Utah’s Executive Order, dated December 13, 2006, which prohibits unlawful harassment in the workplace. Grantee further agrees to abide by any other laws, regulations, or orders that prohibit the discrimination of any kind by any of Grantee’s employees.

8. **AMENDMENTS:** This Contract may only be amended by the mutual written agreement of the parties, which amendment will be attached to this Contract. Automatic renewals will not apply to this Contract even if listed elsewhere in this Contract.
9. **TERMINATION:** Unless otherwise stated in this Contract, this Contract may be terminated, with cause by either party, in advance of the specified termination date, upon written notice being given by the other party. Any material violation of the terms of the program or Contract may give rise to for-cause termination.
10. **NONAPPROPRIATION OF FUNDS, REDUCTION OF FUNDS, OR CHANGES IN LAW:** Upon thirty (30) days written notice delivered to Grantee, this Contract may be terminated in whole or in part at the sole discretion of the State, if the State reasonably determines that: (i) a change in Federal or State legislation or applicable laws materially affects the ability of either party to perform under the terms of this Contract; or (ii) that a change in available funds affects the State's ability to pay under this Contract. A change of available funds as used in this paragraph, includes, but is not limited to, a change in Federal or State funding, whether as a result of a legislative act or by order of the President or the Governor.
11. **WORKERS COMPENSATION INSURANCE:** Grantee shall maintain during the term of this Contract, workers' compensation insurance for all its employees, as well as any SubGrantees as required by law.
12. **PUBLIC INFORMATION:** Grantee agrees that this Contract and invoices will be public records in accordance with the State of Utah's Government Records Access and Management Act (GRAMA). Grantee gives the State express permission to make copies of this Contract, related documents, and invoices in accordance with GRAMA. Except for sections identified in writing by Grantee and expressly approved by the State of Utah Division of Purchasing and General Services, all of which must be in accordance with GRAMA, Grantee also agrees that non-protected portions of Grantee's Application will be a public document, and copies may be given to the public as permitted under GRAMA. The State is not obligated to inform Grantee of any GRAMA requests for disclosure of this Contract, related documents, or invoices.
13. **PAYMENT:** The acceptance by Grantee of final Grant Money payment, without a written protest filed with the State within ten (10) business days of receipt of final payment, shall release the State from all claims and all liability to Grantee. No State payment is to be construed to prejudice any claims that the State may have against Grantee. State may withhold, adjust payment amount, or require repayment of any Grant Money under this Contract that is: provided in reliance on an inaccurate or incomplete representation, unsupported by sufficient invoices or other documentation, not used by Grantee for the project identified, used for any purpose in violation of the terms of this Contract or in violation of the law, or paid in excess of what is actually owed.
14. **REVIEWS:** The State reserves the right to perform reviews, and/or comment upon Grantee's use of the Grant Money. Such reviews do not waive the requirement of Grantee to meet all of the terms and conditions of this Contract.
15. **ASSIGNMENT:** Grantee may not assign, sell, transfer, subcontract or sublet rights, or delegate any right or obligation under this Contract, in whole or in part, without the prior written approval of the State.
16. **NON-PUBLIC INFORMATION:** If Non-Public Information is disclosed to Grantee, Grantee shall: (i) advise its agents, officers, employees, partners, and SubGrantees of the obligations set forth in this Contract; (ii) keep all Non-Public Information strictly confidential; and (iii) not disclose any Non-Public Information received by it to any third parties. Grantee will promptly notify the State of any potential or actual misuse or misappropriation of Non-Public Information. Grantee shall be responsible for any breach of this duty of confidentiality, including any required remedies and/or notifications under applicable law. Upon termination or expiration of this Contract and upon request by the State, Grantee will return all copies of Non-Public Information to the State or certify, in writing, that the Non-Public Information has been destroyed. This duty of confidentiality shall be ongoing and survive the termination or expiration of this Contract.
17. **PUBLICITY:** Grantee shall submit to the State for written approval all advertising and publicity matters relating to this Contract. It is within the State's sole discretion whether to provide approval, which must be done in writing.
18. **INDEMNIFICATION RELATING TO INTELLECTUAL PROPERTY:** Grantee will indemnify and hold the State harmless from and against any and all damages, expenses (including reasonable attorneys' fees), claims, judgments, liabilities, and costs in any action or claim brought against the State for infringement of a third party's copyright, trademark, trade secret, or other proprietary right. The parties agree that if there are any limitations of Grantee's liability, such limitations of liability will not apply to this section.
19. **OWNERSHIP IN INTELLECTUAL PROPERTY:** The State and Grantee each recognize that they have no right, title, interest, proprietary or otherwise in the intellectual property owned or licensed by the other, unless otherwise agreed upon by the parties in writing.
20. **WAIVER:** A waiver of any right, power, or privilege shall not be construed as a waiver of any subsequent right, power, or privilege.
21. **ORDER OF PRECEDENCE:** In the event of any conflict in the terms and conditions in this Contract, the order of precedence shall be: (i) this Attachment A; (ii) Contract signature page(s); (iii) the State's additional terms and

conditions, if any; (iv) any other document listed or referenced in Contract; and (v) Grantee's terms and conditions that are attached to this Contract, if any. Any provision attempting to limit the liability of Grantee or limits the rights of the State must be in writing and attached to this Contract or it is rendered null and void.

22. **SURVIVAL OF TERMS:** Termination or expiration of this Contract shall not extinguish or prejudice the State Entity's right to enforce this Contract with respect to any default or defect in the Services that has not been cured.
23. **SEVERABILITY:** The invalidity or unenforceability of any provision, term, or condition of this Contract shall not affect the validity or enforceability of any other provision, term, or condition of this Contract, which shall remain in full force and effect.
24. **ENTIRE AGREEMENT:** This Contract constitutes the entire agreement between the parties and supersedes any and all other prior and contemporaneous agreements and understandings between the parties, whether oral or written.

(Revision date: 21 March 2019)

DRAFT

ATTACHMENT B: PROJECT DESCRIPTION

PROJECT DESCRIPTION:

Tremendous growth in the Cedar Valley has required Eagle Mountain City to expand its wastewater treatment capacity continuously and rapidly. Ever-increasing demand for new water supply has also contributed to a need to maximize the use of the city's wastewater discharge. Currently Eagle Mountain City has two re-use ponds and six rapid infiltration basins. The rapid infiltration basins allow for wastewater discharge to be naturally filtered through the ground to recharge underground aquifers. The re-use ponds allow the city to directly filter and treat wastewater discharge for immediate re-use.

Eagle Mountain Wastewater treatment facility is currently unable to treat the wastewater discharge destined for the re-use ponds to a Type 1 re-use water quality which is necessary for the water to be applied to areas that see human contact. Eagle Mountain City intends to use the re-use water to irrigate city parks and provide a secondary water system to portions of the city. Eagle Mountain City currently has no secondary water system and has no other option for creating one.

To treat the water to type 1 re-use water quality, Eagle Mountain has sought and obtained recommendations from industry experts who recommend an Aqua Aerobic's Aqua Disk filtration system which will reduce the TDS (total dissolved solids) measure to approximately 1,000. This TDS would be inadequate for type 1 re-use water without mixing with culinary water. Therefore, to reduce need for culinary water, adding an additional reverse osmosis layer to the filtration process would reduce the TDS value to about 700, qualifying it for type 1 re-use. The funding for this project will cover the costs of design, purchase, and install the filtration systems so that Eagle Mountain can begin actively using its re-use systems.

Water and sewer project eligibility is tied to requirements of the DEQ Drinking Water or Water Quality revolving loan fund programs (see page 26802 of Federal Register / Vol. 86, No. 93). After consulting with the Utah DEQ directly, and through published guidance documentation, this project is eligible for funding under Rule R309-700 and U.C.A 73-10c-2. Furthermore, the Treasury's Interim Final Rule also stipulates that the infrastructure project must be "needed." Given the potential for significant negative consequences should water supply be significantly diminished from a failed well, the city believes there is a definite need.

BUDGET NARRATIVE:

Eagle Mountain City has obtained a separate ARPA-funded grant from Utah County to cover \$500,000 of the total project costs. The remaining project costs, including the match to this local match grant program will be funded by Eagle Mountain City wastewater impact fees per the City's IFFP.

A project budget estimate is included on the following page.

Eagle Mountain Tertiary Filtration Project Budget

The project costs below breakout the total costs necessary to complete the Eagle Mountain tertiary filtration project, installing the aqua aerobics and reverse osmosis systems to filter re-use water to acceptable standards for irrigation use.

Total Project Cost: \$2,500,000

Amount Covered by Other Funding Sources: \$500,000

Amount Requested from this GOEO Local Match Grant: \$1,000,000

Amount Matched by Eagle Mountain City: \$1,000,000

Cost Breakdown

Aqua Aerobics System		
	Structural	\$300,000
	Electrical	\$250,000
	Filtration System	\$350,000
	Enaqua Disinfection System	\$250,000
	Engineering	\$30,000
	SCADA & Programming	\$10,000
	Contingency	\$200,000
Reverse Osmosis System		\$500,000
Distribution Piping		\$610,000

Technical and project details available upon request.





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

Tuesday, February 7, 2023

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

SUBJECT: Oquirrh Mountain Ranch phase "B" plat 1 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,



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

Cc: Fionnuala Kofoed, City Recorder



BOND RELEASE REQUEST LETTER
 Oquirrh Mountain Ranch phase "B" plat 1
 Reduced

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

1st Bond Release	
Original Bond Amount:	\$ 738,555.30
Previous Release Amount:	\$ -
Amount to Release this Period:	\$ 433,901.90
Amount Remaining in Bond:	\$ 304,653.40

Bond Releases Summary	
#1	\$ 433,901.90
#2	\$ -
#3	\$ -
#4	\$ -
TOTAL	\$ 433,901.90

2/7/2023

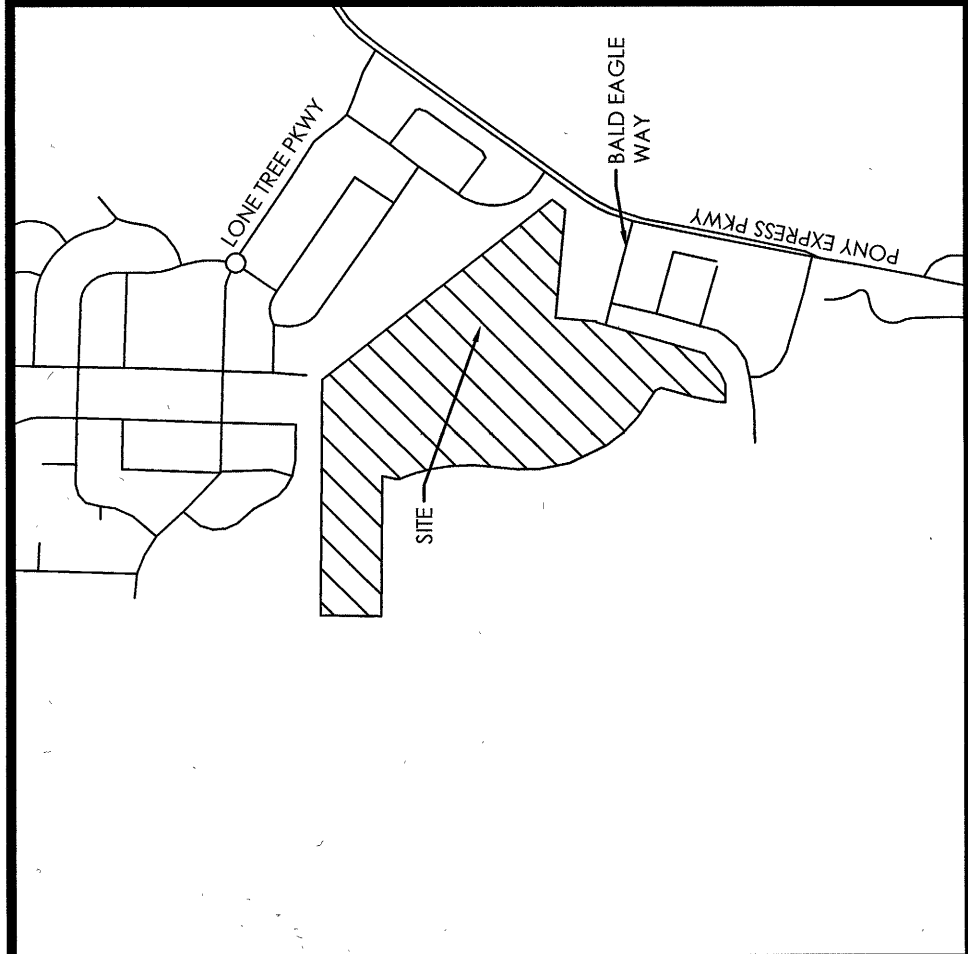
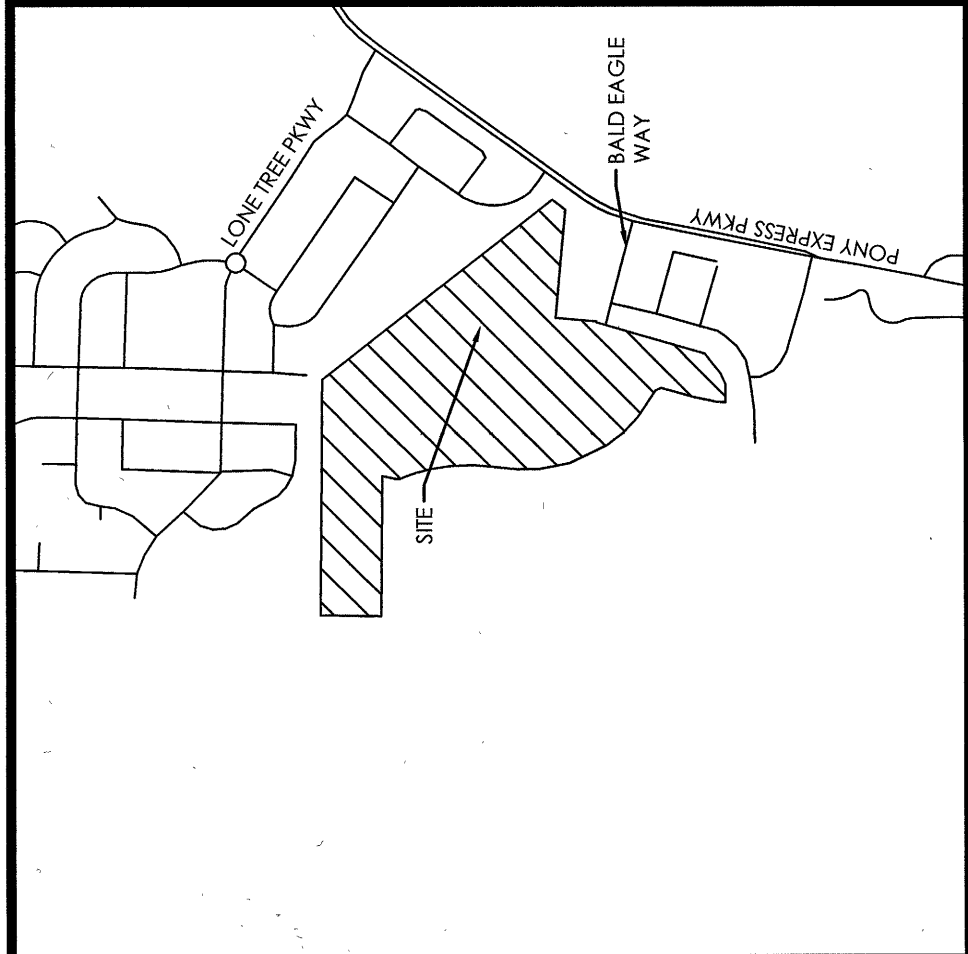
ITEM	DESCRIPTION	ORIGINAL QUANTITY	REDUCED QUANTITY	UNIT	UNIT COST	TOTAL	QUANTITIES COMPLETED			MONIES RELEASED	
							Previous Period	This Period	% to date	This Period	To Date
1	SITE PREP.										
a	SWPPP	23	2.3	AC	\$3,000.00	\$6,900.00	0	23	100%	\$6,900.00	\$6,900.00
b	Mobilization	23	2.3	AC	\$1,000.00	\$2,300.00	0	23	100%	\$2,300.00	\$2,300.00
c	Site stripping	16000	1600	CY	\$3.00	\$4,800.00	0	16000	100%	\$4,800.00	\$4,800.00
d	Mass grade	118000	11800	CY	\$5.00	\$59,000.00	0	118000	100%	\$59,000.00	\$59,000.00
e	Earth work, export	52000	5200	CY	\$5.00	\$26,000.00	0	52000	100%	\$26,000.00	\$26,000.00
f	Survey	1	0.1	LS	\$75,000.00	\$7,500.00	0	1	100%	\$7,500.00	\$7,500.00
g	Traffic control	1	0.1	LS	\$10,000.00	\$1,000.00	0	1	100%	\$1,000.00	\$1,000.00
2	ROADWAY IMPROVEMENTS										
a	3 inch Surface Course	5575	557.5	SY	\$13.00	\$7,247.50	0	5575	100%	\$7,247.50	\$7,247.50
b	6 inch Road base(1' behind curb)	5575	557.5	SY	\$7.50	\$4,181.25	0	5575	100%	\$4,181.25	\$4,181.25
c	9 inch sub-base(e-fill)(1' behind curb)	5575	557.5	SY	\$7.50	\$4,181.25	0	5575	100%	\$4,181.25	\$4,181.25
d	30" curb & gutter	6264	626.4	LF	\$25.00	\$15,660.00	0	6264	100%	\$15,660.00	\$15,660.00
e	Concrete cross pan	206	206	SY	\$80.00	\$16,480.00	0	206	100%	\$16,480.00	\$16,480.00
f	Manhole adjustment	58	58	EA	\$630.00	\$36,540.00	0	58	100%	\$36,540.00	\$36,540.00
g	Gate valve adjustment	9	9	EA	\$475.00	\$4,275.00	0	9	100%	\$4,275.00	\$4,275.00
h	Sawcut existing paving	80	80	LF	\$6.50	\$520.00	0	80	100%	\$520.00	\$520.00
i	Walls	720	720	LF	\$25.00	\$18,000.00	0	720	100%	\$18,000.00	\$18,000.00
j	Stop signs	3	3	EA	\$700.00	\$2,100.00	0	3	100%	\$2,100.00	\$2,100.00
k	Street signs	6	6	EA	\$250.00	\$1,500.00	0	6	100%	\$1,500.00	\$1,500.00
l	Street lights	4	4	EA	\$1,500.00	\$6,000.00	0	4	100%	\$6,000.00	\$6,000.00
m	ADA access ramps for trail	9	9	EA	\$500.00	\$4,500.00	0	9	100%	\$4,500.00	\$4,500.00
3	CULINARY WATER										
a	8" culinary water c-900	3262	652.4	LF	\$75.00	\$48,930.00	0	3262	100%	\$48,930.00	\$48,930.00
d	Fire Hydrant	6	1.2	EA	\$6,500.00	\$7,800.00	0	6	100%	\$7,800.00	\$7,800.00
c	8" gate valves	10	2	EA	\$2,200.00	\$4,400.00	0	10	100%	\$4,400.00	\$4,400.00
d	Water vertical realignment	7	1.4	EA	\$3,500.00	\$4,900.00	0	7	100%	\$4,900.00	\$4,900.00
e	3/4 inch water service	101	20.2	EA	\$1,500.00	\$30,300.00	0	101	100%	\$30,300.00	\$30,300.00
f	Connect to existing	2	0.4	EA	\$800.00	\$320.00	0	2	100%	\$320.00	\$320.00
4	STORM DRAIN										
a	18" RCP	478	47.8	LF	\$65.00	\$3,107.00	0	478	100%	\$3,107.00	\$3,107.00
b	24" RCP	2285	228.5	LF	\$75.00	\$17,137.50	0	2285	100%	\$17,137.50	\$17,137.50
c	30" RCP	551	55.1	LF	\$100.00	\$5,510.00	0	551	100%	\$5,510.00	\$5,510.00
d	36" RCP	67	6.7	LF	\$142.00	\$951.40	0	67	100%	\$951.40	\$951.40
e	Rip rap grouted	12	1.2	CY	\$100.00	\$120.00	0	12	100%	\$120.00	\$120.00
f	Rip rap loose	90	9	CY	\$50.00	\$450.00	0	90	100%	\$450.00	\$450.00
g	24" FES	2	0.2	EA	\$2,400.00	\$480.00	0	2	100%	\$480.00	\$480.00
h	36" FES	2	0.2	EA	\$3,000.00	\$600.00	0	2	100%	\$600.00	\$600.00
i	Manhole	33	3.3	EA	\$5,000.00	\$16,500.00	0	33	100%	\$16,500.00	\$16,500.00
j	Catch basin inlet	25	2.5	EA	\$6,800.00	\$17,000.00	0	25	100%	\$17,000.00	\$17,000.00
5	SEWER										
a	8" Sewer pipe backfill & bedding	3073	307.3	LF	\$70.00	\$21,511.00	0	3073	100%	\$21,511.00	\$21,511.00
b	60" Sewer manhole	3	0.3	EA	\$5,000.00	\$1,500.00	0	3	100%	\$1,500.00	\$1,500.00
c	48" Sewer manhole	22	2.2	EA	\$4,000.00	\$8,800.00	0	22	100%	\$8,800.00	\$8,800.00
d	4" service	98	9.8	EA	\$1,500.00	\$14,700.00	0	98	100%	\$14,700.00	\$14,700.00
e	Connect to existing	1	0.1	EA	\$2,000.00	\$200.00	0	1	100%	\$200.00	\$200.00
TOTAL CONSTRUCTION COST						\$433,901.90					
Original 10% Bond Coverage						\$304,653.40					
TOTAL BOND AMOUNT:						\$738,555.30					
							Released this Period			\$433,901.90	

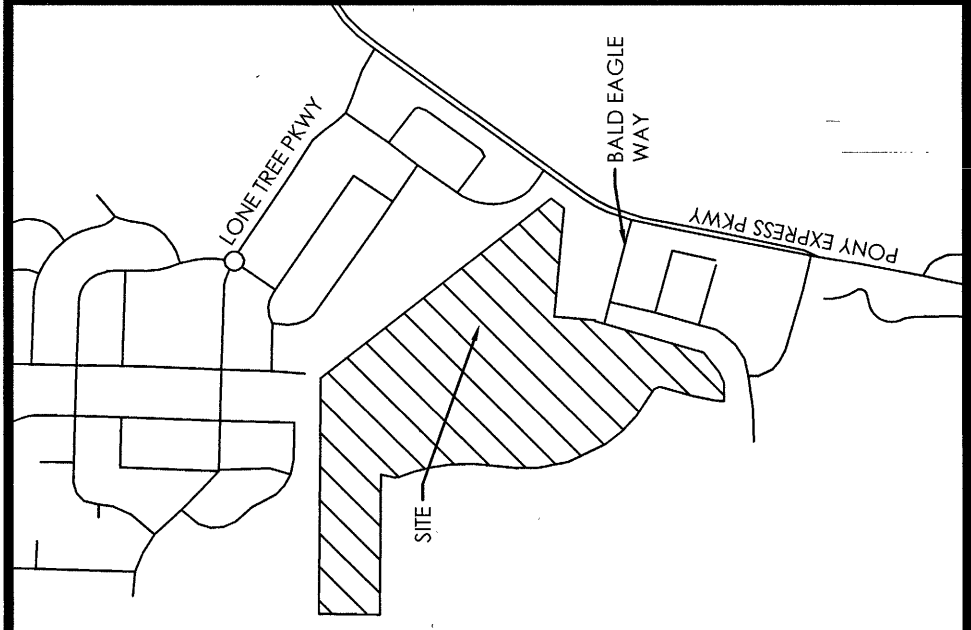
Christopher T. Trusty P.E.
 Engineering Director

2/8/23
 Date

Robert Bailly
 Engineering Tech. I

2/7/23
 Date



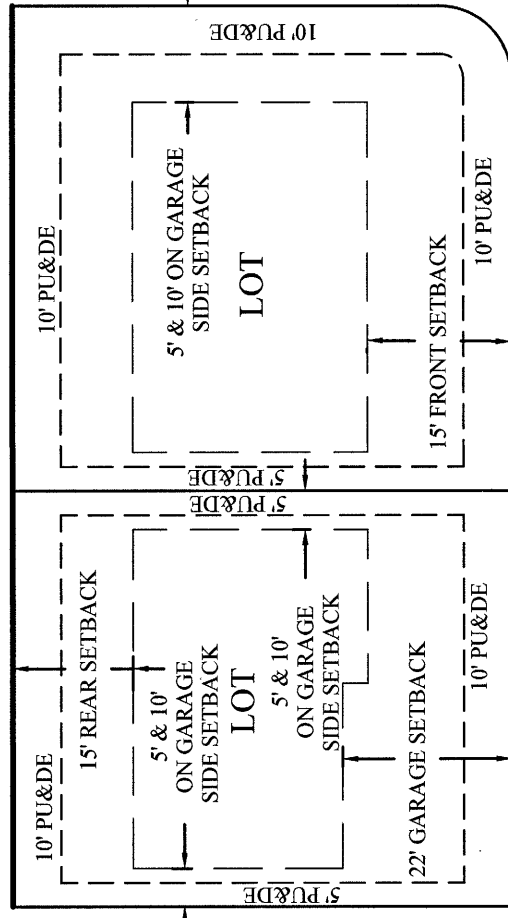


VICINITY MAP
NTS

LEGEND

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

NOTES:
1. #5 REBAR & CAP (FOCUS ENG) TO BE SET AT ALL LOT CORNERS, NAILS OR PLUGS TO BE SET IN TOP BACK OF CURB AT EXTENSION OF SIDE LOT LINES, IN LIEU OF REBAR AND CAPS AT FRONT LOT CORNERS.



RIGHT OF WAY

TYPICAL BUILDING SETBACKS

NTS

SHEET 2 OF 5

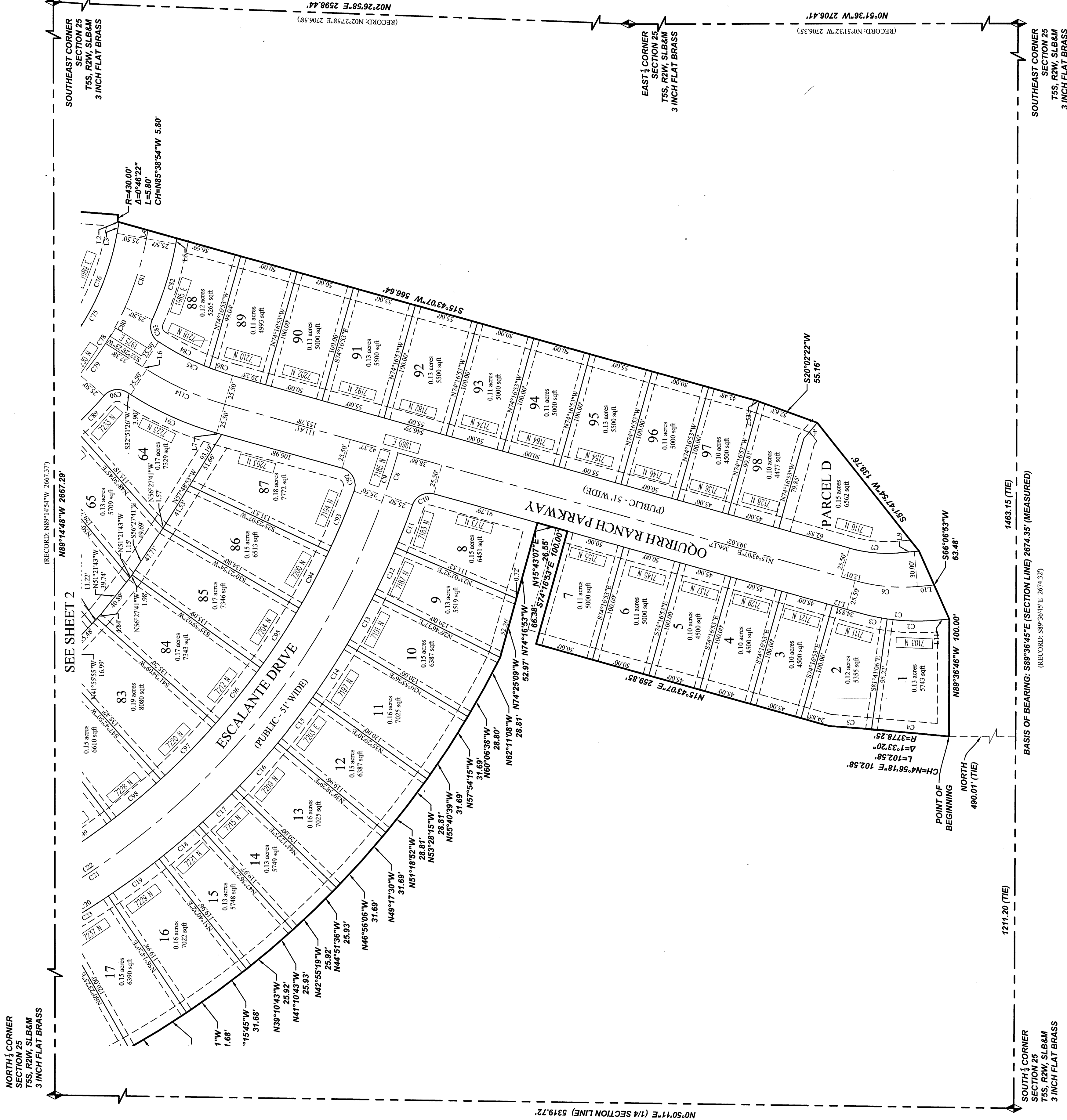
OWNER / DEVELOPER

OWNER/DEVELOPER
LGI HOMES
NICK MASON

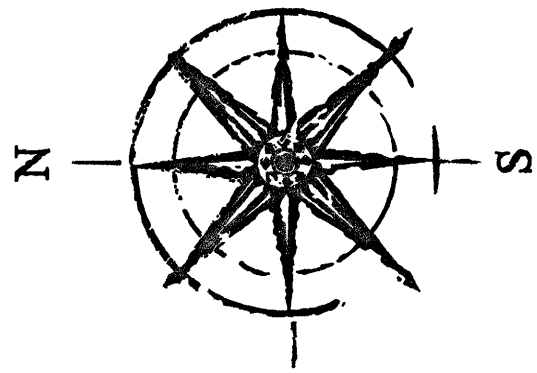
OQUIRRH MOUNTAIN RANCH PHASE B-1

SUBDIVISION

LOCATED IN THE SE 1/4 OF SECTION 25, T5S, R2W,
SALT LAKE BASE & MERIDIAN
EAGLE MOUNTAIN CITY, UTAH COUNTY, UTAH



Unit	Address	Unit	Address
1	7100N Oquirrh Road Parcel A	53	7161N BALD EAGLE WAY
2	7111N Oquirrh Road Parcel A	54	7162N BALD EAGLE WAY
3	7122N Oquirrh Road Parcel A	55	7163N BALD EAGLE WAY
4	7133N Oquirrh Road Parcel A	56	7164N BALD EAGLE WAY
5	7144N Oquirrh Road Parcel A	57	7165N BALD EAGLE WAY
6	7155N Oquirrh Road Parcel A	58	7166N BALD EAGLE WAY
7	7166N Oquirrh Road Parcel A	59	7167N BALD EAGLE WAY
8	7177N Oquirrh Road Parcel A	60	7168N BALD EAGLE WAY
9	7188N Oquirrh Road Parcel A	61	7169N BALD EAGLE WAY
10	7199N Oquirrh Road Parcel A	62	7170N BALD EAGLE WAY
11	7200N Oquirrh Road Parcel A	63	7171N BALD EAGLE WAY
12	7201N Oquirrh Road Parcel A	64	7172N BALD EAGLE WAY
13	7202N Oquirrh Road Parcel A	65	7173N BALD EAGLE WAY
14	7203N Oquirrh Road Parcel A	66	7174N BALD EAGLE WAY
15	7204N Oquirrh Road Parcel A	67	7175N BALD EAGLE WAY
16	7205N Oquirrh Road Parcel A	68	7176N BALD EAGLE WAY
17	7206N Oquirrh Road Parcel A	69	7177N BALD EAGLE WAY
18	7207N Oquirrh Road Parcel A	70	7178N BALD EAGLE WAY
19	7208N Oquirrh Road Parcel A	71	7179N BALD EAGLE WAY
20	7209N Oquirrh Road Parcel A	72	7180N BALD EAGLE WAY
21	7210N Oquirrh Road Parcel A	73	7181N BALD EAGLE WAY
22	7211N Oquirrh Road Parcel A	74	7182N BALD EAGLE WAY
23	7212N Oquirrh Road Parcel A	75	7183N BALD EAGLE WAY
24	7213N Oquirrh Road Parcel A	76	7184N BALD EAGLE WAY
25	7214N Oquirrh Road Parcel A	77	7185N BALD EAGLE WAY
26	7215N Oquirrh Road Parcel A	78	7186N BALD EAGLE WAY
27	7216N Oquirrh Road Parcel A	79	7187N BALD EAGLE WAY
28	7217N Oquirrh Road Parcel A	80	7188N BALD EAGLE WAY
29	7218N Oquirrh Road Parcel A	81	7189N BALD EAGLE WAY
30	7219N Oquirrh Road Parcel A	82	7190N BALD EAGLE WAY
31	7220N Oquirrh Road Parcel A	83	7191N BALD EAGLE WAY
32	7221N Oquirrh Road Parcel A	84	7192N BALD EAGLE WAY
33	7222N Oquirrh Road Parcel A	85	7193N BALD EAGLE WAY
34	7223N Oquirrh Road Parcel A	86	7194N BALD EAGLE WAY
35	7224N Oquirrh Road Parcel A	87	7195N BALD EAGLE WAY
36	7225N Oquirrh Road Parcel A	88	7196N BALD EAGLE WAY
37	7226N Oquirrh Road Parcel A	89	7197N BALD EAGLE WAY
38	7227N Oquirrh Road Parcel A	90	7198N BALD EAGLE WAY
39	7228N Oquirrh Road Parcel A	91	7199N BALD EAGLE WAY
40	7229N Oquirrh Road Parcel A	92	7200N BALD EAGLE WAY
41	7230N Oquirrh Road Parcel A	93	7201N BALD EAGLE WAY
42	7231N Oquirrh Road Parcel A	94	7202N BALD EAGLE WAY
43	7232N Oquirrh Road Parcel A	95	7203N BALD EAGLE WAY
44	7233N Oquirrh Road Parcel A	96	7204N BALD EAGLE WAY
45	7234N Oquirrh Road Parcel A	97	7205N BALD EAGLE WAY
46	7235N Oquirrh Road Parcel A	98	7206N BALD EAGLE WAY
47	7236N Oquirrh Road Parcel A	99	7207N BALD EAGLE WAY
48	7237N Oquirrh Road Parcel A	100	7208N BALD EAGLE WAY
49	7238N Oquirrh Road Parcel A		
50	7239N Oquirrh Road Parcel A		
51	7240N Oquirrh Road Parcel A		
52	7241N Oquirrh Road Parcel A		



GRAPHIC SCALE



(IN FEET)
1 inch = 50 ft.

OQUIRRH MOUNTAIN RANCH PHASE B-1

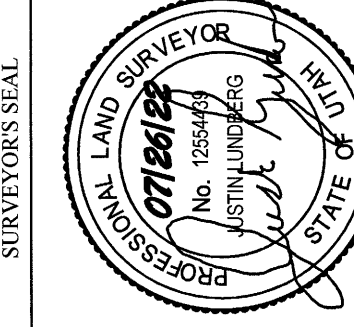
SUBDIVISION
LOCATED IN THE SE 1/4 OF SECTION 25, T5S, R2W,
SALT LAKE BASE & MERIDIAN
EAGLE MOUNTAIN CITY, UTAH COUNTY, UTAH

NOTARY PUBLIC SEAL

SURVEYOR'S SEAL

CITY-COUNTY ENGINEER SEAL

COUNTY RECORDER SEAL



OWNER / DEVELOPER
LGI HOMES
NICK MASON

BY 11/11/2022 Her # 15556
ANDREA ALLEN
UTAH COUNTY RECORDER
RECORDED FOR EAGLE MOUNTAIN CITY

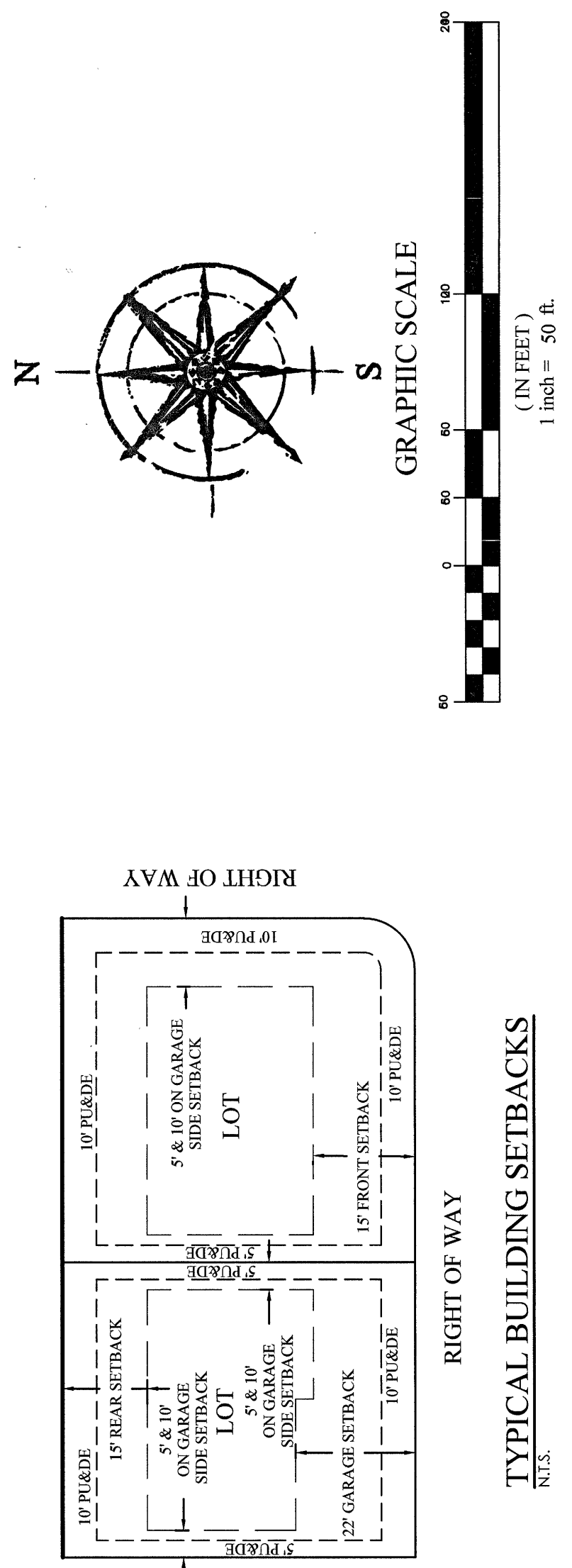
LEGEND

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

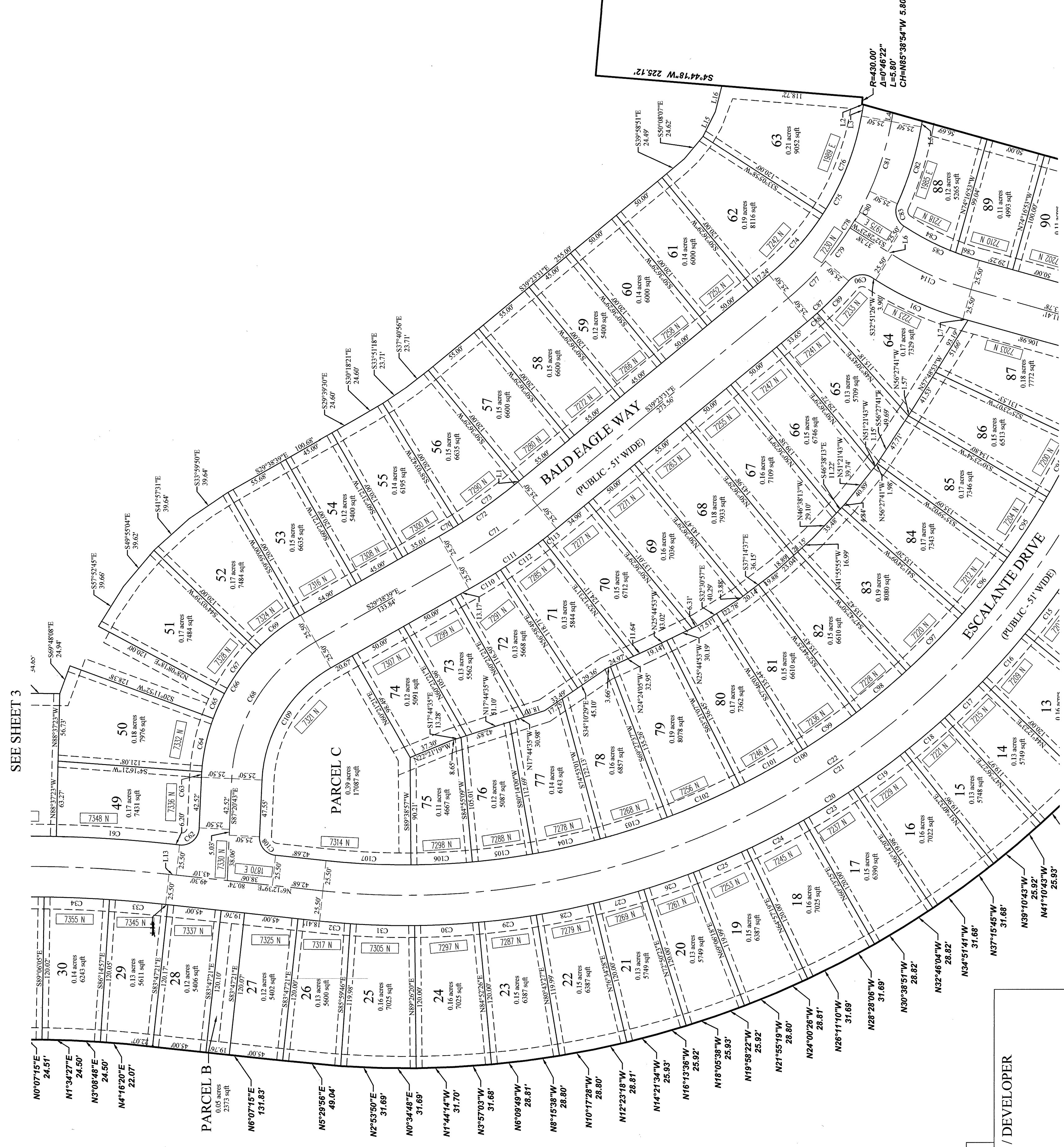
NOTES:
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OQUIRRH MOUNTAIN RANCH PHASE B-1
SUBDIVISION

LOCATED IN THE SE 1/4 OF SECTION 25, T5S, R2W,
SALT LAKE BASE & MERIDIAN
EAGLE MOUNTAIN CITY, UTAH COUNTY, UTAH



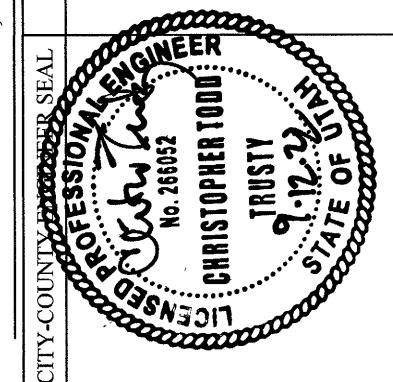
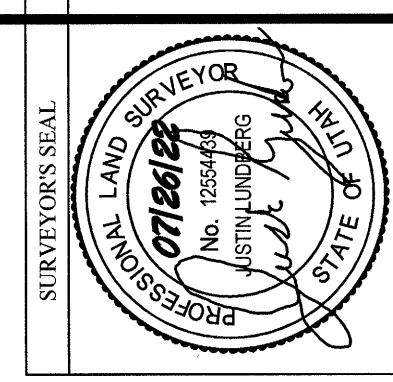
TYPICAL BUILDING SETBACKS
N.T.S.



OWNER / DEVELOPER
LGT HOMES
NICK MASON

SHEET 3 OF 5

SEE SHEET 1



EW 11/11/2022 Rep # 18566
ANDREA ALLEN RECORDER
2022 Nov 10 1:14 PM FEE \$4.00 BY #6
RECORDED FOR EAGLE MOUNTAIN CITY

OQUIRRH MOUNTAIN RANCH PHASE B-1

SUBDIVISION
LOCATED IN THE SE 1/4 OF SECTION 25, T5S, R2W,
SALT LAKE BASE & MERIDIAN
EAGLE MOUNTAIN CITY, UTAH COUNTY, UTAH

SURVEYORS SEAL	NOTARY PUBLIC SEAL	CITY-COUNTY ENGINEER SEAL	COUNTY RECORDER SEAL
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LEGEND

- BOUNDARY
- SECTION LINE
- EASEMENT
- RIGHT-OF-WAY LINE
- BUILDING SETBACK
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- SECTION MONUMENT (FOUND)
- STREET MONUMENT (TO BE SET)
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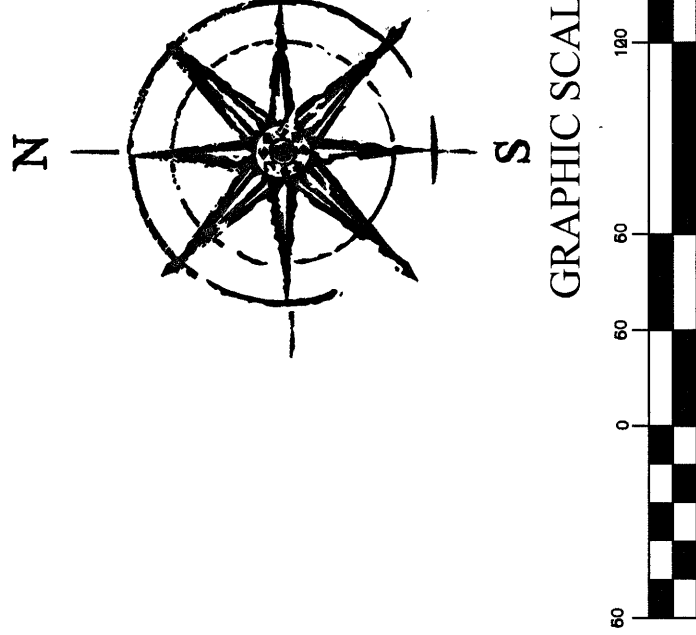
NOTES:
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SEE SHEET 4

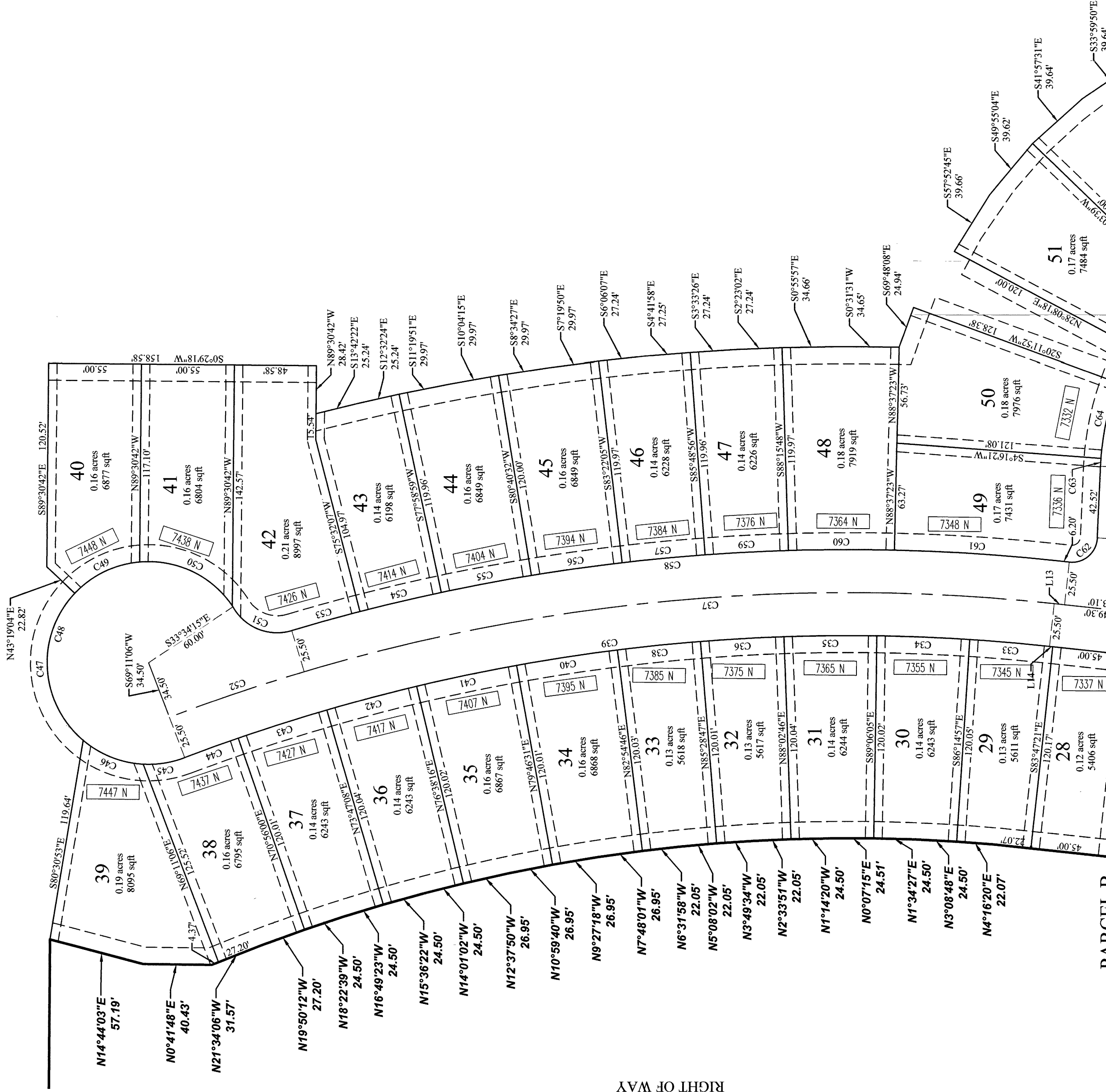
OQUIRRH MOUNTAIN RANCH PHASE B-1

SUBDIVISION

LOCATED IN THE SE 1/4 OF SECTION 25, T5S, R2W,
SALT LAKE BASE & MERIDIAN
EAGLE MOUNTAIN CITY, UTAH COUNTY, UTAH

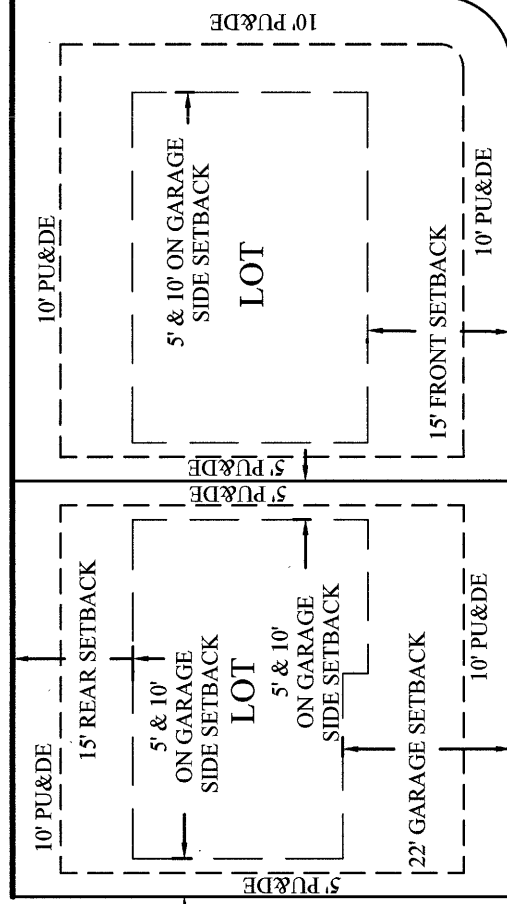


S1°22'34"W 0.28'
S89°32'40"E 728.36'



PARCEL A
0.21 acres
8997 sqft

RIGHT OF WAY



RIGHT OF WAY

TYPICAL BUILDING SETBACKS
N.T.S.

SHEET 4 OF 5

OWNER / DEVELOPER

OWNER/DEVELOPER
LGT HOMES
NICK MASON

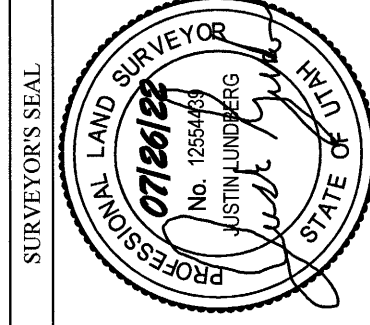
D A D / C T D

SEE SHEET 2

OQUIRRH MOUNTAIN RANCH PHASE B-1

SUBDIVISION

LOCATED IN THE SE 1/4 OF SECTION 25, T5S, R2W,
SALT LAKE BASE & MERIDIAN
EAGLE MOUNTAIN CITY, UTAH COUNTY, UTAH



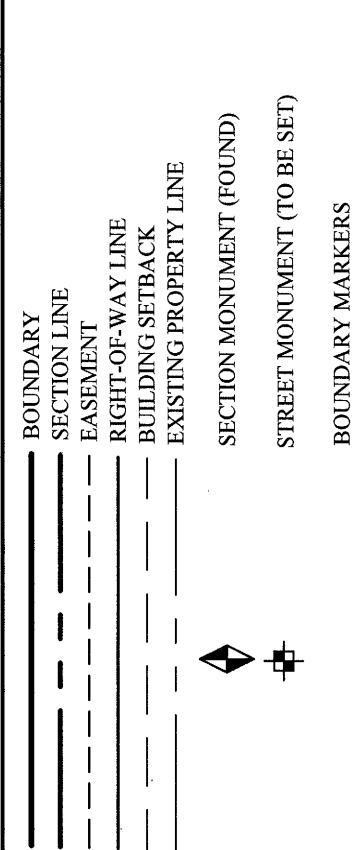
EW 11711212022 No. # 13566
ANDREA ALLEN
UTAH COUNTY RECORDER
RECORDED FOR EAGLE MOUNTAIN CITY

CITY-COUNTY ENGINEER SEAL

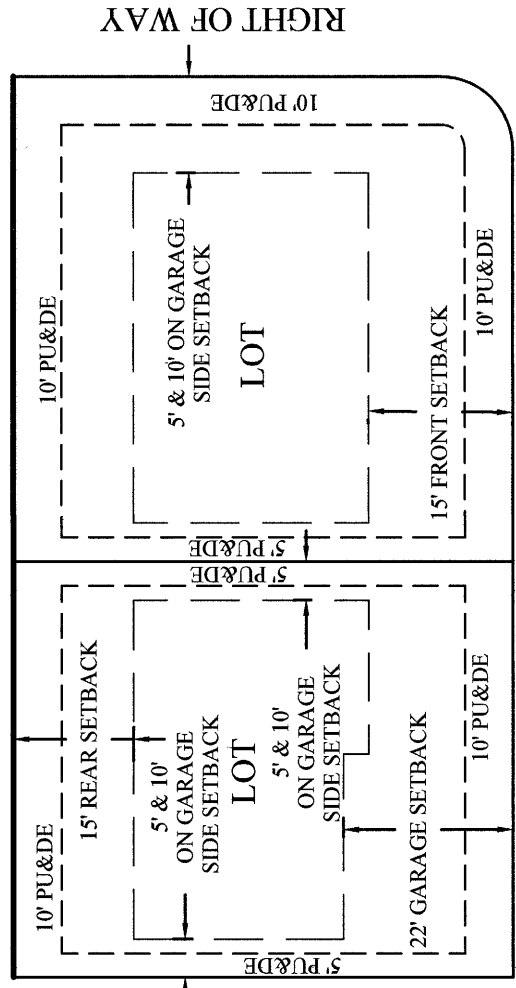
NOTARY PUBLIC SEAL

SURVEYORS SEAL

LEGEND



NOTES:
1. REBAR & CAP (FOCUS ENG.) TO BE SET AT ALL LOT CORNERS, NAILS OR PLUGS TO BE SET IN TOP BACK OF CURB AT EXTENSION OF SIDE LOT LINES, IN LIEU OF REBAR AND CAPS AT FRONT LOT CORNERS.



RIGHT OF WAY

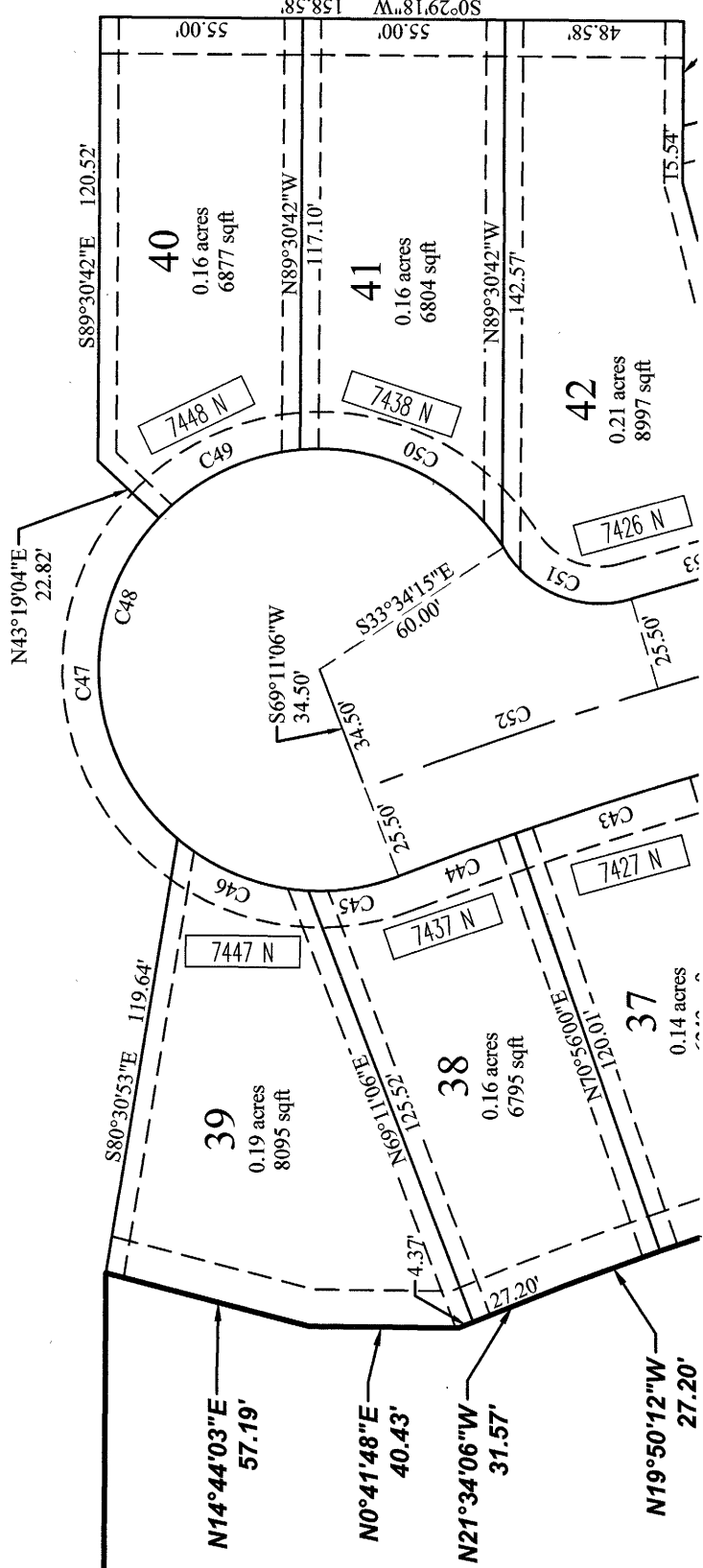
TYPICAL BUILDING SETBACKS
N.T.S.

Line Table		
LINE	DIRECTION	LENGTH
L1	S39°28'17"E	132
L2	S16°43'01"W	125
L3	N79°40'34"W	97.8
L4	S79°40'34"E	7.37
L5	S79°40'34"E	4.96
L6	S32°28'33"W	4.18
L7	S15°43'07"W	4.43
L8	N49°12'31"W	17.66
L9	N04°48'52"W	16.87
L10	N04°48'52"W	14.41
L11	S04°48'52"E	11.96
L12	S15°43'07"W	12.83
L13	N06°12'39"E	6.20
L14	S04°48'52"W	1.88
L15	S65°15'06"E	23.12
L16	S75°33'34"E	22.44

Curve Table			
CURVE	RADIUS	DELTA	CHORD DIRECTION
C1	180.00	20°15'59"	S05°7'08"W
L1			
C2	180.00	13°07'45"	S01°43'01"W
C3	180.00	7°24'14"	S12°01'00"W
C4	3783.65	1°00'21"	N05°12'45"E
C5	3776.25	0°32'54"	N04°26'05"E
C6	150.00	20°15'59"	S37°16'03"E
C7	120.00	20°15'59"	N05°27'08"E
C8	650.00	3°19'26"	N71°40'16"W
C9	650.00	3°19'26"	N71°40'16"W
C10	15.00	85°59'40"	S27°16'03"E
C11	675.50	3°19'05"	S68°37'01"E
C12	675.50	3°44'02"	S65°05'26"E
C13	675.50	4°08'59"	S61°08'54"E
C14	675.50	4°33'54"	S56°47'27"E
C15	675.50	4°08'59"	S52°26'01"E
C16	675.50	4°33'54"	S48°04'34"E
C17	675.50	3°44'02"	S43°55'55"E
C18	675.50	3°44'02"	S40°11'39"E
C19	675.50	4°33'48"	S36°02'44"E
C20	675.50	76°29'12"	S32°01'57"E
C21	650.00	76°29'12"	N32°01'57"W
C22	650.00	75°27'12"	N31°45'57"W
C23	675.50	4°09'05"	S31°41'07"E
C24	675.50	4°33'54"	S27°19'38"E
C25	675.50	4°08'59"	S22°38'11"E
C26	675.50	3°44'02"	S19°01'40"E
C27	675.50	3°44'02"	S15°17'55"E
C28	675.50	4°08'59"	S11°21'03"E
C29	675.50	4°08'59"	S07°12'04"E
C30	675.50	4°33'54"	S02°50'77"E
C31	675.50	4°33'54"	S01°43'17"W
C32	675.50	2°12'25"	S05°09'26"W
C33	1104.50	2°33'26"	S05°01'46"W
C34	1104.50	2°33'26"	S02°19'29"W
C35	1104.50	2°51'09"	S00°31'39"E
C36	1104.50	2°53'59"	S03°14'13"E
C37	1130.00	2°70'13"	N07°18'08"W
C38	1104.50	2°34'01"	S05°48'13"E
C39	1104.50	2°70'13"	N07°18'08"W
C40	1104.50	3°08'15"	S08°39'27"E

Curve Table			
CURVE	RADIUS	DELTA	CHORD DIRECTION
C41	1104.50	3°08'15"	S14°47'37"E
C42	1104.50	2°31'08"	S14°47'18"E
C43	1104.50	2°31'08"	S17°38'26"E
C44	1104.50	1°44'55"	S19°56'28"E
C45	60.00	23°56'25"	S08°50'42"E
C46	60.00	37°05'57"	S21°40'29"W
C47	60.00	93°05'56"	N86°46'16"E
C48	60.00	257°14'40"	N27°11'55"W
C49	60.00	41°40'57"	N25°50'28"W
C50	60.00	60°40'33"	N25°20'18"E
C51	29.95	78°49'22"	N25°45'02"E
C52	1130.00	4°16'07"	N18°40'52"W
C53	1155.50	2°05'15"	N15°30'20"W
C54	1155.50	2°26'52"	N15°14'27"W
C55	1155.50	2°41'32"	N10°40'15"W
C56	1155.50	2°41'32"	N07°38'42"W
C57	1155.50	2°26'52"	N05°24'29"W
C58	1155.94	23°03'22"	N05°00'58"W
C59	1155.50	2°26'52"	N02°57'38"W
C60	1155.50	3°06'49"	N09°10'47"W
C61	1155.50	4°50'02"	N05°47'38"E
C62	15.00	93°33'22"	N46°34'02"W
C63	165.50	1°57'04"	N46°32'11"W
C64	165.50	7°49'25"	S65°49'55"E
C65	165.50	15°55'52"	N77°45'53"W
C66	165.50	57°42'04"	N58°29'41"W
C67	165.50	15°55'52"	N55°54'02"W
C68	140.00	57°42'04"	S58°29'41"E
C69	165.50	15°55'52"	N37°58'40"W
C70	474.50	2°17'59"	N36°47'28"W
C71	500.00	9°44'52"	S34°31'05"E
C72	474.50	9°44'52"	N34°31'05"W
C73	474.50	7°26'46"	N35°44'41"W
C74	224.50	17°30'32"	N35°44'41"W
C75	224.50	40°17'03"	S59°32'02"W
C76	224.50	22°46'51"	N46°17'18"W
C77	250.00	10°07'55"	S44°27'18"E
C78	250.00	40°17'03"	S59°32'02"E
C79	250.00	8°00'22"	S55°31'22"E
C80	250.00	8°01'16"	S61°32'16"E

Curve Table					
CURVE	RADIUS	DELTA	LENGTH	CHORD DIRECTION	CHORD LENGTH
C81	250.00	14°07'40"	61.64	S72°26'44"E	61.49
C82	275.50	14°07'40"	67.93	S72°26'44"E	67.76
C83	15.00	80°54'39"	21.18	N72°59'47"E	19.47
C84	224.50	12°31'06"	49.05	N27°10'54"E	48.95
C85	224.50	17°49'20"	69.83	N24°13'47"E	69.55
C86	224.50	5°18'14"	20.78	N18°22'14"E	20.77
C87	275.50	10°07'35"	48.69	S44°27'18"E	48.63
C88	275.50	2°14'18"	10.76	S40°30'39"E	10.76
C89	275.50	7°53'18"	37.93	S45°34'27"E	37.90
C90	15.00	81°59'28"	21.47	S08°31'22"E	19.68
C91	275.50	16°45'16"	80.56	S24°05'45"W	80.27
C92	15.00	94°32'20"	24.75	S62°59'17"W	22.04
C93	624.50	5°07'40"	55.89	N67°10'43"W	55.87
C94	624.50	5°00'47"	54.64	N62°06'30"W	54.62
C95	624.50	5°35'08"	60.88	N59°46'32"W	60.86
C96	624.50	5°35'08"	60.88	N51°12'25"W	60.86
C97	624.50	6°08'40"	66.97	N45°21'31"W	66.94
C98	624.50	5°01'56"	54.79	N39°46'23"W	54.77
C99	624.50	5°01'56"	54.79	N34°44'47"W	54.77
C100	624.50	75°57'12"	827.86	N31°45'57"W	768.56
C101	624.50	5°35'07"	60.88	N29°26'26"W	60.85
C102	624.50	6°06'30"	66.58	N23°35'38"W	66.55
C103	624.50	5°25'24"	59.11	N17°40'41"W	59.09
C104	624.50	5°20'59"	58.31	N12°26'29"W	58.29
C105	624.50	4°41'09"	51.07	N07°25'25"W	51.06
C106	624.50	4°43'48"	51.55	N02°42'37"W	51.54
C107	624.50	6°33'42"	71.52	N02°55'48"E	71.48
C108	15.00	86°26'38"	22.63	N49°25'58"E	20.54
C109	1145.50	57°42'04"	115.31	S58°29'41"E	110.50
C110	525.50	3°22'52"	30.96	S31°19'55"E	30.95
C111	525.50	9°44'52"	89.40	S34°31'05"E	89.29
C112	525.50	4°46'48"	43.76	S35°24'20"E	43.75
C113	525.50	1°36'02"	14.68	S39°35'39"E	14.68
C114	250.00	16°45'16"	73.10	N24°05'45"E	72.84



SEE SHEET 3

N89°31'11"W 771.87'

N0°50'11"E 333.65'

S89°31'44"E 1163.26'

S89°32'40"E 126.36'

S122°34'W 0.28'

GRAPHIC SCALE



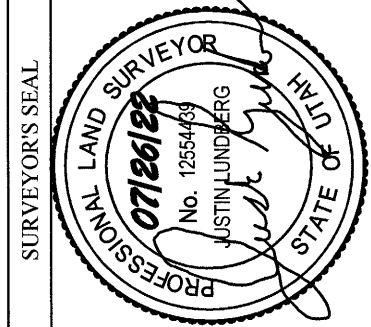
(IN FEET)
1 inch = 50 ft.



SEE SHEET 2

OQUIRRH MOUNTAIN RANCH PHASE B-1

SUBDIVISION
LOCATED IN THE SE 1/4 OF SECTION 25, T5S, R2W,
SALT LAKE BASE & MERIDIAN
EAGLE MOUNTAIN CITY, UTAH COUNTY, UTAH



CITY/COUNTY ENGINEER SEAL

NOTARY PUBLIC SEAL

SURVEYORS SEAL

OWNER / DEVELOPER

OWNER/DEVELOPER
LGI HOMES
NICK MASON

SHEET 5 OF 5

ENT 117112120222
UTAH COUNTY RECORDER
ANDREA ALLEN
RECORDED FOR EAGLE MOUNTAIN CITY



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

Tuesday, February 28, 2023

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

SUBJECT: Pony Express Estates plat 2 into warranty Bond Release

City Recorder:

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

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

Sincerely,


Chris Trusty (Feb 28, 2023 09:14 PST)

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

Cc: Fionnuala Kofoed, City Recorder



BOND RELEASE REQUEST LETTER
Pony Express Estates plat 2
Reduced

Engineering Division
2566 North Pony Express Parkway
Eagle Mountain City, Utah 84005
(801) 789-9871

1st Bond Release	
Original Bond Amount:	\$ 168,486.85
Previous Release Amount:	\$ -
Amount to Release this Period:	\$ 20,220.00
Amount Remaining in Bond:	\$ 148,266.85

Bond Releases Summary	
#1	\$ -
#2	\$ -
#3	\$ -
#4	\$ 20,220.00
TOTAL	\$ 20,220.00

2/28/2023

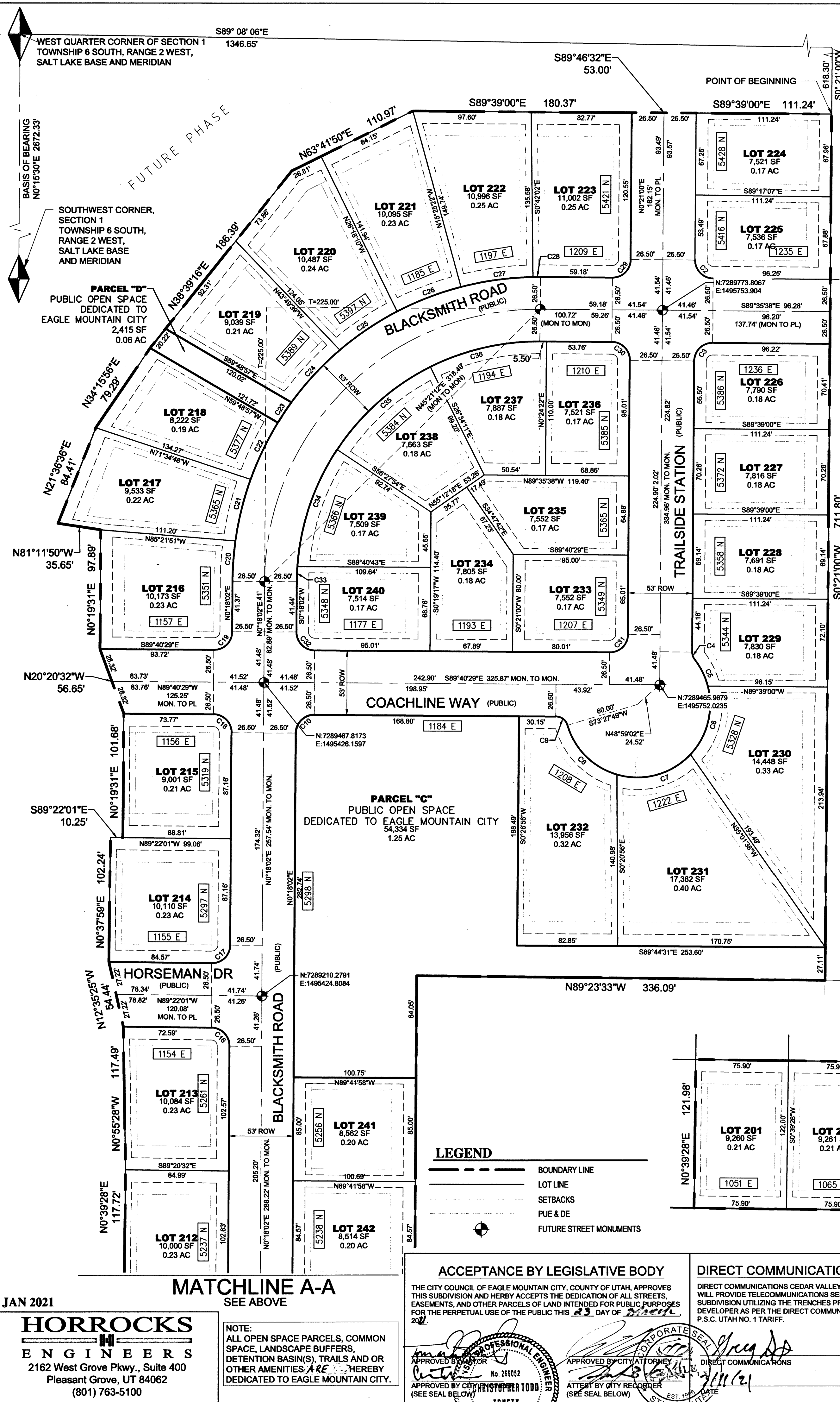
ITEM	DESCRIPTION	ORIGINAL QUANTITY	REDUCED QUANTITY	UNIT	UNIT COST	TOTAL	QUANTITIES COMPLETED			MONIES RELEASED	
							Previous Period	This Period	% to date	This Period	To Date
1	SITE PREP										
a	Mobilization	1	0	LS	\$5,000.00	\$0.00	0	1	100%	\$0.00	\$0.00
b	Traffic Control	1	0	LS	\$1,500.00	\$0.00	0	1	100%	\$0.00	\$0.00
c	Construction staking/survey	1	0	LS	\$10,000.00	\$0.00	0	1	100%	\$0.00	\$0.00
d	Testing	1	0	LS	\$3,500.00	\$0.00	0	1	100%	\$0.00	\$0.00
e	Clear and grub	15.3	0	AC	\$2,200.00	\$0.00	0	15.3	100%	\$0.00	\$0.00
f	Structural fill	20120	0	CY	\$6.00	\$0.00	0	20120	100%	\$0.00	\$0.00
g	Fill-pond area	3100	0	CY	\$6.00	\$0.00	0	3100	100%	\$0.00	\$0.00
2	ROADWAY IMPROVEMENTS										
a	3" asphalt	1678	0	TON	\$95.00	\$0.00	0	1678	100%	\$0.00	\$0.00
b	6" Road base	5211	0	TON	\$6.50	\$0.00	0	5211	100%	\$0.00	\$0.00
c	9" of E-fill	10741	0	TON	\$6.00	\$0.00	0	10741	100%	\$0.00	\$0.00
d	30" curb & gutter w/prop.	5254	0	LF	\$20.00	\$0.00	0	5254	100%	\$0.00	\$0.00
e	5' sidewalk w/prop.	5408	0	LF	\$18.00	\$0.00	0	5408	100%	\$0.00	\$0.00
f	8' wide trail	311	0	LF	\$30.00	\$0.00	0	311	100%	\$0.00	\$0.00
g	10' wide trail	508	0	LF	\$45.00	\$0.00	0	508	100%	\$0.00	\$0.00
h	ADA ramp	15	0	EA	\$750.00	\$0.00	0	15	100%	\$0.00	\$0.00
3	CULINARY WATER										
a	8" PVC water main	3067	0	LF	\$42.00	\$0.00	0	3067	100%	\$0.00	\$0.00
b	3/4" water service with meter	42	0	EA	\$950.00	\$0.00	0	42	100%	\$0.00	\$0.00
c	8" gate valve	17	0	EA	\$1,500.00	\$0.00	0	17	100%	\$0.00	\$0.00
d	Air Vac	2	0	EA	\$1,500.00	\$0.00	0	2	100%	\$0.00	\$0.00
e	Sampling Station	1	0	EA	\$1,200.00	\$0.00	0	1	100%	\$0.00	\$0.00
f	Fire Hydrant w/valve	5	0	EA	\$4,000.00	\$0.00	0	5	100%	\$0.00	\$0.00
g	2" irrigation lateral	1	0	EA	\$1,760.00	\$0.00	0	1	100%	\$0.00	\$0.00
h	Connect to existing	2	0	EA	\$7,500.00	\$0.00	0	2	100%	\$0.00	\$0.00
i	Blow-off valve	5	0	EA	\$1,200.00	\$0.00	0	5	100%	\$0.00	\$0.00
4	STORM DRAIN										
a	15" RCP storm drain pipe	1250	0	LF	\$55.00	\$0.00	0	1250	100%	\$0.00	\$0.00
b	24" RCP storm drain pipe	1192	0	LF	\$72.00	\$0.00	0	1192	100%	\$0.00	\$0.00
c	Install Inlet box	9	0	EA	\$2,750.00	\$0.00	0	9	100%	\$0.00	\$0.00
d	Install inlet combo box	10	0	EA	\$5,500.00	\$0.00	0	10	100%	\$0.00	\$0.00
e	60" manholes	4	0	EA	\$4,500.00	\$0.00	0	4	100%	\$0.00	\$0.00
f	Detention pond outlet structure	1	0	EA	\$1,500.00	\$0.00	0	1	100%	\$0.00	\$0.00
5	SEWER										
a	8" PVC sewer main	2881	0	LF	\$65.00	\$0.00	0	2881	100%	\$0.00	\$0.00
b	60" manholes	12	0	EA	\$4,500.00	\$0.00	0	12	100%	\$0.00	\$0.00
c	4" sewer service	42	0	EA	\$500.00	\$0.00	0	42	100%	\$0.00	\$0.00
d	Connect to existing	1	0	EA	\$7,500.00	\$0.00	0	1	100%	\$0.00	\$0.00
6	MISC.										
a	Street Signs	8	8	EA	\$1,250.00	\$10,000.00	0	8	100%	\$10,000.00	\$10,000.00
b	Stop Signs	7	7	EA	\$1,250.00	\$8,750.00	0	7	100%	\$8,750.00	\$8,750.00
c	SWPPP	21	2.1	EA	\$700.00	\$1,470.00	0	21	100%	\$1,470.00	\$1,470.00
TOTAL CONSTRUCTION COST						\$20,220.00					
Original 10% Bond Coverage						\$148,266.85					
TOTAL BOND AMOUNT:						\$168,486.85					
							Released this Period			\$20,220.00	

Chris
Chris Trusty (Feb 28, 2023 09:15 PST)
Christopher T. Trusty P.E.
Engineering Director

Date

Robert Ballif
Robert Ballif
Engineering Tech. II

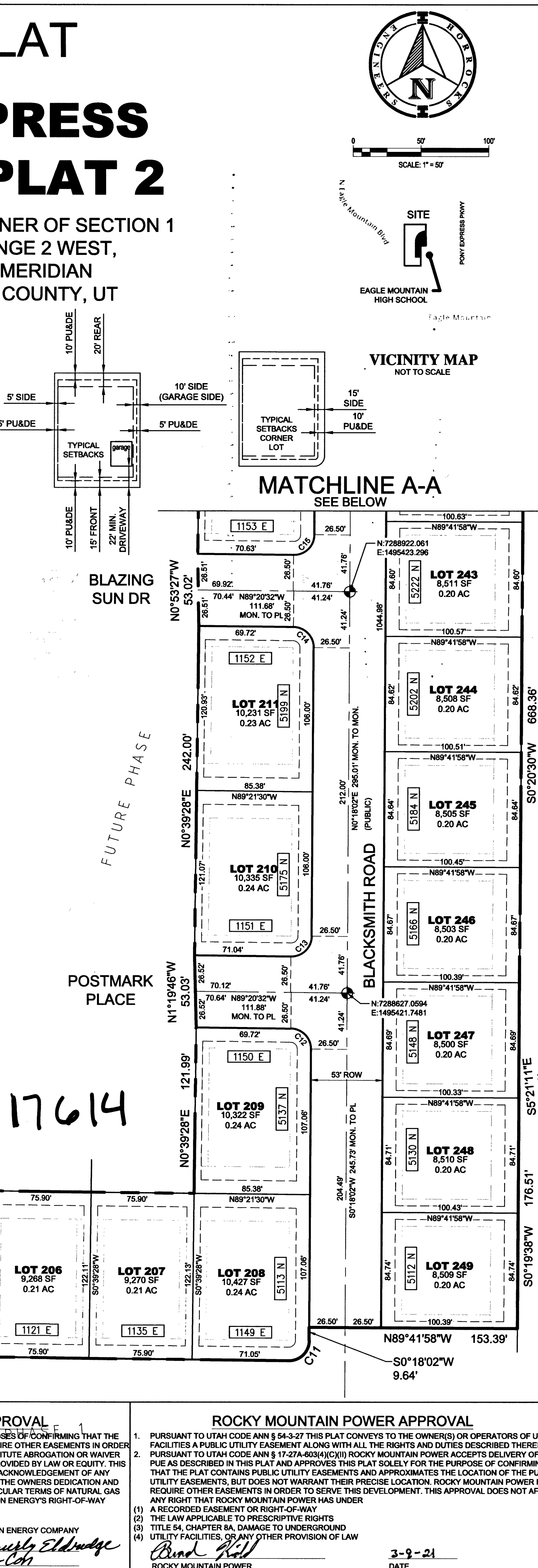
2/28/23
Date



FINAL PLAT FOR PONY EXPRESS ESTATES PLAT 2

LOCATED IN SOUTHWEST CORNER OF SECTION 1
TOWNSHIP 6 SOUTH, RANGE 2 WEST,
SALT LAKE BASE AND MERIDIAN
EAGLE MOUNTAIN, UTAH COUNTY, UT

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	353.84	225.00	90°06'20"	S45° 21' 12"W	318.49
C2	23.55	15.00	89°56'38"	S44° 37' 19"E	21.20
C3	23.58	15.00	90°03'22"	S45° 22' 41"W	21.22
C4	6.69	10.00	38°20'36"	S18° 49' 18"E	6.57
C5	24.47	60.00	23°21'52"	S26° 18' 40"E	24.30
C6	60.37	60.00	57°39'01"	S14° 11' 47"W	57.86
C7	66.10	60.00	63°07'15"	S74° 34' 55"W	62.81
C8	60.03	60.00	57°19'17"	N45° 11' 49"W	57.55
C9	12.77	10.00	73°08'19"	N53° 06' 20"W	11.92
C10	23.57	15.00	90°00'44"	N45° 18' 46"E	21.22
C11	23.66	15.00	90°21'26"	S45° 28' 45"W	21.28
C12	23.47	15.00	89°38'34"	S44° 31' 15"E	21.15
C13	23.66	15.00	90°21'26"	N45° 28' 45"E	21.28
C14	23.47	15.00	89°38'34"	N44° 31' 15"W	21.15
C15	23.66	15.00	90°21'26"	N45° 28' 45"E	21.28
C16	23.47	15.00	89°40'03"	N44° 31' 59"W	21.15
C17	23.65	15.00	90°19'57"	N45° 28' 01"E	21.27
C18	23.56	15.00	89°58'32"	N44° 41' 14"W	21.21
C19	23.57	15.00	90°01'28"	N45° 18' 46"E	21.22
C20	33.25	251.50	7°34'26"	N4° 05' 15"E	33.22
C21	52.09	251.50	11°51'59"	N13° 48' 28"E	51.99
C22	51.96	251.50	11°50'17"	N25° 39' 36"E	51.87
C23	20.05	251.50	4°34'01"	N33° 51' 45"E	20.04
C24	58.69	251.50	13°22'17"	N42° 49' 54"E	58.56
C25	57.01	251.50	12°59'18"	N56° 00' 41"E	56.89
C26	56.24	251.50	12°48'42"	N68° 54' 54"E	56.12
C27	60.14	251.49	13°42'03"	N82° 09' 50"E	59.99
C28	6.09	251.51	1°23'18"	N89° 42' 43"E	6.09
C29	23.58	15.00	90°03'22"	N45° 22' 41"E	21.22
C30	23.55	15.00	89°56'38"	N44° 37' 19"W	21.20
C31	23.56	15.00	89°58'31"	N45° 20' 15"E	21.21
C32	23.52	15.00	89°50'24"	S44° 45' 18"E	21.18
C33	12.35	198.50	3°33'58"	S2° 05' 01"W	12.35
C34	102.79	198.50	29°40'06"	S18° 42' 03"W	101.64
C35	103.57	198.50	29°53'43"	S48° 28' 58"W	102.40
C36	93.46	198.50	26°58'32"	S76° 55' 06"W	92.60



SURVEYOR'S CERTIFICATE

I, C. DAVID MCKINNEY DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 5251295 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY BY AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF SAID TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS AND EASEMENTS TO BE KNOWN AS PONY EXPRESS ESTATES PLAT 2 AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT AND THAT THIS IS TRUE AND CORRECT.

C. DAVID MCKINNEY
LICENSE NO. 5251295

BOUNDARY DESCRIPTION

BEGINNING AT A POINT WHICH IS SOUTH 89°08'06" EAST 1346.65 FEET AND SOUTH 00°21'00" WEST 618.30 FEET FROM THE WEST QUARTER CORNER OF SECTION 1, TOWNSHIP 6 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN AND RUNNING; THENCE SOUTH 0°21'00" WEST 711.80 FEET; THENCE NORTH 89°23'33" WEST 336.09 FEET; THENCE SOUTH 0°20'30" WEST 668.36 FEET; THENCE SOUTH 05°21'11" EAST 1.43 FEET; THENCE SOUTH 0°19'38" WEST 176.51 FEET; THENCE NORTH 89°41'58" WEST 153.39 FEET; THENCE SOUTH 0°18'02" WEST 9.84 FEET TO A POINT OF CURVATURE; THENCE SOUTHWESTERLY ALONG THE ARC OF A 15.00 FOOT RADIUS CURVE TO THE RIGHT 23.66 FEET WITH A CENTRAL ANGLE OF 90°21'26" (CHORD S45°28'45"W 21.28') TO A POINT OF TANGENCY; THENCE NORTH 89°20'32" WEST 802.35 FEET; THENCE NORTH 00°39'28" EAST 121.98 FEET; THENCE SOUTH 89°21'30" EAST 531.30 FEET; THENCE NORTH 0°39'28" EAST 121.99 FEET; THENCE NORTH 1°19'46" WEST 53.03 FEET; THENCE NORTH 0°39'28" EAST 242.00 FEET; THENCE NORTH 0°53'27" WEST 53.02 FEET; THENCE NORTH 0°39'28" EAST 117.72 FEET; THENCE NORTH 0°55'28" WEST 117.49 FEET; THENCE NORTH 12°35'25" WEST 54.44 FEET; THENCE NORTH 0°37'59" EAST 102.24 FEET; THENCE SOUTH 89°22'01" EAST 10.25 FEET; THENCE NORTH 0°19'31" EAST 101.68 FEET; THENCE NORTH 20°20'32" WEST 56.65 FEET; THENCE NORTH 0°19'31" EAST 97.89 FEET; THENCE NORTH 81°11'50" WEST 35.65 FEET; THENCE NORTH 21°38'36" EAST 84.41 FEET; THENCE NORTH 34°15'58" EAST 79.29 FEET; THENCE NORTH 38°38'16" EAST 186.39 FEET; THENCE NORTH 63°41'50" EAST 110.97 FEET; THENCE SOUTH 89°39'00" EAST 180.37 FEET; THENCE SOUTH 89°46'32" EAST 53.00 FEET; THENCE SOUTH 89°39'00" EAST 111.24 FEET TO THE POINT OF BEGINNING.

CONTAINS 15.32 ACRES AND 49 LOTS.

PLAT CALCULATIONS

TOTAL ACREAGE:	15.32 ACRES
TOTAL ACREAGE IN LOTS:	15.32 ACRES
TOTAL ACREAGE IN SUBDIV. ROW:	3.24 ACRES
TOTAL OPEN SPACE:	1.65 ACRES
TOTAL IMPROVED OPEN SPACE:	1.65 ACRES
AVERAGE LOT SIZE:	11081 SF/0.25 ACRES
LARGEST LOT SIZE:	17,382 SF/0.40 ACRES
SMALLEST LOT SIZE:	7,509 SF/0.17 ACRES
OVERALL DENSITY:	3.2 LOTS/ACRE
TOTAL # OF LOTS:	49 LOTS

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 TO BE KNOWN AS:

PONY EXPRESS ESTATES PLAT 2

AND NOW DO HEREBY DEDICATE UNDER THE PROVISIONS OF 10-8A-607, UTAH CODE, WITHOUT CONDITION, RESTRICTION OR RESERVATION TO EAGLE MOUNTAIN CITY, UTAH, ALL STREETS, PARKS, OPEN SPACES, EASEMENTS 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: **RICHMOND AMERICAN HOMES OF UTAH**

AUTHORIZED SIGNATURE(S): *Paul Peterson*

LIMITED LIABILITY ACKNOWLEDGMENT

STATE OF UTAH } S.S.
COUNTY OF UTAH }
ON THE 22ND DAY OF FEBRUARY, 2021, PERSONALLY APPEARED BEFORE ME THE PERSONS SIGNING THE FOREGOING OWNERS DEDICATION KNOW 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.

NOTARY PUBLIC SIGNATURE: *KAY VAN WAGEN*
PRINTED FULL NAME OF NOTARY: **KAY VAN WAGEN**
MY COMMISSION EXPIRES: **07-28-2023** COMMISSION NUMBER: **706644**

DEVELOPED BY:

Richmond American Homes of Utah, Inc.
849 W. Levey Drive, Ste 220
Salt Lake City, UT 84123
(801)-743-7456

PONY EXPRESS ESTATES PLAT 2
LOCATED IN SOUTHWEST CORNER OF SECTION 1
TOWNSHIP 6 SOUTH, RANGE 2 WEST,
SALT LAKE BASE AND MERIDIAN
EAGLE MOUNTAIN, UTAH COUNTY, UT

RECORDED #
STATE OF UTAH, COUNTY OF UTAH, RECORDED AND FILED AT THE REQUEST OF
DATE: _____ TIME: _____ BOOK: _____ PAGE: _____

FEE \$ _____ CLERK: _____ UTAH COUNTY RECORDER

HORROCKS ENGINEERS
2162 West Grove Pkwy., Suite 400
Pleasant Grove, UT 84062
(801) 763-5100

NOTE: ALL OPEN SPACE PARCELS, COMMON SPACE, LANDSCAPE BUFFERS, DETENTION BASIN(S), TRAILS AND OR OTHER AMENITIES ARE HEREBY DEDICATED TO EAGLE MOUNTAIN CITY.

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 22ND DAY OF FEBRUARY, 2021.

APPROVED BY CITY ATTORNEY: *[Signature]*
APPROVED BY CITY RECORDER: *[Signature]*

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.

APPROVED THIS 4TH DAY OF 3, 2021

DOMINION ENERGY APPROVAL

DOMINION ENERGY APPROVES THIS PLAT SOLELY FOR THE PURPOSES 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 ACKNOWLEDGMENT OF ANY TERMS CONTAINED IN THE PLAT, INCLUDING THOSE SET FORTH IN THE OWNERS DEDICATION AND THE NOTES, AND DOES NOT CONSTITUTE A GUARANTEE OF PARTICULAR TERMS OF NATURAL GAS SERVICE. FOR FURTHER INFORMATION PLEASE CONTACT DOMINION ENERGY'S RIGHT-OF-WAY DEPARTMENT AT 1-800-385-8532.

APPROVED THIS 4TH DAY OF 3, 2021

ROCKY MOUNTAIN POWER APPROVAL

PURSUANT TO UTAH CODE ANN § 54-327 THIS PLAT CONVEYS TO THE OWNERS/OPERATORS OF UTILITY FACILITIES A PUBLIC UTILITY EASEMENT ALONG WITH ALL THE RIGHTS AND DUTIES DESCRIBED THEREIN. PURSUANT TO UTAH CODE ANN § 17-27A(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 RECORDING EASEMENT OR RIGHT-OF-WAY.

(1) THE LAW APPLICABLE TO PRESCRIPTIVE RIGHTS
(2) TITLE 54, CHAPTER 8A, DAMAGE TO UNDERGROUND UTILITY FACILITIES, OR ANY OTHER PROVISION OF LAW

APPROVED THIS 4TH DAY OF 3, 2021



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

Tuesday, February 28, 2023

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

SUBJECT: Pony Express Estates plat 3 into warranty Bond Release

City Recorder:

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

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

Sincerely,


Chris Trusty (Feb 28, 2023 09:14 PST)

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

Cc: Fionnuala Kofoed, City Recorder



BOND RELEASE REQUEST LETTER
Pony Express Estates plat 3
Reduced

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

1st Bond Release	
Original Bond Amount:	\$ 213,547.36
Previous Release Amount:	\$ -
Amount to Release this Period:	\$ 84,417.00
Amount Remaining in Bond:	\$ 129,130.36

Bond Releases Summary	
#1	\$ -
#2	\$ -
#3	\$ -
#4	\$ 84,417.00
TOTAL	\$ 84,417.00

2/28/2023

							QUANTITIES COMPLETED		MONIES RELEASED	
ITEM	DESCRIPTION	ORIGINAL QUANTITY	REDUCED QUANTITY	UNIT	UNIT COST	TOTAL	Previous Period	This Period	% to date	This Period To Date
1	SITE PREP									
a	Mobilization	1	0	LS	\$6,500.00	\$0.00	0	1	100%	\$0.00 \$0.00
b	Construction entrance	1	0	LS	\$3,333.00	\$0.00	0	1	100%	\$0.00 \$0.00
c	Construction wash out's	1	0.1	LS	\$1,600.00	\$160.00	0	1	100%	\$160.00 \$160.00
d	SWPPP	1	0.1	LS	\$12,500.00	\$1,250.00	0	1	100%	\$1,250.00 \$1,250.00
e	Temp. services	1	0	LS	\$4,000.00	\$0.00	0	1	100%	\$0.00 \$0.00
f	Clear/grub	1	0	LS	\$11,635.00	\$0.00	0	1	100%	\$0.00 \$0.00
g	Mass excavation	500	0	CY	\$5.00	\$0.00	0	500	100%	\$0.00 \$0.00
h	Import fill	26480	0	TON	\$12.00	\$0.00	0	26480	100%	\$0.00 \$0.00
i	Common fill	9023	0	CY	\$6.00	\$0.00	0	9023	100%	\$0.00 \$0.00
2	ROADWAY IMPROVEMENTS									
a	3" asphalt	55325	0	SF	\$1.37	\$0.00	0	55325	100%	\$0.00 \$0.00
b	8" Road base	55325	0	SF	\$0.72	\$0.00	0	55325	100%	\$0.00 \$0.00
c	9" of E-fill	69157	0	SF	\$0.60	\$0.00	0	69157	100%	\$0.00 \$0.00
d	Prep. subgrade	104723	0	SF	\$0.12	\$0.00	0	104723	100%	\$0.00 \$0.00
e	30" curb & gutter w/ prep.	3810	0	LF	\$21.30	\$0.00	0	3810	100%	\$0.00 \$0.00
f	5' sidewalk w/ prep.	18800	9400	SF	\$6.05	\$56,870.00	0	18800	100%	\$56,870.00 \$56,870.00
g	8' wide trail, 3" asphalt	312	312	SF	\$1.50	\$468.00	0	312	100%	\$468.00 \$468.00
h	8' wide trail, 6" base	390	390	SF	\$1.10	\$429.00	0	390	100%	\$429.00 \$429.00
i	8' wide trail, subgrade	390	390	SF	\$0.50	\$195.00	0	390	100%	\$195.00 \$195.00
j	Grade park strips	3810	3810	LF	\$1.25	\$4,762.50	0	3810	100%	\$4,762.50 \$4,762.50
k	Back concrete	3810	3810	LF	\$1.25	\$4,762.50	0	3810	100%	\$4,762.50 \$4,762.50
l	ADA ramp	4	4	EA	\$1,380.00	\$5,520.00	0	4	100%	\$5,520.00 \$5,520.00
3	CULINARY WATER									
a	8" PVC water main	2020	0	LF	\$24.50	\$0.00	0	2020	100%	\$0.00 \$0.00
b	3/4" water service with meter	37	0	EA	\$1,325.00	\$0.00	0	37	100%	\$0.00 \$0.00
c	8" gate valve	9	0	EA	\$1,830.00	\$0.00	0	9	100%	\$0.00 \$0.00
d	8" fittings	6	0	EA	\$975.00	\$0.00	0	6	100%	\$0.00 \$0.00
e	Valve collars	13	0	EA	\$420.00	\$0.00	0	13	100%	\$0.00 \$0.00
f	Temp. blowoff	1	0	EA	\$1,200.00	\$0.00	0	1	100%	\$0.00 \$0.00
g	Fire Hydrant w/ valve	4	0	EA	\$5,500.00	\$0.00	0	4	100%	\$0.00 \$0.00
h	2" irrigation lateral	1	0	EA	\$3,940.00	\$0.00	0	1	100%	\$0.00 \$0.00
i	Connect to existing	3	0	LS	\$2,400.00	\$0.00	0	3	100%	\$0.00 \$0.00
j	Blow-off valve	1	0	EA	\$1,650.00	\$0.00	0	1	100%	\$0.00 \$0.00
k	Bedding	2264	0	TON	\$11.75	\$0.00	0	2264	100%	\$0.00 \$0.00
l	Haul/spread spoils	1415	0	CY	\$1.25	\$0.00	0	1415	100%	\$0.00 \$0.00
4	STORM DRAIN									
a	15" RCP storm drain pipe	232	0	LF	\$33.00	\$0.00	0	232	100%	\$0.00 \$0.00
b	24" RCP storm drain pipe	700	0	LF	\$50.00	\$0.00	0	700	100%	\$0.00 \$0.00
c	Install Inlet box	4	0	EA	\$2,150.00	\$0.00	0	4	100%	\$0.00 \$0.00
d	Install inlet combo box	5	0	EA	\$4,500.00	\$0.00	0	5	100%	\$0.00 \$0.00
e	Catch basin tie in	9	0	EA	\$375.00	\$0.00	0	9	100%	\$0.00 \$0.00
f	Manhole collars	6	0	EA	\$550.00	\$0.00	0	6	100%	\$0.00 \$0.00
g	60" manholes	1	0	EA	\$3,000.00	\$0.00	0	1	100%	\$0.00 \$0.00
h	Connect to existing	1	0	LS	\$3,500.00	\$0.00	0	1	100%	\$0.00 \$0.00
i	Bedding	690	0	TON	\$18.25	\$0.00	0	690	100%	\$0.00 \$0.00
j	Haul/spread spoils	346	0	CY	\$1.25	\$0.00	0	346	100%	\$0.00 \$0.00
5	SEWER									
a	8" PVC sewer main	1305	0	LF	\$24.00	\$0.00	0	1305	100%	\$0.00 \$0.00
b	10" PVC sewer main	560	0	LF	\$28.00	\$0.00	0	560	100%	\$0.00 \$0.00
c	48" manholes	5	0	EA	\$3,450.00	\$0.00	0	5	100%	\$0.00 \$0.00
d	60" manholes	2	0	EA	\$4,220.00	\$0.00	0	2	100%	\$0.00 \$0.00
e	Manhole collars	7	0	EA	\$550.00	\$0.00	0	7	100%	\$0.00 \$0.00
f	4" sewer service	37	0	EA	\$1,125.00	\$0.00	0	37	100%	\$0.00 \$0.00
g	Connect to existing	3	0	LS	\$1,500.00	\$0.00	0	3	100%	\$0.00 \$0.00
h	Bedding	2233	0	TON	\$18.25	\$0.00	0	2233	100%	\$0.00 \$0.00
i	Import fill	2679	0	TON	\$11.15	\$0.00	0	2679	100%	\$0.00 \$0.00
j	Haul/spread spoils	3070	0	CY	\$1.25	\$0.00	0	3070	100%	\$0.00 \$0.00
6	MISC.									
a	Street Signs	4	4	EA	\$1,250.00	\$5,000.00	0	4	100%	\$5,000.00 \$5,000.00
b	Stop Signs	4	4	EA	\$1,250.00	\$5,000.00	0	4	100%	\$5,000.00 \$5,000.00
TOTAL CONSTRUCTION COST						\$84,417.00				
Original 10% Bond Coverage						\$129,130.36				
TOTAL BOND AMOUNT:						\$213,547.36				
							Released this Period		\$84,417.00	

Chris Trusty (Feb 28, 2023 04:15 PST)

Christopher T. Trusty P.E.
Engineering Director

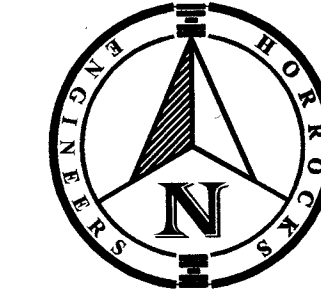
Date

Robert Ballin
Engineering Tech. 1

2/28/23
Date

PONY EXPRESS ESTATES PLAT 3

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 1
TOWNSHIP 6 SOUTH, RANGE 2 WEST,
SALT LAKE BASE AND MERIDIAN
EAGLE MOUNTAIN, UTAH COUNTY, UT

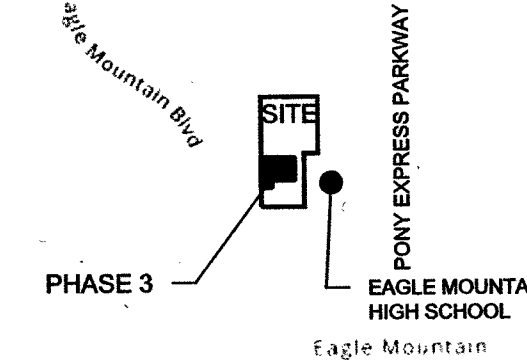


SCALE: 1" = 50'

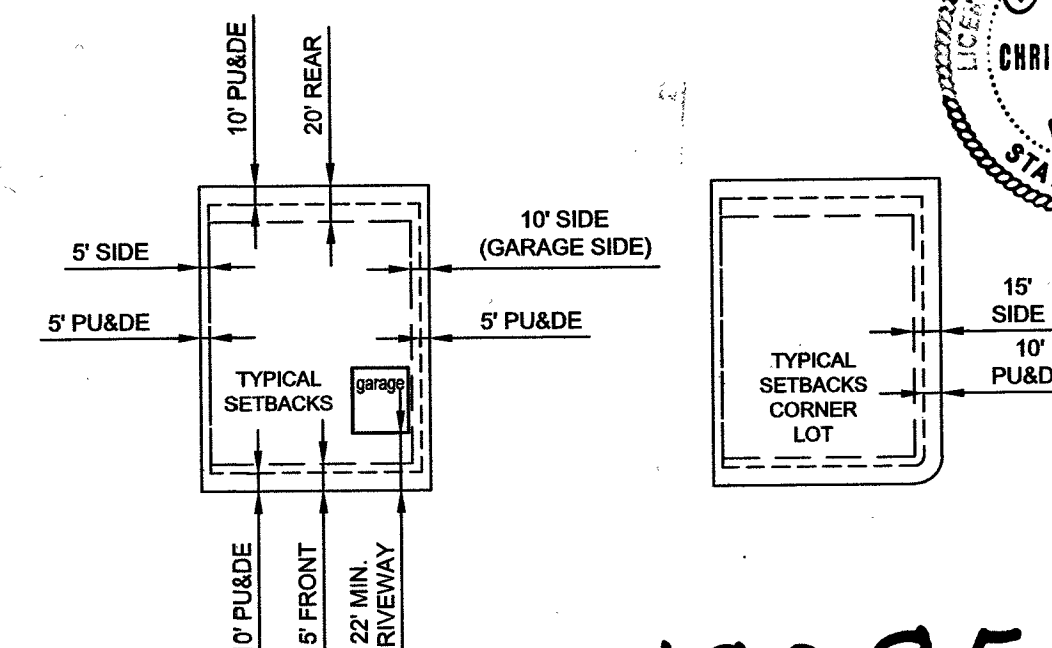
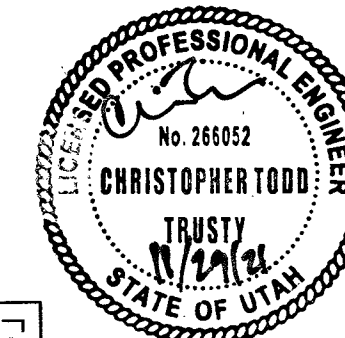
LEGEND

- BOUNDARY LINE
- LOT LINE
- SETBACKS
- PUE & DE
- FUTURE STREET MONUMENTS
- SECTION CORNER

Freebairns Ranch



VICINITY MAP
NOT TO SCALE



18085

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	48.53	226.50	12.28	S6°23'47"W	48.44
C2	48.65	253.00	11.02	S5°46'00"W	48.57
C3	48.44	200.00	13.88	N7°11'50"E	48.33
C4	23.46	15.00	89.60	N44°32'31"W	21.14
C5	23.67	15.00	90.40	N45°27'28"E	21.29
C6	23.46	15.00	89.60	S44°32'31"E	21.14
C7	23.67	15.00	90.40	S45°27'29"W	21.29
C8	23.46	15.00	89.60	N44°32'31"W	21.14

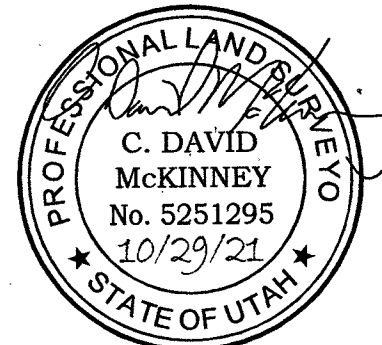
NOTES:

- ALL OPEN SPACE PARCELS, COMMON SPACE, LANDSCAPE BUFFERS, DETENTION BASIN(S), TRAILS AND OR OTHER AMENITIES SHALL BE HEREBY DEDICATED TO EAGLE MOUNTAIN CITY.
- LOT DRAINAGE: HOME BUILDER SHALL ENSURE THAT RUNOFF FROM THE ROOF AND DRIVEWAY DRAIN TO THE STREET AND THAT ANY OTHER DRAINAGE FROM THE LOT DOES NOT DRAIN TO ADJACENT LOTS.
- DRIVEWAY FOR LOT 303 TO BE INSTALLED ON SOUTH SIDE OF LOT TO AVOID STORM DRAIN COMBINATION BOX

SURVEYOR'S CERTIFICATE

I, C. DAVID MCKINNEY DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 5251295 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY BY AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF SAID TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS AND EASEMENTS TO BE KNOWN AS PONY EXPRESS ESTATES PLAT 3 AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT AND THAT THIS IS TRUE AND CORRECT.

C. DAVID MCKINNEY
LICENSE NO. 5251295



BOUNDARY DESCRIPTION

BEGINNING AT A POINT SOUTH 0°15'30" WEST 1596.14 FEET FROM THE WEST QUARTER CORNER OF SECTION 1, TOWNSHIP 6 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN TO THE POINT OF BEGINNING; THENCE NORTH 30°54'47" EAST 122.49 FEET; THENCE SOUTH 89°20'32" EAST 696.27 FEET; THENCE SOUTH 0°39'28" WEST 117.72 FEET; THENCE SOUTH 0°53'27" EAST 53.02 FEET; THENCE SOUTH 0°39'28" WEST 242.00 FEET; THENCE SOUTH 1°19'46" EAST 53.04 FEET; THENCE SOUTH 0°39'28" WEST 121.99 FEET; THENCE NORTH 89°21'30" WEST 531.30 FEET; THENCE SOUTH 0°39'28" WEST 121.98 FEET; THENCE NORTH 89°20'32" WEST 68.82 FEET TO A POINT OF CURVATURE; THENCE NORTHWESTERLY ALONG THE ARC OF A 15.00 FOOT RADIUS CURVE TO THE RIGHT 23.46 FEET HAVING A CENTRAL ANGLE OF 89°38'01" WEST 53.00 FEET; THENCE SOUTH 0°15'30" WEST 8.61 FEET; THENCE NORTH 89°22'40" WEST 99.76 FEET; THENCE NORTH 0°15'30" EAST 805.27 FEET TO THE POINT OF BEGINNING.

CONTAINS 10.92 ACRES, 38 LOTS, AND 1 PARCEL.

PLAT CALCULATIONS

TOTAL ACRES:	10.92 ACRES
TOTAL ACRES IN SUBDIV. ROW:	2.44 ACRES
TOTAL ACRES IN LOTS:	7.90 ACRES
TOTAL OPEN SPACE:	0.58 ACRES
TOTAL IMPROVED OPEN SPACE:	0.58 ACRES
AVERAGE LOT SIZE:	9,162 SF/ 0.21 ACRES
LARGEST LOT SIZE:	1,1018 SF/ 0.25 ACRES
SMALLEST LOT SIZE:	7,957 SF/ 0.18 ACRES
OVERALL DENSITY:	3.48 LOTS/ACRE
TOTAL # OF LOTS:	38 LOTS

OWNER'S DEDICATION

WE, THE UNDERSIGNED OWNERS OF ALL THE REAL PROPERTY DEPICTED ON THIS PLAT AND DESCRIBED IN THE SURVEYOR'S CERTIFICATE, 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 TO BE KNOWN AS:

PONY EXPRESS ESTATES PLAT 3

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.

PRINTED NAME OF OWNER

Paul J. Peterson
Regional President
Richmond American Homes of Utah, Inc.

AUTHORIZED SIGNATURE(S)

November 9, 2021

CORPORATE ACKNOWLEDGMENT

STATE OF UTAH, COUNTY OF UTAH, S.S.
ON THE 9 DAY OF NOVEMBER, 2021, PERSONALLY APPEARED BEFORE me Paul Peterson, who BEING BY ME DULY SWORN DID SAY THAT HE HEREBY REWAITS THE PLAT OF PONY EXPRESS ESTATES PLAT 3, BY AUTHORITY OF ITS MEMBERS OR ITS ARTICLES OF ORGANIZATION, AND HEREBY ACKNOWLEDGED TO ME THAT SAID CORPORATION EXECUTED THE SAME.

NOTARY PUBLIC SIGNATURE

Kay Van Wageningen
PRINTED FULL NAME OF NOTARY

MY COMMISSION EXPIRES: 1-28-2022

COMMISSION NUMBER: 706644



PONY EXPRESS ESTATES PLAT 3

LOCATED IN SOUTHWEST QUARTER OF SECTION 1
TOWNSHIP 6 SOUTH, RANGE 2 WEST,
SALT LAKE BASE AND MERIDIAN
EAGLE MOUNTAIN, UTAH COUNTY, UT

RECORDED

STATE OF UTAH, COUNTY OF UTAH, RECORDED AND FILED AT THE REQUEST OF

DATE: TIME: BOOK: PAGE:

FEE \$: CLERK: UTAH COUNTY RECORDER

OCT 2021

HORROCKS ENGINEERS
2162 West Grove Pkwy., Suite 400
Pleasant Grove, UT 84062
(801) 763-5100

DEVELOPED BY:

Richmond American Homes of Utah, Inc.
849 W. Levey Drive, Ste 220
Salt Lake City, UT 84123
(801)-743-7456

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 13 DAY OF November 2021.

APPROVED BY MAYOR: [Signature]
APPROVED BY CITY ATTORNEY: [Signature]
APPROVED BY CITY ENGINEER: [Signature]
(SEE SEAL BELOW)

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
APPROVED THIS 17 DAY OF 11, 2021
DATE: 11-17-21

DOMINION ENERGY APPROVAL

DOMINION ENERGY APPROVES THIS PLAT SOLELY FOR THE PURPOSES 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 DOMINION ENERGY'S RIGHT-OF-WAY DEPARTMENT AT 1-800-368-6852.

APPROVED THIS 17 DAY OF 11, 2021
BY: [Signature]
TITLE: [Signature]

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

(1) A RECORDED EASEMENT OR RIGHT-OF-WAY
(2) THE LAW APPLICABLE TO PRESCRIPTIVE RIGHTS
(3) TITLE 54, CHAPTER 94, DAMAGE TO UNDERGROUND
(4) UTILITY FACILITIES, OR ANY OTHER PROVISION OF LAW
APPROVED THIS 11-17-21
DATE: 11-17-21
ROCKY MOUNTAIN POWER



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

Tuesday, February 28, 2023

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

SUBJECT: Sunset Ridge phase "A" plat 7 out of warranty Bond Release

City Recorder:

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

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

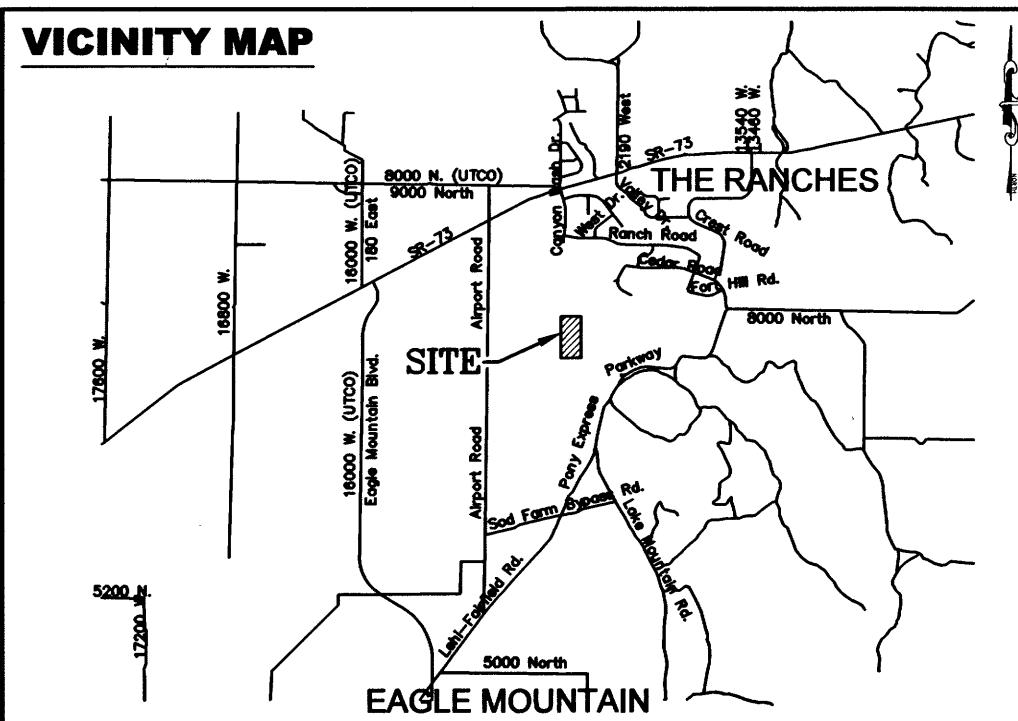
Sincerely,

[Chris Trusty \(Feb 28, 2023 18:26 PST\)](#)

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

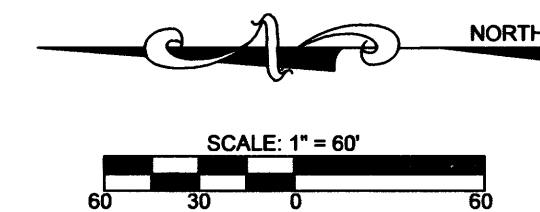
Cc: Fionnuala Kofoed, City Recorder

VICINITY MAP



SUNSET RIDGE - PHASE A PLAT 7

A PORTION OF THE NORTHEAST QUARTER OF SECTION 25, TOWNSHIP 5 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN



NORTHEAST CORNER
SECTION 25,
T5S, R2W, SLB&M

SECTION LINE BASIS OF BEARING:
S89°15'07"E 385.32

THUNDER GULCH ROAD
(PUBLIC 53' WIDE)

SOUTH 237.02

POINT OF BEGINNING

NORTH 1/4 CORNER
SECTION 25,
T5S, R2W, SLB&M

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

APPROVED THIS 7 DAY OF April, 2021
DATE

DOMINION ENERGY APPROVAL

DOMINION ENERGY APPROVES THE PLAT SOLELY FOR THE PURPOSE 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 ACKNOWLEDGMENT OF ANY TERMS CONTAINED IN THE PLAT, INCLUDING THOSE SET FORTH IN THE OWNERS DEDICATION AND THE NOTES AND DOES NOT CONSTITUTE A GUARANTEE OF PARTICULAR TERMS OF NATURAL GAS SERVICE. FOR FURTHER INFORMATION PLEASE CONTACT DOMINION ENERGY'S RIGHT OF WAY DEPARTMENT AT 1-800-366-8532

APPROVED THIS 7 DAY OF April, 2021
DATE

BY: *Beverly Eldridge*
TITLE: *Pro-Con*

CURVE TABLE				
CURVE	RADIUS	DELTA	LENGTH	CHORD
C1	15.00	46°37'59"	12.21	S21°39'00"E 11.87
C2	60.00	21°57'46"	23.00	N33°59'07"W 22.86
C3	60.00	64°09'00"	67.18	N9°04'17"E 63.72
C4	60.00	76°54'30"	80.54	N79°35'02"E 74.63
C5	60.00	19°19'36"	20.24	S52°16'55"E 20.14
C6	60.00	182°20'52"	190.95	S46°12'26"W 119.97
C7	15.00	46°37'59"	12.21	N65°56'07"W 11.87
C8	15.00	89°04'53"	23.32	N46°12'26"E 21.04
C9	60.00	3°20'00"	3.49	N1°40'00"E 3.49
C10	60.00	49°14'55"	51.57	N24°37'28"W 50.00

CURVE TABLE				
CURVE	RADIUS	DELTA	LENGTH	CHORD
C11	60.00	54°01'22"	56.57	N76°15'36"W 54.50
C12	60.00	44°26'28"	46.57	S54°28'29"W 45.41
C13	60.00	49°14'55"	51.57	S73°47'47"W 50.00
C14	60.00	65°53'52"	69.01	S49°56'36"E 65.27
C15	60.00	266°13'32"	278.79	S50°13'14"W 87.60
C16	15.00	80°06'14"	20.97	S42°50'25"E 19.30
C17	374.50	0°08'33"	0.93	S2°43'02"E 0.93

TABULATIONS

TOTAL SITE ACREAGE	7.37
TOTAL ACREAGE IN LOTS	6.20
TOTAL ACREAGE IN OPEN SPACE	0.00
TOTAL ACREAGE IN PUBLIC STREETS	1.17
TOTAL NUMBER OF LOTS	22
AVERAGE LOT SIZE	12,268 SF (0.28 ACRES)
LARGEST LOT SIZE	30,641 SF
SMALLEST LOT SIZE	6,952 SF
OVERALL DENSITY	2.99 UNITS PER ACRE

NOTES

- SEE LOT DETAIL FOR BUILDING SETBACKS AND PUBLIC UTILITY EASEMENTS (P.U.E.).
- #6 REBAR & CAP TO BE SET AT ALL LOT CORNERS.
- NAIL AND WASHER TO BE SET IN TOP OF CURB @ PROJECTION OF SIDE LOT LINES.
- TYPE II MONUMENT (ALUMINUM CAP & REBAR) TO BE SET.
- EACH LOT WILL REQUIRE A SOILS REPORT PRIOR TO OBTAINING A BUILDING PERMIT.
- LOTS WITH SLOPE EXCEEDING 2:1 WILL REQUIRE ENGINEERED RETAINING WALLS.
- EJECTOR PUMPS SHALL BE APPROVED BY THE BUILDING OFFICIAL PRIOR TO THE ISSUANCE OF A BUILDING PERMIT. ONLY BASEMENT FIXTURES ALLOWED ON EJECTOR PUMPS.
- DRIVEWAYS TO BE MINIMUM 22' LONG.

ROCKY MOUNTAIN POWER APPROVAL

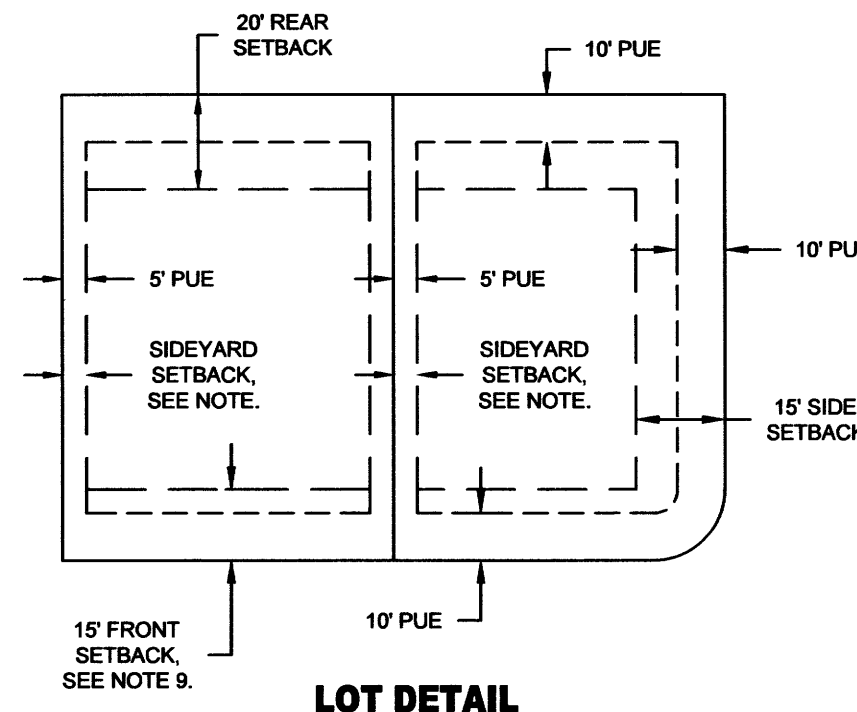
- PURSUANT TO UTAH CODE ANN § 54-3-27 THIS PLAT CONVEYS TO THE OWNER(S) OR OPERATORS OF UTILITY FACILITIES A PUBLIC UTILITY EASEMENT ALONG WITH ALL THE RIGHTS AND DUTIES DESCRIBED THEREIN.
- PURSUANT TO UTAH CODE ANN § 17-27A-603(4)(C)(II) ROCKY MOUNTAIN POWER ACCEPTS DELIVERY OF THE P.U.E. AS DESCRIBED IN THIS PLAT AND APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENT AND APPROXIMATES THE LOCATION OF THE PUBLIC UTILITY EASEMENT, 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 OR RIGHT-OF-WAY
- THE LAW APPLICABLE TO PRESCRIPTIVE RIGHTS
- TITLE 54, CHAPTER 8A, DAMAGE TO UNDERGROUND UTILITY FACILITIES, OR
- ANY OTHER PROVISION OF LAW

APPROVED THIS 4/13/21
DATE

*SIDEYARD SETBACK NOTE:

THE TWO INTERIOR SIDE YARDS ON ALL LOTS SHALL NOT BE LESS THAN A COMBINATION OF 15 FEET TOTAL, 5' & 10' (10' ON GARAGE SIDE). IF A STRUCTURE IS CONSTRUCTED WITH LESS THAN AN EIGHT-FOOT SETBACK, PIPING OR OTHER APPROVED DRAINAGE SYSTEM SHALL BE INSTALLED IN THAT SIDE YARD PRIOR TO OCCUPANCY.



SURVEYOR'S CERTIFICATE

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

BOUNDARY DESCRIPTION

A PORTION OF THE NORTHEAST QUARTER OF SECTION 25, TOWNSHIP 5 SOUTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN, LOCATED IN EAGLE MOUNTAIN, UTAH, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT LOCATED S89°15'07"E ALONG THE SECTION LINE 385.54 FEET AND SOUTH 237.02 FEET FROM THE NORTH QUARTER CORNER OF SECTION 25, TOWNSHIP 5 SOUTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN; THENCE S89°15'07"E 197.35 FEET; THENCE N1°40'00"E 3.70 FEET; THENCE S89°15'07"E 155.36 FEET TO THE WESTERLY BOUNDARY LINE OF SUNSET RIDGE PHASE "A", PLAT 2 TOGETHER WITH SUNSET RIDGE PHASE "A", PLAT 1 ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE UTAH COUNTY RECORDER; THENCE ALONG SAID WESTERLY PLAT LINES THE FOLLOWING THREE (3) COURSES: SOUTH 333.41 FEET; THENCE S22°06'30"E 454.20 FEET; SOUTH 125.53 FEET TO THE NORTHEAST CORNER OF SUNSET RIDGE PHASE "A", PLAT 4 ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE UTAH COUNTY RECORDER; THENCE ALONG THE NORTHERLY LINE OF SAID PLAT THE FOLLOWING FIVE (5) COURSES: N89°59'29"W 147.86 FEET; THENCE N1°40'00"E 7.37 FEET; THENCE ALONG THE ARC OF A 374.50 FOOT RADIUS CURVE TO THE LEFT 28.19 FEET THROUGH A CENTRAL ANGLE OF 4°18'45" (CHORD: N0°28'23"W 28.18 FEET); THENCE S84°33'24"W 91.96 FEET; THENCE S86°52'30"W 120.89 FEET; THENCE N0°41'03"W 303.56 FEET; THENCE WEST 184.73 FEET; THENCE N89°15'07"W 2.16 FEET; THENCE N1°40'00"E 435.26 FEET TO THE POINT OF BEGINNING.

CONTAINS: ±7.37 ACRES

MARCH 22, 2021
DATE

SURVEYOR
(See Seal Below)
ENT 102608102021 Map # 17705
ANDREA ALLEN
UTAH COUNTY RECORDER
2021 Jun 03 12:51 pm FEE \$4.00 BY SA
RECORDED FOR EAGLE MOUNTAIN CITY

OWNERS DEDICATION

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

IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HANDS THIS 10th DAY OF May, A.D. 2021

REDEVELOPMENT, LLC

AL RAFAATI, mgr.

LIMITED LIABILITY COMPANY ACKNOWLEDGEMENT

STATE OF UTAH S.S.
COUNTY OF UTAH

ON THE 10 DAY OF May, A.D. 2021 PERSONALLY APPEARED BEFORE ME THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR SAID COUNTY OF Salt Lake IN SAID STATE OF UTAH, AL RAFAATI WHO AFTER BEING DULY SWORN ACKNOWLEDGE TO ME THAT RS Development, LLC A LIMITED LIABILITY COMPANY(), THAT HE SIGNED THE OWNERS DEDICATION FREELY AND VOLUNTARILY FOR AND IN BEHALF OF SAID LIMITED LIABILITY COMPANY FOR THE PURPOSE THEREIN.

NOTARY PUBLIC FULL NAME: Brian Rammel
COMMISSION NUMBER: 774307
MY COMMISSION EXPIRES: 12-15-25
A NOTARY PUBLIC COMMISSIONED IN UTAH

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 22nd DAY OF May, A.D. 2021

APPROVED BY MAYOR: *Tommy Thompson*
APPROVED BY CITY ATTORNEY: *John B. Koff*

APPROVED: *Chad A. Poulsen*
ENGINEER
(See Seal Below)

ATTEST: *John B. Koff*
CLERK-RECORDER
(See Seal Below)

PHASE A PLAT "7"

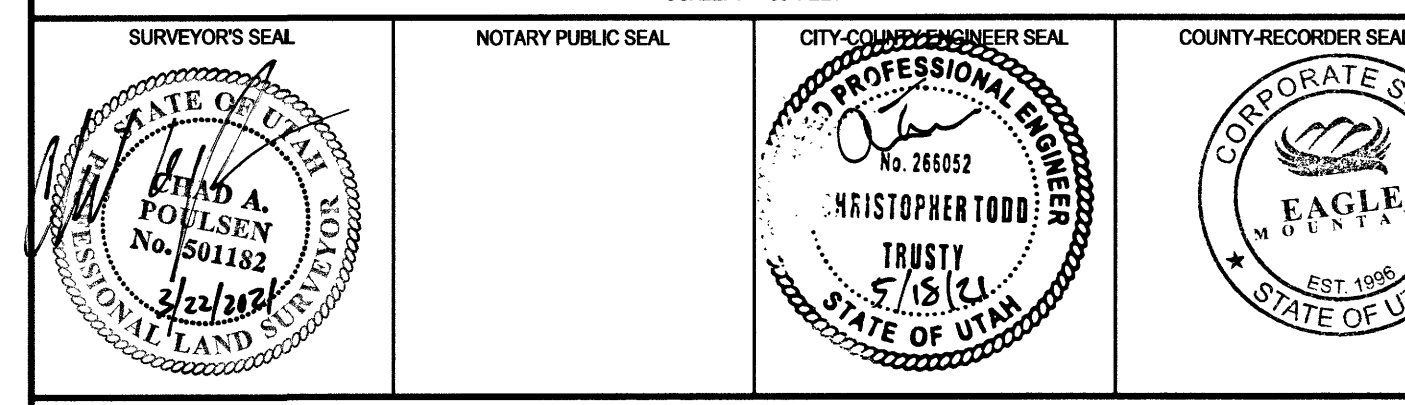
SUNSET RIDGE

SUBDIVISION

EAGLE MOUNTAIN

UTAH COUNTY, UTAH

SCALE: 1" = 60' FEET



This form approved by Utah County and the municipalities therein.

sec. 25, T5S, R2W, SLB&M Tuo38 GT

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



**EAGLE MOUNTAIN CITY
CITY COUNCIL MEETING
MARCH 7, 2023**

TITLE:	Wastewater Treatment Plant Headworks Facility Change Order #1 - VanCon, Inc.		
ITEM TYPE:	Change Order		
FISCAL IMPACT:	\$14,547.53		
APPLICANT:			
GENERAL PLAN DESIGNATION	CURRENT ZONE	ACREAGE	COMMUNITY

PUBLIC HEARING:

No

PREPARED BY:

Chris Trusty, Public Works

PRESENTED BY:

Chris Trusty

RECOMMENDATION:

BACKGROUND:

Included in this change order:

The bid schedule released during bidding was intended to include Sales Tax on all items (SKM services, electric power panels, screens, grit equipment, etc...). All items did include tax, but Electro Power did not include Tax in their bid that we added in via addendum during the bidding process. Thus, the write in price included for Electro power did not include sales tax as intended. Accordingly, VanCon is requesting this PCO to cover the sales tax that were not included. The sales tax is assumed at 7.15% and would be \$8,567.55.

This is a cost adder to add planking and more channels to more easily accommodate connections to a future second grit chamber. The second chamber is not typical for facilities of this size, but the State may nonetheless require it when the plant expands to 5 MGD. This change would simplify this addition and save money/effort if the second chamber is ever needed.

The contractor requested to use an alternative pipe restraint for buried joint connections due to supply chain issues with the design-basis pipe restraint. The alternative appears acceptable and suitable for the

required application. The contractor offered a credit back to the City as the substitute is less expensive.

The City has been having issues with the effluent treatment not meeting required discharge standards.

\$8,567.55 tax on electrical panel

\$7,566.55 added planking

-\$1,586.57 substitute sure lock joint restraint as substitute for supply change issues

Total Change Order: \$14,547.53

The original contract price was \$3,980,000. The total contract price is brought to \$3,994,547.53 with this change order.

ITEMS FOR CONSIDERATION:

REQUIRED FINDINGS:

PLANNING COMMISSION ACTION/RECOMMENDATION:

ATTACHMENTS:



EAGLE MOUNTAIN CITY COUNCIL MEETING MINUTES

February 21, 2023, 4:00 p.m.
Eagle Mountain City Council Chambers
1650 East Stagecoach Run, Eagle Mountain, Utah 84005

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

ELECTED OFFICIALS PRESENT: Mayor Tom Westmoreland, Councilmembers Donna Burnham, Colby Curtis, Jared Gray, Carolyn Love, and Brett Wright.

CITY STAFF PRESENT: Paul Jerome, City Administrator; Steve Mumford, Assistant City Administrator/Community Development Director; Evan Berrett, Economic Development Director; Marcus Draper, City Attorney; Todd Black, Wildlife Biologist/Environmental Planner; Robert Hobbs, Planning Manager; David Stroud, Senior Planner; Fionnuala Kofoed, Director of Administrative Services/City Recorder; Chris Trusty, City Engineer; Kimberly Ruesch, Finance Director; Jeff Weber, Fleet and Facilities/Operations Director; and Eric McDowell, Chief Deputy Sheriff.

CITY STAFF PRESENT ELECTRONICALLY: Brad Hickman, Parks and Recreation Director; Chas Glenn, Administrative Assistant; Mack Straw, Public Utilities Manager; Tyler Maffitt, Communications Manager; Elizabeth Fewkes, Recording Secretary; Michele Graves, Library Director; Angela Valenzuela, Human Resource Manager; and Embret Fossum, UFA Battalion Chief.

Mayor Westmoreland called the meeting to order at 4:02 p.m.

1. CITY ADMINISTRATOR INFORMATION ITEMS

1.A. UPDATE – City Administrator Items

Public Utilities

- Well #1 is currently under repair to fix the water surcharging into the City's oil line.
- Staff is researching electrical equipment to be able to draw more water from Well #3.
- The Water Department is gathering information for the Consumer Confidence Report meeting with the State.

Engineering

- Masonry is being installed on the Cory Wride booster pump station. The contractor is also working on the Pony Express booster station.
- Well #8 is currently being drilled. Completion is planned for mid-March after well development and test pumping.
- The bid award for Well #7 is anticipated to be on the March 21 City Council agenda.
- Staff completed the White Hills Well 24-hour test pump last Friday.

- The Eagle Mountain Boulevard/Pony Express Boulevard traffic signal and roundabout removal project has been sent out to bid along with a traffic signal at Majors Street. The bid award is anticipated to be presented to the City Council on March 21.
- The bid award for the Mid Valley Road project, widening Mid Valley Road from Pony Express Parkway to the west end of the Overland development, is anticipated to be presented on March 21.
- Bid documents for the signal designs for the Woodhaven Boulevard and Stonebridge Lane traffic signals are being reviewed. Once final designs are approved, a bid request will go out; it will also include the Pony Express Boulevard left turn onto northbound Ranches Parkway.
- City staff is currently working on the final review of an update to the Transportation Impact Fee Analysis. The City anticipates presenting this to the City Council on March 21.
- An updated draft of the City's Storm Drain Impact Fees Facility Plan is currently under review by staff. It is anticipated that this process should be completed by the end of March and an update to the impact fee ordinance is likely to be presented to City Council this May.

Communications

- Requests for proposals are anticipated for review in mid-March for the City's Comprehensive Marketing Plan. Work is currently underway to research viability, cost estimates, and implementation timelines.
- A proposed code amendment for EMMC 12.30 is expected to come before the Council in March. Standards and practices will adjust the way Eagle Mountain City protects itself and its residents in matters of free speech and expression during community events.

Facilities, Fleet, and Emergency Management

- The Community Development Building mezzanine delivery has been delayed until Friday, March 24. Installation is scheduled for Saturday the 25.
- HVAC upgrades for the well houses have started and will be complete by or before the end of March.
- The Teen CERT program is in place; classes are at City Hall on Mondays, and eight students are attending.
- Upgrades to the Sewer Building have started. The walls have been framed and electrical work is underway.
- The Sheriff's and Recorder's Office remodels are in the design phase.
- The concrete pad for the 6,000-gallon fuel tank has been engineered and will be poured when the weather permits.

Parks, Recreation, Events, and Cemetery

- Walden Park Observatory: Staff is still waiting for additional information for this project before moving forward with the bidding process. Staff will update the City Council about potential options for this project.
- Smith Ranch Community Park: The bid for this project is posted and a mandatory pre-bid meeting was held last Thursday. Bids are due March 1, and the agreement is anticipated to be on the March 7 City Council agenda. Staff has also applied for an additional grant in the amount of \$200,000 specifically for the skatepark portion of the park project.

Streets and Storm Water

- The Streets Department has completed the removal of the center island and repaved the asphalt for the traffic light at Mustang Way and Wride Memorial Highway.
- The volunteer sandbag project was successful. Approximately 100 volunteers filled about 4,000 sandbags. Rockwell Charter High School had 25 students that filled approximately 1,200 sandbags and Ranches Academy School had 100 students that filled approximately 1,000 sandbags.

Community Development

- Fifteen single-family residential permits have been issued so far in February.
- One commercial permit has been issued this month for Prime Nails.
- A certificate of occupancy was issued in February for The Place at Parkway, a mixed-use building in the Ranches, which includes Inspire Sports, Vital Vet, and 14 residential apartments.
- Planning is currently drafting about 12 different Municipal Code amendments that will soon be discussed with the Planning Commission with additional amendments planned for presentation to the Planning Commission and City Council throughout the year.

Mayor Westmoreland stated that due to delays with the electrical work, the opening of the Unified Fire Authority fire stations will be delayed until July. During the current Legislative session, SB75 which moves tax revenue to the actual sand and gravel extraction site passed; however, some cities are advocating for the Governor to veto the bill. The City intends to lobby the Governor to sign the bill as it benefits the City.

1.B. UPDATE - Communities that Care, Caryn Nielsen

Caryn Nielsen with Communities that Care presented an update on their efforts. In partnership with the United Way's EveryDay Strong campaign, they are focusing on meeting the needs of children to help them thrive. They evaluated the free and reduced lunch programs in the 14 elementary schools in their district as financial strains increase other burdens on families, and they discovered that one of the elementary schools has one-third of the students on reduced lunch programs. The 2021 Student Health and Risk Prevention (SHARP) survey data for sixth graders at that elementary school found high rates of students reporting poor family management (78%), family conflict (49.9%), attitudes favorable to antisocial behavior on a parental level (47.2%) and peer/individual level (55.2%), and a low commitment to school (58.4%). The students also showed decreases in parents communicating expectations of no alcohol use, family meals, teacher praise, and rewards for school involvement. Reports of self-harm increased by 18% to 34%. They formulated a two-year plan to begin with the fourth graders in an effort to prevent potential future issues and to track the SHARP survey data for those students.

The proposed strategies to be implemented in 2023 to 2025 include the following:

- Providing students take-home kits with family activities and Alpine School District mental health universal screener events at schools.
- Providing parents yearly EveryDay Strong Parent Night, tips in take-home kits, and resources at school events.
- Providing staff yearly social development strategy training.

Projected short- and long-term outcomes include the following:

- Decreased poor family management and family conflict risk factors.
- Increased family attachment, family opportunities, family rewards, and school attachment.
- Residual effects of sibling increase in protective factors and decrease in risk factors, decrease in low commitment to school, increased school attachment, and decreased depressive symptoms.

1.C. UPDATE - 2nd Quarter Budget Status

Finance Director Kimberly Ruesch presented the item. City-wide, current-year revenue is still projected to cover current-year expenditures. The General Fund major revenues are on target to meet or exceed budgeted amounts with the exception of building-related revenue. Building-related revenue continued to decline during quarter two to a low in November, but appears to be improving. Assuming that building trends continue, it is unlikely that the City will have similar excess funding to allocate to Capital Projects as in previous years. Overall, funds are in the amounts expected for this time of the year. Most of the sales tax (75%) for the City comes from the State pool based upon population. Sales tax is a stable form of revenue for the City.

The meeting was recessed from 4:41 p.m. to 5:00 p.m. due to technical difficulties.

1.D. PRESENTATION - Letters on Mountains for Cedar Valley High School Letters Location

Cedar Valley High School Student Council President Paige Smith presented the item. The proposed location for a CV symbol representing Cedar Valley High School is a City-owned piece of land in and above Glenmar Ranch, towards the top of the hillside on a flat plane roughly facing the school. The proposed dimensions of the symbol are 30 feet tall and approximately 50 feet across. The symbol would be concrete, possibly with white or red colorant mixed in rather than paint that could chip and peel. The symbol would be placed and poured by hand as a service opportunity for school sports teams and organizations. A concrete mixer and concrete bags would be brought up the hillside using the existing trail.

Student traffic would be very minimal and would not interfere with wildlife migration seasons. Wildlife migrations are from November to March and July to August. Chaperoned school activities would occur during homecoming week in mid to late September and Senior Sunset at the end of May.

The Eagle Mountain Nature and Wildlife Alliance expressed the following concerns:

- High risk of constant littering and vandalism.
- Direct and indirect harm to the wildlife in the area.
- The pavilion and other amenities being installed in that area will have an increased threat of vandalism and/or permanent damage.
- Sensitive nesting areas in the original location.

Student research resulted in findings of minimal to no vandalism at other schools' symbol locations.

The Mayor and Councilmembers expressed the following concerns:

- A future school not being able to have a symbol on a mountainside for their school;
- The appropriateness of the location;
- Quality control;
- Engineering to prevent symbol sliding and breakage; and
- Wildlife and fencing conflicts.

Councilmember Love noted that the City Council had been sent articles about vandalism and resident objections to placing school symbols on mountains. However, cities have also received complaints when such symbols were removed because they had become a part of the community.

Cedar Valley High School Student Council Advisor Charlotte Ducos said she is unsure why the Bureau of Land Management (BLM) does not allow schools to install symbols on their property. Nevertheless, symbols that have been installed without permission on BLM land have been allowed to remain. Residents already use the existing trail. Due to the steepness of the trail, she does not think that the symbol would increase general traffic to the area. The trail to access the location is on BLM land. A small amount of road base would make accessing the site easier but it would not be necessary. She said although some schools, including those not located by a mountainside, are unable to have a symbol, she feels that students should not be denied the opportunity because not everyone has it. The sites under consideration for a second high school would not be in direct view of the mountain. She wished that they had also been sent the articles about experiences in other cities so that they would have had the opportunity to respond to them. She requested feedback from the Council to gauge support and opposition before preparing an official request. The concrete company would be onsite to manage the pouring of the concrete. Using colored, rather than painted concrete would reduce wear and maintenance.

Councilmember Gray stated that he feels the symbol would represent the City rather than only the high school. He concurred with not wanting to withhold the opportunity from one school because not every school has the opportunity. He has no objection to the concept but is unsure if the location is appropriate.

Wildlife Biologist/Environmental Planner Todd Black explained the BLM parcel with an existing trail to access the site is slated to be given to the School and Institutional Trust Lands Administration as a part of a Bears Ears Monument trade. Should the trade go through, the land could be developed in the future. The land was donated by Mariann Smith specifically for wildlife and he does not feel this use is in harmony with that purpose; additionally, wildlife fencing is planned for the area. There will be a trail system through the wildlife corridor that will be closed during migration season.

Councilmember Burnham suggested that Cedar Valley High School consider painting the Eagle Mountain Boulevard water tower.

2. AGENDA REVIEW

9. AGREEMENTS

9.A. Offsite Sewer Reimbursement Agreement - Oquirrh Mountain Ranch

10. BID AWARDS

10.A. Small Area Plan: Commercial Core - Downtown Redevelopment Services

10.B. Small Area Plan: Gateway Park - Downtown Redevelopment Services

10.C. Small Area Plan: Mid-Valley/Downtown - Downtown Redevelopment Services

Economic Development Director Evan Berrett explained that the plans are meant to complement the existing General Plan and will utilize information from the Economic Development Master Plan to determine the best use of these areas. These areas will shape the image, identity, and future opportunities for Eagle Mountain City. Planning will allow the City time for engagement and feedback solicitation from the public, the Council, and property owners and to capitalize on the unique features of the individual areas. The purpose of the plans as outlined in the request for proposals was to better understand the economic opportunities in these areas, to ensure these areas develop in ways to maximize the opportunities, and to better connect to the overall general plans of the City.

The plans will:

- Assess the highest and best use in the districts for City and the property owners;
- Plan for transportation connections and corridors;
- Recommend appropriate and best land use types;
- Recommend architectural standards and features to encourage high-quality development;
- Recommend timing and phasing of district areas based on transportation corridors, the real estate market, utilities, and other factors; and
- Unite key stakeholders to a common vision and plan.

Discussion ensued regarding the following:

- Impact of the plans on City zoning;
- Concern that the pictures provided in the submission materials are not in harmony with the City's identity;
- Objection to allowing mixed-use buildings due to only the residential portion being built in other such developments in the City;
- The timeline for the process includes several meetings with the City Council during the first months of the timeline that will allow for input and feedback from the Council, residents, and landowners;
- Apprehension that the plans will focus on maximizing profit over consideration of impact to residents;
- Land rights conflicts in telling landowners how to develop their property;
- Benefits of planning for cohesion and compatibility; and

- Reassurance from the language in the bid that the process will be thorough and that the company represents both large and small cities.

Mr. Berrett explained that the plans will provide data-driven information and options for City consideration rather than focusing on certain kinds of businesses. The proposal from Downtown Redevelopment Services was more favorable due to engagement with the public and City Council.

Applicant representative Kelly Gillman with CRSA said they pulled photos from several different communities that have undergone this process. The proposal will include several types of communities with different revenue and expense models and the City Council will adopt the option best for the City.

15. ORDINANCES/PUBLIC HEARINGS

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

Senior Planner David Stroud explained that several months ago, he spoke with a resident about City restrictions for accessory structures on lots over an acre and discovered that currently, the City has no limitations which could result in a resident filling their yard with structures. He brought forth an amendment to determine if the Council feels that the number and/or size of accessory structures should be limited on large lots. Staff suggests a limitation of 10 to 15% of the lot size rather than limitations based upon the size of the primary dwelling, as currently required for lots equal to or less than a half-acre. He included multifamily units on the chart to provide consideration of detached garages or carports but does not have data on the general sizes of those structures. The standards would apply to new construction. The square footage limitations would be for a cumulative total of all accessory structures.

Councilmember Gray suggested making the limitation based upon required open space rather than the square footage of the accessory structures. Where the City has not had issues with the allowance, he feels it is over legislation to add restrictions.

Discussion ensued regarding the potential for issues with accessory buildings used for commercial purposes.

15.B. ORDINANCE/PUBLIC HEARING - An Ordinance of Eagle Mountain City, Utah, Amending the Eagle Mountain Municipal Code, Chapter 15.10 Improvement and Design Standards and Chapter 15.70 General Specifications for Electrical Service.

Mr. Stroud explained that the purpose of the amendment is to resolve a conflict between the standards for streetlight spacing in different sections of Municipal Code and would not preclude exemption requests for rural developments.

3. ADJOURN TO A CLOSED EXECUTIVE SESSION

No closed session was held. Mayor Westmoreland adjourned the work session at 6:13 p.m.

7:00 P.M. POLICY SESSION – CITY COUNCIL CHAMBERS

ELECTED OFFICIALS PRESENT: Mayor Tom Westmoreland, Councilmembers Donna Burnham, Colby Curtis, Jared Gray, Carolyn Love, and Brett Wright.

CITY STAFF PRESENT: Paul Jerome, City Administrator; Steve Mumford, Assistant City Administrator/Community Development Director; Marcus Draper, City Attorney; Todd Black, Wildlife Biologist/Environmental Planner; Robert Hobbs, Planning Manager; and Fionnuala Kofoed, Director of Administrative Services/City Recorder.

CITY STAFF PRESENT ELECTRONICALLY: David Stroud, Senior Planner; Evan Berrett, Economic Development Director; Brad Hickman, Parks and Recreation Director; Chris Trusty, City Engineer; Kimberly Ruesch, Finance Director; Mack Straw, Public Utilities Manager; Tyler Maffitt, Communications Manager; Elizabeth Fewkes, Recording Secretary; and Embret Fossum, UFA Battalion Chief.

4. CALL TO ORDER

Mayor Westmoreland called the policy session to order at 7:03 p.m.

5. PLEDGE OF ALLEGIANCE

Councilmember Curtis led the Pledge of Allegiance.

6. INFORMATION ITEMS/UPCOMING EVENTS

- The City's annual Easter Egg Hunt will take place on April 1 at Cory Wride Memorial Park. The event will begin at 10:00 a.m. sharp. This year's event will implement improved safety measures and will include new age groups to expand this event. To learn more, please visit the City's events page on its website.
- Residents who do not use social media to stay in touch with the City are encouraged to sign up for the City's text notification system. Weekly, the City sends updates on news, important information, and sign-ups for recreational sports. Learn more at eaglemountaincity.com.
- Eagle Mountain residents who use the Android operating system on their mobile devices now have access to the new City App. This app allows residents to report issues and follow along as the City completes submitted issues. Find the City app on the Apple Store and Google Play.
- Eagle Mountain motorists are encouraged to drive safely this evening and tomorrow. The National Weather Service has issued a Winter Storm Warning forecasting between 6 and 12 inches in the valleys today and Wednesday. Please drive carefully while our Streets crews work to remove snow from our local roadways.

7. PUBLIC COMMENTS

Mayor Westmoreland opened public comment at 7:06 p.m.

Chad Cummings said he desired to bring to the City's attention a safety issue at Silver Lake Elementary School due to traffic infractions while children and the crossing guard are in the crosswalk and requested mitigation to prevent an accident.

Alanna Zebley and Kimberly Peaden submitted comment forms regarding safety concerns at Silver Lake Elementary School and SilverLake Parkway.

Mayor Westmoreland closed public comment at 7:20 p.m.

8. CITY COUNCIL/MAYOR'S ITEMS

Councilmember Curtis

None.

Councilmember Burnham

Councilmember Burnham thanked the meeting participants for attending the meeting.

Councilmember Love

Councilmember Love expressed appreciation to the meeting participants and City crews for clearing the roads.

Councilmember Wright

Councilmember Wright expressed gratitude to the residents that have allowed him to serve in this capacity and to learn and for the issues the public has brought to his attention that have allowed him to be a better citizen and representative.

Councilmember Gray

Councilmember Gray echoed appreciation to staff and the efforts of the Cedar Valley High School Student Council. He requested residents to be patient and assured them that staff is clearing roads as quickly as possible.

Mayor Westmoreland

Mayor Westmoreland announced that Jeff Ruth is the new American Legion Post 111 Commander. He apologized to residents for the technical issues in broadcasting the meeting.

CONSENT AGENDA

9. AGREEMENTS

9.A. Offsite Sewer Reimbursement Agreement - Oquirrh Mountain Ranch

10. BID AWARDS

10.A. Small Area Plan: Commercial Core - Downtown Redevelopment Services

10.B. Small Area Plan: Gateway Park - Downtown Redevelopment Services

10.C. Small Area Plan: Mid-Valley/Downtown - Downtown Redevelopment Services

11. MINUTES

11.A. January 24, 2023 Minutes - Special City Council Meeting

11.B. February 7, 2023 Minutes - Regular City Council Meeting

MOTION: *Councilmember Burnham moved to approve the consent agenda. The motion died for lack of a second.*

MOTION: *Councilmember Gray moved to approve the consent agenda removing items 10.A., 10.B, and 10.C. and placing them as scheduled items. Councilmember Curtis seconded the motion.*

<i>Those Voting Yes</i>	<i>Those Voting No</i>	<i>Those Abstaining</i>	<i>Those Absent</i>
☐ Donna Burnham	☒ Donna Burnham	☐ Donna Burnham	☐ Donna Burnham
☒ Colby Curtis	☐ Colby Curtis	☐ Colby Curtis	☐ Colby Curtis
☒ Jared Gray	☐ Jared Gray	☐ Jared Gray	☐ Jared Gray
☒ Carolyn Love	☐ Carolyn Love	☐ Carolyn Love	☐ Carolyn Love
☒ Brett Wright	☐ Brett Wright	☐ Brett Wright	☐ Brett Wright

The motion passed with a vote of 4:1.

SCHEDULED ITEMS

10. BID AWARDS

10.A. Small Area Plan: Commercial Core - Downtown Redevelopment Services

10.B. Small Area Plan: Gateway Park - Downtown Redevelopment Services

10.C. Small Area Plan: Mid-Valley/Downtown - Downtown Redevelopment Services

Items 10.A., 10.B, and 10.C. were discussed concurrently.

Councilmembers expressed concern about the cost of the project, uncertainty regarding the results of the plans, and the possibility of the landowners rejecting the findings and recommendations of the small area plans.

Councilmember Curtis clarified that his concerns center on the goals of the plan and the possibility of receiving recommendations contrary to his vision for the City. He objects to any plan that considers housing or mixed-use units because other areas planned as mixed-use areas in the City

have ended up being developed as housing without the planned commercial uses. He would prefer the City create the plans rather than contractors.

Discussion ensued regarding the following:

- Whether approving only one of the three plans would increase costs;
- The Council having approved the allocation of funds in the budget for this purpose;
- The benefits of planning the three areas concurrently including cohesion;
- Consequences of not planning these areas, instances, such as hospitals and nursing homes, when mixed-use housing might be appropriate;
- The return on investment of the plan; and
- The City opting to fully fund the plans to maintain full influence and autonomy even though developers have offered to pay a portion.

City Administrator Paul Jerome noted the urgency in planning Gateway Park as the development is already underway and the area has unique challenges in need of consideration.

Assistant City Administrator/Community Development Director Steve Mumford cautioned, from a planning perspective, against allowing critical areas in the City that are important economically and culturally to develop through the free market. The landowners of two of the areas have expressed willingness to master plan the areas with the City.

Applicant representative Ben Levenger said the plan is formulated within the parameters set by the City. They want to determine what is needed in the City and why those elements are needed to form a financially sustainable plan. Their plans include design guidelines for each area based on information provided by the City Council and the public.

10.A. Small Area Plan: Commercial Core - Downtown Redevelopment Services

MOTION: *Councilmember Wright moved to approve a small area plan: Commercial Core – Downtown Redevelopment Services bid award for \$41,515. Councilmember Burnham seconded the motion.*

<i>Those Voting Yes</i>	<i>Those Voting No</i>	<i>Those Abstaining</i>	<i>Those Absent</i>
☒ <i>Donna Burnham</i>	☐ <i>Donna Burnham</i>	☐ <i>Donna Burnham</i>	☐ <i>Donna Burnham</i>
☐ <i>Colby Curtis</i>	☒ <i>Colby Curtis</i>	☐ <i>Colby Curtis</i>	☐ <i>Colby Curtis</i>
☒ <i>Jared Gray</i>	☐ <i>Jared Gray</i>	☐ <i>Jared Gray</i>	☐ <i>Jared Gray</i>
☒ <i>Carolyn Love</i>	☐ <i>Carolyn Love</i>	☐ <i>Carolyn Love</i>	☐ <i>Carolyn Love</i>
☒ <i>Brett Wright</i>	☐ <i>Brett Wright</i>	☐ <i>Brett Wright</i>	☐ <i>Brett Wright</i>

The motion passed with a vote of 4:1.

10.B. Small Area Plan: Gateway Park - Downtown Redevelopment Services

MOTION: *Councilmember Wright moved to approve a small area plan: Gateway Park – Downtown Redevelopment Services bid award for \$41,515. Councilmember Love seconded the motion.*

<i>Those Voting Yes</i>	<i>Those Voting No</i>	<i>Those Abstaining</i>	<i>Those Absent</i>
☒ <i>Donna Burnham</i>	☐ <i>Donna Burnham</i>	☐ <i>Donna Burnham</i>	☐ <i>Donna Burnham</i>
☐ <i>Colby Curtis</i>	☒ <i>Colby Curtis</i>	☐ <i>Colby Curtis</i>	☐ <i>Colby Curtis</i>
☒ <i>Jared Gray</i>	☐ <i>Jared Gray</i>	☐ <i>Jared Gray</i>	☐ <i>Jared Gray</i>
☒ <i>Carolyn Love</i>	☐ <i>Carolyn Love</i>	☐ <i>Carolyn Love</i>	☐ <i>Carolyn Love</i>
☒ <i>Brett Wright</i>	☐ <i>Brett Wright</i>	☐ <i>Brett Wright</i>	☐ <i>Brett Wright</i>

The motion passed with a vote of 4:1.

10.C. Small Area Plan: Mid-Valley/Downtown - Downtown Redevelopment Services

MOTION: *Councilmember Wright moved to approve a small area plan: Mid-Valley/Downtown – Downtown Redevelopment Services bid award for \$41,515. Councilmember Burnham seconded the motion.*

<i>Those Voting Yes</i>	<i>Those Voting No</i>	<i>Those Abstaining</i>	<i>Those Absent</i>
☒ <i>Donna Burnham</i>	☐ <i>Donna Burnham</i>	☐ <i>Donna Burnham</i>	☐ <i>Donna Burnham</i>
☐ <i>Colby Curtis</i>	☒ <i>Colby Curtis</i>	☐ <i>Colby Curtis</i>	☐ <i>Colby Curtis</i>
☒ <i>Jared Gray</i>	☐ <i>Jared Gray</i>	☐ <i>Jared Gray</i>	☐ <i>Jared Gray</i>
☒ <i>Carolyn Love</i>	☐ <i>Carolyn Love</i>	☐ <i>Carolyn Love</i>	☐ <i>Carolyn Love</i>
☒ <i>Brett Wright</i>	☐ <i>Brett Wright</i>	☐ <i>Brett Wright</i>	☐ <i>Brett Wright</i>

The motion passed with a vote of 4:1.

12. LOWER HIDDEN VALLEY

12.A. [ORDINANCE/PUBLIC HEARING - An Ordinance of Eagle Mountain City, Utah, Approving the First Amendment to the Lower Hidden Valley Master Development Plan.](#)

12.B. [RESOLUTION - A Resolution of Eagle Mountain City, Utah, Approving the First Amendment to the Lower Hidden Valley Master Development Agreement.](#)

Items 12.A. and 12.B. were presented and discussed concurrently.

Planning Manager Robert Hobbs presented the item. The existing Master Development Agreement (MDA) granted permission to the developer of the Lower Hidden Valley area to build 1,256 residential dwellings on 205.10 acres and assigned the same with Residential zoning. In conjunction with that agreement, the City approved a Master Development Plan (MDP) for the

land. Perry Land Investments LLC now wishes to amend the MDA and MDP to allow reconfiguration of the project, and has worked with the City to accommodate the inclusion of the wildlife corridor and mountain bike trail space. On January 10, 2023, the project was recommended for denial by the Planning Commission. On February 7, the City Council voted to table the item to allow staff to negotiate with the applicant regarding the project – particularly the fate of a portion of the 38.44 acres owned by the City. The latest proposal largely imitates what was originally approved in 2010 for the Lower Hidden Valley development, with some modifications, including only seeking the acquisition of eight of the City's 38.44 acres of land.

Following the Council's action on February 7, City staff and members of the applicant's team met to discuss how the proposed amendments to the MDA and MDP might be modified to be made acceptable to the City and developer. The current application now seeks approval with modifications as follows:

1. Wildlife Corridor Provision. Remove approximately 1.5 acres with approximately 19-20 multiple-family units at 13 dwelling units per acre from Parcel R2 to accommodate the wildlife corridor, designate the area then as open space/wildlife corridor on the master plan map, and dedicate that 1.5 acres to the City with the recording of the first plat in that area.
2. Land Shift. Add the remaining piece of Parcel R2 on the side adjacent to Parcel R3.
3. Creed Trail and Hillside Area Provision. Remove approximately 2 to 3 acres from the northern portion of Parcel R6 (at the top of the hill) with approximately 8 to 12 lots at four dwelling units per acre to accommodate the Creed Trail and preserve more of the hillside/ridge in that area. The final acreage and configuration of which shall be determined during the final plat review.
4. Future Road Alignment. Shift the alignment of the stub road, with future connection to Pony Express Parkway, that heads west to the north so it aligns with the City's updated Master Transportation Plan.
5. City Property Conveyance. The City will give Perry Homes up to eight acres on the southwest side of the City's parcel at a unit-for-unit rate. Thus, if the applicant were to remove 19 multi-family units and 8 single-family dwelling lots from a given location, then they can plan for 27 lots of single-family dwelling and cluster homes to be placed in that location. Taking units from a denser area and then inserting that same number of units into the area proposed to be acquired from the City, but in a more spread-out form is the expected result.

Staff recommends that the City Council consider approving the current proposal of a Master Development Plan Amendment, contingent upon:

1. A separate agreement or contract for the exchange of up to 8 acres of City-owned property for 3.5 to 4.5 acres of applicant's property, as shown in the exhibits associated with the master plan and agreement amendments, shall be executed.
2. That the amendment to the MDA be modified to reflect the existing Parks and Open Space Plan from 2011, rather than a modified plan.
3. That the amendment to the MDA must also be adopted with changes as required by the City.

Councilmember Curtis stated that he would like to include the recommendations and the list of the five modifications agreed upon by staff and the applicant as conditions in the motion for approval. His remaining concerns center on language in the agreement.

Perry Homes President Jeff Taylor said they feel reverting to the original plan with a few changes is the best way to address the requests to accommodate the wildlife corridor and their wishes. He expressed concern with staff comments regarding density transfers as they need the flexibility to move units as needed to retain their vested unit counts with the understanding that the Council will approve preliminary plats. They would like the design guidelines to be controlled by the MDA. He confirmed that the phasing map will need to be amended to account for density transfer.

Discussion ensued regarding the following:

- The location of the wildlife corridor;
- Relocations of roads within the project and relation to and connections with the adjacent properties;
- Legislation preventing cities from regulating single-family home design standards;
- Whether single-family design standards would be impacted by the amendment;
- Support of allowing density transfer to relocate higher-density product closer to transportation corridors but concerns with impacts on unit types, setbacks, and lot size reduction of permitting unlimited density transfers;
- Density transfer parameters and limitations to resolve concerns; and
- Which exhibits will be approved with the amendment.

City Attorney Marcus Draper clarified that the original MDA includes vesting for density and zoning but not design standards.

Mr. Mumford stated that the exhibits from the original 2011 MDA will be used except for amendments to show the property exchange and road changes. He explained that during the original approval, it was recognized that some of the areas in the plan slated for homes would not be developable due to terrain limitations. Full-density transfer would allow all those units to be relocated to buildable areas.

Mayor Westmoreland opened the public hearing at 9:15 p.m.

Bettina Cameron, speaking on behalf of the Eagle Mountain Nature and Wildlife Alliance, said they hope that a compromise can be reached and made recommendations regarding allowing the developer to have the flexibility to resolve concerns.

Mayor Westmoreland closed the public hearing at 9:20 p.m.

Discussion resumed regarding options to resolve concerns with density transfers resulting in a decrease in detached single-family units.

Mr. Mumford stated that a previous developer completed a portion of Hidden Valley Parkway and the original MDA required the widening of a portion of the road and dedication to the City. The developer inquired if the widening of the road was justified by the impacts of this project or

whether it qualifies for impact fee funding. Should the Council decide to require the widening of the road to four lanes, the timing could be determined by a traffic study.

Councilmember Curtis requested the requirement that the developer be responsible for the widening of Hidden Valley Parkway as per the original agreement, and the removal of language referencing amended exhibits, Section 4 Design Guidelines, and Section 5 Improved Open Space and Trails.

Discussion clarified that language regarding maximum density had been relocated rather than removed from the MDA.

Mr. Taylor said he was amenable to requiring the number of approved single-family units to be built and widening the road, as long as there is flexibility to relocate units and a 10% maximum density transfer for each pod, and if the road improvements are not required at the beginning of the project.

Discussion ensued regarding previous bonus density standards requiring \$2,000 per acre amenity reimbursement and the property exchange acreage and wildlife corridor land.

Staff, Council, and the applicant reviewed and verified the list of the Council's desired changes to the MDA to be included in the motion for approval.

Councilmember Wright noted the staff recommendation to add language requiring a road to be installed through the City's parcel from Hidden Valley Parkway prior to any final plat approval, when required by Unified Fire Authority; the Council determined to include the requirement.

Councilmember Burnham stated that the involved parties worked hard on this project and staff and Councilmembers received criticism saying they did not care about the bike trails. Preserving the bike trails represents a lost opportunity of \$2,500,000 to \$5,000,000. She hopes the residents recognize that the Council does care about the bike trails and that the money could have been used elsewhere.

Councilmember Curtis echoed Councilmember Burnham's sentiments and said he feels like the project resulted in a compromise that is beneficial to both the City and the developer.

MOTION: *Councilmember Curtis moved to approve an ordinance of Eagle Mountain City, Utah, approving the first amendment to the Lower Hidden Valley Master Development Plan with the following conditions:*

- 1. Approximately 1.5 acres with approximately 19-20 multiple-family units at 13 dwelling units per acre, shall be removed from Parcel R2 to accommodate the wildlife corridor. The areas shall be designated as open space/wildlife corridor on the master plan map and the dedication of the 1.5 acres to the City shall coincide with the recording of the first plat in that area;*
- 2. The remaining piece of Parcel R2 shall be added to the adjacent Parcel R3;*

3. *Approximately 2-3 acres shall be removed from the northern portion of Parcel R6, at the top of the hill, with approximately 8 to 12 lots at four dwelling units per acre to accommodate the Creed Trail and preserve more of the hillside/ridge in that area. The final acreage and configuration shall be determined during the final plat review;*
4. *The alignment of the stub road shall be shifted to connect to Pony Express Parkway in accordance with the City's updated Master Transportation Plan;*
5. *The City shall sell Perry Homes up to eight acres on the southwest side of the City's parcel at a unit-for-unit rate. Thus, if the applicant were to remove 19 multifamily units and 8 single-family dwelling lots from a given location, then they can plan for 27 lots of single-family dwelling and cluster homes to be placed in that location. Taking units from a denser area and then inserting that same number of units into the area proposed to be acquired from the City, but in a more spread-out form is the expected result.*
6. *A separate agreement or contract for the exchange of up to 8 acres of City-owned property for 3.5 to 4.5 acres of applicant's property, as shown in the exhibits associated with the master plan and agreement amendments, shall be executed;*
7. *The Master Development Agreement amendment shall be modified to reflect the existing Parks and Open Space Plan from 2011, rather than a modified plan; and*
8. *The Master Development Agreement Amendment, as proposed, must also be adopted with changes as required by the City.*

Councilmember Burnham seconded the motion.

AMENDED MOTION: *Councilmember Curtis moved to approve an ordinance of Eagle Mountain City, Utah, approving the first amendment to the Lower Hidden Valley Master Development Plan with the following conditions:*

1. *Approximately 1.5 acres with approximately 19-20 multiple-family units at 13 dwelling units per acre, shall be removed from Parcel R2 to accommodate the wildlife corridor. The areas shall be designated as open space/wildlife corridor on the master plan map and the dedication of the 1.5 acres to the City shall coincide with the recording of the first plat in that area;*
2. *The remaining piece of Parcel R2 shall be added to the adjacent Parcel R3;*
3. *Approximately 2-3 acres shall be removed from the northern portion of Parcel R6, at the top of the hill, with approximately 8 to 12 lots at four dwelling units per acre to accommodate the Creed Trail and preserve more of the hillside/ridge in that area. The final acreage and configuration shall be determined during the final plat review;*
4. *The alignment of the stub road shall be shifted to connect to Pony Express Parkway in accordance with the City's updated Master Transportation Plan;*
5. *The City shall sell Perry Homes up to eight acres on the southwest side of the City's parcel at a unit-for-unit rate. Thus, if the applicant were to*

remove 19 multifamily units and 8 single-family dwelling lots from a given location, then they can plan for 27 lots of single-family dwelling and cluster homes to be placed in that location. Taking units from a denser area and then inserting that same number of units into the area proposed to be acquired from the City, but in a more spread-out form is the expected result.

6. *A separate agreement or contract for the exchange of up to 8 acres of City-owned property for 3.5 to 4.5 acres of applicant's property, as shown in the exhibits associated with the master plan and agreement amendments, shall be executed;*
7. *The Master Development Agreement amendment shall be modified to reflect the existing Parks and Open Space Plan from 2011, rather than a modified plan;*
8. *The Master Development Agreement Amendment, as proposed, must also be adopted with changes as required by the City; and*
9. *The approval shall include the Newly Proposed Lower Hidden Valley Master Plan, Open Space Plan and Land Exchange Exhibit identifying the parcel being sold by the City and shall exclude previous exhibits.*

Councilmember Burnham seconded the motion.

<i>Those Voting Yes</i>	<i>Those Voting No</i>	<i>Those Abstaining</i>	<i>Those Absent</i>
☒ <i>Donna Burnham</i>	☐ <i>Donna Burnham</i>	☐ <i>Donna Burnham</i>	☐ <i>Donna Burnham</i>
☒ <i>Colby Curtis</i>	☐ <i>Colby Curtis</i>	☐ <i>Colby Curtis</i>	☐ <i>Colby Curtis</i>
☒ <i>Jared Gray</i>	☐ <i>Jared Gray</i>	☐ <i>Jared Gray</i>	☐ <i>Jared Gray</i>
☒ <i>Carolyn Love</i>	☐ <i>Carolyn Love</i>	☐ <i>Carolyn Love</i>	☐ <i>Carolyn Love</i>
☒ <i>Brett Wright</i>	☐ <i>Brett Wright</i>	☐ <i>Brett Wright</i>	☐ <i>Brett Wright</i>

The motion passed with a unanimous vote.

- 12.B. RESOLUTION - A Resolution of Eagle Mountain City, Utah, Approving the First Amendment to the Lower Hidden Valley Master Development Agreement.

MOTION: *Councilmember Gray moved to approve a resolution of Eagle Mountain City, Utah, approving the First Amendment to the Lower Hidden Valley Master Development Agreement with the following conditions:*

1. *Section 2.3 regarding density transfer shall be modified as follows:*
 - o *Unit transfer from a single pod shall not exceed 10%,*
 - o *The 398 total number of approved single-family units, 127 traditional, 271 cluster, and the additional 19 to 20 units in the exchange area shall not be decreased;*
 - o *Single-family units moved from an area shall be relocated to another pod in the development;*
2. *Section 16.2 shall be amended:*
 - o *To allow the timing of the four-lane widening on Hidden Valley Parkway to be based upon traffic studies,*

- o *The requirement for a collector road through the City's parcel shall be amended to include a traffic study "or when required by Unified Fire Authority;"*
 - 3. *References to "amended exhibits" shall be removed and existing exhibits shall be used with minor modifications for the land exchange and road layout change;*
 - 4. *Section 9 regarding Community Improvements shall be retained in the agreement;*
 - 5. *Section 5 Improved Open Space and Trails shall be removed; and*
 - 6. *Section 4 Design Guidelines shall revert to the original text while still allowing that the design guidelines shall control in case of conflict between City ordinances and design guidelines.*
- Councilmember Burnham seconded the motion.*

AMENDED MOTION: Councilmember Gray moved to approve a resolution of Eagle Mountain City, Utah, approving the First Amendment to the Lower Hidden Valley Master Development Agreement with the following conditions:

1. *Section 2.3 regarding density transfer shall be modified as follows:*
 - o *Unit transfer from a single pod shall not exceed 10%,*
 - o *The 398 total number of approved single-family units, 127 traditional, 271 cluster, and the additional 19 to 20 units in the exchange area shall not be decreased;*
 - o *Single-family units moved from an area shall be relocated to another pod in the development;*
 2. *Section 16.2 shall be amended:*
 - o *To allow the timing of the four-lane widening on Hidden Valley Parkway to be based upon traffic studies,*
 - o *The requirement for a collector road through the City's parcel shall be amended to include a traffic study "or when required by Unified Fire Authority;"*
 3. *References to "amended exhibits" shall be removed and existing exhibits shall be used with minor modifications for the land exchange and road layout change;*
 4. *Section 9 regarding Community Improvements shall be retained in the agreement;*
 5. *Section 5 Improved Open Space and Trails shall be removed;*
 6. *Section 4 Design Guidelines shall revert to the original text while still allowing that the design guidelines shall control in case of conflict between City ordinances and design guidelines; and*
 7. *The applicant shall have limited flexibility in adjusting phase and pod lines.*
- Councilmember Burnham seconded the motion.*

Mr. Draper stated that he will send the revised agreement to the Councilmembers and the applicant to verify the changes were implemented as intended and approved prior to the document being signed by the Mayor.

<i>Those Voting Yes</i>	<i>Those Voting No</i>	<i>Those Abstaining</i>	<i>Those Absent</i>
☒ <i>Donna Burnham</i>	☐ <i>Donna Burnham</i>	☐ <i>Donna Burnham</i>	☐ <i>Donna Burnham</i>
☒ <i>Colby Curtis</i>	☐ <i>Colby Curtis</i>	☐ <i>Colby Curtis</i>	☐ <i>Colby Curtis</i>
☒ <i>Jared Gray</i>	☐ <i>Jared Gray</i>	☐ <i>Jared Gray</i>	☐ <i>Jared Gray</i>
☒ <i>Carolyn Love</i>	☐ <i>Carolyn Love</i>	☐ <i>Carolyn Love</i>	☐ <i>Carolyn Love</i>
☒ <i>Brett Wright</i>	☐ <i>Brett Wright</i>	☐ <i>Brett Wright</i>	☐ <i>Brett Wright</i>

The motion passed with a unanimous vote.

The meeting was recessed from 10:27 p.m. to 10:36 p.m.

13. PORTERS CROSSING TOWN CENTER

- 13.A. ORDINANCE/PUBLIC HEARING - An Ordinance of Eagle Mountain City, Utah, Approving an Amendment to the Future Land Use Map of the General Plan, Rezoning Certain Lands Known as Porter's Crossing Town Center, and Approving the Fourth Amendment to the Porter's Crossing Town Center Master Development Plan.

This item was removed at the applicant's request and will not be discussed during the meeting.

14. POLE CANYON

- 14.A. ORDINANCE/PUBLIC HEARING - An Ordinance of Eagle Mountain City, Utah, Approving the First Amendment to the Pole Canyon Master Development Plan (AKA Firefly).

This item was removed at the applicant's request and will not be discussed during the meeting.

15. ORDINANCES/PUBLIC HEARINGS

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

Councilmember Gray expressed concern that the proposed standards are too restrictive. He would prefer open space requirements rather than limiting the square footage of accessory structures.

Discussion ensued regarding the burden to residents and staff in calculating an open space requirement and whether to require an open space minimum or an accessory structure square footage maximum.

Mayor Westmoreland opened the public hearing at 10:42 p.m.

Bettina Cameron requested the standards clarify that a square footage maximum is based upon a cumulative total of all accessory structures. She is concerned that the size of structures that would be allowed will be too lenient of a standard and advocated for being proactive by enacting restrictions before potential issues arise.

Councilmember Love suggested requiring both a maximum, cumulative area for the accessory structures based upon a percentage size of the lot and an open space square footage minimum.

MOTION: *Councilmember Gray moved to table an ordinance of Eagle Mountain City, Utah, amending the Eagle Mountain Municipal Code, Chapter 17.25 Residential Zones directing staff to add an open space minimum to the standard recommendation to the amendment and to provide options for consideration of accessory structure size limitations and risks of omitting the requirement. Councilmember Curtis seconded the motion.*

<i>Those Voting Yes</i>	<i>Those Voting No</i>	<i>Those Abstaining</i>	<i>Those Absent</i>
☒ Donna Burnham	☐ Donna Burnham	☐ Donna Burnham	☐ Donna Burnham
☒ Colby Curtis	☐ Colby Curtis	☐ Colby Curtis	☐ Colby Curtis
☒ Jared Gray	☐ Jared Gray	☐ Jared Gray	☐ Jared Gray
☒ Carolyn Love	☐ Carolyn Love	☐ Carolyn Love	☐ Carolyn Love
☒ Brett Wright	☐ Brett Wright	☐ Brett Wright	☐ Brett Wright

The motion passed with a unanimous vote.

15.B. ORDINANCE/PUBLIC HEARING - An Ordinance of Eagle Mountain City, Utah, Amending the Eagle Mountain Municipal Code, Chapter 15.10 Improvement and Design Standards and Chapter 15.70 General Specifications for Electrical Service.

Councilmember Curtis verified that rural areas would still be allowed to request streetlight standard exemptions.

Mayor Westmoreland opened the public hearing at 10:54 p.m. As there were no comments, he closed the hearing.

MOTION: *Councilmember Curtis moved to approve an ordinance of Eagle Mountain City, Utah, amending the Eagle Mountain Municipal Code, Chapter 15.10 Improvement and Design Standards and Chapter 15.70 General Specifications for Electrical Service. Councilmember Gray seconded the motion.*

<i>Those Voting Yes</i>	<i>Those Voting No</i>	<i>Those Abstaining</i>	<i>Those Absent</i>
☒ Donna Burnham	☐ Donna Burnham	☐ Donna Burnham	☐ Donna Burnham
☒ Colby Curtis	☐ Colby Curtis	☐ Colby Curtis	☐ Colby Curtis
☒ Jared Gray	☐ Jared Gray	☐ Jared Gray	☐ Jared Gray
☒ Carolyn Love	☐ Carolyn Love	☐ Carolyn Love	☐ Carolyn Love

☒ **Brett Wright**

☐ **Brett Wright**

☐ **Brett Wright**

☐ **Brett Wright**

The motion passed with a unanimous vote.

16. CITY COUNCIL/MAYOR'S BUSINESS

Councilmember Love

Councilmember Love advocated for the City to take steps in addition to filling sandbags to prepare for potential spring flooding due to runoff.

Mr. Jerome stated that staff is monitoring the ponds and washes and addressing areas as needed.

Councilmember Curtis

Councilmember Curtis inquired regarding the legislative priorities task list.

Director of Administrative Services/City Recorder Fionnuala Kofoed explained that the task list will be the purview of the Director of Legislative Affairs and will be included on the agenda once the position is filled.

Councilmember Curtis said he was amenable to waiting and allowing the Director of Legislative Affairs to be responsible for implementation of the list.

17. CITY COUNCIL BOARD LIAISON REPORTS

Councilmember Love

None.

Councilmember Curtis

Councilmember Curtis announced that Alpine School District had implemented a remote learning day for February 22 due to weather and road conditions.

Councilmember Burnham

Councilmember Burnham recognized the Youth Council for volunteering at Lifting Hands International Utah Warehouse in American Fork on President's Day.

Councilmember Wright

None.

Councilmember Gray

None.

18. COMMUNICATION ITEMS

18.A. Financial Report

18.B. Upcoming Agenda Items

19. ADJOURNMENT

MOTION: *Councilmember Gray moved to adjourn at 11:02 p.m. Councilmember Curtis seconded the motion.*

<i>Those Voting Yes</i>	<i>Those Voting No</i>	<i>Those Abstaining</i>	<i>Those Absent</i>
☒ <i>Donna Burnham</i>	☐ <i>Donna Burnham</i>	☐ <i>Donna Burnham</i>	☐ <i>Donna Burnham</i>
☒ <i>Colby Curtis</i>	☐ <i>Colby Curtis</i>	☐ <i>Colby Curtis</i>	☐ <i>Colby Curtis</i>
☒ <i>Jared Gray</i>	☐ <i>Jared Gray</i>	☐ <i>Jared Gray</i>	☐ <i>Jared Gray</i>
☒ <i>Carolyn Love</i>	☐ <i>Carolyn Love</i>	☐ <i>Carolyn Love</i>	☐ <i>Carolyn Love</i>
☒ <i>Brett Wright</i>	☐ <i>Brett Wright</i>	☐ <i>Brett Wright</i>	☐ <i>Brett Wright</i>

The motion passed with a unanimous vote.

The meeting was adjourned at 11:02 p.m.

Approved by the City Council on March 7, 2023.

Fionnuala B. Kofoed, MMC
City Recorder



**EAGLE MOUNTAIN CITY
CITY COUNCIL MEETING
MARCH 7, 2023**

TITLE:	RESOLUTION - A Resolution of Eagle Mountain City, Utah, Establishing a Policy for the Approval of Minutes for any Public Body.		
ITEM TYPE:	Resolution		
FISCAL IMPACT:	NA		
APPLICANT:	EM City		
GENERAL PLAN DESIGNATION	CURRENT ZONE	ACREAGE	COMMUNITY

PUBLIC HEARING:

No

PREPARED BY:

Fionnuala Kofoed, Recorder's Office

PRESENTED BY:

Director of Administrative Services/City Recorder
Fionnuala Kofoed

RECOMMENDATION:

Staff recommends that the City Council adopt a Resolution of Eagle Mountain City, Utah, establishing a policy for the approval of minutes for any public body.

BACKGROUND:

BACKGROUND: (Presented by Director of Administrative Services/City Recorder Fionnuala Kofoed) The proposed resolution establishes a more concise policy for the approval of meeting minutes. Minutes of all public meetings shall be taken and later prepared for approval by the body. Once the minutes have been provided to the members of the public body as a draft document, they shall be made available to the public. Following approval by the public body, the minutes shall become the official record of the proceedings and shall be maintained and available to the public.

ITEMS FOR CONSIDERATION:

REQUIRED FINDINGS:

PLANNING COMMISSION ACTION/RECOMMENDATION:

ATTACHMENTS:

[RES--Policy for Approval of Minutes](#)

RESOLUTION NO. R- -2023

**A RESOLUTION OF EAGLE MOUNTAIN CITY, UTAH,
ESTABLISHING A POLICY FOR THE APPROVAL OF
WRITTEN MINUTES FOR ANY PUBLIC BODY**

PREAMBLE

WHEREAS, Utah Code § 52-4-203 requires that public bodies establish and implement procedures for the public body's approval of the written minutes of each meeting; and

WHEREAS, the Eagle Mountain City Policy for Approval of Minutes has been written to establish the procedures for public body approval of written minutes, as presented in Exhibit A;

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

1. The Eagle Mountain City Policy for Approval of Minutes is hereby adopted as set forth specifically in Exhibit A.
2. This Resolution shall take effect upon its first publication or posting.

ADOPTED by the City Council of Eagle Mountain City, Utah, this 7th day of March, 2023.

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 on the 7th day of March, 2023.

Those voting aye:

☐ Donna Burnham

☐ Colby Curtis

☐ Jared Gray

☐ Carolyn Love

☐ Brett Wright

Those voting nay:

☐ Donna Burnham

☐ Colby Curtis

☐ Jared Gray

☐ Carolyn Love

☐ Brett Wright

Those excused:

☐ Donna Burnham

☐ Colby Curtis

☐ Jared Gray

☐ Carolyn Love

☐ Brett Wright

Those abstaining:

☐ Donna Burnham

☐ Colby Curtis

☐ Jared Gray

☐ Carolyn Love

☐ Brett Wright

Fionnuala B. Kofoed, MMC
City Recorder

Exhibit A

Eagle Mountain City Policy for Approval of Minutes

The following shall be the policy and procedure for the approval of minutes for any public body of this municipality:

A. Written minutes shall be taken for all public meetings of any public body of this municipality. The minutes of all public meetings of any public body of this municipality shall be recorded and taken down by the City Recorder or designee, during the course of any public meeting of the public body.

B. Once the proposed minutes have been given to the members of the public body, the City Recorder or designee shall immediately make available to the public the proposed written minutes, which shall be clearly identified as “draft” or “unapproved” or with some other appropriate notice that the proposed minutes are subject to change until formally approved, and they shall become a public document available to any member of the public who requests to read or copy the proposed minutes.

C. The public body shall consider the proposed minutes for approval at the first meeting of the public body where votes are taken and business transacted (i.e., excluding work meetings and executive sessions) that immediately follows the City Recorder or designee giving the proposed minutes to the members of the public body. The members of the public body shall either approve the proposed written minutes as presented or amended, at that meeting.

D. If the public body fails to consider the proposed minutes or does not take any action to approve the proposed minutes at the first public meeting held by the public body immediately following the public body’s receipt of the proposed minutes from the City Recorder or designee, the proposed minutes shall be deemed to have been approved by the public body and will stand as proposed.

E. Once the proposed minutes have either been approved by the public body or have been deemed to have been approved by the inaction of the public body, they shall become the official record of the proceedings of the public body and shall be signed by the City Recorder or designee and shall be retained in the official records of this municipality and shall be a public document available for the inspection and copying by members.



**EAGLE MOUNTAIN CITY
CITY COUNCIL MEETING
MARCH 7, 2023**

TITLE:	ORDINANCE/PUBLIC HEARING - An Ordinance of Eagle Mountain City, Utah, Amending the Eagle Mountain Municipal Code, Chapter 17.25 Residential Zones and Chapter 17.72 Commercial and Multifamily Design Standards.		
ITEM TYPE:	Development Code Amendment		
FISCAL IMPACT:	None		
APPLICANT:	City-initiated		
GENERAL PLAN DESIGNATION N/A	CURRENT ZONE N/A	ACREAGE N/A	COMMUNITY City-wide

PUBLIC HEARING:
Yes

PREPARED BY:
David Stroud, Planning

PRESENTED BY:
David Stroud

RECOMMENDATION:

BACKGROUND:

According to Section 17.05.120 "Amendments to this title [17]" may be initiated and proposed by the city through the planning director, planning commission or city council. Individuals may also propose amendments by submitting such amendments in writing and paying an application fee as adopted in the city's consolidated fee schedule. The process for amending this title shall be that process allowed for and required by the Utah Code, as amended from time to time, for changing the city's land use title."

Architectural Standards

State code prohibits architectural standards of single-family homes unless contained in a development agreement. Recent changes to state code now prohibit the same with two-family structures. The proposed changes bring EMMC into conformance with state code.

ITEMS FOR CONSIDERATION:

REQUIRED FINDINGS:

Ordinances pertaining to zoning code amendments, and processing of the same, may be found in EMMC 17.05.120 & USC 10-9a-501.

PLANNING COMMISSION ACTION/RECOMMENDATION:

The Planning Commission recommends approval (5-0) to the City Council regarding amendments to Sections 17.25.050 and 17.72.040 as it applies to architectural standards of one and two-family dwellings.

ATTACHMENTS:

[ORD--EMMC 17.25 and 17.72 - Architectural Standards](#)

[EMMC 17.25 Residential Architectural Standards - Redlines](#)

[EMMC 17.72 Multifamily Architectural Standards - Redlines](#)

ORDINANCE NO. O- -2023

**AN ORDINANCE OF EAGLE MOUNTAIN CITY, UTAH, AMENDING THE
EAGLE MOUNTAIN MUNICIPAL CODE CHAPTER 17.25 RESIDENTIAL ZONES,
AND CHAPTER 17.72 COMMERCIAL AND MULTIFAMILY DESIGN STANDARDS
(ARCHITECTURAL STANDARDS)**

PREAMBLE

WHEREAS, the City Council of Eagle Mountain City finds that it is in the public interest to amend the Eagle Mountain Municipal Code, Chapter 17.25 Residential Zones and Chapter 17.72 Commercial and Multifamily Design Standards, as described in Exhibit A.

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

1. The City Council finds that all required notices, public hearings, and other requirements have been completed for the City Council to consider an amendment to Eagle Mountain Municipal Code, Chapter 17.25 Residential Zones and Chapter 17.72 Commercial and Multifamily Design Standards.
2. The amendment described in Exhibit A is hereby approved.
3. This Ordinance shall take effect upon its first posting or publication.

ADOPTED by the City Council of Eagle Mountain City this 7th day of March, 2023.

EAGLE MOUNTAIN CITY, UTAH

Tom Westmoreland, Mayor

ATTEST:

Fionnuala B. Kofoed, MMC
City Recorder

CERTIFICATION

The above Ordinance was adopted by the City Council of Eagle Mountain City, Utah on this 7th day of March, 2023.

Those voting yes:

☐ Donna Burnham

☐ Colby Curtis

☐ Jared Gray

☐ Carolyn Love

☐ Brett Wright

Those voting no:

☐ Donna Burnham

☐ Colby Curtis

☐ Jared Gray

☐ Carolyn Love

☐ Brett Wright

Those excused:

☐ Donna Burnham

☐ Colby Curtis

☐ Jared Gray

☐ Carolyn Love

☐ Brett Wright

Those abstaining:

☐ Donna Burnham

☐ Colby Curtis

☐ Jared Gray

☐ Carolyn Love

☐ Brett Wright

Fionnuala B. Kofoed, MMC
City Recorder

Posted on _____ by _____ .

Exhibit A

17.25.050 Generally applicable provisions

All development projects within the residential zones in this chapter shall conform to the following general requirements:

F. Architectural Design Standards. All multifamily buildings shall comply with Chapter 17.72 EMMC. ~~Where single-family and two-family structures are approved without architectural standards contained in a development agreement, developers are encouraged but not required to construct~~ Single-family developments should produce diverse yet compatible homes with similar design qualities on all front and side elevations that face a public road. ~~and shall include~~ Variations in exterior materials (fiber cement siding, board and batten or vertical siding, stone, brick, stucco) and/or colors are recommended. All front and side elevations that face a public road ~~shall~~ may include additional architectural detailing, and may include decorative shutters, bay windows, popouts, trellis or arbor structures, decorative gables, dormer windows, balconies, decorative trim and moldings, window grids, etc. Aluminum siding is ~~discouraged~~ prohibited. All single-family and two-family residential dwellings are preferred to have ~~shall include~~ windows and main entry doors on the front elevation. If a floor plan is to be repeatedly built within a development, a minimum of three elevation schemes ~~shall is preferred be developed~~. ~~Elevation schemes shall be approved by the planning director or his/her delegated representative.~~ Single-family dwellings ~~Houses~~ or two-family dwellings sited on adjacent lots, or directly across the street (sharing frontage) are preferred to ~~shall~~ have different floor plans or elevations and different color schemes. Prefabricated metal carports are prohibited in front yards.

17.72 Commercial and Multifamily Design Standards

17.72.040 Architectural Standards.

The architectural elements of a building can either enhance the building's visual appeal or detract from the quality of the neighborhood. In order to prevent the construction of bland, out-of-scale buildings that are oriented to vehicular traffic and discourage pedestrian activity, the following minimum architectural standards shall be applied to commercial and multifamily development. Minor variations to these standards may be considered by the planning commission and city council with very specific justification provided by the applicant of how the proposal is more appropriate for the neighborhood and of higher quality than the standard.

For the purpose of this section, a duplex or twin home shall not be considered a multifamily dwelling. The architectural design standards contained in this section shall not apply to duplex or twin home dwellings unless contained in a development agreement.

E. Architectural Detailing. Pedestrian-scaled architectural features/details shall be incorporated into commercial and multifamily buildings to orient the building to pedestrian activity and to increase the overall visual appeal of the structure.

2. Multifamily buildings shall incorporate a majority of the following architectural detailing: decorative shutters, bay windows, popouts, trellis or arbor structures, porches, decorative gables, dormer windows, exposed timbers, balconies, columns, turrets, decorative trim and moldings, detailed grilles and railings, architectural lighting, decorative masonry pattern, window grids, and decorative doors and windows. All sides of a building shall include the chosen details, where applicable.

F. Building Materials. Buildings should incorporate materials used throughout the city and be similar in character and architectural theme as significant neighboring structures.

1. Multifamily structures shall utilize at least two exterior materials, including stucco, vinyl or fiber/cement siding, decorative rock/stone, brick, or other material deemed appropriate by the planning director. Each material shall be used on a minimum of 30 percent of the building, and used on all sides of the building. Other materials may be included as accents.

Aluminum siding is prohibited.



**EAGLE MOUNTAIN CITY
CITY COUNCIL MEETING
MARCH 7, 2023**

TITLE:	ORDINANCE - An Ordinance of Eagle Mountain City, Utah, Amending the Eagle Mountain Municipal Code, Chapters 10.10 Parking.		
ITEM TYPE:	Ordinance		
FISCAL IMPACT:	\$0.00		
APPLICANT:	Staff		
GENERAL PLAN DESIGNATION	CURRENT ZONE	ACREAGE	COMMUNITY

PUBLIC HEARING:

Yes

PREPARED BY:

Natalie Winterton, Admin

PRESENTED BY:

Natalie Winterton

RECOMMENDATION:

Staff recommends that the City Council approve an ordinance of Eagle Mountain City, Utah, amending the Eagle Mountain Municipal Code, Chapters 10.10 Parking.

Staff recommends restricting parking within 10 feet of mailboxes on days that mail is being delivered.

Staff recommends that Council reword small sections of 10.10.010 to increase readability.

Staff recommends decreasing the time limit of street parking from 72 hours to 48 hours.

Staff recommends that the code that addresses parking during a snowstorm should only be changed to add emphasis to reflect the priorities of the streets department.

Staff recommends adding definitions of agricultural vehicle, food cart, food truck, and front yard to section 10.10.090.

Staff recommends that agricultural and recreational vehicles be allowed to park on driveways but keeping a 10-foot clearance from the sidewalk or street to maintain visibility and safety.

Staff recommends adding an article to section 10.10 to emphasize that Community Improvement Officers do have the authority to issue administrative parking citations.

BACKGROUND:

At the request of Council, staff has reviewed the City Parking Code and suggested amendments to help address some common parking issues in Eagle Mountain City. There have been citizen complaints of mail being withheld due to cars parked directly in front of mailboxes. This concern can be addressed through new city code. Also, neighborhood improvement officers recommended a reevaluation of the time limit of street parking. There has also been confusion and safety issues involving recreational, commercial, or agricultural vehicles parked on public streets.

ITEMS FOR CONSIDERATION:

A 10-foot clearance from a recreational or agricultural vehicle to the sidewalk or road may be difficult for residents to judge. Restricting parking near mailboxes will result in less street parking options throughout the city but could be especially difficult in communities with smaller land lots. Rewording parts of the parking code will increase its understandability for all citizens and decrease miscommunication between the city and its residents.

REQUIRED FINDINGS:

PLANNING COMMISSION ACTION/RECOMMENDATION:

n/a

ATTACHMENTS:

[ORD--EMMC 10.10 Parking](#)

[EMMC 10.10 Parking - Redlines](#)

ORDINANCE NO. O- -2023

**AN ORDINANCE OF EAGLE MOUNTAIN CITY, UTAH,
AMENDING THE EAGLE MOUNTAIN MUNICIPAL CODE
CHAPTERS 10.10 PARKING**

PREAMBLE

WHEREAS, the City Council of Eagle Mountain City finds that it is in the public interest to amend the Eagle Mountain Municipal Code, Chapter 10.10 Parking, as described in Exhibit A.

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

1. The City Council finds that all required notices, public hearings, and other requirements have been completed for the City Council to consider an amendment to Eagle Mountain Municipal Code, Chapter 10.10 Parking.
2. The amendment described in Exhibit A is hereby approved.
3. This Ordinance shall take effect upon its first posting or publication.

ADOPTED by the City Council of Eagle Mountain City this 7th day of March, 2023.

EAGLE MOUNTAIN CITY, UTAH

Tom Westmoreland, Mayor

ATTEST:

Fionnuala B. Kofoed, MMC
City Recorder

CERTIFICATION

The above Ordinance was adopted by the City Council of Eagle Mountain City, Utah on this 7th day of March, 2023.

Those voting yes:

☐ Donna Burnham

☐ Colby Curtis

☐ Jared Gray

☐ Carolyn Love

☐ Brett Wright

Those voting no:

☐ Donna Burnham

☐ Colby Curtis

☐ Jared Gray

☐ Carolyn Love

☐ Brett Wright

Those excused:

☐ Donna Burnham

☐ Colby Curtis

☐ Jared Gray

☐ Carolyn Love

☐ Brett Wright

Those abstaining:

☐ Donna Burnham

☐ Colby Curtis

☐ Jared Gray

☐ Carolyn Love

☐ Brett Wright

Fionnuala B. Kofoed, MMC
City Recorder

Posted on _____ by _____ .

Exhibit A

10.10.010 “No parking” zones.

A. Except when necessary to avoid conflict with other traffic, or in compliance with law, the directions of a peace officer, or a traffic-control device, a person may not:

1. Stop, stand, or park a vehicle:

- a. On the roadway side of any vehicle stopped or parked at the edge of the curb of a street (double parking);
- b. On a sidewalk;
- c. Within an intersection;
- d. On a crosswalk;
- e. Between a safety zone and the adjacent curb or within 30 feet of points on the curb immediately opposite the ends of a safety zone, unless a different length is indicated by signs or markings;
- f. Alongside or opposite any street excavation or obstruction when stopping, standing, or parking would obstruct traffic;
- g. On any bridge or other elevated structure, on a highway, or within a highway tunnel;
- h. On any controlled-access highway;
- i. In the area between roadways of a divided highway, including crossovers; ~~or~~
- j. on a parkstrip (landscaped or not); or

2. Stand or park a vehicle, whether occupied or not, except momentarily to pick up or discharge a passenger or passengers:

- a. In front of a public or private driveway without owner's permission;
- b. Within 15 feet of a fire hydrant;
- c. Within 20 feet of a crosswalk;
- d. Within 30 feet upon the approach to any ~~flashing signal~~, stop sign, yield sign, **flashing signal**, or traffic-control signal located at the side of a roadway;
- e. Within 20 feet of the driveway entrance to any fire station and on the side of a street opposite the entrance to any fire station within 75 feet of the entrance when properly signposted;

- f. At any place where a traffic-control device prohibits standing;
- g. Within 30 feet from start of curb curvature leading up to an intersection (including roundabouts);
- h. Opposite the flow of traffic; ~~or~~
- i. Within 10 feet of a mailbox between the hours of 8:00 A.M. and 5:00 P.M. on days that mail is being delivered; or

3. Park a vehicle, whether occupied or not, except temporarily for the purpose of and while actually engaged in loading or unloading property or passengers:

- a. Within 50 feet of the nearest rail of a railroad crossing; ~~or~~
- b. At any place where traffic-control devices prohibit parking; ~~or~~
- c. On a city street marked as a "no parking" zone by signage or by curb marking established by authority of the city.

B. A person may not move a vehicle that is not lawfully under the person's control into any prohibited area or into an unlawful distance from the curb.

C. This section does not apply to a tow truck motor carrier responding to a customer service call if the tow truck motor carrier has already received authorization from the local law enforcement agency in the jurisdiction where the vehicle to be towed is located.

~~D. It shall be unlawful to park any vehicle or leave any vehicle standing unattended in Eagle Mountain City on park strips, sidewalks or a city street marked as a "no parking" zone either by signage or by curb marking established by authority of the city.~~

~~E~~ D. Parking may be restricted on one side of surface streets when the width of asphalt is less than 28 feet.

~~F~~ E. Parking may be restricted on one side of surface streets when the width of asphalt is less than 36 feet and vehicle ADT (average daily trips) exceeds 6,000.

~~G~~ F. In addition to the specific parking restrictions set forth in this section, parking may also be restricted or prohibited wherever city staff deems necessary to provide for the health and safety of residents of the city. [Ord. O-18-2021 § 2 (Exh. A); Ord. O-03-2019 § 3 (Exh. C); Ord. O-06-2016 § 2 (Exh. A); Ord. O-13-2005 § 1].

10.10.020 Obstructing traffic prohibited.

A. It shall be unlawful to park any vehicle, or leave any vehicle standing unattended, on any street or roadway in Eagle Mountain City which will prevent the flow of traffic on the street. This section shall apply to motor vehicles, trailers of every kind and nature, and other obstructions left standing in the roadways of Eagle Mountain City, Utah.

B. Except as otherwise provided in this section, so as to not obstruct traffic, a vehicle stopped or parked on a two-way roadway shall be stopped or parked:

1. Parallel to and within 12 inches of the right-hand curb; or
2. As close as practicable to the right edge of the right-hand shoulder. [Ord. [O-18-2021](#) § 2 (Exh. A); Ord. [O-03-2019](#) § 3 (Exh. C); Ord. [O-06-2016](#) § 2 (Exh. A); Ord. [O-13-2005](#) § 2].

10.10.030 Parking on public streets without being moved.

It is unlawful to leave any vehicle parked **continuously** on a public street for longer than **72 48** hours without **being moved having been driven a distance of at least 400 feet before returning to the same location**. [Ord. [O-18-2021](#) § 2 (Exh. A); Ord. [O-06-2016](#) § 2 (Exh. A)].

10.10.040 Enforcement.

Penalties associated with violations of this article shall be consistent with the consolidated fee schedule as adopted by the city council and/or towing and removal by the city. [Ord. [O-18-2021](#) § 2 (Exh. A)].

Article II. Winter Restrictions

10.10.050 Parking prohibited when snow accumulates.

It is unlawful to park vehicles, trailers, or other property constituting obstructions to traffic on the **public** streets of Eagle Mountain City from November 1st to March 15th of the succeeding year whenever snow accumulates on streets in the city. [Ord. [O-18-2021](#) § 2 (Exh. A); Ord. [O-06-2016](#) § 2 (Exh. A); Ord. [O-12-2005](#) § 1. Formerly 10.10.040].

10.10.060 Vehicles subject to removal.

Vehicles and other obstructions **that are parked in violation of this article** on streets and roads of Eagle Mountain City, **especially as snow removal and safety are impeded, parked in violation of this article** are subject to fines according to the consolidated fee schedule as adopted by the city council and/or towing and removal by the city to facilitate maneuvering snowplows and snow removal operations. [Ord. [O-18-2021](#) § 2 (Exh. A); Ord. [O-06-2016](#) § 2 (Exh. A); Ord. [O-12-2005](#) § 2. Formerly 10.10.050].

10.10.070 Depositing snow in streets prohibited.

It shall be unlawful to place, plow, or dump snow in the streets and roads of Eagle Mountain City. Violations are subject to fines according to the consolidated fee schedule as adopted by the city council. [Ord. [O-18-2021](#) § 2 (Exh. A); Ord. [O-06-2016](#) § 2 (Exh. A); Ord. [O-12-2005](#) § 3. Formerly 10.10.060].

10.10.080 Enforcement.

It is the policy of Eagle Mountain City that this article will be enforced consistently with the fines adopted in the consolidated fee schedule during periods requiring snowplowing or snow removal

from the streets and roads of Eagle Mountain City. [Ord. O-18-2021 § 2 (Exh. A); Ord. O-06-2016 § 2 (Exh. A); Ord. O-12-2005 § 4. Formerly 10.10.070].

Article III. Commercial, Recreational and Agricultural Vehicles

10.10.090 Definitions.

A. "Agricultural vehicle" means a vehicular unit used primarily for the transporting of any farm commodity to or from a farm or the use directly in agricultural production. An agricultural vehicle does not include vehicles that do not directly support farming operations such as personal use vehicles.

~~A~~ B. "Commercial vehicle" means a tractor or motor vehicle with more than two axles, trailer, or semi-trailer used or maintained for the transportation of persons or property that operates:

1. As a carrier for hire, compensation, or profit; ~~or~~
2. As a carrier to transport the vehicle owner's goods or property in furtherance of the owner's commercial enterprise; ~~or~~
3. As a food cart or food truck.

C. "Food cart" means a cart:

1. That is not motorized; and
2. that a vendor, standing outside the frame of the cart, uses to prepare, sell, or serve food or beverages for immediate human consumption.

D. "Food truck" means:

1. A fully encased food service establishment:
 - i. On a motor vehicle or on a trailer that a motor vehicle pulls to transport; and
 - ii. From which a food truck vendor, standing within the frame of the vehicle, prepares, cooks, sells, or serves food or beverages for immediate human consumption;
2. A food cart; or
3. An ice cream truck.

E. "Front yard" means any property extending across the full width of a lot from the front line of the lot to the nearest wall of the main building situated on the lot, including, but not limited to landscaping, and driveway(s).

~~B~~ F. "Recreational vehicle" means a vehicular unit other than a mobile home, primarily designed as a temporary dwelling for travel, recreational, or vacation use that is either self-propelled or pulled by another vehicle. "Recreational vehicle" includes:

1. A travel trailer;
2. A camping trailer;
3. A motor home;
4. A fifth wheel trailer; and
5. A ~~van~~ boat. [Ord. O-18-2021 § 2 (Exh. A); Ord. O-06-2016 § 2 (Exh. A); Ord. O-11-2007 § 1. Formerly 10.10.080].

10.10.100 Parking prohibited on public streets – Exceptions.

A. It is unlawful to park any:

1. Commercial vehicle, agricultural vehicle, recreational vehicle, ~~or~~ occupied or empty trailer ~~or truck~~ on any public street within a residential zone of the city for a period of time longer than 24 hours;
2. Agricultural vehicle, recreational vehicle, ~~or~~ occupied or empty trailer, ~~or truck~~ within the front yard area of any residential zone of the city; ~~or~~
3. Agricultural vehicle, recreational vehicle, or occupied or empty trailer on a driveway within 10 feet of a sidewalk (or street if sidewalk is not present); or
- 3 4. Commercial vehicle on any lot or parcel within any residential zone of the city.

B. Exceptions. This section shall not restrict the temporary parking or stopping of a city vehicle or of a vehicle owned and/or operated by a public utility for the purpose of conducting repairs or related work. This section shall not restrict the temporary parking of vehicles actively used to deliver building supplies and materials to property in any residential zone, nor shall it prohibit the temporary parking of vehicles used while performing work upon property in residential zones. [Ord. O-18-2021 § 2 (Exh. A); Ord. O-06-2016 § 2 (Exh. A); Ord. O-11-2007 § 2. Formerly 10.10.090].

10.10.110 Towing authorized.

In addition to the fines adopted in the consolidated fee schedule and all other penalties authorized by law, and at the expense of the owner, any vehicle or trailer parked in violation of this article may be towed to impound. [Ord. O-18-2021 § 2 (Exh. A); Ord. O-06-2016 § 2 (Exh. A); Ord. O-11-2007 § 3. Formerly 10.10.100].

Article IV. Enforcement

10.10.120 Definitions.

It is the policy of Eagle Mountain City that the articles of Chapter 10.10 of the city code may be enforced consistent with the fines and actions adopted in the consolidated fee schedule. All city

enforcement officers are herein authorized to take such action necessary, as detailed in the consolidated fee schedule, to enforce this chapter.



**EAGLE MOUNTAIN CITY
CITY COUNCIL MEETING
MARCH 7, 2023**

TITLE:	ORDINANCE - An Ordinance of Eagle Mountain City, Utah, Authorizing the Public Bodies of Eagle Mountain City to Conduct Electronic Meetings, Establishing an Anchor Location and Determining how a Quorum is Calculated.		
ITEM TYPE:	Resolution		
FISCAL IMPACT:	NA		
APPLICANT:	City Staff		
GENERAL PLAN DESIGNATION	CURRENT ZONE	ACREAGE	COMMUNITY

PUBLIC HEARING:

No

PREPARED BY:

Fionnuala Kofoed, Recorder's Office

PRESENTED BY:

Director of Administrative Services/City Recorder
Fionnuala Kofoed

RECOMMENDATION:

Staff recommends the City Council approve an Ordinance of Eagle Mountain City, Utah, authorizing the Public Bodies of Eagle Mountain City to Conduct Electronic Meetings, Establishing an Anchor Location and Determining how a Quorum is Calculated.

BACKGROUND:

The proposed ordinance provides definitions and requirements for conducting electronic meetings. Any public body of Eagle Mountain City will be required to follow the procedures and requirements set forth in this chapter of the Municipal Code as it relates to electronic meetings. The ordinance establishes 1650 E. Stagecoach Run, Eagle Mountain, Utah as the anchor location and determines how a quorum is calculated. Whether a member of the public body is participating remotely or in person, the member of the public body is included in the calculation of a quorum.

If the meeting includes a public hearing or public comment, space and facilities will be provided at the anchor location for the public to attend and participate in the open portions of the meeting.

ITEMS FOR CONSIDERATION:

The proposed ordinance brings Eagle Mountain City into compliance with the requirements found in Utah State Code 52-4-207.

REQUIRED FINDINGS:

PLANNING COMMISSION ACTION/RECOMMENDATION:

ATTACHMENTS:

[ORD--EMMC 2.15.090 Electronic Meetings](#)

[EMMC 2.15.090 Electronic Meetings](#)

ORDINANCE NO. O- -2023

**AN ORDINANCE OF EAGLE MOUNTAIN CITY, UTAH,
ENACTING EAGLE MOUNTAIN MUNICIPAL CODE SECTION 2.15.090
ELECTRONIC MEETINGS, TO AUTHORIZE THE PUBLIC BODIES OF EAGLE
MOUNTAIN CITY TO CONDUCT ELECTRONIC MEETINGS, TO ESTABLISH AN
ANCHOR LOCATION, AND TO DETERMINE HOW A QUORUM IS CALCULATED**

PREAMBLE

WHEREAS, the City Council of Eagle Mountain City finds that it is in the public interest to enact Eagle Mountain Municipal Code, Section 2.15.090, Electronic Meetings, as described in Exhibit A.

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

1. The City Council finds that all required notices, public hearings, and other requirements have been completed for the City Council to enact Eagle Mountain Municipal Code, Section 2.15.090, Electronic Meetings.
2. The amendment described in Exhibit A is hereby approved.
3. This Ordinance shall take effect upon its first posting or publication.

ADOPTED by the City Council of Eagle Mountain City this 7th day of March, 2023.

EAGLE MOUNTAIN CITY, UTAH

Tom Westmoreland, Mayor

ATTEST:

Fionnuala B. Kofoed, MMC
City Recorder

CERTIFICATION

The above Ordinance was adopted by the City Council of Eagle Mountain City, Utah on this 7th day of March, 2023.

Those voting yes:

☐ Donna Burnham

☐ Colby Curtis

☐ Jared Gray

☐ Carolyn Love

☐ Brett Wright

Those voting no:

☐ Donna Burnham

☐ Colby Curtis

☐ Jared Gray

☐ Carolyn Love

☐ Brett Wright

Those excused:

☐ Donna Burnham

☐ Colby Curtis

☐ Jared Gray

☐ Carolyn Love

☐ Brett Wright

Those abstaining:

☐ Donna Burnham

☐ Colby Curtis

☐ Jared Gray

☐ Carolyn Love

☐ Brett Wright

Fionnuala B. Kofoed, MMC
City Recorder

Posted on _____ by _____ .

Exhibit A

2.15.090 Electronic Meetings.

A. Definitions. As used in this section:

1. "Anchor location" means the physical location from which the electronic meeting originates or from which the participants are connected.
2. "Electronic meeting" means a meeting convened or conducted by a public body by means of a telephonic, telecommunication, computer conference, or other electronic means.
3. "Electronic notice" means electronic mail or fax.
4. "Monitor" means to:
 - a. Hear live, by speaker or by other equipment, all of the public statements of each member of the public body who is participating in a meeting; or
 - b. See, by computer screen or other visual medium, all public statements of each member of the public body who is participating in a meeting.
5. "Participate" means the ability to communicate with all of the members of the public body, either verbally or electronically, so that each member of the public body can hear or see the communication.
6. "Public body" shall have the same definition as "public body" in the Utah Open and Public Meetings Act, Utah Code Chapter 52-4.
7. "Public hearing" means a meeting at which comments from the public will be accepted.
8. "Public statement" means a statement made in the ordinary course of business of the public body with the intent that all other members of the public body receive it.

B. Electronic Meetings Authorized.

Any public body of Eagle Mountain City may, by following the procedures and requirements of this Chapter, convene and conduct an electronic meeting. A member of the public body participating remotely is included in the calculation of a quorum. The public body convening or conducting an electronic meeting shall:

1. Give public notice of the meeting at the anchor location and otherwise meet the requirements of Utah Code § 52-4-202;

2. Provide notice of the electronic meeting to the members of the public body at least twenty-four hours before the meeting so that they may participate in and be counted as present for all purposes, including the determination that a quorum is present; and
3. Provide in the public notice a description of how the members will be connected to the electronic meeting.

C. Procedure for Electronic Meeting.

1. The procedures to be followed at the electronic meeting shall be the same as those followed by the public body in a non-electronic meeting of the public body. The Mayor/Chair Mayor/Chair Pro-Tem shall conduct the meeting and the meeting shall be held pursuant to the agenda posted for that meeting.
2. Prior to commencing the electronic meeting, an electronic link shall be established with all participants and the anchor location. Minutes shall be kept for the meeting in accordance with the requirements of the Utah Open and Public Meetings Act. Following passage of a motion to adjourn, the electronic link shall be terminated and the meeting shall be deemed concluded.
3. The primary anchor location for meetings of the public body shall be City Hall at 1650 E Stagecoach Run, Eagle Mountain, Utah. However, the public body may hold meetings in other anchor locations if the public body complies with the Open and Public Meetings Act. If the meeting is a public hearing, space and facilities will be provided at the anchor location so that interested persons and the public may attend, monitor, and participate in the open portions of the meeting.
4. If the meeting is connected telephonically, then a speakerphone will be connected in such a manner that comments made by the members of the public body participating electronically will be broadcast through the public address system at the anchor location. To ensure full participation of each member present, and those participating electronically, members will be given a specific opportunity to make inquiries and participate in the discussion through a roll call method.
5. If a member or members are participating remotely, the audio will be connected in such a manner that comments made by the members participating electronically will be broadcast through the public address system at the anchor location.

UPCOMING AGENDA ITEMS

Upcoming Items

Consolidated Fee Schedule Update – Impact Fees
City Mission Statement

Planning Items

AT&T Tower Site Plan
Axio #1 Concept Plan
Citywide Rezone
Eagle Mountain Big Box Concept Plan
Eagle Mountain Pet Care Concept Plan
Eagle Quest East Master Development Agreement
Firefly (Pole Canyon) MDA/MDP Amendment
Gardner Farms Concept Plan
Pinnacles A3 Concept Plan
Porters Crossing Town Center MDA/MDP Amendment
Rush Creek Rezone

Code Amendments

Accessory Structure Size
Landscaping Buffer Onsite
Setbacks and Accessory Structure Timing
Vacation of ROW, Service Drives, ADA