



EAGLE MOUNTAIN CITY COUNCIL MEETING

March 05, 2019, 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. [Pony Express Parkway Widening Project Update](#)
Discussion Item

1.B. [Animal Code Amendment](#)
Discussion Item
[Draft Animal Code](#)

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

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.

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. **BOND RELEASES**

- 9.A. [Evans Ranch Plat D](#)
Out of Warranty
[BR-Evans Ranch D Out of Warranty](#)
- 9.B. [Evans Ranch Plat K-1](#)
Out of Warranty
[BR-Evans Ranch K-1 Out of Warranty](#)
- 9.C. [Evans Ranch Plat K-5](#)
Out of Warranty
[BR-Evans Ranch K-5 Out of Warranty](#)
- 9.D. [Evans Ranch Plat R-3](#)
Out of Warranty
[BR-Evans Ranch R-3 Out of Warranty](#)

10. **MINUTES**

- 10.A. [February 19, 2019 Minutes](#)
Regular City Council Meeting
[02.19.2019_City_Council_Minutes.docx](#)
- 10.B. [January 29, 2019 Minutes](#)
Budget Visioning Meeting
[01.29.2019 Budget Visioning Meeting Minutes](#)

SCHEDULED ITEMS

11. **ORDINANCES**

- 11.A. [ORDINANCE/PUBLIC HEARING - An Ordinance of Eagle Mountain City, Utah, Approving the Extractive Industries Overlay Zone for Ames Construction.](#)

BACKGROUND -- (Presented by Michael Hadley, Planning Manager) The proposed ordinance rezones 653.82 acres, adding the Extractive Industries Overlay Zone to the underlying Agriculture Zone. The property is located in the southeastern corner of the City.

[ORD--Ames Rezone](#)
[Ames Overlay Application](#)
[Public Comment, Elise Erler of SITLA](#)
[Eagle MTN Pit 25 Acre 3-5-19.pdf](#)
[Eagle MTN Pit 25 Acre aerial 3-5-19.pdf](#)
[Eagle MTN Pit 50 Acre 3-5-19.pdf](#)
[Eagle MTN Pit 50 Acre aerial 3-5-19.pdf](#)

- 11.B. [ORDINANCE - An Ordinance of Eagle Mountain City, Utah, Adopting Chapter 7.10 of the Municipal Code for Tree Planting and Care.](#)

BACKGROUND -- (Presented by Brad Hickman, Parks and Recreation Director) The proposed ordinance establishes requirements for improving tree planting and care throughout the City. Many trees have been planted over the years and will continue to be planted in the future. The intent of the ordinance is to ensure the healthy growth of the trees and that they do not cause unintended damage to public property or become a hazard to residents.

[ORD--Tree Planting and Care](#)

- 11.C. [ORDINANCE - An Ordinance of Eagle Mountain City, Utah, Approving the Fourth Amendment to the Fiscal Year 2018-2019 Annual Budget.](#)

BACKGROUND -- (Presented by Paul Jerome, Assistant City Administrator/Finance Director) The proposed ordinance adopts the fourth amendment to the FY 2018-2019 Annual Budget. The budget amendments include changes in the General Fund and the Capital Projects Fund.

[ORD--FY 2019 Budget Amendment #4](#)
[FY2019 Budget Amendments](#)
[FY2019 Budget Amendments--Revised.xlsx](#)

12. **PRELIMINARY PLATS & SITE PLANS**

- 12.A. [Eagle Village Amended Preliminary Plat](#)

BACKGROUND -- (Presented by Tayler Jensen, Planner) The proposed amended preliminary plat contains 69 single family units on approximately 14.17 acres with an overall project density of 4.87 du/ac. The project is located south of the Sweetwater subdivision, west of Pony Express

Parkway.

Eagle Village Preliminary Plans
Eagle Village Parks and Open Space Worksheet
Eagle Village Final Storm Drain Report
Eagle Village Landscape Plans

13. CITY COUNCIL/MAYOR’S BUSINESS

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

14. 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.

15. COMMUNICATION ITEMS

16. ADJOURNMENT

17. REDEVELOPMENT AGENCY MEETING - CITY COUNCIL CHAMBERS

18. CALL TO ORDER

The City Council will convene as the Board of Directors of the Eagle Mountain City Redevelopment Agency.

19. RESOLUTIONS

- 19.A. RESOLUTION - A Resolution of the Redevelopment Agency of Eagle Mountain City, Utah, Appointing Officers to Serve in the Redevelopment Agency of Eagle Mountain City.

Motion to Approve.

RES--RDA Officers.doc

- 19.B. RESOLUTION - A Resolution of the Redevelopment Agency of Eagle Mountain City, Utah, Designating a Survey Area Known as the Pole Canyon Survey Area #1, and Authorizing Agency Staff, Consultants and Legal Counsel to Prepare a Proposed Community Reinvestment Project Area Plan, and Accompanying Project Area Budget for a Proposed Community Reinvestment Area within the Survey Area.

BACKGROUND -- (Presented by Aaron Sanborn, Economic Development Manager) The proposed resolution gives the agency staff, consultants and legal counsel authorization to prepare a plan and budget for the project area.

20. **ADJOURNMENT**

CERTIFICATE OF POSTING

The undersigned, duly appointed City Recorder, does hereby certify that the above agenda notice was posted on this **28th day of February 2019** 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

6.05.260 Number of animals.

6.05.270 Kennels, short-term pet sitters, and hobby breeder licenses required.

6.05.280 Hobby Breeders License

6.05.290 Short-term pet sitting license

6.05.300 Kennel License

6.05.310 General regulations relating to animals.

6.05.320 Dog-based Businesses

6.05.330 Loss of privilege to maintain dog in city.

6.05.010 Definitions

“Cages” means individual, portable facilities for containing animals “Dog” means a Canis familiaris of either sex, altered or unaltered, or any other member of the Canis genus if owned or kept can be small, medium, large, or giant in size.

1. “Small Dog” means a dog breed with full grown adult weights ranging between 2 and 22 pounds.
2. “Medium Dog” means a dog breed with full grown adult weights ranging between 23 and 57 pounds.
3. “Large Dog” means a dog breed with full grown adult weights ranging between 58 and 98 pounds
4. “Giant Dog” means a dog breed with full grown adult weights over 98 pounds.

“Exercise Yard” means an area enclosed by a fence of at least six feet in height wherein dogs are allowed to run and exercise. Every portion of an exercise yard fence shall be separate and removed from any property boundary fence

“Fencing” unless otherwise authorized, shall mean a good grade commercial chain link, carried on solid posts set in concrete; suggested minimum is 11-gauge wire, two-inch steel posts set on no greater than 10-foot spans

“Groomer” means an individual or business that cleans, trims nails, and fur of animals during regular business hours (no overnight watching or care for animals) If located within a residential unit or lot a groomer shall be required a home-based business license.

“Hobby Breeder” means an individual or individuals who have obtained a permit from the City in accordance with this title to raise, breed, and/or own between four (4) and eight (8) dogs (over four (4) months of age) in their home. Hobby Breeders are permitted to have up to two (2) litters of puppies within a twelve (12) month period

“Kennel” means any lot, building structure, enclosure or premises whereupon or wherein five or more dogs over four months of age are kept or maintained for long-term boarding, professional breeding, buying, letting for hire, or selling.

“**Kennel Building**” means a permanent structure designed, intended, or used exclusively for housing of dogs.

“**Kennel run (inside)**” means a permanent structure designed, intended, or used exclusively for the housing of dogs.

“**Kennel run (outside)**” means an area adjacent to a kennel building and enclosed by a fence at least six feet in height.

“Pet Sitter” means an individual or individuals who have obtained a permit from the City in accordance with this title to care for up to eight (8) pets on a short-term basis (up to fourteen days)

“Professional Breeder” means an individual or individuals who keep five (5) or more dogs over four months of age on any lot, building structure, enclosure, or premises for breeding, letting for hire, or selling. Professional Breeders typically breed over 2 litters of puppies in a twelve (12) month period.

6.05.260 Number of animals.

No person may harbor or possess more than four dogs or more than four cats, four months of age or older, without acquiring a short-term pet sitting license, kennel license, or a hobby breeder license for such use or facility from the city. Ownership of more than four cats without said licenses must be approved by the animal regulation coordinator for a legitimate business purpose. [Ord. O-12-2017 § 2 (Exh. A); Ord. O-18-2001 § 5-2-22].

Maximum Permitted Number of Dogs by Lot and Use				
Dog Size	Lot Size	Hobby Breeder License	Short-Term Pet Sitting	Kennel
Small	Under 5,500 SF	7	7	n/a
Medium		6	6	n/a
Large		5	5	n/a
Giant		4	4	n/a
Small	5,501 - 8,000 SF	8	8	n/a
Medium		6	6	n/a
Large		5	5	n/a
Giant		4	4	n/a
Small	8,001 - 21,780 SF	8	8	n/a
Medium		8	8	n/a
Large		6	6	n/a
Giant		5	5	n/a
Small	21,781 SF - 1 Acre	8	8	n/a
Medium		8	8	n/a
Large		8	8	n/a
Giant		6	6	n/a
Small	1 - 40 Acres	8	8	n/a
Medium		8	8	n/a
Large		8	8	n/a
Giant		8	8	n/a
Small	40 + Acres	8	8	As approved by the PC
Medium		8	8	As approved by the PC
Large		8	8	As approved by the PC
Giant		8	8	As approved by the PC

Table 6.05.260 (a)

6.05.270 Kennels, short-term pet sitters, and hobby breeder licenses required.

A city-issued license shall be required for all kennels, short-term pet sitting, and hobby breeders. Pet sitters and hobby breeders are both permitted subject to the standards of this ordinance and shall be approved by the Community Development Director or his/her designee in accordance with this title.

Kennels are conditional uses within the agriculture and industrial zones and may only be permitted on lots greater than 40 acres in size. Kennels shall be approved as a conditional use permit by the planning commission in accordance with this title.

A. Requirements.

1. License. Each kennel, pet sitter, and hobby breeder must have a current valid license and a current valid business license. Such licenses are required to be displayed and readily available for inspection by any authorized person.

2. Records. A license record must be kept available for inspection, such record to show: the name, current address, and telephone number of the owner of the dog; the date the dog entered the kennel; the reason for its being in the kennel, i.e., for boarding, sale, breeding, grooming, etc.; the description of the dog (age, breed, sex, color, etc.). On any dog over four months of age, a current valid rabies certificate shall be maintained as a part of this record, as long as the dog is maintained in the kennel.

B. Physical Facilities. The basic intent of these regulations is to see that all animals receive proper care, that they are being treated kindly, properly fed, and that their surroundings are being kept in a sanitary condition.

1. Animal Rooms.

a. Cage. Cage length and width shall exceed the animal's length from the base of the tail to the tip of the nose by at least six inches. Cage height shall exceed the animal's height by at least four inches. Small puppies may be caged together using their combined length according to the above formula. Cages shall be so constructed and be of such material as to be maintained in a sanitary condition. Animals shall be removed from and be provided with an exercise yard for their use for such periods as determined by the size, age, and condition of the animal. Diseased animals must be maintained apart from healthy animals in suitable and separate quarters.

b. General. Walls and floors shall be of material easily cleaned and kept in a sanitary condition. The room shall be properly screened, insect- and vermin-proof. It shall be properly ventilated to prevent drafts and remove odors. Heating and cooling should be provided as required, with sufficient light (preferably natural) to allow observation of animals, and sanitation.

2. Outdoor facilities shall be provided with windbreaks, roofing, and shelter adequate to protect the animals from the weather. They shall be adequately drained and maintained in a sanitary manner. Adequate and sanitary means of disposing of droppings shall be provided. All kennel runs shall be fenced (chain link or welded wire) such fence to be separate and apart from property boundary fence. Kennel runs shall have a minimum free and clear area of 10 square feet per dog. Indoor shelter, except where animals are caged, shall have a minimum of six square feet per dog. When

the minimum area is provided it should be supplemented with exercise yards for dogs which are maintained for extended periods. Kennels shall not be left unattended for a period in excess of 24 hours. All animals shall be supplied with sufficient good and wholesome food and fresh water as the feeding habits of such animals require.

All areas of kennel runs, yards, food storage, and auxiliary buildings shall be subject to inspection by authorized persons.

An emergency name, address, and phone number must be posted in a conspicuous place at the front of the property for use by authorized persons. [Ord. O-12-2017 § 2 (Exh. A); Ord. O-18-2001 § 5-2-23].

6.05.290 Hobby breeders license

Where permitted by this ordinance, amateur and hobby breeders of dogs may obtain a permit to keep up to eight dogs in a residential area. Interested persons shall make application for a hobby breeder license on forms prepared by the planning department. No hobby breeder license shall be processed without the submission of the application and all the supporting materials as required by this chapter and the processing fee. Incomplete applications will not be processed under any circumstance

- A. Supporting Materials. The hobby breeder license shall be submitted with the materials listed herein:
 - a. Proof that all dogs are individually licensed.
 - b. Proof of rabies certificate(s) for all dogs required to receive a license.
 - c. Proof all dogs are registered with a national registry (AKC, UKC, ECT).
 - d. Adequate runs (not necessarily concrete) as follows:
 - i. Mature small dogs , minimum four-foot-high fencing.
 - ii. Mature medium, large, and giant dogs, minimum six-foot-high fencing.
 - e. Number of dogs to be kept complies with table 6.05.260(a)
- B. Other Provisions include:
 - a. The holder of a permit issued under this section may keep one litter intact until the dogs reach six months of age; one animal from the litter may be retained until it reaches 12 months of age. At no time may the holder of the permit retain more than nine dogs over six months of age nor more than eight dogs over one year of age
 - b. The holder of a permit issued under this section may not breed more than two (2) puppy litters within a twelve (12) month period

- c. Other provisions of this chapter are complied with and no dog or premises is deemed a nuisance. [Ord. O-12-2017 § 2 (Exh. A); Ord. O-18-2001 § 5-2-25].
- d. The licensee shall notify the city recorder within 30 days of any change in his/her establishment or operation which may affect the status of his/her license. In the event of a change in ownership of the establishment
- e. the licensee shall notify the city recorder immediately. Licenses shall not be transferable

6.05.290 Short-term pet sitting license

Where permitted by this ordinance individuals may provide short-term pet sitting inside their homes as a home-based business. Interested persons shall made an application for a short-term pet sitting license on forms prepared by the planning department. No short-term pet sitting license shall be processed without the submission of the application and all supporting materials as required by this chapter and the processing fee. Incomplete applications will not be processed under any circumstance.

- A. Supporting Materials. The short-term pet sitting license shall be submitted with the materials listed herein:
 - a. Proof of a valid business license
 - b. A signed and notarized letter indicating that the applicant at no time will have more animals on site (including owned pets) than the maximum number of animals detailed in table 6.05.260(a) if the applicant has a mix of different animal sizes on site, the site shall be restricted to the maximum number of dogs allowed of the largest dog on site.
- B. Short-term pet sitting regulations
 - a. No dog may be watched for more than fourteen (14) days at a time
 - b. The applicant shall require proof or rabies certificates and all other state-required vaccines for all boarded dogs
 - c. Dogs must be provided external dog runs in accordance with this chapter, unless it specifically permitted by the Community Development Director or his/her designee to allow for fenced in rear yards to provide exercise area
 - d. Other provisions of this chapter are complied with an no dog or premises is deemed a nuisance

6.05.300 Kennel License A city issued license shall be required for all kennels. A kennel license shall be required for any long-term boarding, (fifteen plus days 15+), professional breeding, buying, letting for hire, or selling of dogs

Kennels are conditional uses in the agriculture and industrial zone and require planning commission approval. Interested persons shall make application for kennel license on forms prepared by the planning

department. No kennel license shall be processed without the submission of the application and all the supporting materials as required by this chapter and the processing fee. Incomplete applications will not be processed under any circumstance

A. Requirements

- a. Minimum lot size is 40 acres
- b. Located within the agriculture or industrial Zones
- c. A business license is required (not permitted as home-based business)

The Eagle Mountain Planning Commission shall hold a public hearing on any proposed kennel including any proposed long-term boarding (boarding of animals for 15+ days) professional breeding, buying, letting for hire, and selling of dogs. The maximum number of dogs permitted shall be determined by the planning commission based on:

- A. Lot Size
- B. Number and/or size of dog runs
- C. Dog facilities (outdoor/. indoor kennels, runs fencing, landscaping)
- D. Compatibility with surrounding neighborhood
- E. Anticipated noise and/or smell concerns
- F.

6.05.310 General regulations relating to animals.

Every person within Eagle Mountain City who owns any animal or who owns, conducts, manages, or operates any animal establishment for which a license is required is also required by this chapter to comply with the following standards and requirements:

A. Structural Strength. Housing facilities for animals shall be structurally sound and shall be maintained in good repair, to protect the animals from injury, to contain the animals, and to restrict the entrance of other animals.

B. All animals shall be supplied with sufficient good and wholesome food and fresh water as often as the feeding habits of the respective animals require.

C. All animals and all animal buildings or enclosures shall be maintained in a clean and sanitary condition.

D. All animals shall be so maintained so as to eliminate excessive odor and noise.

E. No animal shall be without attention more than 24 consecutive hours. Whenever an animal is left unattended at a commercial animal facility, the telephone number of the department of animal control or the name, address and telephone number of the responsible person shall be posted in a conspicuous place at the front of the property. However, this provision shall not apply to livestock. Livestock shall be attended at reasonable intervals.

F. Animals shall be treated humanely and no conditions shall be maintained or permitted that are or could be injurious to the animal.

G. Animal buildings and enclosures shall be so constructed and maintained as to prevent escape of the animal. All reasonable precautions shall be taken to protect the public from the animal and the animal from the public.

H. Every building or enclosure wherein animals are maintained shall be constructed of a material easily cleaned and shall be kept in a sanitary condition. The building shall be properly ventilated to prevent drafts and to remove odors. Heating, cooling, and shelter shall be provided as required according to the physical need of the animal, with sufficient light to allow observation of animals and sanitation.

I. Medical treatment shall be provided as necessary in order to maintain the health of the animals.

J. All animal rooms, cages, kennels, and runs shall be of sufficient size to provide adequate and proper accommodations for the animals kept therein.

K. Owners shall not allow animals which are natural enemies, temperamentally unsuited, or otherwise incompatible to be quartered together or so near each other as to cause injury, fear, or torment.

L. All wild animals permitted pursuant to this section shall be maintained in buildings, enclosed yards, or cages as specified by the coordinator and such shall be kept at distances from adjacent buildings as specified in EMMC Titles [16](#) and [17](#) and the Utah County health ordinances.

Representatives of Utah County sheriff's department or other duly designated representatives of the city and/or county may enter any premises where animals are maintained for investigation or inspection as to whether or not any portion of such premises, building, structure, enclosure, pen, or cage is being used, kept, or maintained in violation of this chapter. This section does not permit any person to enter a private dwelling except where necessary to rescue an animal. [Ord. O-12-2017 § 2 (Exh. A); Ord. O-18-2001 § 5-2-24].

6.05.320 Dog-based Businesses This section establishes approval criteria and outlines requirements for other dog-based businesses. The purpose of this section is to allow for certain dog-based businesses. Any use not specifically permitted shall be prohibited

- A. Permitted with home-based business license: The following uses shall be permitted as home-based businesses provided they comply with the standards of 17.65 Home Based Businesses
 - a. Dog Training
 - b. Dog Grooming
- B. Conditional uses: the following use(s) shall be approved as conditional use permits with an approved Kennel permit
 - a. Professional Breeders



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

Tuesday, February 19, 2019

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

SUBJECT: Evans Ranch plat "D" exit warranty Bond Release

City Recorder:

The above referenced subdivision has completed the all required improvements. With the approval of the installed infrastructure, we are recommending this subdivision exit the required one year warranty period. Release any remaining bond.

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
Chris Cozens, DAI



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

Tuesday, February 19, 2019

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

SUBJECT: Evans Ranch plat "K-1" exit warranty Bond Release

City Recorder:

The above referenced subdivision has completed the all required improvements. With the approval of the installed infrastructure, we are recommending this subdivision exit the required one year warranty period. Release any remaining bond.

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
Chris Cozens, DAI



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

Tuesday, February 19, 2019

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

SUBJECT: Evans Ranch plat "K-5" exit warranty Bond Release

City Recorder:

The above referenced subdivision has completed the all required improvements. With the approval of the installed infrastructure, we are recommending this subdivision exit the required one year warranty period. Release any remaining bond.

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
Chris Cozens, DAI



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

Tuesday, February 19, 2019

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

SUBJECT: Evans Ranch plat "R-3" exit warranty Bond Release

City Recorder:

The above referenced subdivision has completed the all required improvements. With the approval of the installed infrastructure, we are recommending this subdivision exit the required one year warranty period. Release any remaining bond.

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
Chris Cozens, DAI



EAGLE MOUNTAIN CITY COUNCIL MEETING MINUTES

February 19, 2019, 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, Melissa Clark, Colby Curtis, Stephanie Gricius, and Benjamin Reaves.

CITY STAFF PRESENT: Ifo Pili, City Administrator; Paul Jerome, Assistant City Administrator/Finance Director; Jeremy Cook, City Attorney; Fionnuala Kofoed, City Recorder; Lianne Pengra, Recording Secretary; Evan Berrett, Management Analyst; Linda Peterson, Communications and Community Relations Director; Steve Mumford, Community Development Director; Mike Hadley, Planning Manager; Chris Trusty, City Engineer; Mack Straw, Public Utilities Manager; Brad Hickman, Parks and Recreation Director; Jason Hall, Recreation Supervisor; Riley Pilgrim, Battalion Chief; Eric McDowell, Chief Deputy.

Mayor Westmoreland called the meeting to order at 4:04 p.m.

1. CITY ADMINISTRATOR INFORMATION ITEMS

1.A Capital Projects Update

City Administrator Ifo Pili said the intent of the Capital Projects update is to inform the Council on the status of the utility sale funds, and to review the projects on the plan to ensure the prioritization fits the Council's intent, as they communicated at the visioning meeting.

Assistant City Administrator/Finance Director Paul Jerome said the City received approximately \$12.3 million from the utility sale. To date, the City has spent approximately \$7.1 million on projects. The line item for park restrooms is not marked as complete, as the Pioneer Park rodeo grounds facility is still under analysis. More information regarding that restroom will be presented at a later meeting. The trail connectivity is also not marked as complete, as the City is evaluating where the needs are for trails within the City. Two items removed from the plan are parking at Nolen Park and paseo improvements in City Center.

Mr. Pili said the plan contains all Council-approved projects. The match grant program contains approximately \$900,000. He said that fund can be used for other projects on the plan, as the match grant program has been cumbersome for residents to navigate.

Councilmember Curtis asked when the paseos were removed from the plan. Mr. Pili said that project was discussed at a previous City Council meeting and was removed by the Council. Mr. Jerome stated he left the project on the document as a removed item in order to maintain project history in the plan. Mr. Pili said the paseo budget of \$850,000

would not be enough to improve all paseos in City Center. Councilmember Burnham said the paseos need to be improved, but not necessarily with park amenities, to discourage garbage dumping and reduce the number of weeds that become potential fire hazards.

Mr. Jerome explained the match grant funds can be utilized for needed park improvements in existing parks throughout the City. Councilmember Curtis said he prefers residents to be involved and asked if previously submitted proposals for the match grant program can be completed with the existing funds. Mr. Pili said the Council expressed improvements were needed throughout the City and stated using the match grant fund would enable the Council's required improvements to be made now, without the residents going through the match grant process.

Councilmember Clark said Councilmembers should visit the parks throughout the City and note what improvements are needed and develop a plan at a later date. She asked if Utah County has grants available to the City for park improvements. Mr. Pili said grants available from the County would not be enough to complete any of the projects. City Recorder Fionnuala Kofoed said a State water conservation grant has been used in the past to fund trails, and that grant typically is due in the spring.

Mr. Pili stated if the Council wants removed projects such as the paseos placed back on the plan, staff can do so at the direction of the Council. Mr. Jerome said he believes most of the funds for the City Center streetscape landscaping came from the removal of the paseo improvements.

Councilmember Curtis asked why the SilverLake slides project was no longer on the plan. Mr. Pili explained the project is still on the list and can be completed. He asked the Council to inform staff if they feel strongly on an item's priority, and the plan can be adjusted accordingly.

Councilmember Curtis said Wride Memorial Park was a large expense and would prefer additional funds be invested in other areas of the City. Mayor Westmoreland asked the Council to make a project priority list to discuss later.

Councilmember Reaves said he would like to review the applications that have been submitted in the past for the match grant program. Councilmember Clark said the match grant funds can be utilized to complete projects that residents have submitted proposals for, without residents going through the cumbersome match grant process.

Ms. Kofoed explained the City intended to complete the project in the Northmoor subdivision. An issue regarding the property dedication arose, and that needs to be corrected before the project can move forward.

Councilmember Curtis expressed concerns that the match grant program hasn't been advertised to the City, and the original applicants were frustrated with the process. Parks and Recreation Director Brad Hickman explained he personally contacted each applicant that submitted a proposal. He explained one common issue in the proposals was that the improvements requested were on private property. Staff heavily vetted each application

to ensure the feasible projects were completed. The only one remaining is the Northmoor project, which will be eligible once the property is deeded to the City.

Councilmember Clark said she does not want staff to reevaluate each application; she wants to determine where proposed projects are located in the City in order to gauge where residents desire improvements.

Councilmember Burnham said the match grant program's intent was to get the most possible accomplished using City funds, as residents were providing funding for the projects as well. City Center does not have many large HOAs to fund the resident portion of the projects, and the dissolution of The Ranches HOA creates the same issue.

Regarding roads, Mr. Pili explained the City can bond for all of the work to complete everything now, or the City can complete projects in phases to avoid bonding. Another option is to borrow from the City Enterprise Funds. The current investment status of the Enterprise Funds provides a 1% return. If the City borrows from itself, the return would be 3% to 3.5% and would save hundreds of thousands of dollars in bond issuance fees. The projects would need to be phased, as the Enterprise Funds do not have \$10 million available to loan. The City can also use a hybrid of bonding and borrowing from Enterprise Funds.

Councilmember Clark said she prefers to borrow from the City's Enterprise Funds, as the City receives a greater return than if the funds stay invested as they are.

City Engineer Chris Trusty said Horrocks Engineers confirmed a phased approach in transportation improvements is feasible. They recommended widening Pony Express Parkway from Lake Mountain Road to Mid Valley Road as phase one. This would cost approximately three million dollars and would need to be completed within two years of the high school opening. The second phase would be from Aviator Avenue to Bobby Wren Boulevard and would cost three million dollars. This phase can be planned for four to five years after the opening of the high school. He explained the projects are likely to be prioritized higher on Mountainland Association of Governments' (MAG) list if the City budgets funds towards them.

Mr. Pili explained if the City bonds for a transportation project with the expectation that MAG will fund the project, the City runs the risk of the project not ranking high enough on MAG's list to obtain reimbursement. Utilizing Enterprise Funds helps mitigate that risk.

Discussion ensued regarding MAG projects and funding.

Mr. Pili said staff would like to bring the road phasing plan to the Council before the July budget implementation. It may be possible to fund the first phase through the current budget. Once the phasing plan is approved, staff will create a funding plan for the Council's approval.

1.B Parks Amenity Points

Community Development Director Steve Mumford explained parks and open space points are assigned to developers based on the amenities provided in parks; the points typically correlate with the cost of improvements. The point system originally was set with each point valued at approximately \$500 in improvements. As the system currently stands, a 600-square foot restroom is valued at 100 points, and a 1,200-square foot restroom is 200 points. The smallest restroom on the points worksheet is three times larger than what the City requires. The worksheet allows 100 points per park acre; a developer typically receives 300 to 400 points for a park, and a restroom potentially could utilize a majority of their points.

Mr. Hickman said the State purchasing contract for a 190-square foot, two-stall restroom is \$45,490. A 252-square foot, four-stall restroom is \$75,750. A 520-square foot, six-stall restroom is \$131,776, and a 780-square foot restroom with six stalls and four showers is \$211,510. He said the restroom at SilverLake is 800 square feet and the Nolen Park restroom is 1,100 square feet.

Councilmember Reaves said developments should build restrooms that fit the needs of the areas in which they are built.

Councilmember Curtis asked if the Council is willing to allow more points for larger restrooms, which could sacrifice other park amenities. He said the City needs to be fair and cannot ask developers to build a facility that the City would not build.

Councilmember Burnham stated she agrees with changing the worksheet but would like a cap placed on the maximum points allowed for restroom facilities.

Mr. Hickman said the Wride Memorial Park restroom was custom-built due to issues with the splash pad. He said the two-stall and four-stall restrooms will fit the majority of park needs in the City.

Mr. Mumford said options include either allowing more points for restrooms or incentivizing other amenities with the assumption that the City will install restrooms at a later date.

2. AGENDA REVIEW

11. MINUTES

11.A February 5, 2019 Minutes

Ms. Kofoed stated she made minor edits to the minutes after they were sent to the Council.

12. RESOLUTIONS

12.A Consolidated Fee Schedule

Councilmember Curtis said the stage rental application should state the City "shall" waive the rental fee for sponsored organizations, instead of "may" waive them. He said the Council was clear when approving the purchase of the stage that sponsored organizations needed to be able to utilize the stage.

Councilmember Burnham said Pony Express Events asked event staff about using the stage but was told it was already scheduled for the summer. Councilmember Clark said the Eagle Mountain Arts Alliance was told the City has planned events every weekend of the coming summer.

Communications and Community Relations Director Linda Peterson said staff has communicated with both committees, and the committees were told the stage will be available to them. The City has a summer concert series planned, but the stage is not booked every weekend this summer. She explained the policy states City events have priority, but those two committees are permitted to use the stage without paying the rental fees.

Mr. Pili explained there is a hard cost in using the stage such as labor, a vehicle to transport the stage, and administrative costs.

Councilmember Curtis said he would not have approved the stage purchase if he knew organizations would not be able to use the stage. He said the Eagle Mountain Arts Alliance and Pony Express Events communicated to him that they are not allowed to use the stage. Mr. Pili reiterated the organizations have not been told they cannot use the stage. Ms. Peterson said Pony Express Events requested to use the stage on July 4, and Special Events Manager Dawn Hancock said they could. She said the Eagle Mountain Arts Alliance did not have a firm schedule, but they were told the same thing; the City will work with them to provide the stage as needed.

Ms. Kofoed explained that Jared Gray with Pony Express Events met with Ms. Hancock last week, and that was the first conversation they had regarding use of the stage usage for upcoming events. Councilmember Curtis stated Mr. Gray said he called the events department two weeks ago.

Councilmember Burnham said Mr. Gray wanted to use the stage every July 4, but as City events are not on the same date every year, events may conflict.

Mr. Pili said he is not opposed to providing the stage but wanted the Council to understand there are hard costs associated with its use. Councilmember Burnham said Pony Express Events has a vehicle that can pull the stage. She asked if people can be trained to transport and set up the stage, and events that require City employees to transport and set up can be charged a rental fee.

Councilmember Curtis said he wants it to be easy for sponsored organizations to utilize the stage, as they offer value to City residents by putting on events. Councilmember

Clark said staff needs to be able to approach the Council if the benefits of allowing the stage to be used rent-free no longer outweigh the expense.

Mr. Pili stated City staff does not want to charge sponsored organizations for the use, nor are they attempting to make it unavailable. He said changing the agreement from “may” to “shall” could make the City second-guess sponsoring events. Councilmember Curtis said the rental fee of \$1,500 per day would price Pony Express Events and the Eagle Mountain Arts Alliance out of using the stage. Mr. Pili reiterated that the City is not charging those organizations for the stage usage.

Councilmember Burnham said she wanted to ensure the City is not planning so many events that outside organizations are no longer able to or need to provide events. She does not want four concerts a summer to turn into eight concerts the following year and grow from there.

Ms. Peterson said the application notes fees may be waived for City sponsored events. The application is intended to be used for events outside of the City, or groups not sponsored by the City. The fee structure and policy are similar to Lehi's. Ms. Kofoed stated the application, included in the packet, indicates that City-sponsored organizations would not be charged a rental fee. Ms. Peterson said the only item not addressed in the packet is staff time, as that is currently being analyzed.

13. PRELIMINARY PLATS & SITE PLANS

13.A The Landing at Eagle Mountain Phase 4 Amended Preliminary Plat

Planning Manager Michael Hadley said the proposed amended preliminary plat is for 31 lots on 6.55 acres, for a density of 4.74 dwelling units per acre. The plan removes open space that was on the original plat but is not owned by the applicant, removes a connector road to the north that would connect to a private road, and adds two lots.

Applicant Andy Flemm explained he submitted a new preliminary plat, as there are now two owners of the land included in the existing preliminary plat. Monte Vista Ranch owns the open space along the west, north, and east sides of the lots. He said he attempted to communicate with Monte Vista Ranch regarding the open space for months, and finally was connected through Mr. Mumford's office. Monte Vista Ranch wants twenty times the going rate per acre for buildable land in the City, which is not reasonable. He said they intend to provide a fee in lieu of open space, as Walden Park is located next to the development and the funds can go towards that park.

Councilmember Clark stated the applicant has made every effort to solve the orphaned land issue, and said the applicant has no control over the neighboring property. She asked if the applicant can build what is presented, according to Municipal Code.

Councilmember Curtis said approving the plan would create orphaned land. He asked how the applicant was able to apply for a preliminary plat under an expired master development agreement.

Councilmember Burnham asked what effect an approval of the preliminary plat would have on Monte Vista Ranch. Mr. Mumford said the portion on the north end would remain vacant unusable land, and could potentially be sold at a tax sale, if property taxes are not paid by the owner. He said the northeast portion near Walden Park may need to be purchased by the City in the future.

Councilmember Clark asked what negative consequences arise if the land is orphaned. City Attorney Jeremy Cook said the Council needs to review the property as three different pieces: the land to the west, the strip of land to the north, and the land to the east. The west portion will likely be included in a future development to the west. The area next to the park could potentially remain undeveloped. The City could purchase that land, or work with the property owner on other options. Mr. Mumford explained that staff was very careful to not allow either side an advantage when discussing the property with the separate landowners.

Councilmember Clark asked if the City has recourse if the vacant land is not being maintained to City standards and expressed concerns that future homeowners may be negatively impacted by poorly maintained property. Mr. Cook stated the homeowners may install fences on the rear of their lots, leaving a foot-wide strip between their lot and the property to the north.

Applicant Cameron Spencer said this subdivision has been presented to the Council for approval in the past, and the Council has denied the applications based on the protection strip to the north. He believes the protection strip is in place to allow Monte Vista Ranch to prohibit competitive development. He said the preliminary plat application contains a fee in lieu of the park requirement, and the funds can be utilized in the adjacent park. He stated an approval would remove Monte Vista Ranch's leverage in negotiations and may encourage them to work in good faith with affected landowners.

Councilmember Curtis expressed concerns regarding the City being asked to take on risk by approving the preliminary plat. Councilmember Clark stated the application can be approved as presented as it meets the Municipal Code.

Mayor Westmoreland asked if Monte Vista Ranch has been asked to deed the land to the City, as it is not usable to the landowner, and if so, why it was not deeded over. Mr. Cook said the land likely will not be abandoned, as the property taxes are minimal. He said he is not aware of the City attempting to acquire the property, as it is not currently an issue for the City. Mayor Westmoreland said he would like to work with the applicant, Monte Vista Ranch, and City staff in good faith to determine a solution that benefits the community.

Mr. Mumford said if the Council approves the plan, a condition of approval can be added that allows the lots to be enlarged to include the land in discussion, if an agreement is made with Monte Vista Ranch and the applicant.

Mr. Spencer stated the applicants feel strongly that the proposed plan meets Municipal Code, and whether an adjacent landowner works with him is not in his control and should not affect the plat's approval. He explained Monte Vista Ranch said his company must

“pay to play” and Monte Vista Ranch has protection strips throughout the City. He said they will continue making efforts to obtain the property, but feels the City is the only party able to solve the issue by using eminent domain, if discussions remain as they have been.

Mr. Mumford said Monte Vista Ranch was open to the City purchasing the land but did not set a price. He advised against utilizing eminent domain, as the City wants to work harmoniously with Monte Vista Ranch in the future. He confirmed that Monte Vista Ranch does have protection strips in multiple areas in the City.

Ms. Kofoed explained the history surrounding the land in question. The master developer sold the property for development and when plat 2 was recorded, they realized that approximately 8 acres, that was intended to be open space, hadn’t been included in the sale. Because of title issues, the open space in plat 2 wasn’t dedicated to the City. This open space issue also impacted plats 3 and 4.

Discussion ensued regarding property transfer records and open space buffers within The Landing and other subdivisions in City Center.

13.B SilverLake Clubhouse and Pool Site Plan

Mr. Mumford said the proposed site plan increases the clubhouse to 5,000 square feet, and expands the pool to 1,800 square feet, and said Mr. Cook has had discussions with the applicant regarding the CC&Rs and HOA documentation.

Councilmember Clark explained, for comparison, that the Northmoor/Southmoor pool serves 171 units, and the SilverLake pool is requesting to serve 1,200 units. She said while the pool is larger than previously presented, it still is not adequate.

Mr. Cook said there are benefits and disadvantages to extending the pool amenity to the single-family units and said offering the amenity to that large an area could potentially negate the purpose of the Municipal Code pool requirement.

Mayor Westmoreland expressed concerns regarding the Council endorsing a plan where homeowners would pay for an amenity they potentially couldn’t use.

Applicant Bronson Tatton said his consultant designed the pool and clubhouse square footage based on data from previous projects they have designed. He said three to four percent of the community will utilize the pool at one time during peak hours. The single-family units on the south side of Tickville Wash will have a \$35/month HOA assessment. Of that, \$15 will be allocated to the pool and clubhouse. The monthly assessment for the cluster homes will be \$55, and \$90 for the townhomes.

Councilmember Burnham said the Northmoor/Southmoor pool previously sold memberships, as the pool was not being used by residents. Councilmember Clark clarified they stopped selling pool passes three years ago, and a resident informed her the pool is overcrowded due to current resident use.

13.C Skyline Ridge Phase 2 Preliminary Plats 5 and 6

Mr. Hadley said the proposed plat has 43 lots on 14.4 acres, for a density of 2.98 dwelling units per acre. He explained \$1,795.36 per lot is being placed in escrow in lieu of improved open space. There are areas within the plat that contain steep slopes, but the slopes in buildable areas do not exceed Municipal Code provisions. A cul-de-sac exceed the 250 feet maximum length; however, it was designed at staff request to facilitate more buildable areas in the lots. The Fire Chief has approved the cul-de-sac's length. The proposed retaining wall is between 8 and 12 feet tall. The City's preference is that retaining walls are no taller than six feet per tier, with cuts no greater than 18 to 20 feet, and slopes graded to a maximum of 2:1. The City requires a fence at the top of the wall and a drainage swale to direct runoff away from the slope face.

Councilmember Curtis asked why the Planning Commission recommended a retaining wall height restriction of five feet. Mr. Hadley said one of the Commissioners works with retaining walls and made the recommendation based on experience. Another reason related to safety.

Councilmember Clark asked if the escrow funds will be utilized in the park in that area. Mr. Hadley said the funds go towards park improvements within the project. As the applicant improves the park, they are reimbursed. If the applicant does not finish the park, the City will use the funds to complete it.

Councilmember Clark asked if the trailhead is included in the proposed plan. Mr. Hadley said parking stalls are included at the trailhead.

Councilmember Curtis asked how far the cul-de-sac goes up the hillside, and how visible the homes would be to surrounding developments. Councilmember Clark said the road goes towards a low-lying area, which allows the development to proceed without blasting.

Councilmember Clark asked if swales or fire protection will be required along the property's boundary with the hillside. Mr. Trusty said a cut-off ditch is required at the top of the lots.

3. ADJOURN TO A CLOSED EXECUTIVE SESSION

No closed executive session was held. The meeting was adjourned at 6:22 p.m.

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

ELECTED OFFICIALS PRESENT: Mayor Tom Westmoreland, Councilmembers Donna Burnham, Melissa Clark, Colby Curtis, Stephanie Gricius, and Benjamin Reaves.

CITY STAFF PRESENT: Paul Jerome, Assistant City Administrator/Finance Director; Jeremy Cook, City Attorney; Fionnuala Kofoed, City Recorder; Lianne Pengra, Recording Secretary; Evan Berrett, Management Analyst; Linda Peterson, Communications and Community Relations

Director; Steve Mumford, Community Development Director; Mike Hadley, Planning Manager; Chris Trusty, City Engineer; Riley Pilgrim; Battalion Chief; Eric McDowell, Chief Deputy.

4. CALL TO ORDER

Mayor Westmoreland called the meeting to order at 7:16 p.m.

5. PLEDGE OF ALLEGIANCE

Councilmember Gricius led the Pledge of Allegiance.

6. INFORMATION ITEMS/UPCOMING EVENTS

- Shoe Drive – Miss Eagle Mountain Kaylee Mahoney is asking Eagle Mountain residents for help gathering shoes for the needy around the world. She has placed collection bins at various drop off locations around the City. You can donate new or used shoes at local Eagle Mountain schools, Westlake High School, Eagle Mountain City Hall, or at Beyond Limits Physical Therapy. Shoes may be in any condition. If they are too worn to wear, they will be recycled.
- Chamber of Commerce Luncheon – The Eagle Mountain Chamber of Commerce will hold their first quarter luncheon at City Hall on Thursday, February 21 at noon. UDOT's Jeremy Bown will share the current state and future of the transportation projects affecting our area. Cost is \$15 and includes lunch. A registration link is posted on the City website calendar.
- Household Hazardous Waste Collection Day – Utah County residents with household hazardous waste items such as old gasoline, paint, fluorescent light bulbs, batteries and unused medications will be offered safe disposal of these items at a Household Hazardous Waste Collection Day on Saturday, April 13, from 9:00 a.m. to 3:00 p.m. The collection will take place in the west parking lot of the Provo Towne Centre Mall in Provo. For details, including a list of what will or will not be collected, please visit the Utah County Health Department's website.
- Eagle Mountain Symphony Orchestra – The Eagle Mountain Symphony Orchestra is holding rehearsals on Friday evenings at 7:00 p.m. at Faith Community Church, 3535 Ranches Parkway. They will be playing Vaughn Williams, Haydn, and The Greatest Showman. Email eaglemountainsymphony@gmail.com if you are interested in joining the orchestra.
- City Notifications – We encourage residents to sign up for City notifications to be aware of public safety emergencies and stay informed about City news and events. Register at www.emcity.org/notifyme. Notifications can be received by email and/or text.

7. PUBLIC COMMENTS

None.

8. CITY COUNCIL/MAYOR'S ITEMS

Councilmember Curtis

Councilmember Curtis thanked those in attendance. He asked Community Development Director Steve Mumford to provide the Council with an update regarding the Municipal Code amendment on zoning.

Councilmember Burnham

Councilmember Burnham said the hazardous waste disposal event is a good opportunity to dispose of dangerous waste. She expressed her gratitude to fellow Councilmembers.

Councilmember Reaves

Councilmember Reaves welcomed those in attendance. He said as liaison to the Parks and Recreation Board, he is asking for committed individuals to contact him to be considered for the board.

Councilmember Clark

Councilmember Clark welcomed those in attendance and those watching the livestream. She thanked Ms. Kofoed and Ms. Peterson for their work setting up the livestream service. She encouraged residents to attend the HAM radio training and advised residents to have a plan in place for emergencies.

Councilmember Gricius

Councilmember Gricius welcomed those in attendance.

Mayor Westmoreland

Mayor Westmoreland said the State of the City video is available and encouraged residents to view it. His recommended book of the month is *To Kill a Mockingbird*.

CONSENT AGENDA

9. BID AWARDS

9.A Smith Ranch Traffic Signal

9.B 2019 Well #6 Drilling

9.C Pony Express Widening Project Phase 3

10. BOND RELEASES

10.A Brandon Park Phase A Plat 1

10.B Evans Ranch Phase G Plat 1

11. MINUTES

11.A February 5, 2019 Minutes

12. RESOLUTIONS

12.A Consolidated Fee Schedule

12.B Joint Interlocal Agreement

MOTION: *Councilmember Burnham moved to approve the consent agenda. Councilmember Clark seconded the motion. Those voting aye: Colby Curtis, Stephanie Gricius, Benjamin Reaves, Donna Burnham, and Melissa Clark. The motion passed with a unanimous vote.*

SCHEDULED ITEMS

13. PRELIMINARY PLATS & SITE PLANS

13.A The Landing at Eagle Mountain Phase 4

Planning Manager Michael Hadley explained the proposed project has 29 lots and removes a road that no longer connects to a public road, as roads in the Colonial Park development are private. He said an issue to consider is that the property is no longer owned by a single entity.

Councilmember Burnham asked if the City can mediate a discussion between the two property owners. City Attorney Jeremy Cook said staff did approach Monte Vista Ranch regarding the property and can potentially attempt discussions again. His concern is the appearance of the City giving one party leverage in the negotiations.

Councilmember Reaves said he is not convinced that all avenues of negotiation have been exhausted. He expressed the desire to have the other property owner in attendance to discuss the issue and asked the applicant if he can do more to obtain the land in question.

Applicant Cameron Spencer said more can always be done; however, forward movement depends on the property owner to the north. He said he was prepared to pay fair market price for the land, and still is. The price per acre Monte Vista Ranch requested for the unbuildable property in question is higher than any other property price within all zones in Eagle Mountain City. His opinion is that an approval from the City Council will allow the applicant to reengage with Monte Vista Ranch to attempt to purchase the land at a reasonable price.

Applicant Andy Flemm said he understands the Council's reluctance to use eminent domain, but his previous experience with eminent domain causes him to believe it to be a good option for mediation. A third person independently values the property. If the

seller is not happy with the value, he can have another appraisal completed, and the buyer and seller can use those figures to negotiate.

Councilmember Curtis asked if the discussions between the applicant and Monte Vista Ranch were heated. Mr. Flemm stated they were not. After multiple unreturned emails and voicemails, Mr. Mumford's office was able to facilitate a phone conversation between Mr. Flemm and Monte Vista Ranch. Mr. Flemm explained his desire to purchase the land, and the Monte Vista Ranch representative stated a purchase price. The price was so unreasonable that further conversation was not necessary.

Mr. Mumford said the fee in lieu is \$3,750 per lot, plus the appraised value of the land. If this application is approved, the City will appraise the property for the fee in lieu payment, so the City will have a value associated with the land under discussion.

Councilmember Reaves asked if it is common practice for cities to use eminent domain to facilitate negotiations. Mr. Mumford said it is not. He explained previously, the City attempted to mediate a negotiation between Monte Vista Ranch and another property owner regarding an easement, and the City's involvement was not helpful. He recommended against mediation between the two entities in this matter.

Councilmember Curtis suggested the Council table the application for further discussion. He said it would be helpful to have a representative from Monte Vista Ranch present for the discussion. He expressed concerns about future problems the orphaned land may cause but stated he does not believe eminent domain is an appropriate action for the City to take.

Councilmember Clark stated that not taking an action on the application gives the appearance that the City is taking the side of Monte Vista Ranch.

Councilmember Reaves said the Council is not prepared to decide at this time. He asked Mr. Spencer if this was a one-time offer from Monte Vista Ranch. Mr. Spencer said the offer was stated as such, and the difference between the asking price and market value was so great that they did not pursue the issue further.

Mr. Spencer stated his application meets all Municipal Code requirements and stands on its own merit. The land in question around his proposed plan is already orphaned land; this application does not create orphaned land. He said the Council can add a condition of approval requiring him to continue working with Monte Vista Ranch, which will allow an opportunity to readdress the land purchase. He said Monte Vista Ranch was notified and invited to the meeting and chose not to attend.

Mayor Westmoreland asked Mr. Mumford if the proposal meets all obligations in the Municipal Code. Mr. Mumford said yes; the Council has the authority to approve a fee in lieu of open space.

Councilmember Curtis expressed concern that an approval of the preliminary plat creates a problem for the City that it currently does not have. Mr. Cook said without the approval of the preliminary plat, the land is undeveloped; the worst-case scenario would

be for the land to remain undeveloped for an additional twenty years. He asked if it is reasonable to require a developer to acquire land from a third party for a City park.

Councilmember Clark said the land cannot be developed. She does not want to penalize the applicant for a third party not negotiating in good faith, and the applicant has done everything the Municipal Code requires. She said the previously approved plat is no longer valid, as the property is not owned by a single entity.

Councilmember Gricius stated she is not concerned about the orphaned land in question, as it could be worse. There are areas within the City that are neglected.

Councilmember Clark stated this application is an example of why master development agreements need to have expiration dates. Councilmember Curtis said the master development agreement is expired and asked how the plat has vested rights.

Councilmember Clark said approval of this project reduces the amount of unimproved land within the City. She stated the Council can deny the project and leave the land undeveloped for an additional twenty years, become a mediator between the two entities, or approve the project.

Councilmember Gricius said the Council is the Land Use Authority for the City. It is up to the Council to make a decision that allows the best possible outcome for residents.

Councilmember Curtis said it is not the Council's responsibility to make the project feasible for the applicant. He does not believe all avenues have been exhausted. He said the City should have a discussion with Monte Vista Ranch regarding their upcoming projects.

Councilmember Clark recommended tabling the item. Councilmember Gricius said if the item is tabled, the City needs to help facilitate negotiations, as the applicant has made multiple attempts to work with Monte Vista Ranch. Councilmember Clark asked if there is anything the City can do that has not been attempted already. Mr. Mumford said staff can discuss options with City Administrator Ifo Pili.

Mr. Cook said the City has already facilitated discussions between the applicant and Monte Vista Ranch. Mr. Spencer reiterated the proposal meets Municipal Code. He said an additional two weeks will not allow enough time to solve the purchase price issues. He said an approval that also asks him to readdress the issue with Monte Vista Ranch allows them to move forward. Mayor Westmoreland agreed that setting an arbitrary deadline of two weeks does not resolve the issue.

Ms. Kofoed said a resident in attendance was under the impression that this item was a public hearing and requested the Mayor consider Mr. Ruth's request to comment.

Eagle Mountain resident Jeff Ruth said he lives close to the proposed development and prefers approval of the project. He said the approval may force Monte Vista Ranch to develop the vacant property. If not approved, all the land will stay vacant.

Councilmember Clark asked if concern regarding the small amount of land around the applicant's project is a large enough issue to delay the application, which meets Municipal Code. Councilmember Gricius said it is not. The orphaned pieces of land will be in back yards, and homes in the development will reduce weeds and dust for adjacent residents.

Councilmember Curtis said the Council tabling the item is not delaying the project. He reiterated his belief that approving the plan means the City will take on risk.

- MOTION:** ***Councilmember Burnham moved to approve The Landing at Eagle Mountain Phase 4 Amended preliminary plat with the following conditions:***
- 1. The applicant makes reasonable attempts to work with the landowner to resolve the strip of land to the north and add it to the lots on the north side;***
 - 2. The applicant makes reasonable attempts to work with the landowner to dedicate the eastern piece of land in the northeast corner to the City, to be added to Walden Park;***
 - 3. The applicant removes one lot and distributes the land to the lots on the north side of the project; and***
 - 4. The applicant may build front-load garages and not require the homes to utilize the alleyway for rear-loading garages.***
- Councilmember Gricius seconded the motion.***

Councilmember Reaves asked what the applicant will do to resolve the issue. Mr. Spencer said he will work in good faith with Monte Vista Ranch. It is in the best interest of his company to add the orphaned property to the lots on the north side of the project. The property on the east side would be used as parks and open space dedicated to the City, reducing the fee in lieu amount. He stated they are months away from breaking ground, as they still need to go through the final plat process.

Councilmember Reaves asked if the applicant will install a fence around the orphaned land and asked if the section to the north is large enough for a trail. Mr. Spencer said they do not have plans to install a fence at this time, as Municipal Code does not require it. The land is only one foot wide in parts, so there is not enough space for a trail.

Those voting aye: Colby Curtis, Stephanie Gricius, Benjamin Reaves, Donna Burnham, and Melissa Clark. The motion passed with a unanimous vote.

13.B SilverLake Clubhouse and Pool Site Plan

Mr. Mumford said the clubhouse has been expanded to 5,000 square feet, and the pool has been increased from 1,200 to 1,800 square feet. He said the applicant's intent is to include the units south of Tickville Wash in the amenity area. An additional fourteen units have been added to the plan, as approved by the Council at a previous meeting. The development now contains 264 townhome units.

Councilmember Clark said a clause in the Municipal Code states the Planning Commission may recommend a pool size that accommodates 35% of the residents in the development and said the proposed pool does not accommodate that total.

Councilmember Curtis said the Council can either limit the pool use to the multifamily units only or require a larger pool that could accommodate the single-family homes in addition to the multifamily units.

Councilmember Reaves asked if the residents who pay higher HOA assessment will receive a greater benefit than those who pay less. Mr. Tatton said the areas with higher HOA assessments include additional amenities. He said they consider the pool, clubhouse, and common open space as an amenity package. As it is a package, each amenity does not serve 35% of the population at one time. For example, the parks do not include enough swings so that 35% of the population can swing at the same time. He said if 35% of the City population attended a City Council meeting, City Hall could not accommodate them.

Councilmember Curtis said residents may not understand that they will not be able to use the pool when they desire to, if that many units are permitted access. Mr. Tatton explained the developments permitted to utilize the pool has been disclosed to residents.

Councilmember Clark said the pool is not large enough to allow 1,200 units access. Councilmember Curtis asked Mr. Cook if the Council can limit the use to multifamily units only or require a larger pool facility. Mr. Cook said the Council can require either of those options. He said the Municipal Code can be interpreted to argue against allowing developers to spread the cost of pools required with high density developments across the lower density single-family homes.

Councilmember Burnham asked how the Council can prevent an HOA from assessing single-family homes not in the amenity area. Mr. Cook said that can be addressed in the HOA documents. He said the declarant can commit to structure the CC&Rs to that effect, but in the future, homeowners can vote to change the pool access.

Councilmember Reaves asked if there is room to expand the pool in its current location, while leaving the clubhouse as it is currently designed. Mr. Tatton explained the layout.

Councilmember Clark said the proposed pool is 100 square feet smaller than the Northmoor/Southmoor pool, which is underserving that development.

Mr. Tatton said Mr. Jensen suggested using the Evans Ranch pool's square footage to unit ratio in the SilverLake pool design. He said the fenced area that includes the pool is 6,000 square feet. He said he is providing a large clubhouse, deck area, and other amenities, which are not provided in other developments in the City. He asked what size of pool the Council would like to see in order to allow all 1,200 units use.

Councilmember Clark said the package is well put together, but the Council is concerned with allowing 1,200 units use of the amenity. She said additional pools are likely necessary.

Mr. Tatton said they can decrease the size of the clubhouse and reclaim that area for the pool. They increased the clubhouse from 4,250 to 5,000 square feet at the Planning Commission's request. Mr. Mumford said every multifamily project requires a clubhouse, and a 1,200-square foot clubhouse is required for every 250 multifamily units.

Mr. Tatton said he can use the Evan's Ranch size of 3.67 square feet per dwelling unit and determine if that is a feasible size for the SilverLake pool. Councilmember Clark stated the Evans Ranch pool is not vetted yet, as the area is not built out. Councilmember Curtis said 3.67 square feet per dwelling unit is a reasonable size and places the SilverLake pool in the same category as other community pools, but he would prefer to use what is dictated in the Municipal Code and require a pool with 4.0 square feet per dwelling unit.

Discussion ensued regarding the origins of the Municipal Code and the reasoning for the limitation set of 250 units per pool.

Mr. Cook stated allowing 1,200 units to utilize a pool that is meant for 250 units is not reasonable but advised against applying the Tier III and Tier IV requirements to the single-family units.

Councilmember Clark asked if the clubhouse needed to be resized according to Municipal Code, similarly to the pool's resizing. Councilmember Burnham stated there is not space for a larger clubhouse. Mr. Mumford explained Evans Ranch does not have a clubhouse; they were required to have a clubhouse according to the number of units built but could build a pool in its place.

Discussion ensued regarding clubhouse size requirements, and staff and the Council determined the SilverLake clubhouse should be 2,400 square feet.

Mr. Tatton said he would prefer to return to the original clubhouse size of 4,250 square feet to avoid a redesign and can look for space to build a pool the size the Council wants. He mentioned that he can include an in-ground spa to help meet the pool size requirement.

Mayor Westmoreland asked the Council to provide specific requirements for the pool and clubhouse sizes. Councilmember Reaves said he would like larger facilities, maximizing the space available. He asked Mr. Tatton to attempt to design a pool with 3.67 to 4.0 square feet per dwelling unit.

Mr. Mumford asked the Council if they were willing to allow clubhouse square footage over the required 2,400 square feet to be used against the pool size requirement. Councilmember Curtis said he is not comfortable removing 1,850 square feet from the pool requirement. Councilmember Clark said removing 1,850 square feet from the required pool size still offers a large pool; adding an in-ground spa also adds to the amenity package. A large clubhouse is desired, as it is used year-round.

Mr. Tatton said his goal is to return with a plan that the Council will approve. Councilmember Curtis asked Mr. Tatton to inform staff of the updated design before the project returns to the Council.

MOTION: *Councilmember Clark moved to table SilverLake Clubhouse and Pool site plan to allow the applicant to redesign the plan with the following requirements:*

- 1. The applicant increases the size of the pool to match staff's HOA pool study; and*
- 2. The applicant ensures the clubhouse square footage meets Municipal Code requirements.*

Councilmember Curtis seconded the motion.

Discussion ensued regarding setting specific pool and clubhouse size requirements. Mr. Tatton clarified that the Council will not require a 4,800-square foot pool and a 5,000-square foot clubhouse.

AMENDED MOTION: *Councilmember Clark moved to table SilverLake Clubhouse and Pool site plan to allow the applicant to redesign the plan with the following requirements:*

- 1. The applicant increases the pool size to be within the HOA pool study range, up to 4.0 square feet per dwelling unit; and*
- 2. The applicant considers what is required in Municipal Code for the clubhouse square footage.*

Councilmember Curtis seconded the motion.

Councilmember Burnham stated the motion does not reflect the fact that the applicant can use extra square footage in the clubhouse towards the pool size requirement.

AMENDED MOTION: *Councilmember Clark moved to table SilverLake Clubhouse and Pool site plan. Councilmember Curtis seconded the motion. Those voting aye: Colby Curtis, Stephanie Gricius, Benjamin Reaves, Donna Burnham, and Melissa Clark. The motion passed with a unanimous vote.*

13.C Skyline Ridge Phase 2 Preliminary Plats 5 and 6

Mr. Hadley said the originally approved preliminary plat has been adjusted to remove the need for blasting. He said one cul-de-sac's length does not meet Municipal Code, but the Fire Chief has approved its length. He showed a slope map for the project and explained the lots are not close to any ridgelines. He said staff prefers retaining walls to be no higher than six feet per tier, and Planning Commission recommended a height limit of five feet.

Councilmember Curtis said the plan is reasonable, including the cul-de-sac length.

Councilmember Burnham asked for clarification on the reasoning behind the recommendation of five feet for the retaining wall height. Councilmember Curtis said

Commissioner Gray initially recommended a four-foot limitation, and the Commission and applicant agreed on five feet.

Applicant Jake Toombs said the engineer does not see any issues with the five-foot height limit and believes there is enough depth in the lots to meet that requirement.

Councilmember Reaves asked how the applicant will mitigate runoff, as the slopes are significant. Mr. Toombs said the swales are large enough to accommodate all runoff.

Councilmember Clark said she spoke with Mr. Trusty and a fire break and drainage ditch are in place on the opposite side of the hillside. When the fire break and drainage ditches are maintained, the runoff is managed; the City maintains that area.

Mr. Mumford said a bench drain and a split rail fence are required above lots on all 2:1 slopes above retaining walls in the City.

- MOTION:** ***Colby Curtis moved to approve Skyline Ridge Phase 2 Preliminary Plats 5 and 6 with the following conditions:***
- 1. An updated slope stability report is provided for both plats;***
 - 2. Maximum height of retaining wall is 5 feet with a maximum of 4 tiers, with all tiers to be evenly divided in height. All retaining walls should be inspected by a licensed geotechnical engineer throughout the construction period and who will provide a letter at the completion of the project stating that the walls have been constructed per their recommendations and conform to typical construction requirements, including the stability and makeup of the materials. Retaining walls shall not be located any closer than 10 ft. from a home;***
 - 3. No blasting may be used in this project;***
 - 4. A fence and drainage swale shall be constructed on the top of any retaining wall area;***
 - 5. Homes shall be designed with the hillside to reduce necessary cutting/grading and retaining wall heights;***
 - 6. Lots that average 25% or greater shall be removed;***
 - 7. All retaining walls, drainage, and required fence along the top of the retaining walls shall be completed before home construction in either of the phases; and***
 - 8. Two more parking stalls shall be added in Track B park for snow removal.***
- Benjamin Reaves seconded the motion. Those voting aye: Colby Curtis, Stephanie Gricius, Benjamin Reaves, Donna Burnham, and Melissa Clark. The motion passed with a unanimous vote.***

14. CITY COUNCIL/MAYOR'S BUSINESS

Councilmember Gricius

Councilmember Gricius stated her preference for leaving Utah League of Cities and Towns.

Councilmember Clark

Councilmember Clark recommended residents prepare for potential emergency situations. She said Sandy City residents were unaware of their water problems. She said Ms. Peterson does a good job of communicating with residents and encouraged residents to opt in to City notifications.

Councilmember Reaves

Councilmember Reaves said he has spoken with one Parks and Recreation Board member and they will consider options moving forward with the board.

Councilmember Burnham

Councilmember Burnham said she met with Pony Express Events. They are considering adding an additional event.

Councilmember Curtis

Councilmember Curtis said the Youth Council meets the second and fourth Wednesday at 6:00 p.m. The Senior Citizen Council is interested in providing Meals on Wheels in the Senior Center. He said there are concerns regarding the financial aspect of charging three dollars per meal. Ms. Kofoed said the Senior Citizen Council can communicate with her regarding funds, as well as other requirements that may be in place. Councilmember Curtis said he has been shadowing Mayor Westmoreland and they are working with Mountainland Association of Governments for transportation funding.

Mayor Westmoreland

Mayor Westmoreland said the City is off to a great start and good things are coming.

15. CITY COUNCIL BOARD LIAISON REPORTS

16. COMMUNICATION ITEMS

16.A Upcoming Agenda Items

16.B Financial Report

17. ADJOURNMENT

MOTION: *Councilmember Burnham moved to adjourn the meeting at 9:39 p.m. Councilmember Gricius seconded the motion. Those voting aye: Colby Curtis, Stephanie Gricius, Benjamin Reaves, Donna Burnham, and Melissa Clark. The motion passed with a unanimous vote.*

Approved by the City Council on March 5, 2019.

Fionnuala B. Kofoed, MMC
City Recorder



EAGLE MOUNTAIN Budget Visioning Meeting Minutes

January 29, 2019 6:00 p.m.

Wasatch Wing and Clay

8002 North 16800 West, Cedar Fort, UT 84013

ELECTED OFFICIALS PRESENT: Mayor Tom Westmoreland, Councilmembers Donna Burnham, Melissa Clark, Colby Curtis, and Stephanie Gricius.

CITY STAFF PRESENT: Ifo Pili, City Administrator; Paul Jerome, Assistant City Administrator/Finance Director; David Mortensen, Treasurer/Assistant Finance Director; Evan Berrett, Management Analyst; Steve Mumford, Community Development Director; Melanie Lahman, Chief Deputy Recorder.

Councilmember Stephanie Gricius

- School Zone Traffic
 - Parking
 - Keeping traffic moving around schools
 - Enforcement during peak hours

Councilmember Melissa Clark

- Communication
 - Informing residents of City accomplishments
 - Improve meeting accessibility
 - Increase staff and elected official interaction
 - Build relationships with outside entities to include cities, Utah County Commission, and Alpine School District
 - Better reporting on action items, potentially with software such as Trello or Asana
- Emergency Preparedness
 - New emergency plan
 - Councilmembers increase activity in emergency training
 - Annual tabletop exercise
- Transportation
 - Widen streets in front of schools
 - Bonding for Pony Express Parkway, if necessary
 - Parking and towing enforcement
 - Public transportation, including van pools and/or express vans
 - Planned roads reflect reality in developments; keep neighborhoods from having collector roads
- Parks and Recreation
 - Overall City recreation plan
 - Annual review of demand versus available facilities
 - Improve existing parks
 - Bike lane usage data, with information regarding return on investments

- Utilities
 - More automation
 - Sewage composting study, involving universities for assistance
- Potentially utilizing open space for public safety or education
 - Placemaking/culture – not provided by the City, but facilitated by the City
 - Library/community center
 - Human services such as a food bank
- Cleaner zoning
- New businesses - lodging and hotel space, and big box stores

Councilmember Donna Burnham

- Previously discussed a hospital, university satellite campus, library building with meeting space
- Encourage festivals by cultural groups such as Polynesian or Latino festivals
- Continue effective road maintenance
- Complete Pony Express Parkway as soon as possible
- City-sponsored concerts lose money

Councilmember Colby Curtis

- Parks
 - Finish existing parks
 - Preparing for the next phase of Wride Memorial Park, which should be simple and attractive, such as a grove of trees
 - Goal of providing reasonably nice parks within walking distance of most residents
 - Repair and replace playground equipment, as needed
 - Bike and walking paths to focus on recreation, instead of transportation
- Zoning
 - Protect residents' way of life
 - Multifamily projects to require a rezone
 - Discourage purchase of additional density
 - Specific urban center, rather than dispersed through the City
- Housing
 - High density does not mean affordability
 - Keep families in Eagle Mountain by facilitating move-up homes
- Audio/video for City Hall so residents can view documents Councilmembers refer to
- Continued street maintenance
- Evaluate end-of-life for water and sewer lines
- No less than 20% reserve funds
- Focus on microelements of life that economic development impacts; developer bait and switch, for example
- More reporting on results of Council action items, such as whether developers meet conditions of approval
- Walkways for safe travel to schools
- Full time employment increases – expand responsibilities and share FTEs

Mayor Tom Westmoreland

- Trees
- Emergency preparedness items

City Administrator Ifo Pili requested input regarding potential amenities in place of a recreation center, such as a pond, skating rink, meeting building, or other options.

Approved by the City Council on March 5, 2019.

Fionnuala B. Kofoed, MMC
City Recorder



**EAGLE MOUNTAIN CITY
CITY COUNCIL MEETING
MARCH 5, 2019**

TITLE:	ORDINANCE/PUBLIC HEARING - An Ordinance of Eagle Mountain City, Utah, Approving the Extractive Industries Overlay Zone for Ames Construction.		
ITEM TYPE:	Ordinance		
FISCAL IMPACT:	NA		
APPLICANT:	Ames Construction		
GENERAL PLAN DESIGNATION Foothill Residential and Parks and Open Space	CURRENT ZONE Agriculture	ACREAGE 653.82	COMMUNITY East Bench

PUBLIC HEARING:
Yes

REQUIRED FINDINGS:
The following items should be considered by the City Council:

1. Right to Process and Remove Sand and Gravel. The developer must comply with all provisions of Eagle Mountain Municipal Code Chapter 17.54 (Extractive Industries Overlay Zone) with respect to any operations on the property.
2. A maximum of 10 acres of land may be processed at time. Reclamation of the property must be complete to move onto the next acres to mined. All of the operations should comply with the requirements of the State of Utah Department of Natural Resources Small Mining Operations for a 10-acre site.
3. All required blasting will need to obtain a permit and follow the requirements in accordance with City Code 8.25 Explosives.
4. Hours of Operation. The pit operations and trucks entering or leaving the property may only occur between the hours of 7:00 a.m. and 9:00 p.m. Only maintenance of equipment within the pit may occur at any time.
5. Trucks leaving the property with

RECOMMENDATION:

Staff recommends that the City Council approve the Extractive Industries Overlay Zone with the following conditions:

1. Developer must comply with all provisions of Eagle Mountain Municipal Code Chapter 17.54.
2. A maximum of 10 acres of land may be processed at time.
3. All required blasting will need to obtain a permit and follow the requirements in accordance with City Code 8.25 Explosives.
4. That the hours of operation for the pit, and trucks entering or leaving the property, may only occur between 7:00 a.m. and 9:00 p.m.
5. A truck routes map be submitted and approved by the City Engineer.
6. Dust control for the property and the approved access roads should meet the site-specific Utah Department of Environmental Quality Fugitive Dust Control Plan.

BACKGROUND:

The applicant is proposing to add the Extractive Industries Overlay zone to approximately 653.82 acres of property located on the City's southern SE boundary between Eagle Mountain City and unincorporated Utah County. The applicant will be required to apply for a Small Mine Permit from the State and be subject to all requirements and regulations of said permit. The parcel in question is proposed to provide materials necessary for the construction of the Facebook development. Ames Construction will also use the material for projects they have. The pit will not be open to the public and the only way the material would be used for anything other than the stated projects is if a very large commercial project came to the City.

material from the property shall only be allowed on the roads shown on an approved route map. Developer is solely responsible for securing legal access to all private roads not already under the City rights-of-way or easements.

6. Dust control for the property and the approved access roads should meet the site-specific Utah Department of Environmental Quality Fugitive Dust Control Plan. The approved roads will be treated with magnesium chloride and sufficient water to control visible dust being created by trucks or other vehicles on the approved roads. The applicant should apply sufficient water or other dust suppression to all excavation, processing operations and all stockpiles of materials on the site to control visible dust being created on the property as a result of the operations.

PLANNING COMMISSION ACTION / RECOMMENDATION

The Planning Commission recommended approval to the City Council with the following conditions:
--

- | |
|---|
| <ol style="list-style-type: none"> 1. Developer must comply with all provisions of Municipal Code Chapter 17.54, Extractive Industries Overlay Zone; 2. A maximum of 10 acres of land may be processed at a time; 3. All required blasting must obtain a permit and follow requirements in accordance with Municipal Code Chapter 8.25, Explosives; 4. Hours of operation for pit operations and trucks entering or leaving the site may only be from 8 AM to 7 PM; 5. A truck route map must be submitted to and approved by the City Engineer; 6. Dust control for the property and the approved access roads must meet the site-specific Utah Department |
|---|

Rezone Criteria for Approval:

Rezone proposals are evaluated using the following criteria:

- Compliance with General Plan
- Compatibility Determination
- City Services
- Traffic Generation
- Property Values

Compliance with Future Land Use Plan (General Plan): The Eagle Mountain General Plan designates the future land use of the property as Foothill Residential and Parks and Open Space.

Compatibility Determination: It should be noted that the extractive industries overlay zone does not alter the underlying zoning of the property.

The zoning of property adjacent to this project includes:

- North: The property to the north is owned by BLM.
- East: The property to the east is zoned Agriculture and is owned by the BLM.
- West: The property to the west is currently zoned Agriculture.
- South: The property to the south is outside City limits.

City Services: The proposal to add the extractive industries overlay zone to the property is not anticipated to place a burden on City services.

Traffic Generation: It is not anticipated that this project will generate any traffic, and in fact it is expected to mitigate truck traffic during the construction of the Facebook site. It should allow traffic from the gravel pit/mine to reach the Facebook building site without using any City ROW. Without this operation, all the materials needed for the Facebook site (over 1,000,000 tons) would need to be transported from other mines to the project site over City roads.

Property Values: It is not expected that the rezone will reduce neighboring property values as the BLM-owned land will remain open space, and the proposed mining operation will leave a final grade appropriate for residential development.

SITLA is the property owner and supports the rezone request. According to SITLA "aggregate extraction is a good use of the land and prepares the land for future development". It provides money to the Schools Trust to be used for education.

of Environmental Quality
Fugitive Dust Control Plan;

7. Material may only be used in Eagle Mountain commercial designated areas, to be monitored through monthly tonnage reports provided to the City;

8. The overlay shall not exceed 25 contiguous acres; and

9. Mining shall not impact the ridge line nor encroach upon the designated Foothill Residential area as noted on the Future Land Use Map.

PREPARED BY:
Michael Hadley, Planning

Attachments:

[ORD--Ames Rezone](#)

[Ames Overlay Application](#)

[Public Comment, Elise Erler of SITLA](#)

[Eagle MTN Pit 25 Acre 3-5-19.pdf](#)

[Eagle MTN Pit 25 Acre aerial 3-5-19.pdf](#)

[Eagle MTN Pit 50 Acre 3-5-19.pdf](#)

[Eagle MTN Pit 50 Acre aerial 3-5-19.pdf](#)

ORDINANCE NO. O- -2019

**AN ORDINANCE OF EAGLE MOUNTAIN CITY, UTAH
ADDING THE EXTRACTIVE INDUSTRIES OVERLAY ZONE TO
APPROXIMATELY 653.82 ACRES OF PROPERTY LOCATED ON
THE CITY'S SOUTHEASTERN BOUNDARY WITH
UNINCORPORATED UTAH COUNTY**

PREAMBLE

The City Council of Eagle Mountain City, Utah, finds that it is in the public interest to add the Extractive Industries Overlay Zone to approximately 653.82 acres of property located on the City's southeastern boundary with unincorporated Utah County, as set forth more specifically in Exhibit A.

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

1. The City Council finds that all required notices and hearings have been completed as required by law to consider and approve adding the Extractive Industries Overlay Zone to approximately 653.82 acres of property located on the City's southeastern boundary with unincorporated Utah County, as set forth in Exhibit A.
2. The Extractive Industries Overlay Zone is hereby added to the lands depicted and described in Exhibit A.
3. This Ordinance shall take effect upon its first publication or posting.

ADOPTED by the City Council of Eagle Mountain City, Utah, this 5th day of March, 2019.

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 on the 5th day of March, 2019.

Those voting aye:

- ☐ Donna Burnham
- ☐ Melissa Clark
- ☐ Colby Curtis
- ☐ Stephanie Gricius
- ☐ Benjamin Reaves

Those voting nay:

- ☐ Donna Burnham
- ☐ Melissa Clark
- ☐ Colby Curtis
- ☐ Stephanie Gricius
- ☐ Benjamin Reaves

Those excused:

- ☐ Donna Burnham
- ☐ Melissa Clark
- ☐ Colby Curtis
- ☐ Stephanie Gricius
- ☐ Benjamin Reaves

Fionnuala B. Kofoed, MMC
City Recorder

Exhibit A

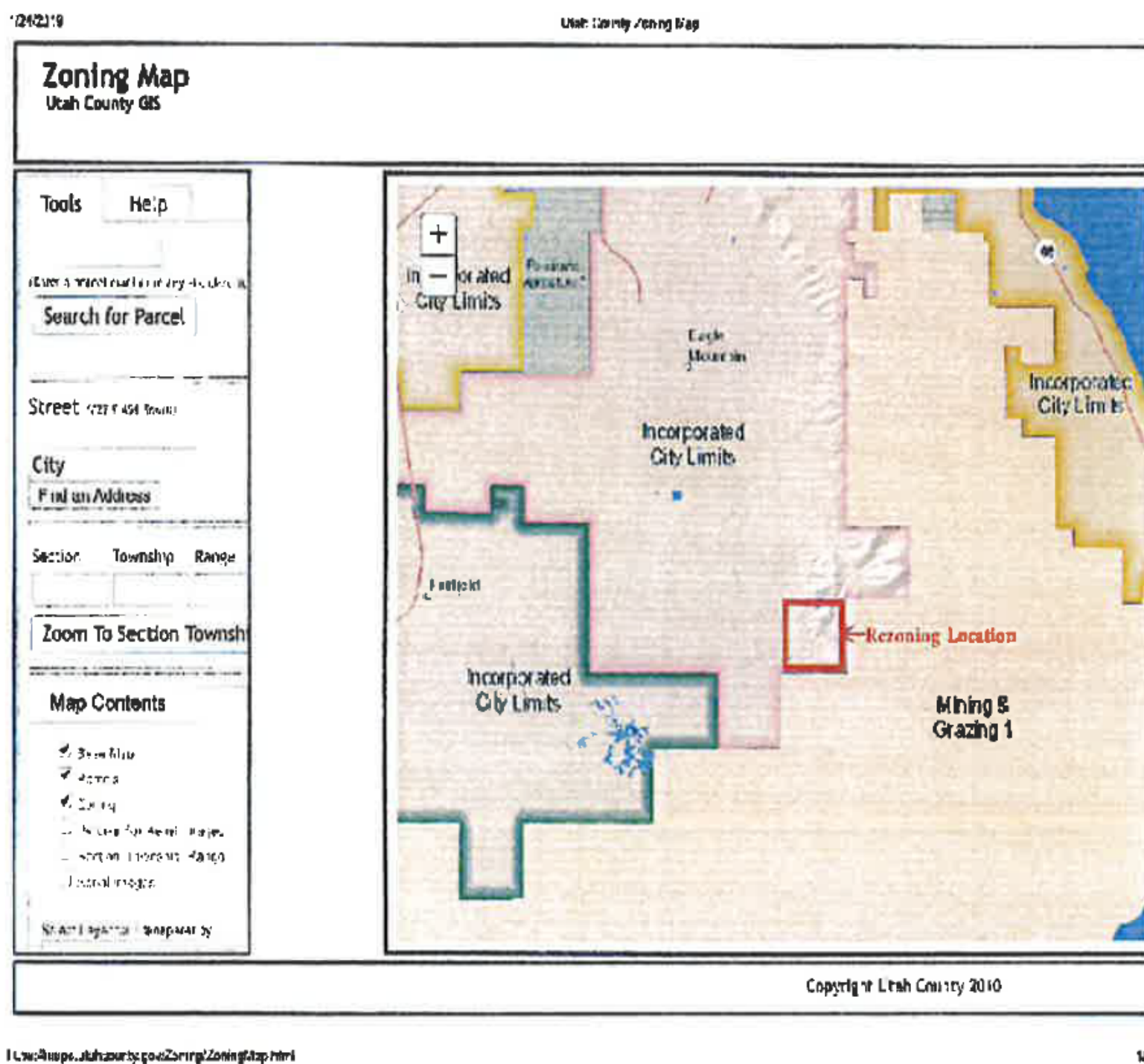
Rezoning Application Attachment

Name: Ames Construction, Inc. – Eagle Mountain Quarry – SITLA NO.622

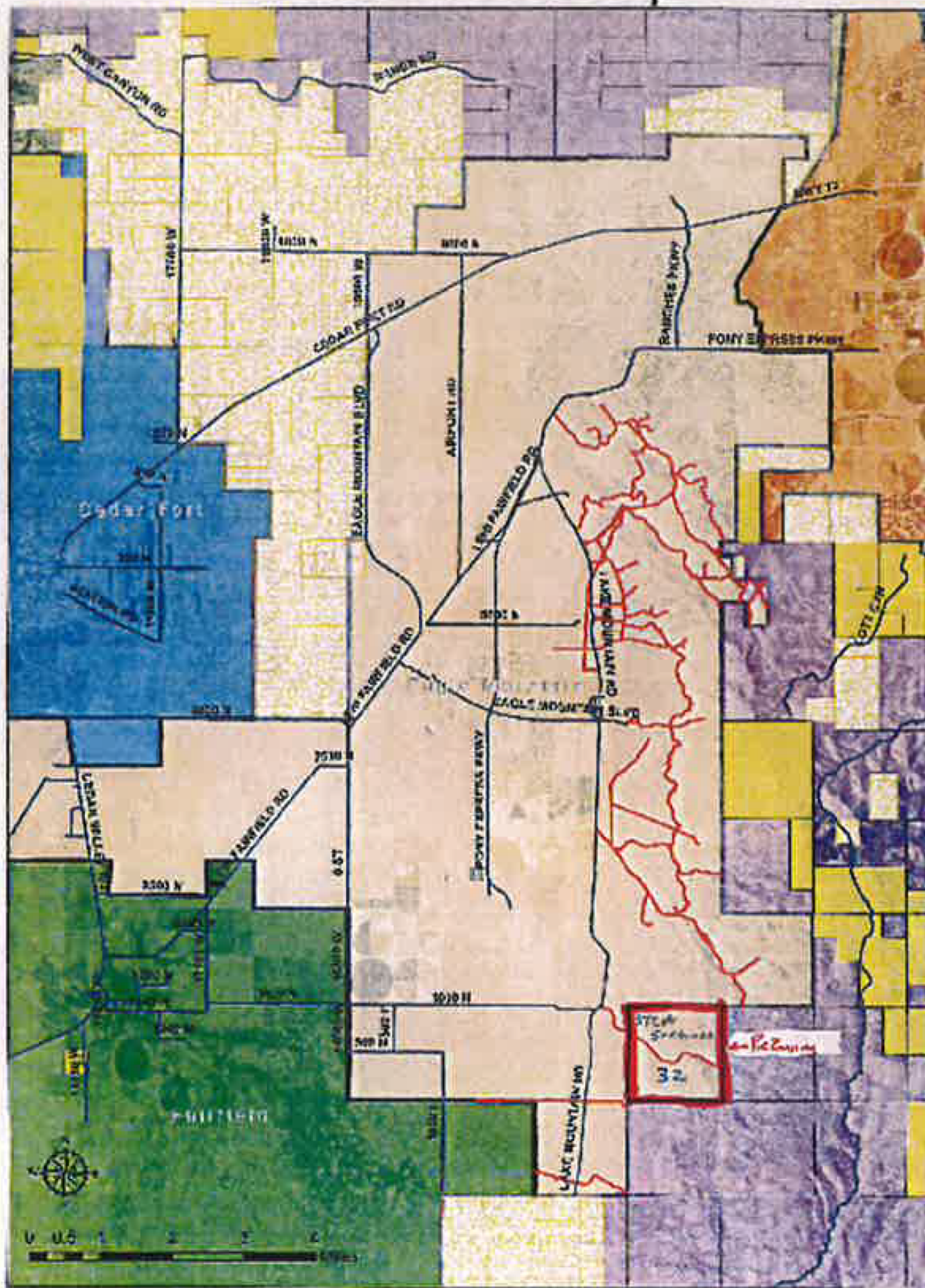
Legal Description: Township 6 South, Range 1 West, Section 32: Lots 1-7.

Ownership: State of Utah School & Institutional Trust Lands

Vicinity Map:

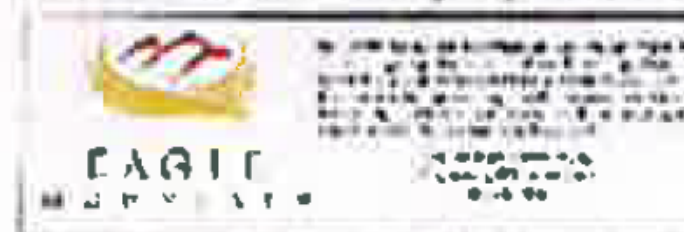


Eagle Mountain and Surrounding Land Ownership



- | | |
|---------------------|--------------|
| Eagle Mountain City | Simla Land |
| Private Land | Cedar Fort |
| Poudre | Roads |
| DLM | Poudre River |

Discharging a firearm within Eagle Mountain City
 is prohibited. Please visit
<http://www.eaglemountainco.gov/TargetShooting.html>
 for information on obtaining our public target.



Existing Conditions:



The Surface and Minerals are Owner by the State of Utah School & Institutional Trust Lands.

Prior to incorporation into Eagle Mountain Incorporated City Limits the land Use designation was Mining & Grazing.

Public Notice Fee: Ames will pay the necessary fee for the City Staff to prepare and mail required notices.

From: [Elise Erler](#)
To: [Michael Hadley](#)
Subject: Council: Rezone for Ames Construction - Extractive Overlay
Date: Wednesday, February 27, 2019 3:18:53 PM

Mike,

I received a notice card that the Eagle Mountain City Council will conduct a public hearing for the Ames Construction Rezone on March 5, 2019. SITLA owns the 160 acres in the rezone request for the Extractive Industries Overlay Zone, and Ames is SITLA's lessee.

Please let the City Council know that SITLA supports Ames' rezone request. Aggregate extraction is a good interim use of the land to support construction in Eagle Mountain's Regional Technology and Industry Overlay Zone and to prepare the final surface of the property for future development.

Thank you for your assistance in sharing this email with the City Council. I will be in Moab for work on March 5th and will not be able to attend the public hearing or give my comments in person.

Sincerely,

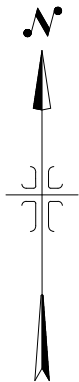
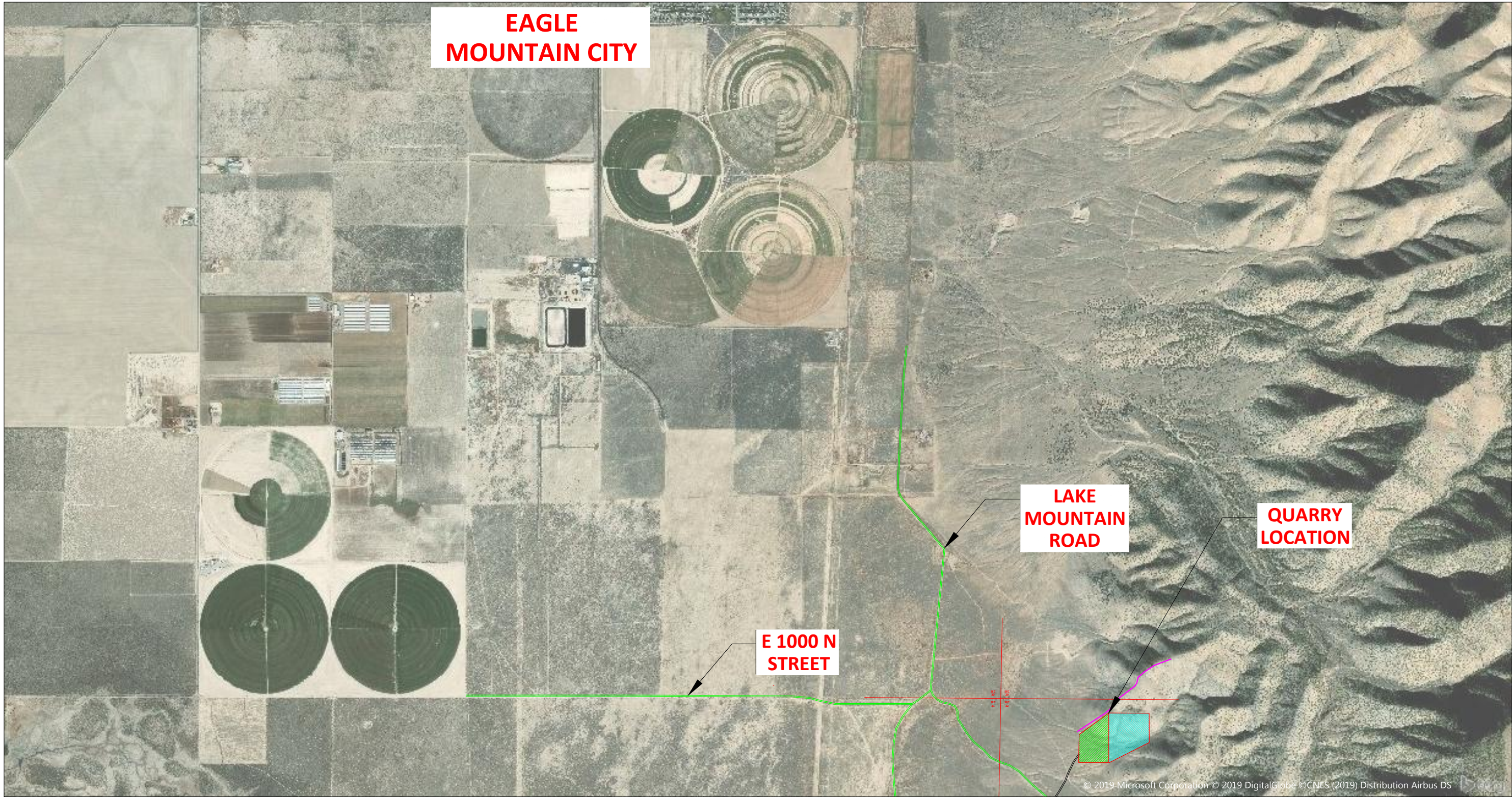
Elise Erler

SITLA - Development

801-538-5179

eliseerler@utah.gov

EAGLE MOUNTAIN QUARRY. SITE MAP
SOUTH EAST OF EAGLE MOUNTAIN



5			DESIGNED BY:	DATE:
4			DRAWN BY:	DATE: 2-27-2019
3			CHECKED BY:	DATE:
2			APPROVED:	DATE:
1			COGO FILE:	DATE:
NO.	REVISIONS	BY	DATE	REV. COGO FILE:

EAGLE MOUNTAIN QUARRY
UTAH COUNTY
MATERIAL EXTRACTION

BASE MAP/LOCATION MAP
FIGURE 1
EAGLE MOUNTAIN QUARRY

UTAH COUNTY, UTAH

 **Ames Construction, Inc.®**

3737 WEST 2100 SOUTH
WEST VALLEY CITY,
UTAH 84120
801-977-8012

JOB NO.
SHEET NO.
1 of 2

SCALE : NTS

EXISTING CONTOURS AND FEATURES MAP

SOUTH EAST OF EAGLE MOUNTAIN

SEC
30

SEC
29

SEC
31

SEC
32

PRESERVE EXISTING
RIDGELINE

Legend
--- Existing Contour
--- Existing Roads

PROPOSED QUARRY AREA
25 ACRES TOTAL

PROPOSED 24'
ACCESS ROAD

EXISTING
GRAVEL ROAD

SCALE 1"=300'

5				DESIGNED BY:	DATE:
4				DRAWN BY:	DATE: 2-27-2019
3				CHECKED BY:	DATE:
2				APPROVED:	DATE:
1				COGO FILE:	DATE:
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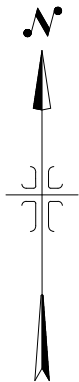
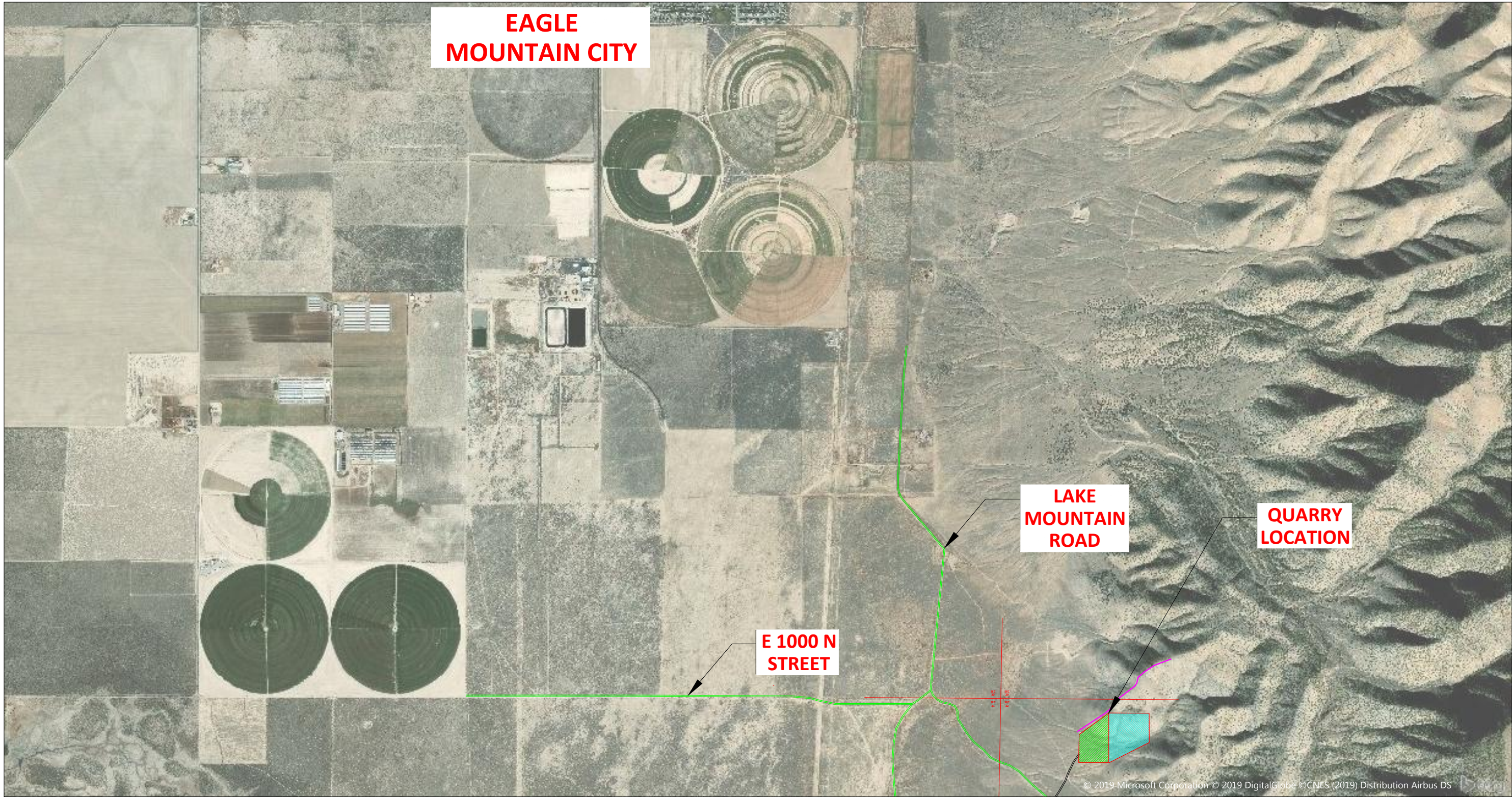
EAGLE MOUNTAIN QUARRY
UTAH COUNTY
MATERIAL EXTRACTION

EXISTING CONTOURS & FEATURES MAP
FIGURE 2
EAGLE MOUNTAIN QUARRY

UTAH COUNTY, UTAH
3737 WEST 2100 SOUTH
WEST VALLEY CITY,
UTAH 84120
801-977-8012

JOB NO.
SHEET NO.
2 of 2

EAGLE MOUNTAIN QUARRY. SITE MAP
SOUTH EAST OF EAGLE MOUNTAIN



5			DESIGNED BY:	DATE:
4			DRAWN BY:	DATE: 2-27-2019
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2			APPROVED:	DATE:
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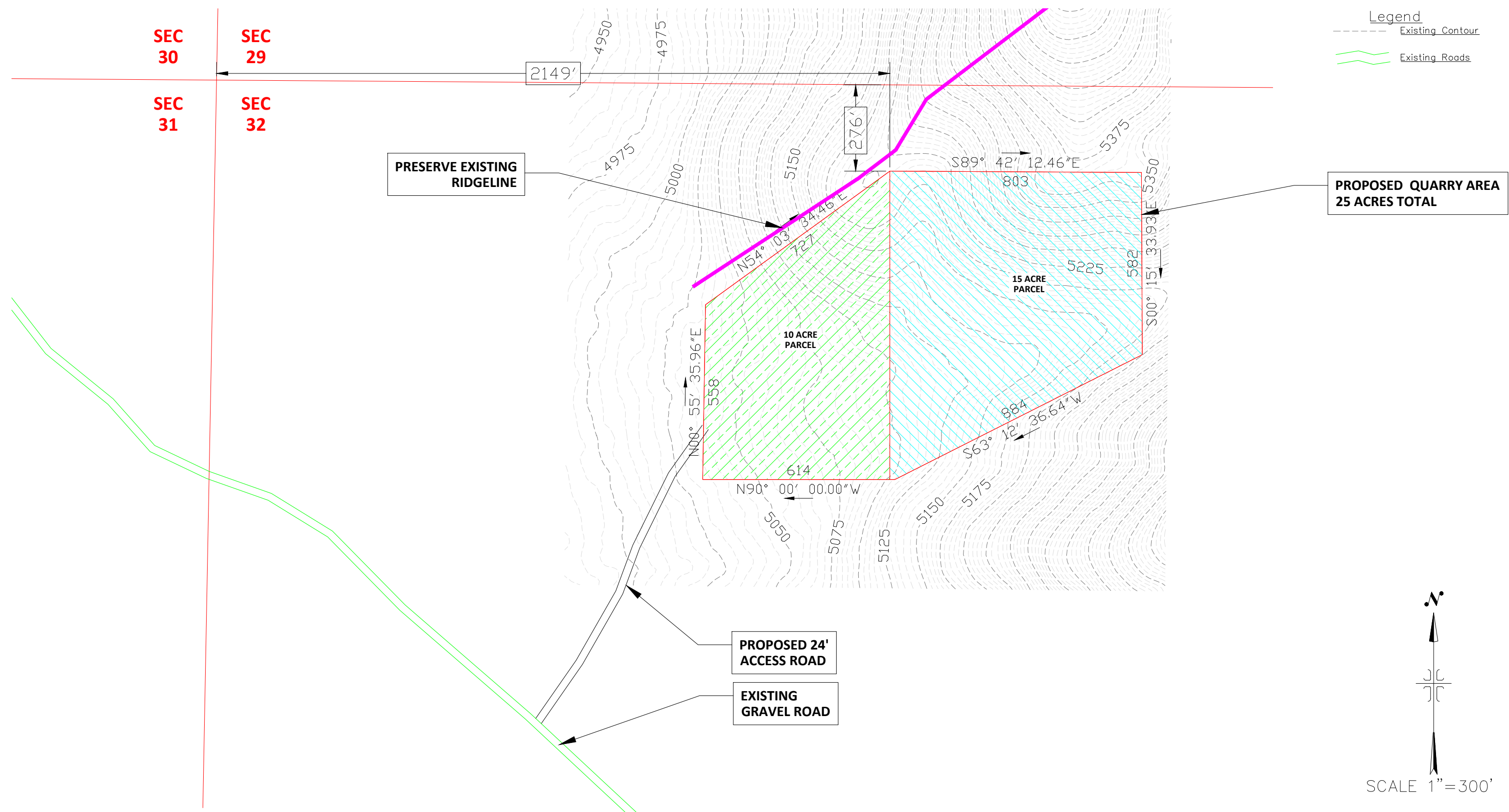
EAGLE MOUNTAIN QUARRY
UTAH COUNTY
MATERIAL EXTRACTION

BASE MAP/LOCATION MAP
FIGURE 1
EAGLE MOUNTAIN QUARRY

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UTAH COUNTY, UTAH
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WEST VALLEY CITY,
UTAH 84120
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EXISTING CONTOURS AND FEATURES MAP
SOUTH EAST OF EAGLE MOUNTAIN



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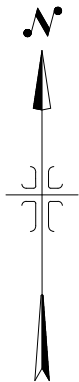
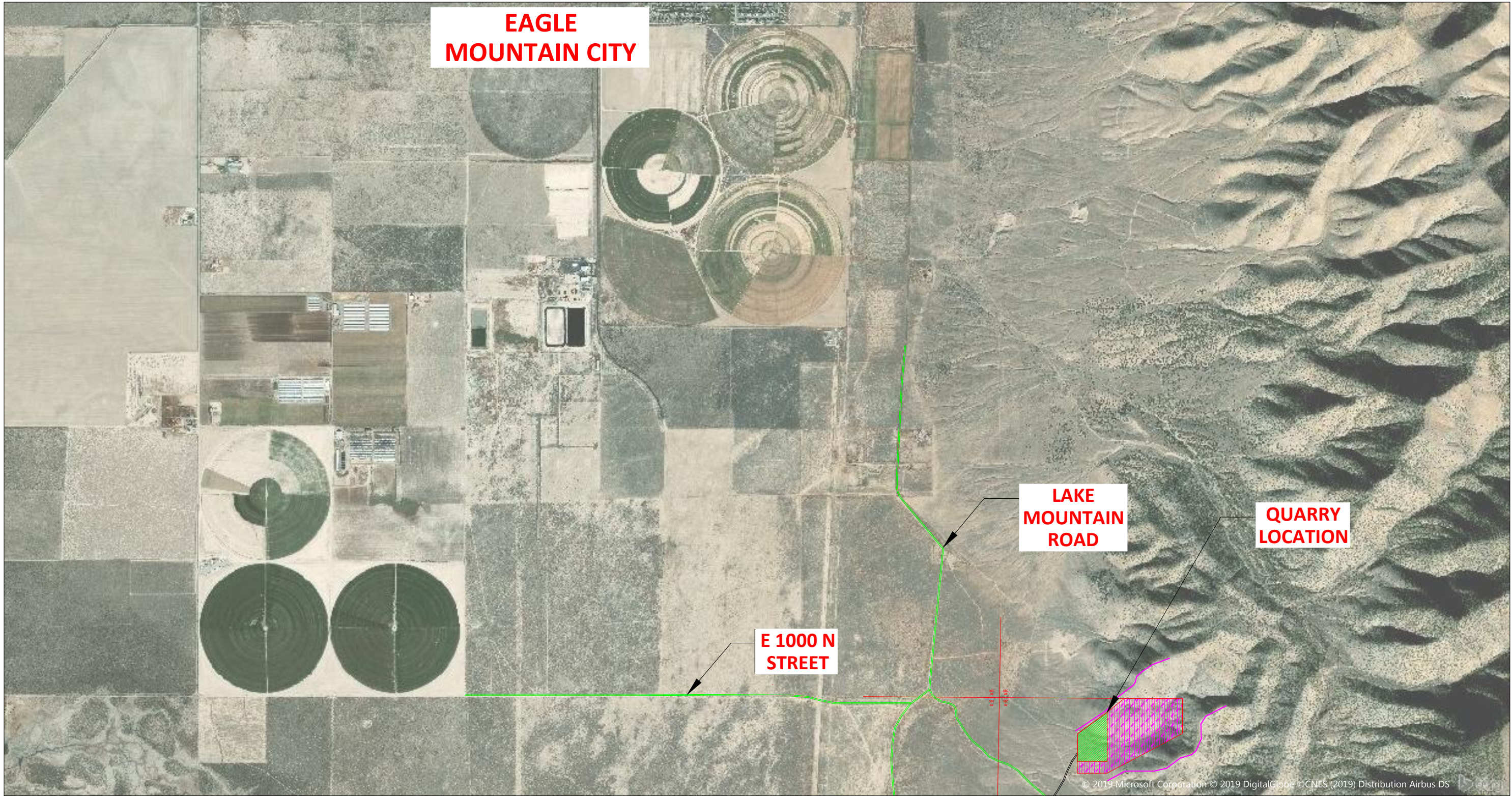
EAGLE MOUNTAIN QUARRY
UTAH COUNTY
MATERIAL EXTRACTION

EXISTING CONTOURS & FEATURES MAP
FIGURE 2
EAGLE MOUNTAIN QUARRY

UTAH COUNTY, UTAH
3737 WEST 2100 SOUTH
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JOB NO.
SHEET NO.
2 of 2

EAGLE MOUNTAIN QUARRY. SITE MAP
SOUTH EAST OF EAGLE MOUNTAIN



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EAGLE MOUNTAIN QUARRY
UTAH COUNTY
MATERIAL EXTRACTION

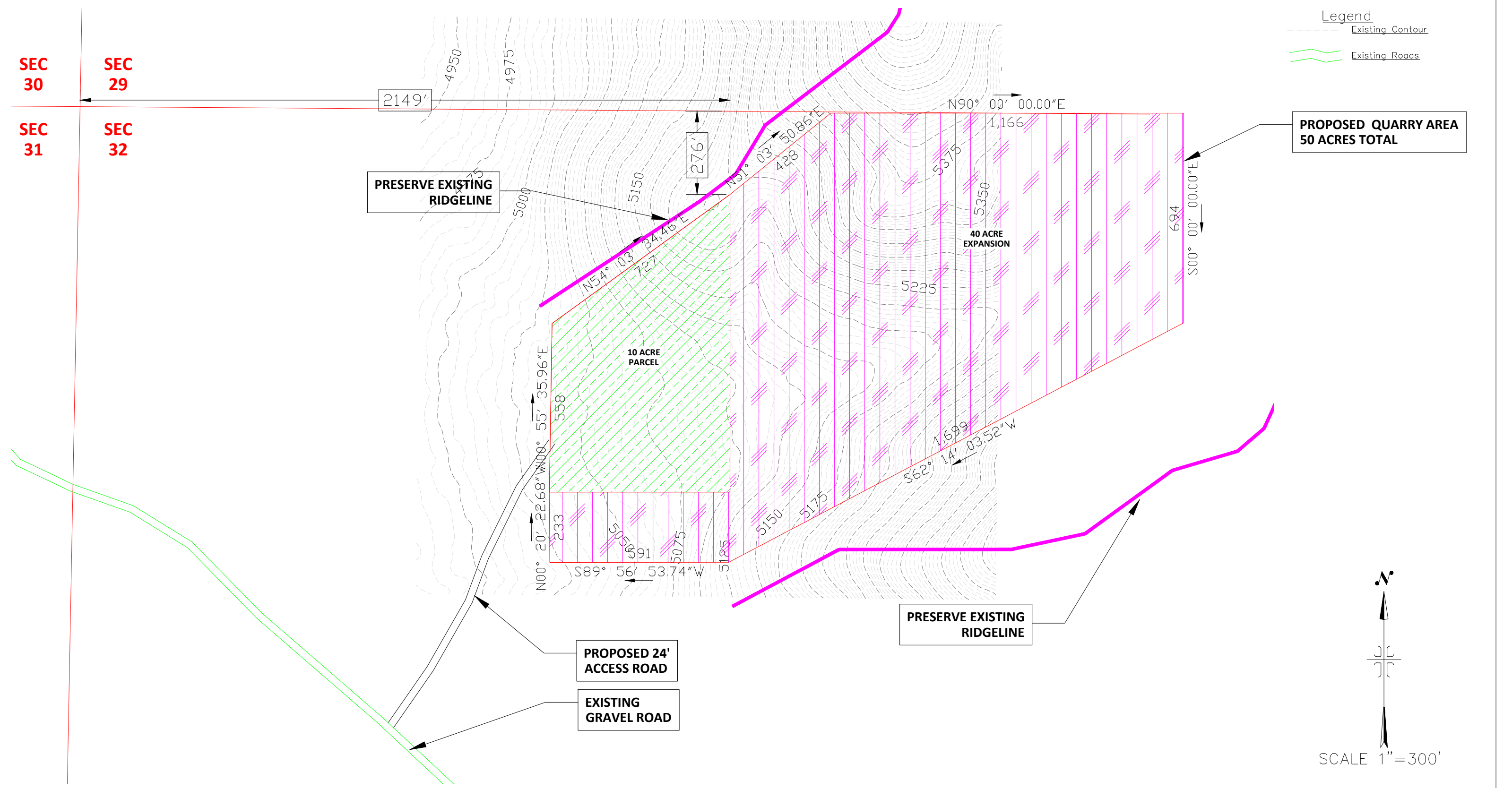
BASE MAP/LOCATION MAP
FIGURE 1
EAGLE MOUNTAIN QUARRY

UTAH COUNTY, UTAH
3737 WEST 2100 SOUTH
WEST VALLEY CITY,
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Ames
Construction, Inc.®

EXISTING CONTOURS AND FEATURES MAP
SOUTH EAST OF EAGLE MOUNTAIN



5			DESIGNED BY:	DATE:
4			DRAWN BY:	DATE: 2-27-2019
3			CHECKED BY:	DATE:
2			APPROVED:	DATE:
1			COGO FILE:	DATE:
NO.	REVISIONS	BY	DATE	REV. COGO FILE:

EAGLE MOUNTAIN QUARRY
UTAH COUNTY
MATERIAL EXTRACTION

EXISTING CONTOURS & FEATURES MAP
FIGURE 2
EAGLE MOUNTAIN QUARRY

UTAH COUNTY, UTAH

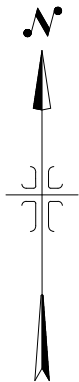
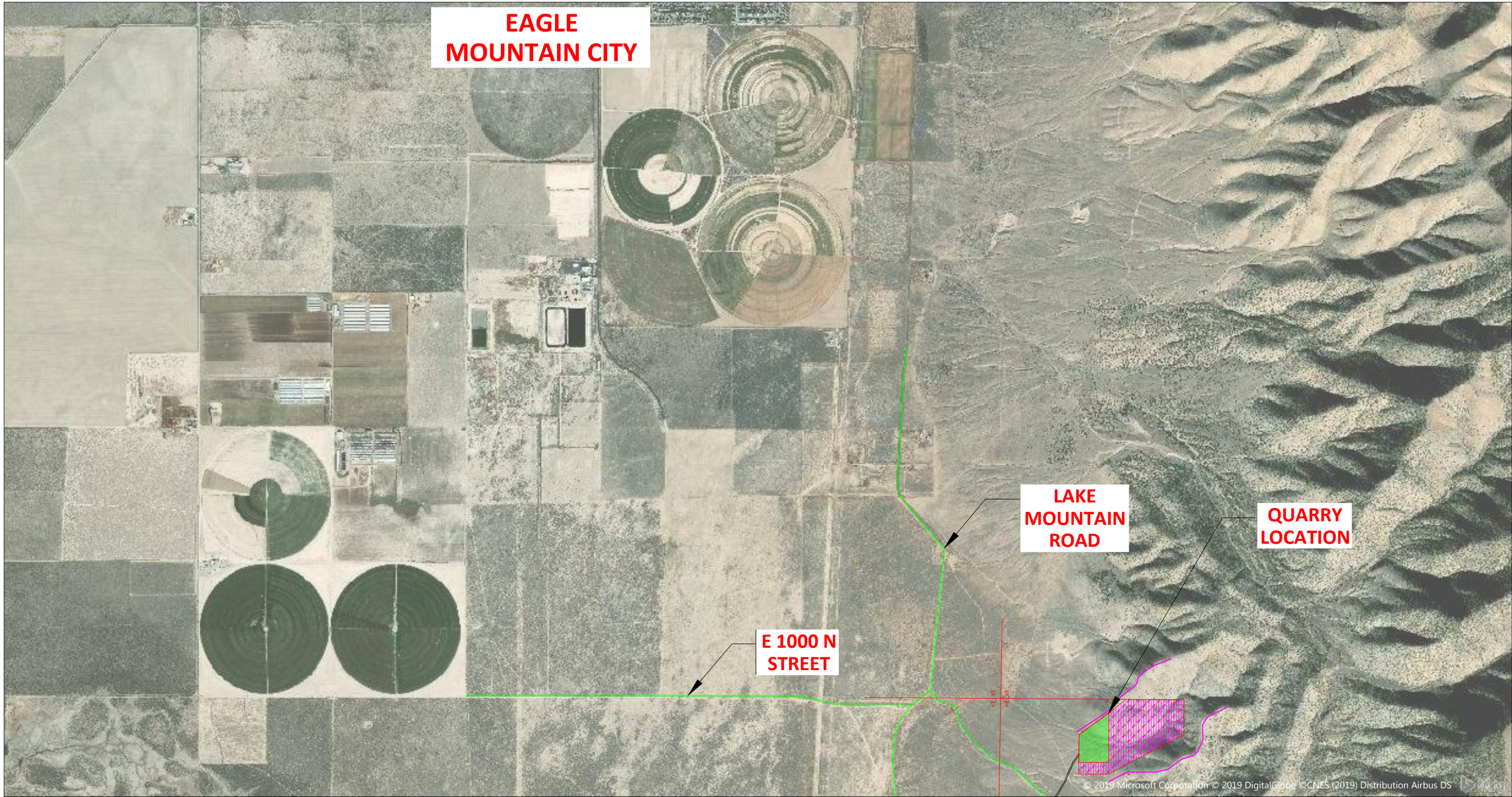
Ames Construction, Inc.®

3737 WEST 2100 SOUTH
WEST VALLEY CITY,
UTAH 84120
801-977-8012

JOB NO.

SHEET NO.
2 of 2

EAGLE MOUNTAIN QUARRY. SITE MAP
SOUTH EAST OF EAGLE MOUNTAIN



5			DESIGNED BY:	DATE:
4			DRAWN BY:	DATE: 2-27-2019
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2			APPROVED:	DATE:
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EAGLE MOUNTAIN QUARRY
UTAH COUNTY
MATERIAL EXTRACTION

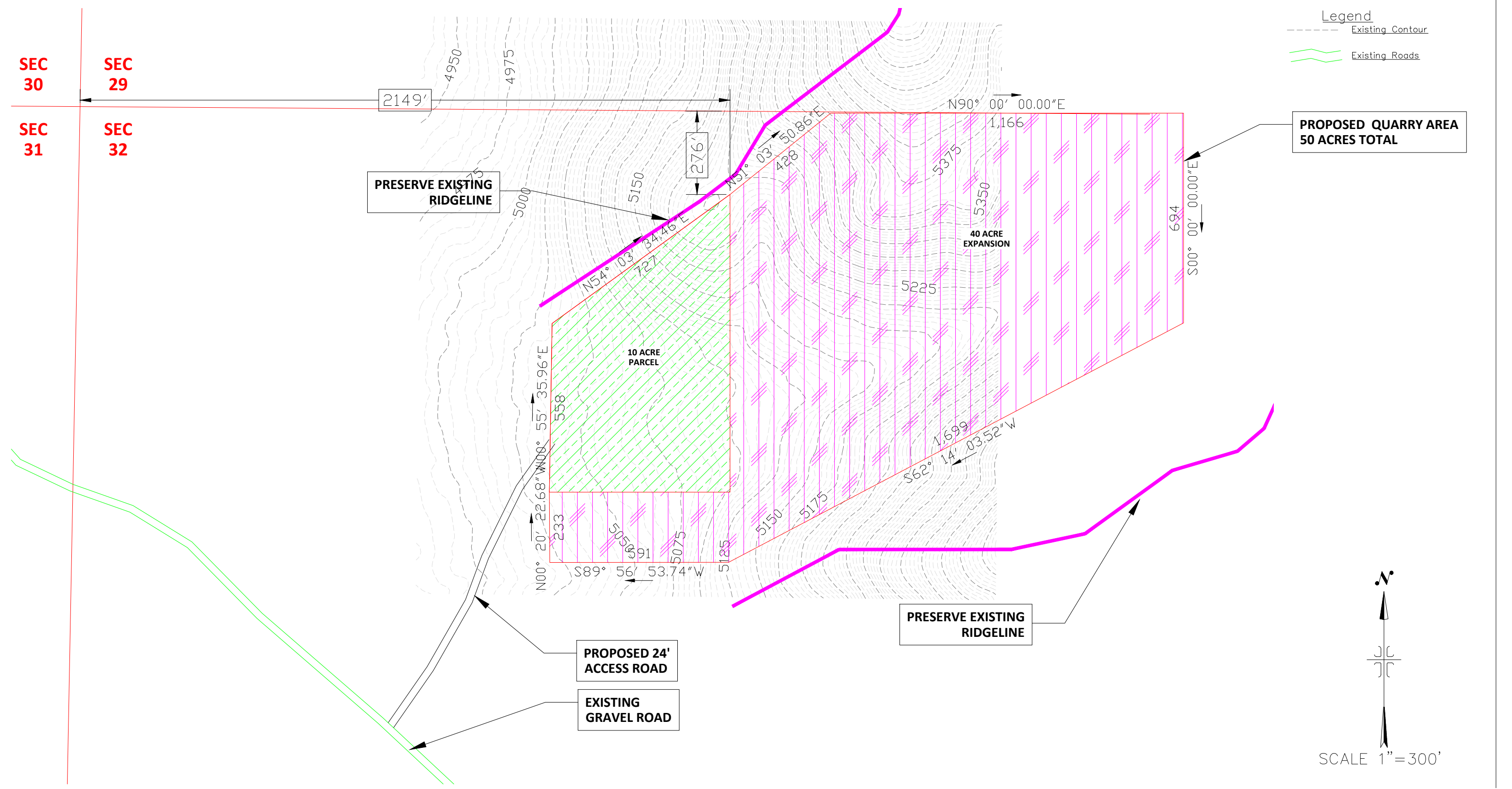
BASE MAP/LOCATION MAP
FIGURE 1
EAGLE MOUNTAIN QUARRY

**Ames Construction, Inc.®**

UTAH COUNTY, UTAH
3737 WEST 2100 SOUTH
WEST VALLEY CITY,
UTAH 84120
801-977-8012

EXISTING CONTOURS AND FEATURES MAP

SOUTH EAST OF EAGLE MOUNTAIN



5			DESIGNED BY:	DATE:
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EAGLE MOUNTAIN QUARRY
UTAH COUNTY
MATERIAL EXTRACTION

EXISTING CONTOURS & FEATURES MAP
FIGURE 2
EAGLE MOUNTAIN QUARRY

UTAH COUNTY, UTAH		JOB NO.
3737 WEST 2100 SOUTH WEST VALLEY CITY, UTAH 84120 801-977-8012		SHEET NO. 2 of 2



**EAGLE MOUNTAIN CITY
CITY COUNCIL MEETING
MARCH 5, 2019**

TITLE:	ORDINANCE - An Ordinance of Eagle Mountain City, Utah, Adopting Chapter 7.10 of the Municipal Code for Tree Planting and Care.		
ITEM TYPE:	Ordinance		
FISCAL IMPACT:	N/A		
APPLICANT:			
GENERAL PLAN DESIGNATION	CURRENT ZONE	ACREAGE	COMMUNITY

PUBLIC HEARING:

Yes

REQUIRED FINDINGS:

**PLANNING COMMISSION
ACTION /
RECOMMENDATION**

N/A

PREPARED BY:

Evan Berrett, Parks and
Recreation

RECOMMENDATION:

Staff recommends that the City Council approve an ordinance consolidating and improving tree planting and care requirements in the City.

BACKGROUND:

Eagle Mountain City is home to thousands of trees on private and public property and as it continues to grow, there will be many more thousands of trees planted to improve the beauty and quality of life of our City. All of these trees require care to ensure their healthy growth and that they do not cause unintended damage or become a hazard to residents.

Presently our Municipal Code has very little in place directing the planting and care of public trees and consequently we are not monitoring their growth as well as we should be and numerous sidewalks and other infrastructure are being damaged because of it. We recognize that many other cities create tree maintenance crews to handle all of the public trees and we may find ourselves needing the same. Until then, we believe it prudent to establish a unified code regarding tree planting and care that can serve as a foundation for our future plans with tree planting and care.

This item was presented previously to collect feedback from City Council. The feedback led to the removal of a number of provisions within the code and some work to clarify other sections. We believe this would be a good starting point for Eagle Mountain City until additional discussions can be had.

Attachments:

[ORD--Tree Planting and Care](#)

ORDINANCE NO. O- -2019

**AN ORDINANCE OF EAGLE MOUNTAIN CITY, UTAH CREATING
CHAPTER 7.10 OF THE EAGLE MOUNTAIN MUNICIPAL CODE
FOR TREE PLANTING AND CARE**

PREAMBLE

WHEREAS, the Eagle Mountain City Council (the “Council”) met in regular meeting on March 5, 2019 to consider, among other things, creating Chapter 7.10 Tree Planting and Care, of the Eagle Mountain Municipal Code;

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

1. The City Council finds that all required public hearings have been held and all legal requirements have been met to create Chapter 7.10 Tree Planting and Care, of the Eagle Mountain Municipal Code, attached to this Ordinance as Exhibit A.
2. Chapter 7.10 Tree Planting and Care is hereby created as set forth more specifically in Exhibit A.
3. This Ordinance shall take effect upon its first posting or publication.

APPROVED AND ADOPTED by the City Council of Eagle Mountain City on the 5th day of March, 2019.

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 on this 5th day of March, 2019.

Those voting aye:

- ☐ Donna Burnham
- ☐ Melissa Clark
- ☐ Colby Curtis
- ☐ Stephanie Gricius
- ☐ Benjamin Reaves

Those voting nay:

- ☐ Donna Burnham
- ☐ Melissa Clark
- ☐ Colby Curtis
- ☐ Stephanie Gricius
- ☐ Benjamin Reaves

Those excused:

- ☐ Donna Burnham
- ☐ Melissa Clark
- ☐ Colby Curtis
- ☐ Stephanie Gricius
- ☐ Benjamin Reaves

Fionnuala B. Kofoed, MMC
City Recorder

Exhibit A

Chapter 7.10

Tree Planting and Care

Sections

7.10.010	Purpose and Intent
7.10.020	Definitions
7.10.030	Urban Forester
7.10.040	Tree Planning
7.10.050	Citizen Stewardship
7.10.060	City Stewardship
7.10.070	New Developments
7.10.090	Correcting Hazardous Tree Conditions
7.10.090	Protection of City Trees
7.10.110	Heritage Trees
7.10.120	Violation and Penalty

7.10.010: PURPOSE AND INTENT

It is the intent of Eagle Mountain City that the terms of this Chapter shall be construed as to promote:

- A. The planting, maintenance, restoration, and survival of desirable trees within the City;
- B. Effective tree planting and tree species as a way to increase the resilience of trees and to help create a “sense of place”, and help minimize the urban heat island effect by increasing the canopy of the City’s urban forest;
- C. The protection of community residents from personal injury and property damage, and the protection of Eagle Mountain City from property damage caused or threatened by the improper planting, maintenance, or removal of trees located in and upon public areas and rights-of-way within Eagle Mountain City.

7.10.020: DEFINITIONS

- A. “City Trees” shall mean any tree which is located on Eagle Mountain City property including parks, city facilities, and park strips which the City has designated as being maintained by the City.
- B. “Hazard Trees” shall mean any tree which obstructs the view of street signs and damages City infrastructure. A Hazard tree shall further be defined as a tree that is a danger to other trees, plants, or humans because of weaknesses or death brought on by

diseases or injury, location, unsafe or unmanaged growth, and other unsafe characteristics. A tree shall also be defined as a hazard tree when a harmful disease is present and reasonable risk of spread exists.

- C. “Heritage tree” shall mean any tree which is determined to have special significance to the community as of historic value, unique quality, significant girth or height, or protected species identified in the development process as a City resource and is formally accepted as a heritage tree by the City Council.
- D. “Other plantings” shall mean any shrubs, grass or ground cover planted within street rights-of-way or easements or in proximity thereto, or on adjoining property.
- E. “Street tree” shall mean any tree hereafter planted within any street right-of-way or easement adjacent thereto.
- F. “The City” or “City” shall mean Eagle Mountain City.
- G. “Top” or “topping” shall mean improper or unacceptable pruning practices involving pruning cuts made within the tree that do not allow for compartmentalization of the wound. “Top” or “topping” shall also mean cutting branches or stems of a tree at random locations or to a branch connection that is not of sufficient size to assume apical dominance. “Topping” can also be defined as removing more than twenty-five percent (25%) of the living canopy of a tree during any growing season.
- H. “Tree trimming” shall mean the removal of plant parts to control growth and enhance performance or function in the landscape by developing and preserving tree structure and health in accordance to approved and acceptable pruning practices. The removal of water sprouts, sucker growth, and hanging limbs constituting less than ten percent (10%) of the tree canopy is not considered tree trimming according to the provisions of this Chapter.

7.10.030: URBAN FORESTER

Eagle Mountain City shall designate and preserve the position of Urban Forester. The Urban Forester shall be the supervisor of the tree planting and care ordinance and administrator of the provisions of this chapter. The Urban Forester shall:

- A. Be an Eagle Mountain employee designated, if qualified, by the Parks & Recreation Director.
- B. Be an ISA Certified Arborist;
- C. Be responsible for the long term management, health, maintenance, inventory, planting, and design of City trees in cooperation with appropriate City departments;
- D. Train and supervise City crews so the best methods of tree care are practiced in the community;

7.10.040: TREE PLANNING

- A. The Urban Forester shall have primary responsibility and final say on all matters regarding tree stewardship.
- B. The Community Development Department shall coordinate with the Parks & Recreation Department and Urban Forester to generally plan tree placement, coordinate and incentivize plantings with new developments, and facilitate canopy management.
- C. The Parks & Recreation Department shall generally plan quantities of trees, exact locations, resources needed to maintain strong trees, the general care of the trees, the species used, and the processes for removal and replacement of trees.
- D. The Streets and Neighborhood Improvement Departments shall notify the Parks & Recreation Department throughout the normal course of their duties of the existence of hazard street trees posing an immediate risk to the safety of persons or property.

7.10.050: CITIZEN STEWARDSHIP

Citizens/property owners, occupants, and their agents shall have the following responsibilities for the protection of trees in park strips abutting their real property except those park strips that are maintained by the City.

- A. Periodic watering and fertilization of trees in park strips abutting their property as necessary to maintain good health and vigor.
- B. Protect trees in park strips from damage caused by lawn mowers, weed trimmers, snow blowers, and similar equipment.
- C. Protect trees in park strips from damage caused by attachment of any items such as signs, nails, wires, ropes, and chains.
- D. Rake, clean up, and properly dispose of leaves that fall from trees so leaf fall does not impede the storm water system.
- E. Refrain from planting trees in locations or of certain species which may cause damage to nearby properties, above or below ground utilities, or pathways.
- F. Proper pruning of trees which project over any sidewalk to clear any branches between the ground and a height of eight feet for that portion of the foliage located over the sidewalk.

7.10.060: CITY STEWARDSHIP

Eagle Mountain City shall assume stewardship for and responsibility toward the following tasks.

- A. Tree care including watering, pruning, and replacing as needed in City owned and operated parks, on the grounds of City buildings, and in park strips and streetscapes that the City administration has designated will be maintained by the City.
- B. All trees located within City streets, parks, landscape borders, or on City-maintained property shall be maintained according to standards set by the National Arborist Association, International Society of Arboriculture, Utah Community Forest Council or other appropriate organization. Topping is prohibited.
- C. Removal and replacement of diseased or dying City trees that are beyond reclamation.
- D. Removal of City or street trees and/or limbs that the Urban Forester, in cooperation with the Streets Manager determines to be a hazard.

7.10.070: NEW DEVELOPMENTS

- A. Per 17.30.080 Tier II residential bonus density entitlements (optional), development density areas participating in the street trees, enlarged park strips, fencing, and street signposts option shall be eligible for an additional 0.7 dwelling unit per acre bonus density entitlement.
- B. Trees existing on the site of imminent development or redevelopment shall be kept in place and a protection zone established to mitigate risk of damage. When such action is likely unfeasible, the Urban Forester will coordinate with the site developer to relocate the tree(s) or pay a fee equal to the value of the tree to be removed as determined by the latest edition of the “Guide for Plant Appraisal” as published by the International Society of Arboriculture.

7.10.080: CORRECTING HAZARDOUS TREE CONDITIONS

- A. Where a hazard tree on private property poses a risk of harm to persons or property, the property owner shall be responsible to mitigate, abate, remove, or correct the hazard tree or obstruction.
- B. Where a hazard tree poses immediate risk of injury or harm to persons or property and the property owner does not take action, the City may mitigate the hazard.
- C. The City shall be responsible for enacting and adhering to a regular tree maintenance schedule for mitigating, abating, removing, or correcting any hazard tree or obstruction on any public property or rights of way. Priority shall be given to hazard trees that pose immediate risk of injury or harm to persons or property.

7.10.090: PROTECTION OF CITY TREES

- A. It shall be unlawful for any person to do any of the following:

1. Construct a concrete, asphalt, brick, or gravel sidewalk within eighteen inches (18”) of a City tree that damages any part (roots, crown, trunk) of the tree so as to cause injury or death to the tree;
2. Pile building material, equipment, or other substance on or near a City tree so as to cause injury to the tree;
3. Pour or spray any injurious matter on or around a City tree;
4. Injure any City tree, tree stake, or guard with any vehicle or animal, or any other manner causing injury to any City tree;
5. Post any sign or fasten any guy wire, cable, or rope to any City tree, tree stake, or guard;
6. Prune trees for commercial exposure unless otherwise approved by the City’s urban Forester in consultation with the Community Development Department;

7.10.100: REMOVAL OF TREES

- A. It shall be unlawful for any person, firm, partnership, corporation or organization of any kind to remove any tree or shrub upon any public street or on any City-owned property, including park strips, within the City without first having obtained written authorization from the Urban Forester. Written authorization shall state specifically the work to be done, and shall expire thirty (30) days after the date of its issue.
- B. Any tree, tree stump or shrub that shall be removed from any of the public streets or places within the City shall be removed below the surface of the ground so that the top of the stump shall not project above the level of the ground, unless permission to leave a projected stump is granted by the Urban Forester.
- C. The City may condemn and remove, or order the removal of, any tree, tree stump, shrub, or plant upon any of the public streets or on City-owned property within this City where the same is dead, diseased or for any reason whatsoever is deemed undesirable or unsafe by the Urban Forester, or designee.
- D. The City may condemn and remove, or order the removal of, any tree upon planted any of the public streets or on City-owned property within this City that was planted by any person, firm, partnership, corporation or organization of any kind without written approval by the Urban Forester.

7.10.110: HERITAGE TREES

The Urban Forester, in conjunction with the City’s Parks and Recreation Department, the Community Development Department, and property owners may identify, mark, publicize, and preserve historic and notable trees on public or private property in conjunction with the Utah

Heritage Tree Act. The Urban Forester may help locate and record healthy trees that qualify as candidates for the Utah Heritage Tree Register.



**EAGLE MOUNTAIN CITY
CITY COUNCIL MEETING
MARCH 5, 2019**

TITLE:	ORDINANCE - An Ordinance of Eagle Mountain City, Utah, Approving the Fourth Amendment to the Fiscal Year 2018-2019 Annual Budget.		
ITEM TYPE:	Ordinance		
FISCAL IMPACT:			
APPLICANT:	Eagle Mountain City		
GENERAL PLAN DESIGNATION NA	CURRENT ZONE NA	ACREAGE NA	COMMUNITY City Wide

PUBLIC HEARING:

No

REQUIRED FINDINGS:

NA

**PLANNING COMMISSION
ACTION /
RECOMMENDATION**

NA

PREPARED BY:

Paul Jerome, Admin

RECOMMENDATION:

Staff recommends that the City Council adopts the fourth amendment to the Fiscal Year 2018-2019 Annual Budget.

BACKGROUND:

The current fiscal year 2019 budget amendments cover the General Fund and The General Fund Capital Projects funds with the changes funded primarily through contributions from developers, fund balance reserve, impact fee fund balance and grant revenues.

Attachments:

[ORD--FY 2019 Budget Amendment #4](#)

[FY2019 Budget Amendments](#)

[FY2019 Budget Amendments--Revised.xlsx](#)

ORDINANCE NO. O- -2018

**AN ORDINANCE OF EAGLE MOUNTAIN CITY, UTAH AMENDING THE
EAGLE MOUNTAIN CITY, UTAH FISCAL YEAR 2018-2019 ANNUAL BUDGET
(FOURTH AMENDMENT)**

PREAMBLE

WHEREAS, the City Council of Eagle Mountain City, Utah finds that it is in the public interest to amend the budget for fiscal year 2018-2019; and

WHEREAS, the City Council finds that procedures for the amendments pursuant to Section 10-6-127 of the Utah Code, Annotated have been followed, including a public hearing if budgetary funds are increasing;

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

1. The City Council finds that all required notices have been given and that a public hearing has been conducted, public comment received and considered and that the Council may consider and amend the budget of Eagle Mountain City as follows:
2. "FISCAL YEAR" means that year which began on the first day of July, 2018 and ends on the last day of June, 2019.
3. APPROPRIATIONS. The budget set and adopted by the City for the fiscal year is hereby amended and re-enacted with respect to the specific items set forth in Exhibit A hereto. From the effective date of this budget ordinance, as outlined in the attached Exhibit A, the several amounts stated therein as proposed expenditures shall be appropriated for the several objects and purposes therein named.
5. This Ordinance amending the budget of Eagle Mountain City is effective immediately and shall be effective for fiscal year 2018-2019.

ADOPTED by the City Council of Eagle Mountain City this 5th day of March, 2019.

EAGLE MOUNTAIN CITY, UTAH

ATTEST:

Tom Westmoreland, Mayor

Fionnuala B. Kofoed, MMC
City Recorder

CERTIFICATION

The above ordinance was adopted by the City Council of Eagle Mountain City on the 5th day of March, 2019.

Those voting aye:

- ☐ Donna Burnham
- ☐ Melissa Clark
- ☐ Colby Curtis
- ☐ Stephanie Gricius
- ☐ Benjamin Reaves

Those voting nay:

- ☐ Donna Burnham
- ☐ Melissa Clark
- ☐ Colby Curtis
- ☐ Stephanie Gricius
- ☐ Benjamin Reaves

Those excused:

- ☐ Donna Burnham
- ☐ Melissa Clark
- ☐ Colby Curtis
- ☐ Stephanie Gricius
- ☐ Benjamin Reaves

Fionnuala B. Kofoed, MMC
City Recorder

Exhibit A



Eagle Mountain City Budget Amendments for FY 2019

March 5, 2019

<u>Fund Name</u>		<u>Original Budget</u>	<u>Proposed Budget</u>	<u>Increase</u>	<u>Funding Source</u>	<u>Approval Date</u>	<u>Done?</u>
General Government							
Website Upgrade Costs from FY18		\$ 10,000.00	\$ 50,000.00	\$ 40,000.00	Fund Balance (last year)	9/18/2018	✓
Library Grant (for purchases of books)	10-18-45800-5795	\$ -	\$ 4,500.00	\$ 4,500.00	Grant Revenue	9/18/2018	
Air Quality Monitor for Blasting (Engineering)	10-11-41710-2513	\$ 1,500.00	\$ 6,500.00	\$ 5,000.00	Fund Balance (last year)	9/18/2018	
GIS Mobile Sys. (Share w/Storm Drain)	10-41-44100-7410	\$ 130,000.00	\$ 136,500.00	\$ 6,500.00	Fund Balance (last year)	9/18/2018	
Website Upgrade Costs (Additional)		\$ 50,000.00	\$ 65,000.00	\$ 15,000.00	Fund Balance	11/20/2018	
Commercial Inspections Costs	10-33-42420-4531	\$ 130,000.00	\$ 300,000.00	\$ 170,000.00	Facebook Permitting Revenue	11/20/2018	
Compliance Officer (total compensation)	10-32-41800-Variou	\$ -	\$ 65,000.00	\$ 65,000.00	Fund Balance	11/20/2018	
Community Art Project Bird Houses	10-18-41990-5856	\$ -	\$ 1,900.00	\$ 1,900.00	Fund Balance	11/20/2018	
State Lobbyist for PE Parkway to be State Road		\$ -	\$ 12,500.00	\$ 12,500.00	Fund Balance	1/15/2019	
Security Cameras		\$ 10,000.00	\$ 13,000.00	\$ 3,000.00	Fund Balance	1/15/2019	
IT Increase hours per week to 45 + Office 365		\$ 52,000.00	\$ 72,000.00	\$ 20,000.00	Fund Balance	1/15/2019	
Library Materials (from grants)		\$ 4,500.00	\$ 6,900.00	\$ 2,400.00	Grant Revenue		
Subtotal General Government:		\$ 388,000.00	\$ 733,800.00	\$ 345,800.00			
Enterprise Funds							
Concrete Cart-Away Trailer (Storm Drain)	59-45-59000-7410	\$ -	\$ 25,000.00	\$ 25,000.00	Fund Balance	9/18/2018	
500 Gallon Water Tank & Sprayer (Storm)	59-45-59000-7410	\$ -	\$ 8,000.00	\$ 8,000.00	Fund Balance	9/18/2018	
GIS Mobile Sys. (Share w/Streets)	59-45-59000-7410	\$ -	\$ 6,500.00	\$ 6,500.00	Fund Balance	9/18/2018	
Replacement Bush Hog fo Kubota (Storm)	59-45-59000-7410	\$ -	\$ 2,300.00	\$ 2,300.00	Fund Balance	9/18/2018	
Subtotal Enterprise Funds:		\$ -	\$ 41,800.00	\$ 41,800.00			
Capital Projects							
5th Traffic Signal for FY 2019		\$ 800,000.00	\$ 1,000,000.00	\$ 200,000.00	Fund Balance	9/18/2018	
Cory Wride Park from FY 2018		\$ -	\$ 650,000.00	\$ 650,000.00	Fund Balance	11/20/2018	
City Entrance/Wayfinding/Park/Trail Signs (Design)		\$ -	\$ 55,000.00	\$ 55,000.00	Fund Balance	11/20/2018	
Rodeo Grounds Bathrooms (Cemetery & Skate Park)		\$ -	\$ 120,000.00	\$ 120,000.00	Fund Balance (90K '18 and 30K '19)	11/20/2018	
St. Andrews Reimbursement Agreement		\$ -	\$ 116,000.00	\$ 116,000.00	Impact Fees	1/15/2019	
City Entrance/Wayfinding/Park/Trail Signs (Design)		\$ 55,000.00	\$ 60,000.00	\$ 5,000.00	Fund Balance	1/15/2019	
Streetlight Installs-New (paid for by developers)		\$ -	\$ 400,000.00	\$ 400,000.00	Developers Paying For	1/15/2019	
Facebook Infrastructure (paid for by Facebook)		\$ -	\$ 10,000,000.00	\$ 10,000,000.00	Facebook Paying For	1/15/2019	
Aviator Road Extension and Widening		\$ 620,000.00	\$ 1,005,000.00	\$ 385,000.00	Fund Balance/Water Impact Fee Fund Bal.		
Eagle Park Pavillion		\$ -	\$ 50,000.00	\$ 50,000.00	Utility Sale Proceeds		
Additional Facebook Infrastructure		\$ 10,000,000.00	\$ 22,800,000.00	\$ 12,800,000.00	Facebook Paying For		
Rodeo Grounds Bathrooms (Cemetery & Skate Park)		\$ 120,000.00	\$ 140,000.00	\$ 20,000.00	Fund Balance		
Subtotal Capital Projects:		\$ 11,595,000.00	\$ 36,396,000.00	\$ 24,801,000.00			

Impact Fees

Storm Drain IFFP from FY 2018		\$	-	\$	10,000.00	\$	10,000.00	Fund Balance	9/18/2018
Water Impact Fee Developer Reimbursements	11-51-51000-6305	\$	50,000.00	\$	245,000.00	\$	195,000.00	Impact Fees Collected (VV Water Tank)	11/20/2018
Wastewater Impact Fee Developer Reimbursements	12-51-52000-6310	\$	-	\$	85,000.00	\$	85,000.00	Impact Fees Collected (EMP will go to zero)	11/20/2018
Stormwater Impact Fee Developer Reimbursements	17-51-59000-6310	\$	-	\$	15,000.00	\$	15,000.00	Impact Fees Collected (EMP will go to zero)	11/20/2018
Transportation Impact Fee Developer Reimbursements	18-51-44100-6310	\$	-	\$	725,000.00	\$	725,000.00	Impact Fees Collected (EMP will go to zero)	11/20/2018
Subtotal Impact Fees:		\$	<u>50,000.00</u>	\$	<u>1,080,000.00</u>	\$	<u>1,030,000.00</u>		

Debt Service

Subtotal Debt Service:	\$	<u>-</u>	\$	<u>-</u>	\$	<u>-</u>
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Other

Subtotal Other:	\$	<u>-</u>	\$	<u>-</u>	\$	<u>-</u>
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Total Increase (All Funds):	\$	<u><u>12,033,000.00</u></u>	\$	<u><u>38,251,600.00</u></u>	\$	<u><u>26,218,600.00</u></u>
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*Please note that General Fund balance in excess of 25% of FY 2019's budgeted revenues at the end of FY 2018 will be transferred to the General Fund Capital Projects Fund for use in completion of city capital projects.



Eagle Mountain City Budget Amendments for FY 2019

March 5, 2019

<u>Fund Name</u>		<u>Original Budget</u>	<u>Proposed Budget</u>	<u>Increase</u>	<u>Funding Source</u>	<u>Approval Date</u>	<u>Done?</u>
General Government							
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Security Cameras		\$ 10,000.00	\$ 13,000.00	\$ 3,000.00	Fund Balance	1/15/2019	
IT Increase hours per week to 45 + Office 365		\$ 52,000.00	\$ 72,000.00	\$ 20,000.00	Fund Balance	1/15/2019	
Library Materials (from grants)		\$ 4,500.00	\$ 6,900.00	\$ 2,400.00	Grant Revenue		
Subtotal General Government:		\$ 388,000.00	\$ 733,800.00	\$ 345,800.00			
Enterprise Funds							
Concrete Cart-Away Trailer (Storm Drain)	59-45-59000-7410	\$ -	\$ 25,000.00	\$ 25,000.00	Fund Balance	9/18/2018	
500 Gallon Water Tank & Sprayer (Storm)	59-45-59000-7410	\$ -	\$ 8,000.00	\$ 8,000.00	Fund Balance	9/18/2018	
GIS Mobile Sys. (Share w/Streets)	59-45-59000-7410	\$ -	\$ 6,500.00	\$ 6,500.00	Fund Balance	9/18/2018	
Replacement Bush Hog fo Kubota (Storm)	59-45-59000-7410	\$ -	\$ 2,300.00	\$ 2,300.00	Fund Balance	9/18/2018	
Bad Debt Write-off (Utility Sale Proceeds)	55	\$ -	\$ 1,000,000.00	\$ 1,000,000.00	Fund Balance		
Subtotal Enterprise Funds:		\$ -	\$ 1,041,800.00	\$ 1,041,800.00			
Capital Projects							
5th Traffic Signal for FY 2019		\$ 800,000.00	\$ 1,000,000.00	\$ 200,000.00	Fund Balance	9/18/2018	
Cory Wride Park from FY 2018		\$ -	\$ 650,000.00	\$ 650,000.00	Fund Balance	11/20/2018	
City Entrance/Wayfinding/Park/Trail Signs (Design)		\$ -	\$ 55,000.00	\$ 55,000.00	Fund Balance	11/20/2018	
Rodeo Grounds Bathrooms (Cemetery & Skate Park)		\$ -	\$ 120,000.00	\$ 120,000.00	Fund Balance (90K '18 and 30K '19)	11/20/2018	
St. Andrews Reimbursement Agreement		\$ -	\$ 116,000.00	\$ 116,000.00	Impact Fees	1/15/2019	
City Entrance/Wayfinding/Park/Trail Signs (Design)		\$ 55,000.00	\$ 60,000.00	\$ 5,000.00	Fund Balance	1/15/2019	
Streetlight Installs-New (paid for by developers)		\$ -	\$ 400,000.00	\$ 400,000.00	Developers Paying For	1/15/2019	
Facebook Infrastructure (paid for by Facebook)		\$ -	\$ 10,000,000.00	\$ 10,000,000.00	Facebook Paying For	1/15/2019	
Aviator Avenue Extension and Widening		\$ 620,000.00	\$ 1,005,000.00	\$ 385,000.00	Trans./Water/Sewer/S.D. Impact Fee Fund Bal.		
Eagle Park Pavillion		\$ -	\$ 50,000.00	\$ 50,000.00	Utility Sale Proceeds		
Additional Facebook Infrastructure		\$ 10,000,000.00	\$ 22,800,000.00	\$ 12,800,000.00	Facebook Paying For		
Rodeo Grounds Bathrooms (Cemetery & Skate Park)		\$ 120,000.00	\$ 140,000.00	\$ 20,000.00	Fund Balance		

Subtotal Capital Projects:	<u>\$ 11,595,000.00</u>	<u>\$ 36,396,000.00</u>	<u>\$ 24,801,000.00</u>
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Impact Fees

Storm Drain IFFP from FY 2018	\$ -	\$ 10,000.00	\$ 10,000.00
Water Impact Fee Developer Reimbursements 11-51-51000-6305	\$ 50,000.00	\$ 245,000.00	\$ 195,000.00
Wastewater Impact Fee Developer Reimbursements 12-51-52000-6310	\$ -	\$ 85,000.00	\$ 85,000.00
Stormwater Impact Fee Developer Reimbursements 17-51-59000-6310	\$ -	\$ 15,000.00	\$ 15,000.00
Transportation Impact Fee Developer Reimbursements 18-51-44100-6310	\$ -	\$ 725,000.00	\$ 725,000.00
Subtotal Impact Fees:	<u>\$ 50,000.00</u>	<u>\$ 1,080,000.00</u>	<u>\$ 1,030,000.00</u>

Fund Balance	9/18/2018
Impact Fees Collected (VV Water Tank)	11/20/2018
Impact Fees Collected (EMP will go to zero)	11/20/2018
Impact Fees Collected (EMP will go to zero)	11/20/2018
Impact Fees Collected (EMP will go to zero)	11/20/2018

Debt Service

Subtotal Debt Service:	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>
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Other

Subtotal Other:	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>
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Total Increase (All Funds):	<u>\$ 12,033,000.00</u>	<u>\$ 39,251,600.00</u>	<u>\$ 27,218,600.00</u>
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*Please note that General Fund balance in excess of 25% of FY 2019's budgeted revenues at the end of FY 2018 will be transferred to the General Fund Capital Projects Fund for use in completion of city capital projects.



**EAGLE MOUNTAIN CITY
CITY COUNCIL MEETING
MARCH 5, 2019**

TITLE:	Eagle Village Amended Preliminary Plat		
ITEM TYPE:	Amended Preliminary Plat		
FISCAL IMPACT:			
APPLICANT:	Scott Dunn (Patterson Construction)		
GENERAL PLAN DESIGNATION Neighborhood Residential Two	CURRENT ZONE Residential (Tier III)	ACREAGE 14.17 Acres	COMMUNITY Eagle Mountain Properties

PUBLIC HEARING:

No

REQUIRED FINDINGS:

**PLANNING COMMISSION
ACTION /
RECOMMENDATION**

The Planning Commission recommended approval of the Eagle Village Amended Preliminary Plat to the City Council (5-0) with the following condition:

- 1) Lot 151 be removed

PREPARED BY:

, Planning

RECOMMENDATION:

On February 12, 2019, the Eagle Mountain Planning Commission held a public hearing on the proposed Eagle Village Amended Preliminary Plat. There were no public comments made during the meeting. The Planning Commission discussed the staff recommendation that lot 151 be removed from the plat due to being encumbered by public utility easements. The applicant indicated that they have a house plan that could fit on the property; a driveway would be required to cross the easement. The applicant indicated that as they have reduced density significantly, they would prefer to not lose the lot.

There was discussion on the open space, and if a pedestrian connection should be required for the development to be in strict compliance with the connectivity code. Ultimately, the Planning Commission came to the consensus that a pedestrian connection within this project would be more of a hassle than a benefit to residents. The Planning Commission also felt that lot 151 should be removed, reducing the number of approved units from 69 lots to 68.

ITEMS FOR CONSIDERATION:

The Planning Commission considered the following items when making a recommendation to the City Council:

Lot Frontage: Per 17.25.130 E of the Eagle Mountain Municipal Code "Every lot within a subdivision in a Tier II residential development shall have a minimum lot frontage of 55 feet along a public street, a minimum of 20 percent of all lots within a project shall have a minimum lot frontage of 60 feet along a public street."

BACKGROUND:

The existing preliminary plat for the project (Eagle Village Condos) approved in 2004, permits up to 138 units with an overall project density of 8.5 du/ac. This new proposal (Eagle Village) represents a reduction in density (4.92

du/ac) and units (69 lots).

This proposal contains 17 lots that exceed 60 feet of frontage along a public right-of-way, which is 24% of all lots, thus complying with the above code; however, 11 lots (lots 141-142, 215-216, 201-204, & 151-153) have frontages of only 50 feet. Lots 141, 142, 215, and 216 border a 48.5 foot wide public parcel and would easily be able to meet code; however, a storm drain runs through the public parcel and it has been excluded from being included in the lots at staff's request. Lots 151-153 & 201-204 back onto open space (15-foot wide strip of improved open space, then unimproved open space). A 40-foot storm drain easement is also present south of lot 204, which has been left out of lot space at staff request.

The Planning Commission agreed with staff that it is better for the City to maintain ownership of the property containing the storm drain lines rather than having an easement through private property. The Planning Commission felt that the storm drain line and the open space behind the lots provided sufficient justification to approve some of the lots with 50-foot frontages. The Planning Commission recommended that lot 151 be removed, as a large portion of the lot is encumbered by utility easements, making a large portion of the lot unbuildable.

Connectivity: This proposal has a connectivity score of 2. The minimum connectivity score is 1.6, thus this project complies with the connectivity index. The maximum block length for a Tier II development is 800 feet and may be increased to 1,100 feet with the addition of mid-block pedestrian connections. The loop road that consists of Sparrow Lane, Pheasant Road, and Robin Lane is approximately 1,090 feet in length from intersection to intersection; however, pedestrian connections are provided on the west and east sides of Pheasant Road, connecting into the larger pedestrian trail network along Pony Express Parkway, and within the City park to the east of the project, thus staff feels this loop road also complies with City code. These roads will also eventually be extended to the south, providing additional connections.

The loop road of Sparrow Lane, Canary Drive, and Lark Road, is approximately 900 feet in length from intersection to intersection and does not contain a pedestrian connection, thus it does not comply with the connectivity code. The Planning Commission felt that in this case the addition of a pedestrian connection would be more of a hassle than any reward it may provide. Ultimately, it is up to the City Council to determine if a pedestrian connection should be included in this location. If a connection is required, it is the opinion of staff that the best location would be between lots 115, 116 & lots 106, 107, as it leads to the park. The location of Bountiful Lane (an existing roadway), however, dictates much of the layout of the property, and may provide justification for approving an exception to this requirement.

Parks and Open Space: Code requires 1,000 SF of improved park space per

unit, thus this 69-lot development is required 1.58 acres of improved park space, and at least 158 amenity points, or a fee-in-lieu of \$3,750 per unit plus the appraised value of 1,000 SF for each unit that is buying down open space. The applicant has been working with City staff on a plan to provide less improved open space within the development, but for that open space to be located adjacent to City-owned open space, and for the developer to improve existing unimproved City-owned open space, creating a larger park that is more central to more neighborhoods as supported by 16.35.105 A.2 which states:

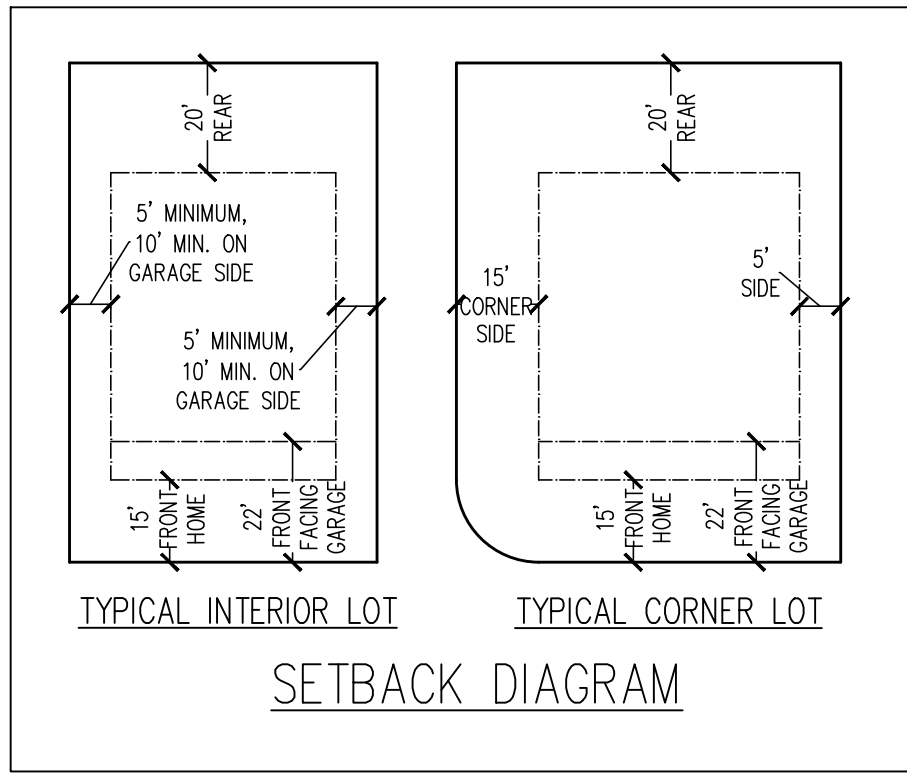
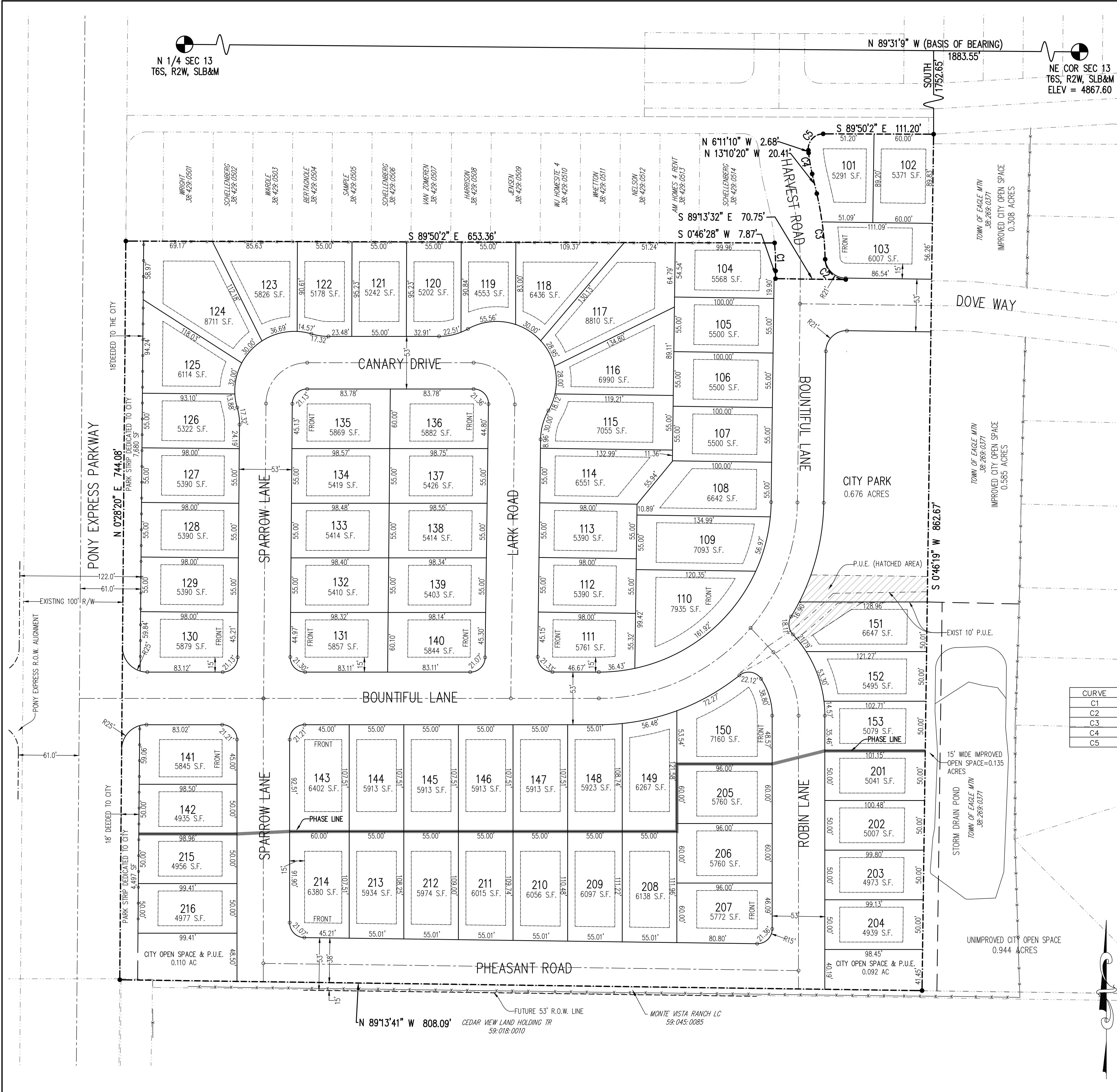
"Developers are encouraged, whenever possible, to consolidate improved open space into larger parks that may be used by more than one neighborhood, or improve existing nearby parks. Collocation with schools or other institutions is also encouraged. If the neighborhood is within 1,320 feet of an existing park, the developer may be required to improve the existing park rather than create additional park space within the development..."

Per this plan that has been worked on with the City, the applicant will be providing 0.878 acres of improved park space within the development, and improving 1.028 acres of City-owned open space, thus improving a total of 1.906 acres of open space. It was the opinion of the Planning Commission that the applicant proposal provides a better park and meets the intent of the code. Of the required 158 amenity points, at least 66% (106 amenity points) must come from something other than trails or parking. The applicant is proposing 192 total amenity points, of which 107 points are for items other than trails and parking, thus the applicant is meeting minimum amenity point requirements.

Collector Road Fencing: Collector road fencing shall be provided for all lots that back onto Pony Express Parkway. The fence shall meet City collector and arterial road fencing standards, or alternative standards as approved by the City Council. If the applicant wants an alternative fence or wall, they should propose that to the City Council along with this plat.

Attachments:

[Eagle Village Preliminary Plans](#)
[Eagle Village Parks and Open Space Worksheet](#)
[Eagle Village Final Storm Drain Report](#)
[Eagle Village Landscape Plans](#)



GENERAL NOTES

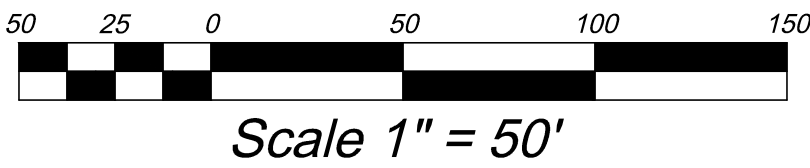
- 1. SEE SHEET 3 FOR EXISTING CONTOURS.
- 2. THERE ARE NO AREAS IN THIS SUBDIVISION WITH A NATURAL GRADE THAT EXCEEDS 15% IN RELATION TO THE PROPOSED LOT LAYOUT. THEREFORE, A SLOPE ANALYSIS PLAN HAS NOT BEEN PROVIDED FOR THIS SITE.
- 3. BUILDING SETBACKS ARE SHOWN ON THIS PLAN AND INCLUDE 15' FRONT, 22' DRIVEWAY, 20' REAR, 15' CORNER LOT, AND SIDE TOTAL OF 15' WITH 5' MIN. ON ONE SIDE.
- 4. ALL ROADS WILL BE PUBLIC AND MEET CITY STANDARDS.
- 5. A FIRE FLOW ANALYSIS IS REQUIRED AFTER INSTALLATION OF FIRE HYDRANTS AND PRIOR TO BUILDING PERMITS.
- 6. ALL OUTDOOR LIGHTING MUST BE FULL CUT-OFF, DARK SKY COMPLIANT IN ACCORDANCE WITH CITY CODE.
- 7. HOMES CONSTRUCTED WITHIN THIS SUBDIVISION MUST COMPLY WITH CITY CODE ARCHITECTURAL DESIGN REVIEW.
- 8. CITY WILL OWN AND MAINTAIN THE PROPOSED OPEN SPACE AREAS SHOWN ON THIS PRELIMINARY PLAN.
- 9. NO TURNAROUNDS WILL BE NEED WITH THE CURRENT PROPOSED PHASING.
- 10. EXISTING ZONE = NONE
- 11. THERE ARE NO IRRIGATION DITCHES OR STRUCTURES, CANALS, WELLS, STREAMS, SIGNIFICANT ROCK OUTCROPPINGS, WETLANDS, FLOOD PLAINS, OR OTHER NATURAL FEATURES ON SITE.
- 12. PUBLIC UTILITY EASEMENTS ARE 10' FRONT, AND 5' REAR AND SIDES ON EACH LOT.
- 13. BOUNTIFUL LANE IS AN EXISTING 50' R/W PUBLIC ROADWAY THROUGH THIS SITE AND WILL BE INCREASED TO A 53' R/W. ASPHALT AND CURBS ARE ALREADY CONSTRUCTED.
- 14. THERE ARE NO EXISTING OR PROPOSED NEIGHBORHOOD OR COMMUNITY CENTERS, WATERWAYS, WETLANDS, COMMERCIAL USES, IRRIGATION STRUCTURES, PARKING LOTS, LOADING AREAS, SCHOOLS, OR CHURCHES ON OR ADJACENT TO THIS DEVELOPMENT PARCEL.
- 15. THE PARK IS TO BE FULLY LANDSCAPED IN CONFORMANCE WITH CITY CODE AND DEEDED TO THE CITY.
- 16. STORM DRAINAGE FOR THIS SUBDIVISION DUMPS STORM WATER INTO THE EXISTING DRAINAGE FACILITY ON THE EAST. SOME OF THE WEST & SOUTH AREAS OF THE SUBDIVISION FLOW DIRECTLY INTO THE EXISTING STORM DRAIN PIPING. SEE SEPARATE SUBMITTALS FOR CALCULATIONS.
- 17. ALL CONSTRUCTION TO COMPLY WITH EAGLE MOUNTAIN STANDARDS & SPECIFICATIONS.
- 18. SEE PREVIOUS PRELIMINARY TRAFFIC ANALYSIS COMPLETED BY CITY ENGINEER & SOWBY & BERG CONSULTANTS.
- 19. CONTRACTOR TO REBUILD BOUNTIFUL LANE AFTER INSTALLATION OF SERVICE LATERALS BY EITHER ROTOMILLING OR A COMPLETE 1" OVERLAY AT DEVELOPER'S OPTION.
- 20. LOTS BORDERING EAST OPEN SPACE OR PARKWAY OPEN SPACE ARE 50' WIDE CLUSTER HOMES.
- 21. STREET LIGHTS EVERY 250'-350' MAXIMUM ON OPPOSITE SIDES OF THE ROAD.
- 22. PREVIOUS PLAN IN 2003 WAS APPROVED FOR 137 TOWNHOMES UNITS. THIS CLUSTER DEVELOPMENT IS MUCH LESS (50%) DENSE.

CURVE TABLE

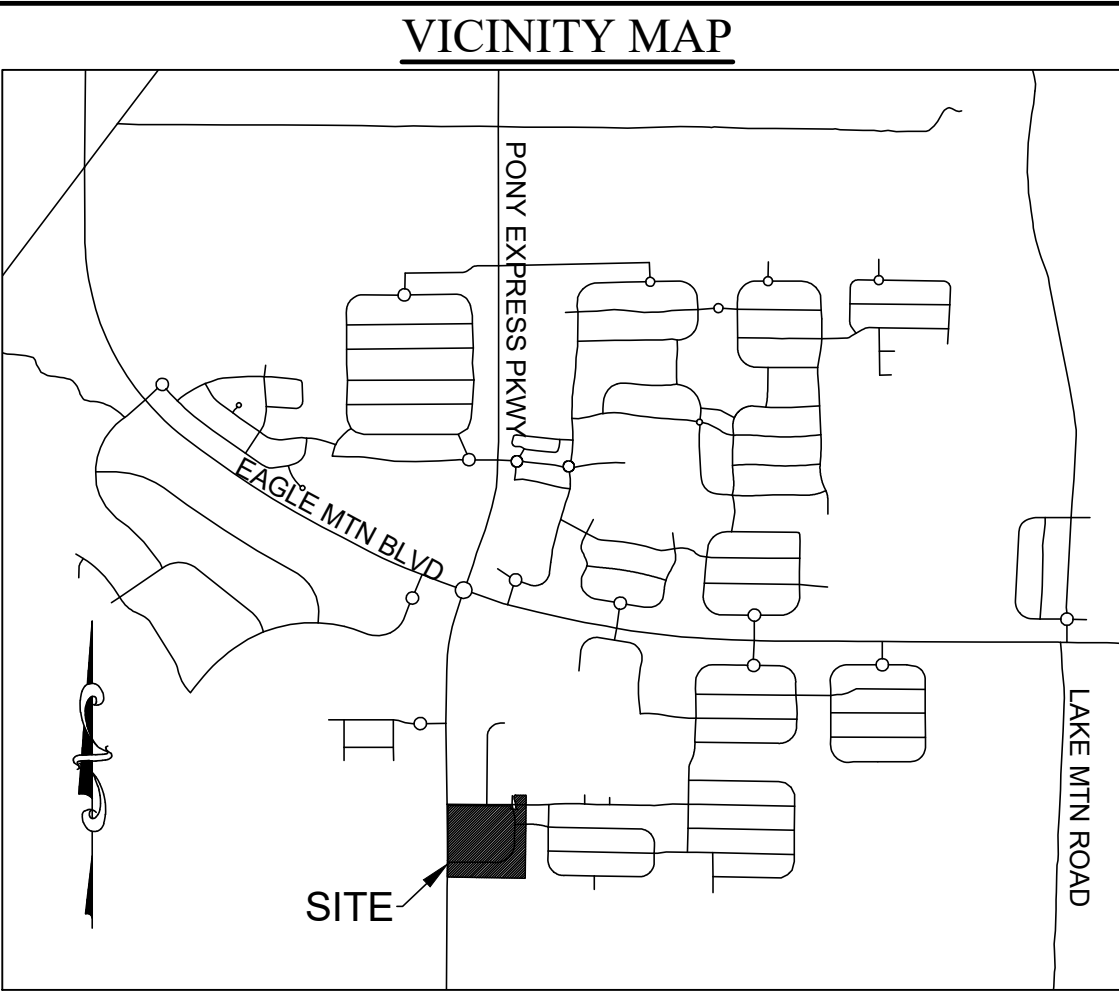
CURVE	RADIUS	LENGTH	DELTA	CHORD	BEARING
C1	275.00	28.12	5°51'32"	28.11	S 2°9'18" E
C2	21.00	32.19	87°49'32"	29.13	N 45°18'46" W
C3	325.00	66.78	11°46'20"	66.66	N 71°7'10" W
C4	175.00	21.34	6°59'10"	21.32	N 9°40'45" W
C5	15.00	25.22	96°21'8"	22.36	N 41°59'24" E

OPEN SPACE TABULATIONS

- # OF LOTS NORTH OF BOUNTIFUL LANE: 40
- # OF LOTS SOUTH OF BOUNTIFUL LANE: 29
- TOTAL # OF LOTS: 69
- 7 COTTAGE LOTS 50' WIDE ADJACENT TO CITY PARK
- 16 LOTS 60' WIDE OR MORE = 23%
- OPEN SPACE REQUIRED = 1000 SF X 69 LOTS = 1.584 AC
- OPEN SPACE PROVIDED WITHIN SUBDIVISION = 0.878 AC
- ADDITIONAL NEEDED = 0.706 AC
- DEVELOPER WILL FULLY IMPROVE 1.028 AC OF CITY-OWNED PARK AREA ON EAST (0.322 ACRES MORE THAN REQUIRED)
- LENGTH OF 8' TRAILS WITHIN SUBDIVISION = 1,200 L.F.
- LENGTH OF 8' TRAILS ALONG PONY EXPRESS PARKWAY = 730 L.F.



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



COMBINED LEGAL DESCRIPTION

Beginning at a point located North 89°31'09" West along section line 1883.55 feet and South 1752.65 feet from the Northeast Corner of Section 13, Township 6 South, Range 2 West, Salt Lake Base and Meridian; thence South 0°46'19" West 862.67 feet; thence North 89°13'41" West 808.09 feet; thence North 0°28'20" East 744.08 feet; thence South 89°50'02" East 653.36 feet; thence along the arc of a 275.00 foot radius curve to the right 28.12 feet through a central angle of 5°51'32" (chord bears South 2°09'18" East 28.11 feet); thence South 0°46'28" West 7.87 feet; thence South 89°13'32" East 70.75 feet; thence along the arc of a 21.00 foot radius curve to the right 32.19 feet through a central angle of 87°49'32" (chord bears North 45°18'46" West 29.13 feet); thence along the arc of a 325.00 foot radius curve to the left 66.78 feet through a central angle of 11°46'20" (chord bears North 71°7'10" West 66.66 feet); thence North 13°10'20" West 20.41 feet; thence along the arc of a 175.00 foot radius curve to the right 21.34 feet through a central angle of 6°59'10" (chord bears North 9°40'45" West 21.32 feet); thence North 6°11'10" West 2.68 feet; thence along the arc of a 15.00 foot radius curve to the right 25.22 feet through a central angle of 96°21'08" (chord bears North 41°59'24" East 22.36 feet); thence South 89°50'02" East 111.20 feet to the point of beginning. Area = 14.170 Acres

PLAT CALCULATIONS

TOTAL ACREAGE:	14.17 ACRES
BUILDABLE ACREAGE:	14.17 ACRES
TOTAL ACREAGE IN LOTS:	9.277 ACRES
TOTAL RIGHT-OF-WAY AREA:	4.015 ACRES
TOTAL OPEN SPACE*:	0.878 ACRES
TOTAL DEVELOPED OPEN SPACE*:	0.878 ACRES
AVERAGE LOT SIZE:	5,857 SF/0.13 ACRES
LARGEST LOT SIZE:	8,810 SF/0.20 ACRES
SMALLEST LOT SIZE:	4,935 SF/0.11 ACRES
OVERALL DENSITY:	4.9 LOTS/ACRE
TOTAL # OF LOTS:	69 LOTS
*SEE OPEN SPACE TABS BELOW FOR ADDITIONAL OPEN SPACE PROVIDED.	

SHEET INDEX

- 1. PRELIMINARY PLAT
- 2. UTILITY PLAN
- 3. GRADING, DRAINAGE & EROSION PLAN

BENCH MARK

NORTHEAST CORNER, SECTION 13,
TOWNSHIP 6 SOUTH, RANGE 2
WEST, SALT LAKE BASE AND
MERIDIAN
ELEVATION = 4867.60

Developer/Property Owner:
Patterson Construction
11009 N. 6400 W., Highland, Utah 84003
Phone: (801) 756-7303

EXCEL ENGINEERING
David W. Peterson, P.E. License #230933
12 West 100 North, Suite 201, American Fork, UT 84003
P: (801) 756-4504; F: (801) 756-4511

Rev.	Date	Description

EAGLE VILLAGE - PHASE A

EAGLE MOUNTAIN PONY EXPRESS & BOUNTIFUL LANE UTAH

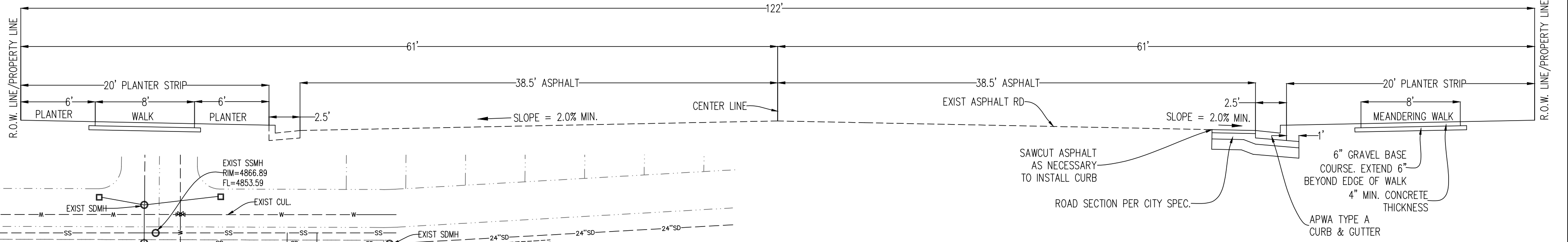
Drawn by: G.J.Y.
Designed by: G.J.Y.
Checked by: D.W.P.

PRELIMINARY PLAT
LOCATED IN THE NORTHEAST QUARTER OF SECTION 13,
TOWNSHIP 6 SOUTH, RANGE 2 WEST, SLB&M

Scale:
1"=50'
Date:
01/23/19
1 OF 3

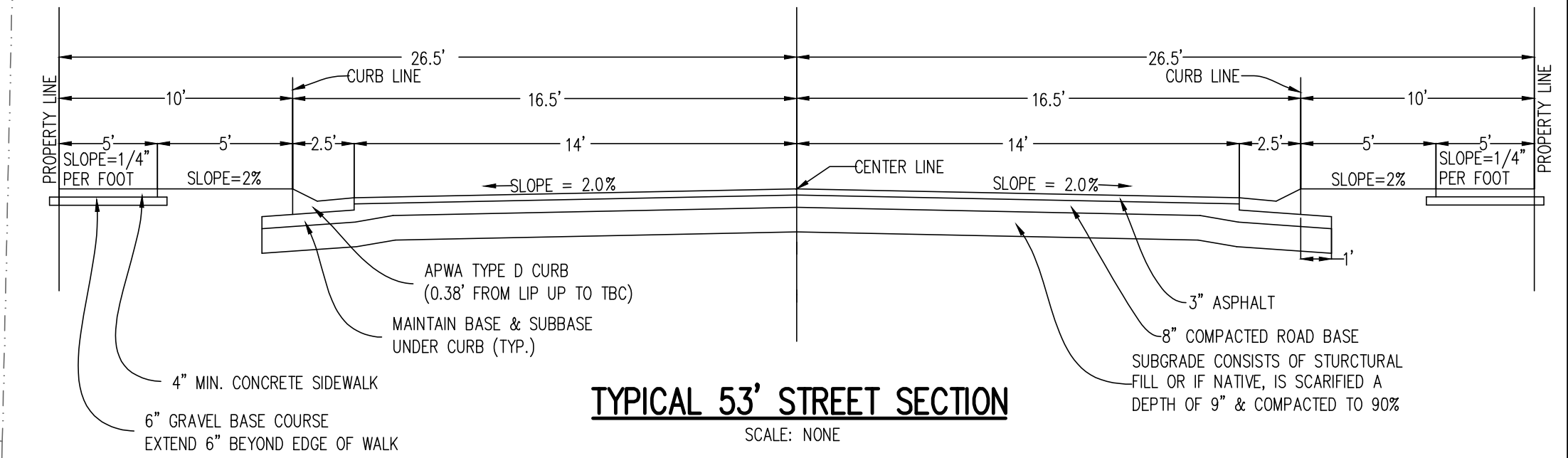


SIMTEK FENCE DETAIL ALONG PONY EXPRESS PARKWAY



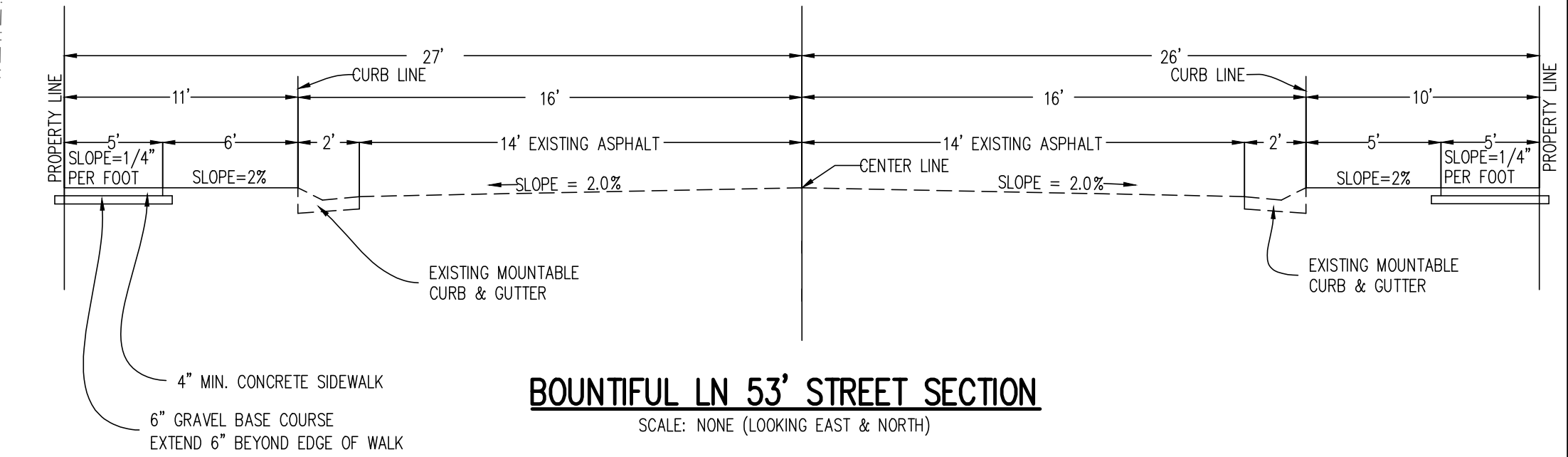
PONY EXPRESS PARKWAY STREET SECTION

SCALE: NONE



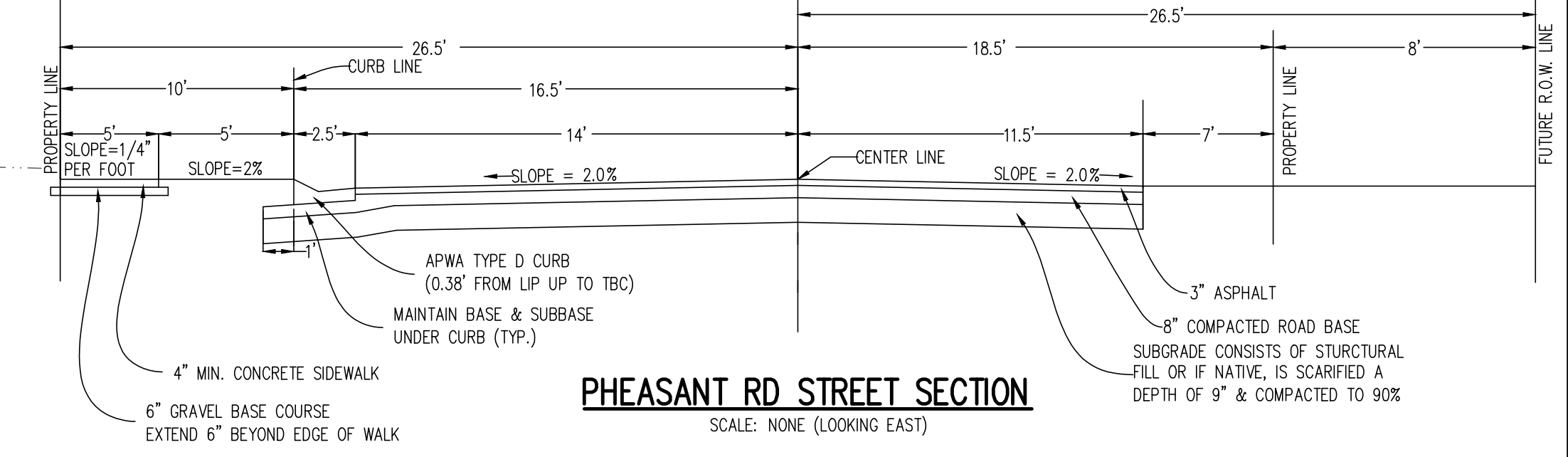
TYPICAL 53' STREET SECTION

SCALE: NONE



BOUNTIFUL LN 53' STREET SECTION

SCALE: NONE (LOOKING EAST & NORTH)

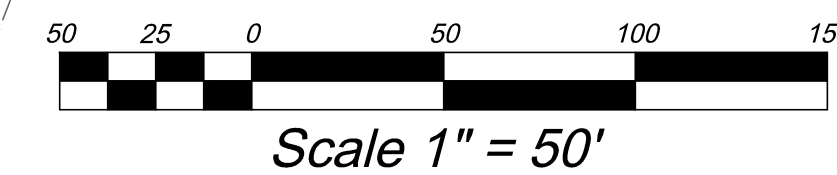


PHEASANT RD STREET SECTION

SCALE: NONE (LOOKING EAST)

GENERAL NOTES

1. A FIRE FLOW ANALYSIS IS REQUIRED AFTER INSTALLATION OF FIRE HYDRANTS AND PRIOR TO BUILDING PERMITS.
2. ALL OUTDOOR LIGHTING MUST BE FULL CUT-OFF, DARK SKY COMPLIANT IN ACCORDANCE WITH CITY CODE.
3. NO TURNAROUNDS WILL BE NEEDED WITH THE CURRENT PROPOSED PHASING.
4. PUBLIC UTILITY EASEMENTS ARE 10' FRONT, AND 5' REAR AND SIDES ON EACH LOT.
5. BOUNTIFUL LANE IS AN EXISTING 50' R/W PUBLIC ROADWAY THROUGH THIS SITE AND WILL BE INCREASED TO A 53' R/W. ASPHALT AND CURBS ARE ALREADY CONSTRUCTED.
6. STORM DRAINAGE FOR THIS SUBDIVISION DUMPS STORM WATER INTO THE EXISTING DRAINAGE FACILITY ON THE EAST. SOME OF THE WEST & SOUTH AREAS OF THE SUBDIVISION FLOW DIRECTLY INTO THE EXISTING STORM DRAIN PIPING. SEE SEPARATE SUBMITTALS FOR CALCULATIONS.
7. UTILITY PIPE SIZES = STORM DRAIN 15", WATER 8", SEWER 8" UNLESS OTHERWISE NOTED.
8. ALL CONSTRUCTION TO COMPLY WITH EAGLE MOUNTAIN STANDARDS & SPECIFICATIONS.
9. STRUCTURAL BACKFILL MATERIAL REQUIRED IN ALL UTILITY TRENCHES AND IN THE TRENCH CREATED TO EXCAVATE THE EXISTING STORM DRAIN PIPE.
10. ALL WATER LINE HOT TAPS TO BE AT LEAST 24" FROM ANY FITTING OR VALVE. INDIVIDUAL WATER LATERAL HOT TAPS TO BE AT LEAST 36" APART FROM EACH OTHER.
11. CONTRACTOR TO REBUILD BOUNTIFUL LANE AFTER INSTALLATION OF SERVICE LATERALS BY EITHER ROTOMILLING OR A COMPLETE 1" OVERLAY AT DEVELOPER'S OPTION.



REVISIONS		
Rev.	Date	Description

Developer/Property Owner:

Patterson Construction
11009 N. 6400 W., Highland, Utah 84003
Phone: (801) 756-7303



12 West 100 North, Suite 201, American Fork, UT 84003
P: (801) 756-4504; F: (801) 756-4511

EAGLE VILLAGE - PHASE A
EAGLE MOUNTAIN PONY EXPRESS & BOUNTIFUL LANE UTAH

Drawn by:
G.J.Y.
Designed by:
G.J.Y.
Checked by:
D.W.P.

UTILITY PLAN

Scale:
1"=50'
Date:
01/23/19
2 OF 3



PARKS & OPEN SPACE WORKSHEET

Revised 07 Feb 2019

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

Required Improved Open Space			
Residential Lots / Units		Required Open Space (Square Feet) ^a	Required Open Space (Acres) ^b
69	x 1,000 =	69,000 sq ft	/ 43,560 = 1.58 Acres

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

Required Amenity Points	
Required Open Space (Acres) ^b	Required Amenity Points
1.58 Acres	x 100 = 158 Points

Park & Improved Open Space Elements / Amenities			
Park Feature / Improvement	Points Available	Proposed Quantities	Proposed Points
Bench / Picnic Table (w/ shade structure or trees)	2	4	8
Bicycle Rack (4+ bikes)	2	3	6
Trees (5) (A majority must be shade trees) 37: not including street	2	7	14.8
Shade Structure	4		
Drinking Fountain	5		
Asphalt or Concrete Trails – 8 ft wide, excluding sidewalks along streets (per 100 linear feet)	6	1,141 lf.	68.4
Parking* (5 stalls)	6	14	16.8
Swings (4+ swings)	7		
Concrete Basketball Court (1/2)	20		
Pavilion w/ tables, garbage receptacles, barbeques (per 100 square feet)	4	400 sq ft	16
Playground Equipment* per \$1,000 \$31,000	2	30	62
Splash Pad* per \$1,000	2		
Tennis Court (6,600 sq ft or 55'x120')	100		
Sports Court (6,600 sq ft or 55'x120')	100		
Restroom (600+ sq ft)	100		
Restroom (1200+ sq ft)	200		
Public Art	Varies		
Other:	Varies		
Other:	Varies		
TOTAL Points from Other than trails & parking = 106.8			192

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

Eagle Village

Final Storm Drainage Report
January 23, 2019



Introduction:

The purpose of this study is to show how the storm runoff for Eagle Village will be adequately detained/retained and conveyed. This report will also calculate the peak storm and determine the pipe size required to collect the water for the 10-year 24-hour storm event. All rainfall data was obtained from NOAA Atlas 14, Volume 1, Version 5 for this area of Eagle Mountain.

Storm Drain Subareas:

The attached *Eagle Village SD Subarea Map* shows how the storm drain areas of the subdivision are divided up. The west portion of the subdivision (Subarea A) will direct-flow into the existing Bountiful Lane roadway and into existing catch basins. However, this area was included in the calculations for the East Detention basin, so that we could show we are accounting for the entire site.

There is an existing detention basin to the east of the subdivision that will be expanded to include the additional flows from this development. Subareas B & D will flow into this basin. A portion of the existing subdivision located to the east of Eagle Village currently flows into this basin. This area was included in the calculations. The adjacent subdivision to the north and the majority of the subdivision to the east do not flow into this existing basin. Pipes and road grades were investigated during a site visit to determine where the current storm drain is flowing.

Subarea C will flow undetained into the existing 18" storm drain line located at the south edge of the property. This area had been designed to drain into a retention pond; however, the city engineer agreed in a DRC meeting to allow direct flow and the removal of the retention pond in a compromise to shift lots around to allow for a larger park area. This subarea is too low to drain into the existing east detention basin.

East Detention Basin Calculations:

The existing east basin will be expanded to include the proposed flows from this development. The basin is currently acting as a retention basin because the outlet box has a head gate installed and that head gate has been closed. The head gate will be opened and an orifice box & plate will be installed just upstream to ensure that this basin now acts as a detention basin. The basin is designed to have a controlled release of 0.2 cfs/acre into an existing 18" storm drain pipe that runs along the south side of this project and connects into the existing 36" storm drain trunk line in Pony Express Parkway. The

detention basin was sized to store the 100-year storm event with one foot of freeboard. The calculations for the detention basin sizing are shown on an attached spreadsheet.

Orifice Sizing and Overflow:

The attached spreadsheet shows the calculations and sizing for the orifice.

The existing outlet box for the East Detention Basin will function as an overflow box. The grate on the existing box is set above the top of water elevation, but below the top of freeboard. As storm water raises above the 100-year top of water elevation, it would enter the grate of the overflow box which will allow the storm runoff to bypass the orifice box. This will ensure that adjacent properties will be protected in the event of a basin overflow.

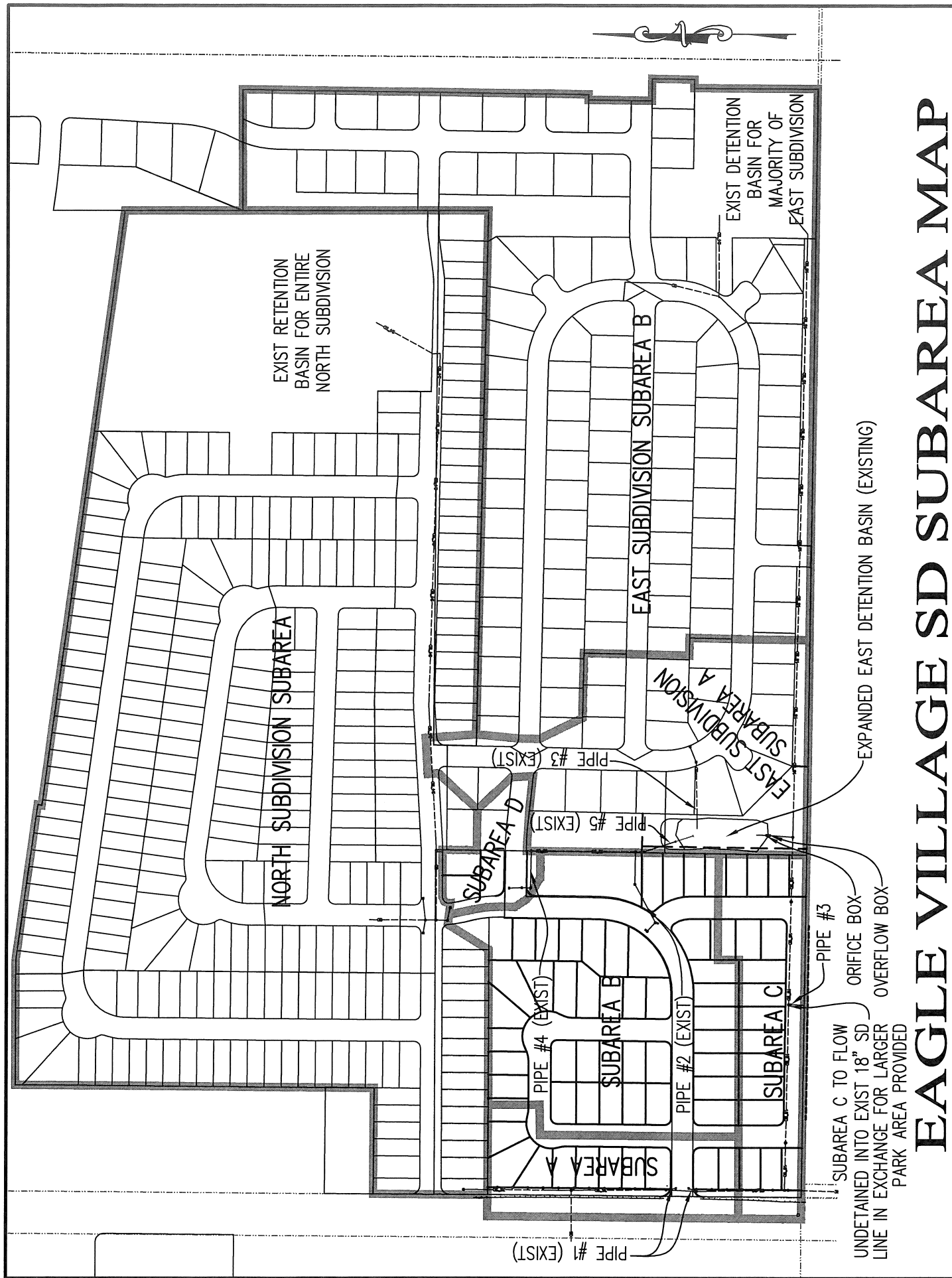
Pipe Calculations:

The attached subarea map shows how this development was divided into different subareas to calculate the peak flow for pipe sections. Most of the pipes are existing, but flows were checked to ensure that the 10-year peak storm could be conveyed. The pipes were sized for the 10-year storm event. The peak flow for each subarea was determined using the rational method. The time of concentration was calculated using the Kinematic Wave formula by determining the longest travel path of the combined subareas contributing to that portion of storm drain pipe. The attached 'Time of Concentration Table' shows the time of concentration for each subarea and/or combined subarea. The sizes of critical storm drain pipes throughout this development have been sized and checked to verify sufficient capacity for the 10-year storm event. The attached 'Rational Formula Table' shows the peak flow calculations as well as the pipe sizes and slopes of the storm drain pipes.

The existing outlet pipe from the East Detention Basin is a 15" pipe at a slope of 0.80%. This has a capacity of 6.3 cfs which is sufficient to convey the controlled release of 3.75 cfs.

Conclusions:

The expanded existing detention basin can store the 100-year storm event and the proposed storm drain piping throughout this project is adequate to collect and pass the 10-year peak storm water runoffs.



Eagle Village - East Basin
100-Year Storm Water Calculations
Detention Calculations
23-Jan-19

The storm drain calculations were performed using the rational method.

Hydrologic Calculations

CA CALCULATION

	C	Area (sf)	C * A
Roadway Area	0.85	148044	125837
Lot Impevious Area (2,250 sf/lot)	0.9	117000	105300
Lot Landscape Area	0.15	195274	29291
Open Space Area	0.15	29475	4421
Existing East Subdivision Subarea A	0.5	326268	163134
Total CA		816061	427984

Total Acres: 18.73
Qallow (0.2 cfs/acre) = 3.75

Detention calculations

Lapsed Time (min.)	Rainfall intensity (in/hr)	Total Rainfall (in)	Rainfall Volume (cu.ft.)	Release Volume (cu.ft.)	Required Storage (cu.ft.)
A	B	C	D	E	F
5	5.76	0.48	17119	1124	15995
10	4.39	0.73	26071	2248	23823
15	3.62	0.91	32313	3372	28941
30	2.44	1.22	43512	6744	36767
60	1.51	1.51	53855	13489	40366
120	0.81	1.61	57421	26977	30444
180	0.56	1.67	59561	40466	19095
360	0.30	1.79	63841	80932	-17091
720	0.16	1.89	67407	161863	-94456
1440	0.09	2.05	73114	323727	-250613

Required Detention Storage = 40,366 cf

Notes:

A, B, & C are based upon Eagle Mountain 100-year rainfall data

D = C / (12 inches/foot) x total acreage of site x 43,560 sf/acre x run-off coefficient, where Q=CIA and V=CiA

E = an allowable release rate (0.2 cfs/acre) x A x 60 sec.

F = D - E to determine storage volume

Orifice sizing

$Q = C \times A \times (2 \times g \times h)^{1/2}$, where

Q = 3.75 cfs the maximum allowable release rate x Area (acres)
C = 0.6 coefficient of discharge for sharp-edged, submerged orifice
A = in² unknown cross-sectional orifice area
g = 32.2 ft/s² acceleration of gravity
Head, h = 6 ft top of water surface to center of orifice outlet

Maximum orifice design requirements - to ensure that maximum release rate is not exceeded.

0.3177 square foot cross-sectional orifice area

7.63 inch diameter of circular orifice

Use an 7.5" Orifice Plate

Detention pond

	Elevation	Volume (cf)
1' of Freeboard provided	4863	66378
Top of water surface	4862	45875
	4861	30049
	4860	17396
	4859	7753
	4858	976
Bottom of Pond	4857	151

Storm Drain Discussion

1. Detention basin provides storage volume of 45,875 cf which exceeds required storage volume of 40,366 cf

Eagle Village - 10-year Storm - Rational Formula Table

C = Runoff Coefficient

I (10-yr) = Intensities were taken from NOAA Atlas 14, Volume 1, Version 5 for this area

Assume manning's n=0.012

Subarea	Total area (s.f.)	Total area (acres)	C	CA
A	123107	2.83	0.50	1.41
B	366686	8.42	0.50	4.21
C	145055	3.33	0.50	1.67
D	48058	1.10	0.50	0.55
East A	326268	7.49	0.50	3.75

Combined Subareas	Tc (min.)	I in/hr	Qt (cfs) Combined	Assumed Pipe Slope	Pipe size required (in.)	Pipe Capacity (cfs)	Pipe#
A	30	1.24	1.41	0.05	15	15.7	1
B	30	1.24	4.21	0.015	15	8.60	2
C	30	1.24	1.67	0.003	15	3.83	3
D	15	1.84	0.55	0.003	15	3.83	4
B & D	30	1.24	4.76	0.01	15	7.00	5
East A	30	1.24	3.75	0.005	15	4.95	6

*-Time of concentration was taken from the Time of Concentration Table in the appendix and was rounded to the nearest Tc associated with the intensity table (i.e. 15,30, 45, or 60 minutes).

Eagle Village 10-year Time of Concentration Table

Subarea(s)	Lot/Overland Flow			tc			Street Flow			tc (Minutes)	Total tc (Minutes)	
	L	N	I	S	L	N	I	S				
A	50	50	0.45	1.84	0.02	15.26	500	0.012	1.84	0.0075	9.27	25
B	50	50	0.45	1.84	0.02	15.26	750	0.012	1.84	0.0075	11.82	27
C	50	50	0.45	1.84	0.02	15.26	800	0.012	1.84	0.0075	12.29	28
D	50	50	0.45	1.84	0.02	15.26	160	0.012	1.84	0.0075	4.68	20
East A	50	50	0.45	1.84	0.02	15.26	600	0.012	1.84	0.0075	10.34	26

*-The time of concentration was calculated using the Kinematic Wave formula and is the longest amount of time it takes for water to travel from the upper portion to the lower portion of the combined subareas listed. The Total tc used in the Rational Formula Table (see appendix) is the Total tc value rounded to the nearest standard Rainfall Intensity measurement as shown in the appendix (ie 15 min, 30 min, etc.)



NOAA Atlas 14, Volume 1, Version 5
 Location name: Eagle Mountain, Utah, USA*
 Latitude: 40.2989°, Longitude: -112.0166°
 Elevation: 4861.44 ft**
 * source: ESRI Maps
 ** source: USGS



POINT PRECIPITATION FREQUENCY ESTIMATES

Sanja Perica, Sarah Dietz, Sarah Heim, Lillian Hiner, Kazungu Mailaria, Deborah Martin, Sandra Pavlovic,
 Ishani Roy, Carl Trypaluk, Dale Unruh, Fenglin Yan, Michael Yekta, Tan Zhao, Geoffrey Bonnin, Daniel
 Brewer, Li-Chuan Chen, Tye Parzybok, John Yarchoon

NOAA, National Weather Service, Silver Spring, Maryland

[PF tabular](#) | [PF graphical](#) | [Maps & aeriels](#)

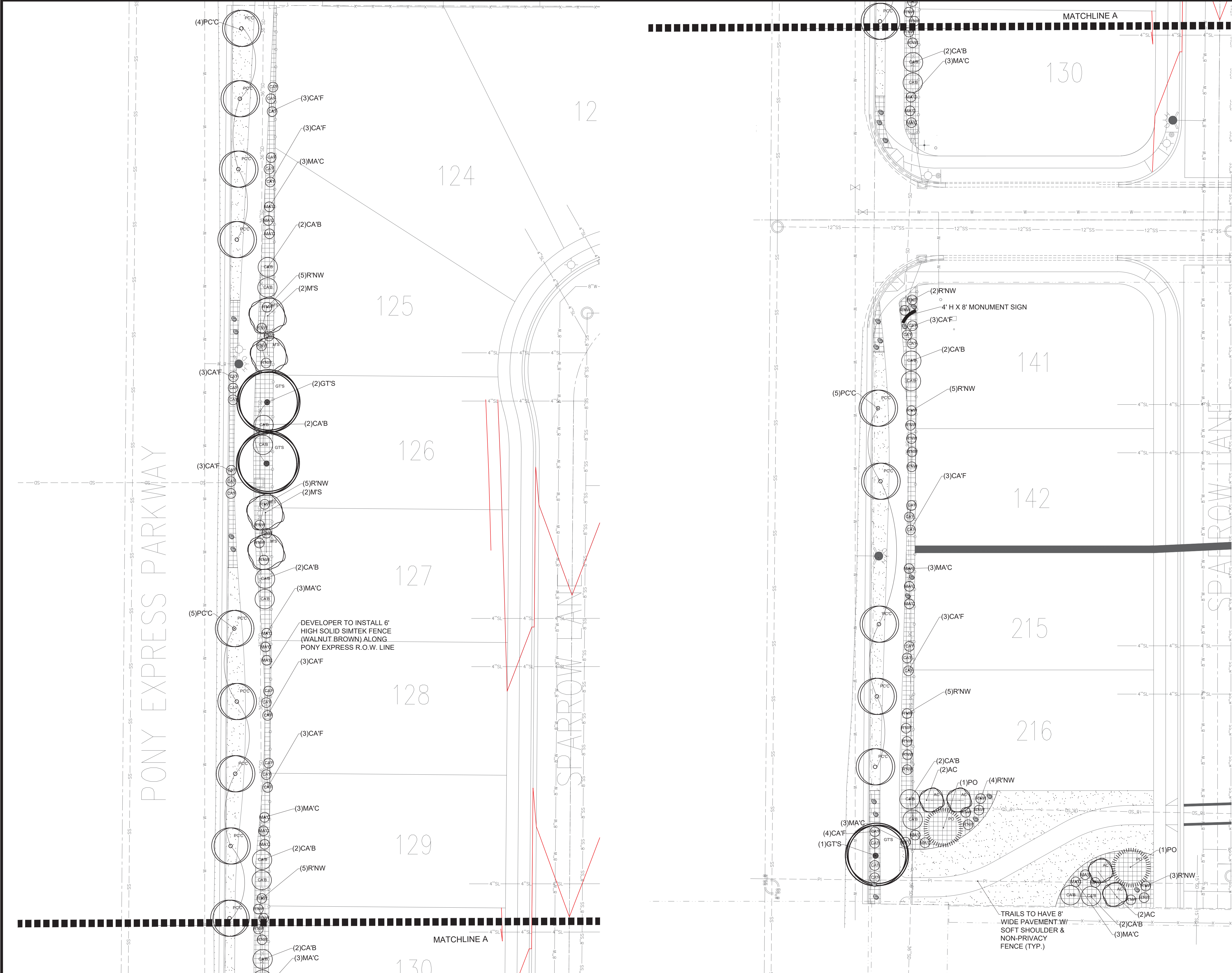
PF tabular

PDS-based point precipitation frequency estimates with 90% confidence intervals (in inches) ¹										
Duration	Average recurrence interval (years)									
	1	2	5	10	25	50	100	200	500	1000
5-min	0.112 (0.096-0.132)	0.142 (0.123-0.168)	0.198 (0.170-0.235)	0.248 (0.209-0.296)	0.326 (0.270-0.391)	0.398 (0.322-0.479)	0.480 (0.378-0.583)	0.577 (0.439-0.709)	0.729 (0.530-0.911)	0.864 (0.605-1.09)
10-min	0.170 (0.146-0.201)	0.216 (0.187-0.256)	0.301 (0.258-0.358)	0.377 (0.319-0.451)	0.496 (0.410-0.594)	0.605 (0.489-0.730)	0.731 (0.575-0.887)	0.878 (0.668-1.08)	1.11 (0.807-1.39)	1.31 (0.920-1.67)
15-min	0.210 (0.180-0.249)	0.268 (0.232-0.318)	0.373 (0.320-0.444)	0.467 (0.395-0.559)	0.614 (0.509-0.737)	0.750 (0.607-0.905)	0.906 (0.713-1.10)	1.09 (0.829-1.34)	1.38 (1.00-1.72)	1.63 (1.14-2.06)
30-min	0.283 (0.243-0.335)	0.360 (0.312-0.428)	0.503 (0.430-0.597)	0.629 (0.531-0.752)	0.827 (0.685-0.992)	1.01 (0.817-1.22)	1.22 (0.961-1.48)	1.47 (1.12-1.80)	1.85 (1.35-2.31)	2.19 (1.54-2.78)
60-min	0.351 (0.301-0.415)	0.446 (0.386-0.530)	0.622 (0.533-0.739)	0.778 (0.658-0.931)	1.02 (0.848-1.23)	1.25 (1.01-1.51)	1.51 (1.19-1.83)	1.81 (1.38-2.23)	2.29 (1.67-2.86)	2.72 (1.90-3.44)
2-hr	0.427 (0.381-0.493)	0.538 (0.476-0.623)	0.707 (0.622-0.817)	0.867 (0.754-1.00)	1.12 (0.950-1.29)	1.34 (1.12-1.57)	1.61 (1.30-1.89)	1.92 (1.50-2.29)	2.40 (1.79-2.92)	2.83 (2.04-3.52)
3-hr	0.473 (0.426-0.537)	0.588 (0.528-0.667)	0.758 (0.676-0.858)	0.904 (0.803-1.03)	1.14 (0.993-1.29)	1.35 (1.15-1.58)	1.62 (1.33-1.91)	1.94 (1.54-2.31)	2.42 (1.84-2.95)	2.86 (2.10-3.55)
6-hr	0.591 (0.543-0.654)	0.730 (0.668-0.806)	0.900 (0.819-0.996)	1.05 (0.953-1.16)	1.26 (1.13-1.41)	1.44 (1.27-1.61)	1.67 (1.44-1.93)	1.95 (1.65-2.33)	2.45 (1.98-2.98)	2.89 (2.26-3.59)
12-hr	0.715 (0.658-0.785)	0.878 (0.807-0.968)	1.07 (0.981-1.17)	1.22 (1.12-1.35)	1.44 (1.30-1.59)	1.61 (1.44-1.79)	1.79 (1.58-2.01)	2.04 (1.77-2.36)	2.47 (2.06-3.01)	2.92 (2.29-3.62)
24-hr	0.830 (0.773-0.895)	1.02 (0.943-1.09)	1.21 (1.13-1.30)	1.37 (1.27-1.46)	1.57 (1.46-1.68)	1.73 (1.60-1.85)	1.89 (1.74-2.02)	2.05 (1.87-2.38)	2.50 (2.08-3.04)	2.95 (2.31-3.66)
2-day	0.936 (0.872-1.01)	1.14 (1.06-1.23)	1.34 (1.26-1.44)	1.51 (1.42-1.61)	1.73 (1.62-1.84)	1.89 (1.77-2.01)	2.05 (1.91-2.18)	2.20 (2.05-2.41)	2.52 (2.22-3.07)	2.98 (2.35-3.69)
3-day	1.01 (0.940-1.09)	1.23 (1.15-1.33)	1.45 (1.35-1.56)	1.63 (1.52-1.75)	1.88 (1.75-2.01)	2.06 (1.92-2.20)	2.24 (2.08-2.40)	2.42 (2.24-2.63)	2.72 (2.44-3.11)	3.04 (2.59-3.71)
4-day	1.09 (1.01-1.18)	1.32 (1.23-1.44)	1.56 (1.45-1.69)	1.76 (1.63-1.89)	2.02 (1.88-2.18)	2.23 (2.07-2.40)	2.44 (2.25-2.63)	2.64 (2.43-2.85)	2.91 (2.66-3.16)	3.11 (2.83-3.73)
7-day	1.27 (1.18-1.38)	1.55 (1.44-1.68)	1.82 (1.69-1.96)	2.03 (1.90-2.18)	2.32 (2.16-2.48)	2.52 (2.35-2.69)	2.72 (2.54-2.90)	2.91 (2.71-3.11)	3.15 (2.93-3.36)	3.31 (3.07-3.77)
10-day	1.42 (1.31-1.53)	1.72 (1.59-1.85)	2.01 (1.87-2.16)	2.25 (2.09-2.40)	2.54 (2.36-2.71)	2.75 (2.56-2.93)	2.95 (2.75-3.14)	3.13 (2.92-3.34)	3.35 (3.12-3.57)	3.48 (3.24-3.82)
20-day	1.82 (1.68-1.97)	2.22 (2.05-2.40)	2.60 (2.41-2.80)	2.89 (2.69-3.10)	3.25 (3.03-3.47)	3.49 (3.26-3.73)	3.72 (3.48-3.97)	3.92 (3.67-4.19)	4.15 (3.88-4.43)	4.29 (4.02-4.58)
30-day	2.13 (1.98-2.28)	2.58 (2.40-2.77)	3.02 (2.82-3.23)	3.35 (3.14-3.56)	3.77 (3.53-4.01)	4.07 (3.81-4.32)	4.35 (4.07-4.61)	4.60 (4.30-4.88)	4.89 (4.57-5.21)	5.08 (4.75-5.41)
45-day	2.61 (2.44-2.80)	3.17 (2.97-3.39)	3.68 (3.46-3.91)	4.05 (3.82-4.29)	4.51 (4.26-4.76)	4.81 (4.56-5.06)	5.07 (4.82-5.31)	5.27 (5.03-5.51)	5.45 (5.24-5.67)	5.50 (5.35-5.70)
60-day	3.03 (2.84-3.22)	3.67 (3.45-3.90)	4.25 (4.00-4.49)	4.68 (4.42-4.93)	5.21 (4.93-5.46)	5.56 (5.27-5.82)	5.87 (5.57-6.12)	6.11 (5.82-6.38)	6.35 (6.08-6.59)	6.44 (6.21-6.67)

¹ Precipitation frequency (PF) estimates in this table are based on frequency analysis of partial duration series (PDS).
 Numbers in parenthesis are PF estimates at lower and upper bounds of the 90% confidence interval. The probability that precipitation frequency estimates (for a given duration and average recurrence interval) will be greater than the upper bound (or less than the lower bound) is 5%. Estimates at upper bounds are not checked against probable maximum precipitation (PMP) estimates and may be higher than currently valid PMP values.
 Please refer to NOAA Atlas 14 document for more information.

[Back to Top](#)

PF graphical



TREE LEGEND (TOTAL PLANT COUNT)

SYMBOL	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	HYDROZONE	SPECIAL NOTES
RPP	ROBINIA PSUEDOACACIA 'PURPLE ROBE'	PURPLE ROBE LOCUST	4	2" CAL.	MODERATE	
PA	PLATANUS ACERFOLIA	LONDON PLANETREE	6	2" CAL.	MODERATE	
M'S	MALUS X 'SPRING SNOW' CRABAPPLE	SPRING SNOW CRABAPPLE	11	2" CAL.	LOW	
PO	PICEA OMORIKA	SERBIAN SPRUCE	8	6'-8' TALL	LOW	
GT'S	GLEDITSIA TRIACANTHOS F. INERMIS 'SKYCOLE'	SKYLINE HONEY LOCUST	3	2" CAL.	LOW	
P'C'C	PYRUS CALLERYANA 'CHANTICLEER' (GLEN'S FORM)	PYRUS CALLERYANA 'GLEN'S FORM' FLOWERING PEAR	14	2" CAL.	LOW	
AC	ACER X FREEMANII 'ARMSTRONG'	ARMSTRONG MAPLE	13	2" CAL.	LOW	

SHRUBS AND GRASSES LEGEND (TOTAL PLANT COUNT)

SYMBOL	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	DROUGHT	MATURE SIZE WH
CA'B	CORNUS ALBA 'BAILHALO'	IVORY HALO DOGWOOD	37	5 GAL	MODERATE	
R'NW	ROSA X 'NEARLY WILD'	NEARLY WILD ROSE	88	5 GAL	HIGH	
MA'C	MAHONIA AQUIFOLIUM 'COMPACTA'	COMPACT OREGON GRAPE	51	5 GAL	LOW	
CA'F	CALAMAGROSTIS A. 'FOERSTER'	FOERSTER FEATHER GRASS	75	1 GAL	HIGH	

SITE MATERIALS

SYMBOL	SITE MATERIAL	QUANTITY	SPECIAL NOTES
	1"-2" BROWN COLOR ROCK	18,624 SQ. FT. (172.4 CU. YD.)	LOCATED IN ALL PLANTER BED AREAS 3" DEPTH DEWITT 5 OZ. WEED BARRIER FABRIC TO BE INSTALLED IN ALL PLANTER AREAS.
	LAWN (SOD) AREA	59,032 SQ. FT.	DROUGHT TOLERANT VARIETY *SEE NOTE BELOW
	2'-3' SANDSTONE BOULDER	33	

LANDSCAPE GENERAL NOTES

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

LANDSCAPE NOTES

- LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR VERIFYING QUANTITIES OF ALL MATERIALS FOR BIDDING AND INSTALLATION PURPOSES. IF DISCREPANCIES EXIST, THE PLAN SHALL DICTATE QUANTITIES TO BE USED.
- PLANT MATERIAL TO BE INSTALLED PER PLANT LEGEND. IF SUBSTITUTIONS ARE WANTED, PROPOSED LANDSCAPE CHANGES MUST BE SUBMITTED TO THE LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO PLANTING.
- NEW LAWN AREAS TO BE SODDED WITH DROUGHT TOLERANT VARIETY. FINE LEVEL ALL AREAS PRIOR TO LAYING SOD.
- SANDY LOAM TOPSOIL TO BE IMPLEMENTED AT THE FOLLOWING DEPTHS: 6" TOPSOIL (WITH 2" HUMUS MIXED INTO TOPSOIL PRIOR TO SPREADING) IN ALL NEW PLANTER AREAS AND 4" IN ALL NEW LAWN AREAS. PLANTER BEDS TO BE EXCAVATED AS NECESSARY IN ORDER TO ACCOMMODATE NEW TOPSOIL AND/OR PLANTER BED MULCH TO REACH FINISHED GRADE.
- 4"x6" EXTRUDED CONCRETE MOW CURB TO BE INSTALLED BETWEEN ALL LAWN AND PLANTER AREAS PER PLAN. ANY TREES LOCATED IN LAWN MUST HAVE A 4" CONCRETE TREE RING.
- DeWitt 5 OZ. WEED BARRIER FABRIC TO BE INSTALLED IN ALL PLANTER AREAS EXCEPT UNDER ANNUAL PLANTING AREAS AS SHOWN ON PLAN.
- ROCK MULCH TO BE IMPLEMENTED AT THE FOLLOWING DEPTHS: 4" IN ALL TREE, SHRUB, AND PERENNIAL PLANTER AREAS; ANNUAL PLANTING AREAS AS SHOWN ON PLAN TO RECEIVE 4" OF SOIL AID MATERIAL. PULL BARK MULCH MIN. 3" AWAY FROM BASE OF ALL PERENNIALS AND SHRUBS AND MIN. 6" AWAY FROM ALL TREES.
- CONTRACTOR TO PROVIDE NEW AUTOMATIC UNDERGROUND IRRIGATION SYSTEM TO BE INSTALLED IN ALL LANDSCAPE AREAS. ALL LAWN AREA TO RECEIVE 100% HEAD TO HEAD COVERAGE WITH SPRAY AND ROTARY SPRINKLER HEADS. ALL PLANTER AREAS NEED TO RECEIVE A FULL DRIP SYSTEM TO EACH TREE AND SHRUB ON PROJECT. SEE IRRIGATION PLAN.

ISSUE DATE 01-28-2019		PROJECT NUMBER UT18062		PLAN INFORMATION		PROJECT INFORMATION		DEVELOPER / PROPERTY OWNER / CLIENT Developer / Property Owner: PATTERSON CONSTRUCTION 11038 HIGHLAND BLVD, HIGHLAND, UT 84003		LANDSCAPE ARCHITECT / PLANNER PKJ DESIGN GROUP L.L.C. 3450 N. TRIUMPH BLVD, SUITE 102 LEHI, UTAH 84043 (801) 960-2698 www.pkjdesigngroup.com		LICENSE STAMP JTA KBA TM 1/30/2019	
NO. REVISION DATE		811 BLUE STAKES OF UTAH UTILITY NOTIFICATION CENTER, INC. 1-800-662-4111 www.bluestakes.org		EAGLE VILLAGE EAGLE MOUNTAIN, UTAH		DAVID W. PETERSON, P.E. 12 West 100 North, SUITE # 201 AMERICAN FORK, UTAH 84003 (801) 756-4504		PKJ DESIGN GROUP L.L.C.		COLOR PLAN PRELIMINARY PLANS NOT FOR CONSTRUCTION LP-1.1			
1 XXXX XX-XX-XX		0' 10' 20' 40' 80'											
2		GRAPHIC SCALE: 1" = 20'											
3													
4													
5													
6													
7													



SHRUBS AND GRASSES LEGEND (TOTAL PLANT COUNT)

SITE MATERIALS



LAWN (SOD) AREA

INSTALLER RESPONSIBILITIES AND LIABILITIES

2. THE INSTALLER OF ALL LANDSCAPING AND IRRIGATION SYSTEMS ARE LIABLE AND RESPONSIBLE FOR ALL JURISDICTIONAL AND CODE REQUIREMENTS, TIME EXECUTIONS, AND INSTALLED PRODUCTS AND MATERIALS.

GRADING AND DRAINAGE REQUIREMENTS

5. IF ANY SWALE, BERM, OR GRADE HAS BEEN DAMAGED OR IS INCORRECT TO ENSURE CORRECT WATER FLOW THE TRADE CONTRACTOR IS RESPONSIBLE TO FIX STATED ISSUE.
6. ROOF RUN-OFF DEVICES SHOULD BE INSTALLED TO COLLECT AND DISCHARGE ALL ROOF RUNOFF A MINIMUM OF 10 FEET FROM FOUNDATION ELEMENTS OR BEYOND THE LIMITS OF BACKFILL AROUND THE FOUNDATION WALLS: WHICHEVER DISTANCE IS GREATER.
7. THE GROUND SURFACE WITHIN 10 FEET OF THE FOUNDATIONS SHOULD BE SLOPED TO DRAIN AWAY FROM THE STRUCTURE WITH A MINIMUM FALL OF 6 INCHES.

LANDSCAPING REQUIREMENTS

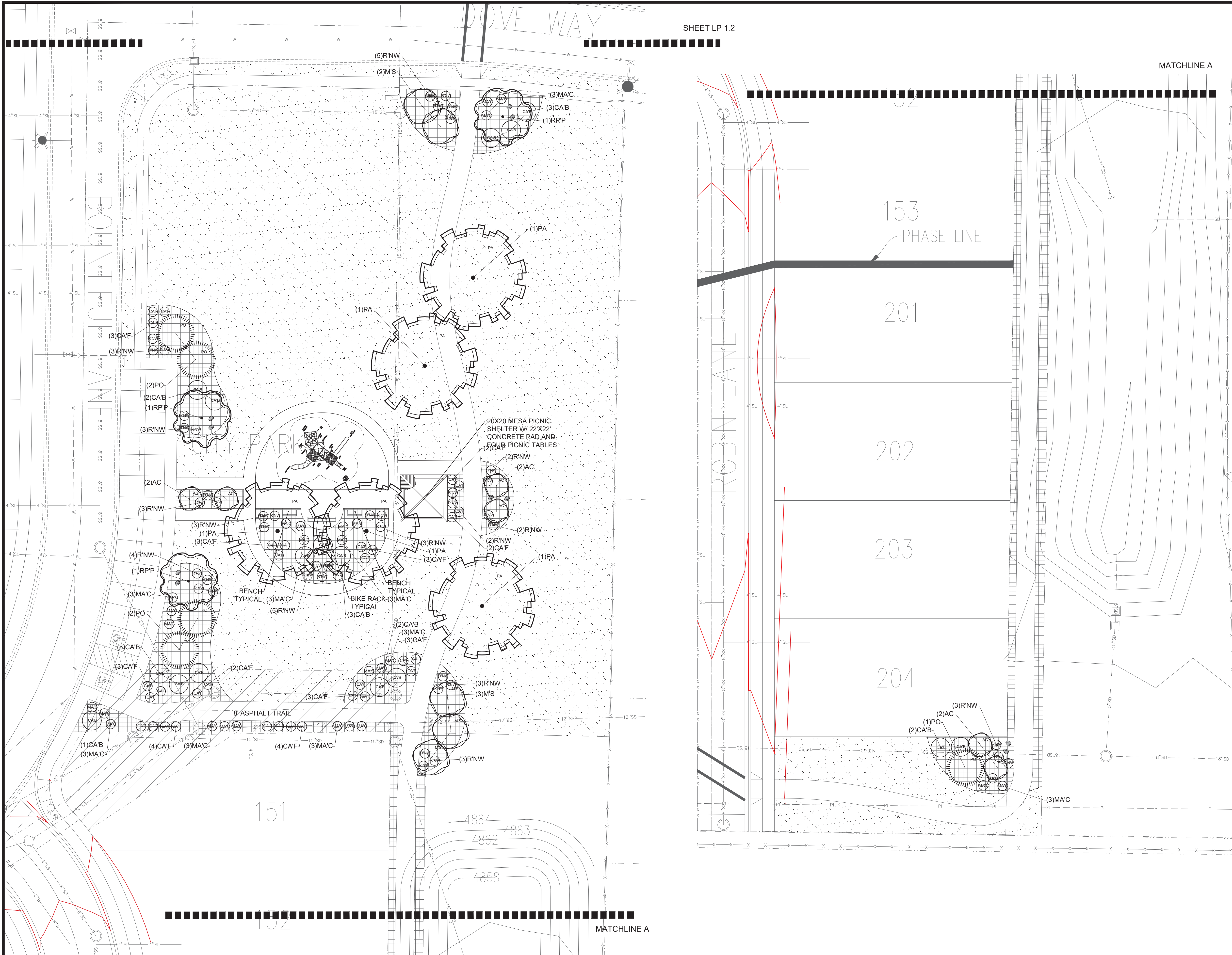
3. ALL PLANTED LANDSCAPING IS TO BE INSTALLED ACCORDING TO THE NURSERY CARE AND INSTALLATION INSTRUCTIONS WHERE PURCHASED AND BASED ON INDIVIDUAL SOIL CONDITIONS AND SITE CONDITIONS.

3. NEW LAWN AREAS TO BE SODDED WITH DROUGHT TOLERANT VARIETY. FINE LEVEL ALL AREAS PRIOR TO

COLOUR PLAN

**PRELIMINARY PLANS NOT
FOR CONSTRUCTION**

LP-1.2



TREE LEGEND (TOTAL PLANT COUNT)						
SYMBOL	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	HYDROZONE	SPECIAL NOTES
RPP	ROBINIA PSUEDOACACIA 'PURPLE ROBE'	PURPLE ROBE LOCUST	4	2" CAL.	MODERATE	
PA	PLATANUS ACERFOLIA	LONDON PLANETREE	6	2" CAL.	MODERATE	
M'S	MALUS X 'SPRING SNOW' CRABAPPLE	SPRING SNOW CRABAPPLE	11	2" CAL.	LOW	
PO	PICEA OMORICA	SERBIAN SPRUCE	8	6'-8" TALL	LOW	
GT'S	GLEDTISIA TRIACANTHOS F. INERMIS 'SKYCOLE'	SKYLINE HONEY LOCUST	3	2" CAL.	LOW	
P'C'C	PYRUS CALLERYANA 'CHANTICLEER' (GLEN'S FORM)	PYRUS CALLERYANA 'GLEN'S FORM' FLOWERING PEAR	14	2" CAL.	LOW	
AC	ACER X FREEMANII 'ARMSTRONG'	ARMSTRONG MAPLE	13	2" CAL.	LOW	

SHRUBS AND GRASSES LEGEND (TOTAL PLANT COUNT)						
SYMBOL	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	DROUGHT	MATURE SIZE WH
CA'B	CORNUS ALBA 'BAILHALO'	IVORY HALO DOGWOOD	37	5 GAL	MODERATE	
R'NW	ROSA X 'NEARLY WILD'	NEARLY WILD ROSE	88	5 GAL	HIGH	
MA'C	MAHONIA AQUIFOLIUM 'COMPACTA'	COMPACT OREGON GRAPE	51	5 GAL	LOW	
CA'F	CALAMAGROSTIS A. 'FOERSTER'	FOERSTER FEATHER GRASS	75	1 GAL	HIGH	

SITE MATERIALS			
SYMBOL	SITE MATERIAL	QUANTITY	SPECIAL NOTES
	1"-2" BROWN COLOR ROCK	18,624 SQ. FT. (172.4 CU. YD.)	LOCATED IN ALL PLANTER BED AREAS 3" DEPTH DEWITT 5 OZ. WEED BARRIER FABRIC TO BE INSTALLED IN ALL PLANTER AREAS.
	LAWN (SOD) AREA	59,032 SQ. FT.	DROUGHT TOLERANT VARIETY *SEE NOTE BELOW
	2'-3' SANDSTONE BOULDER	33	

LANDSCAPE GENERAL NOTES

INSTALLER RESPONSIBILITIES AND LIABILITIES

- THESE PLANS ARE FOR BASIC DESIGN LAYOUT AND INFORMATION. THE INSTALLER IS REQUIRED TO REFER TO THEIR INDIVIDUAL TRADE - SCOPE OF WORK. OWNER ASSUMES NO LIABILITIES FOR INADEQUATE ENGINEERING CALCULATIONS, MANUFACTURER PRODUCT DEFECTS, INSTALLATION OF ANY LANDSCAPING AND COMPONENTS, OR TIME EXECUTION.
- THE INSTALLER OF ALL LANDSCAPING AND IRRIGATION SYSTEMS ARE LIABLE AND RESPONSIBLE FOR ALL JURISDICTIONAL AND CODE REQUIREMENTS, TIME EXECUTIONS, AND INSTALLED PRODUCTS AND MATERIALS.

GRADING AND DRAINAGE REQUIREMENTS

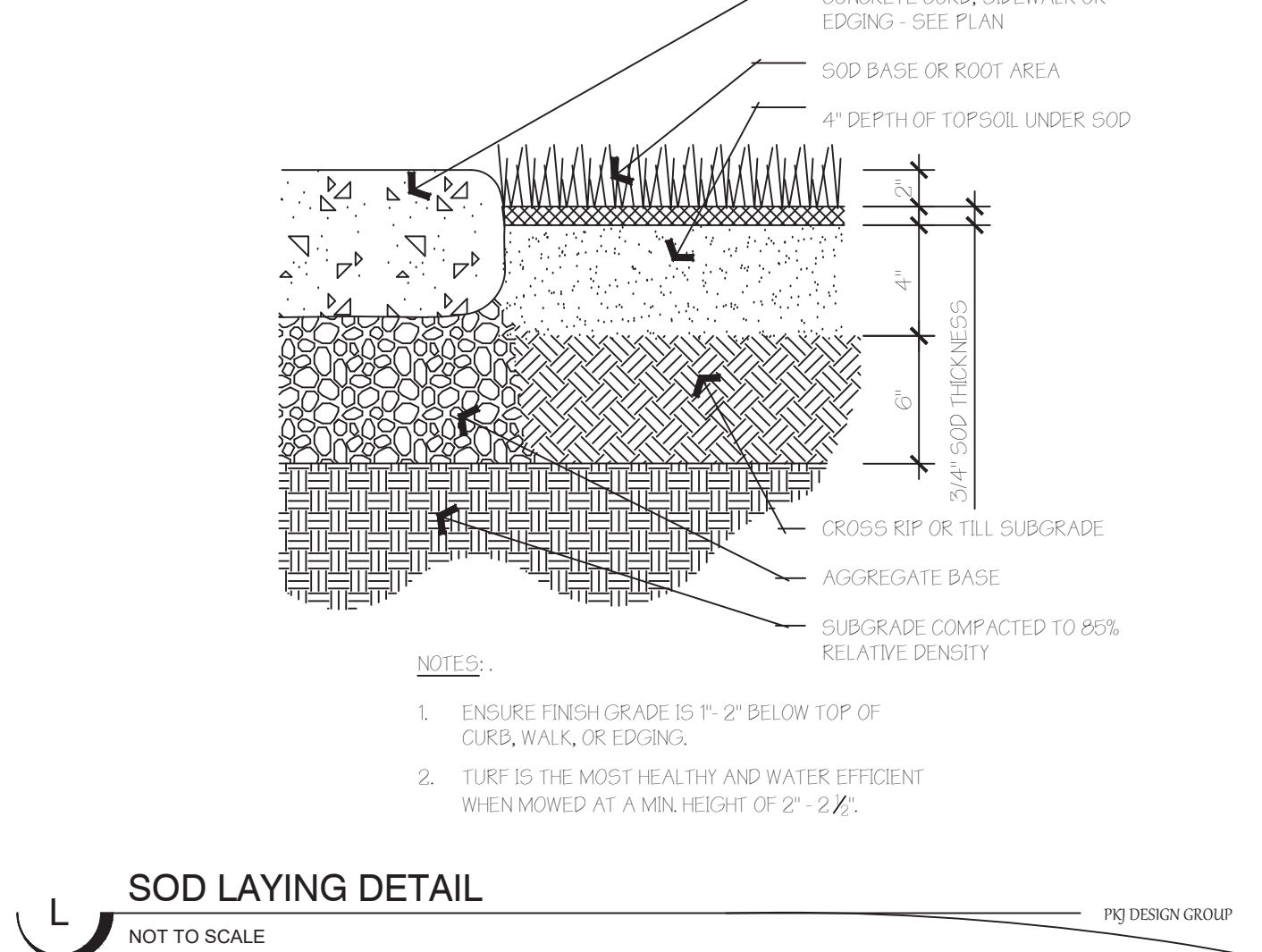
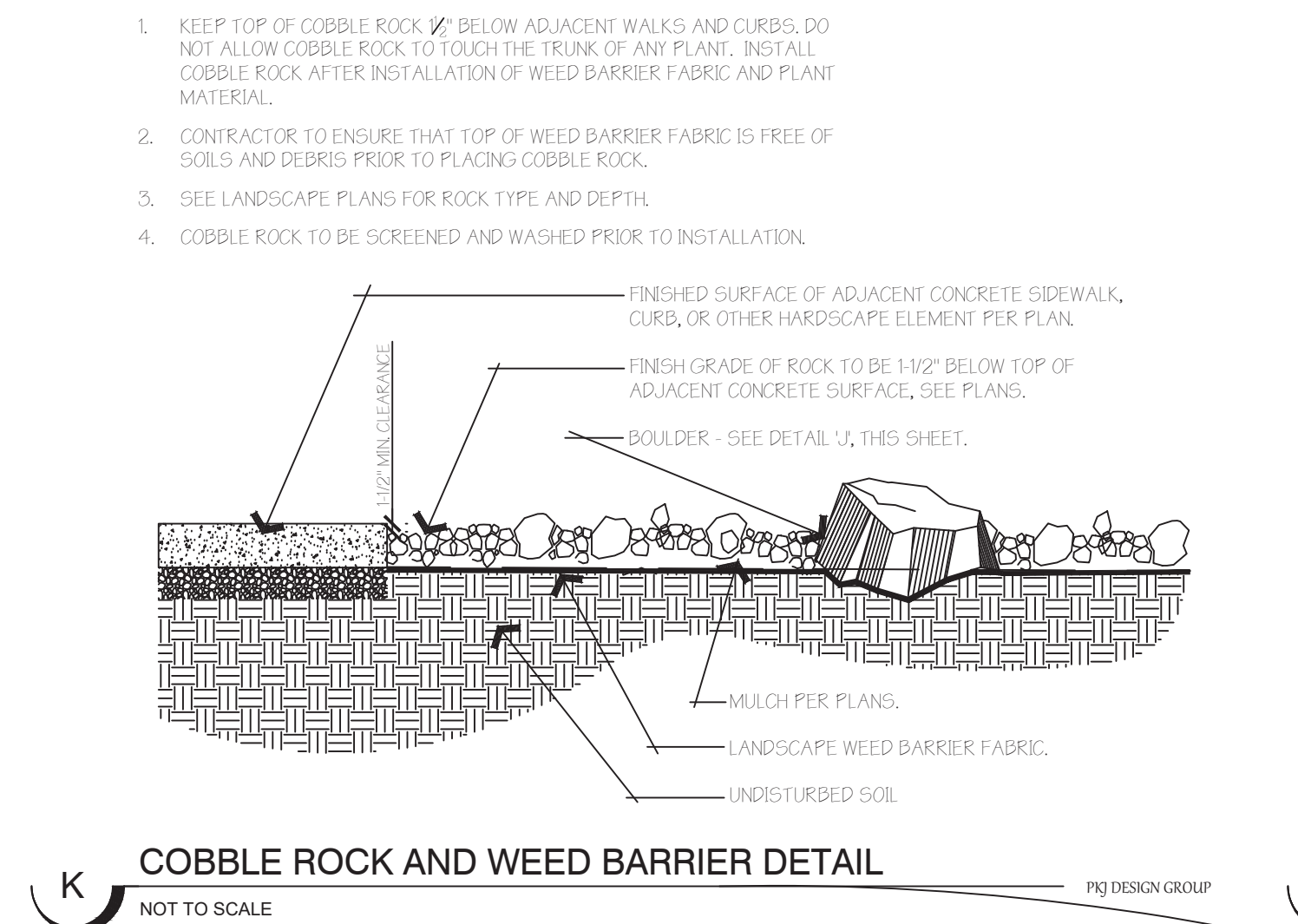
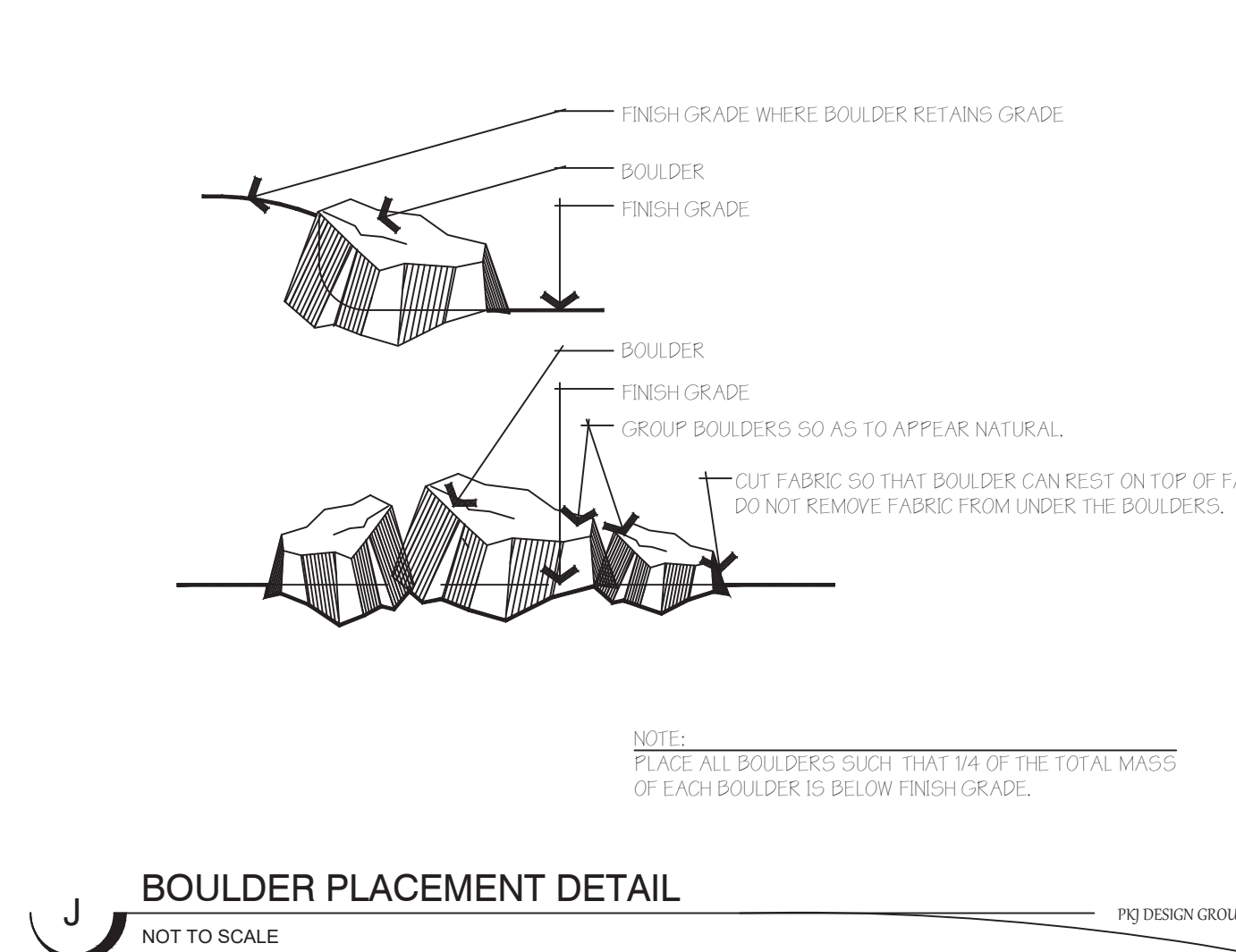
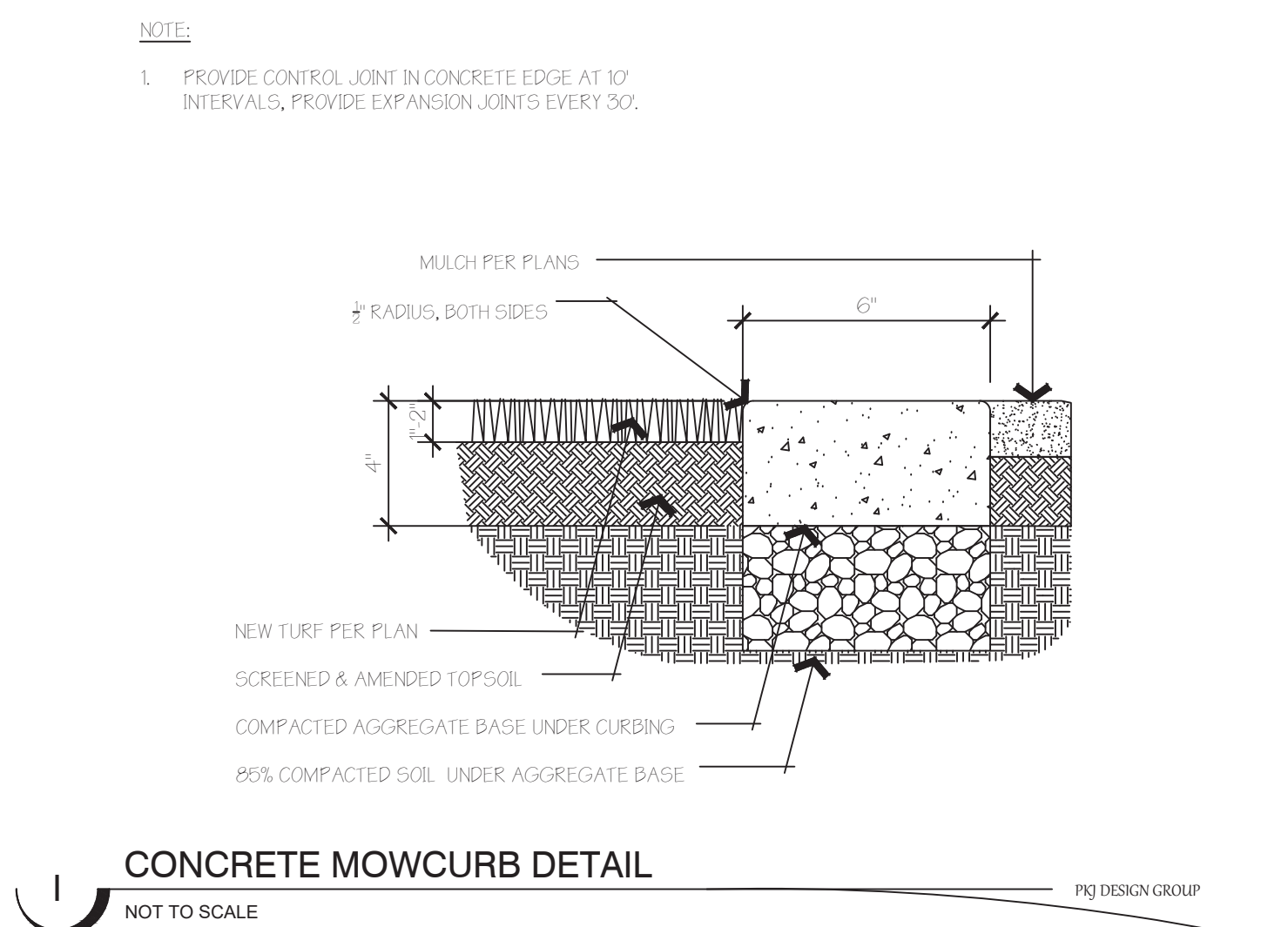
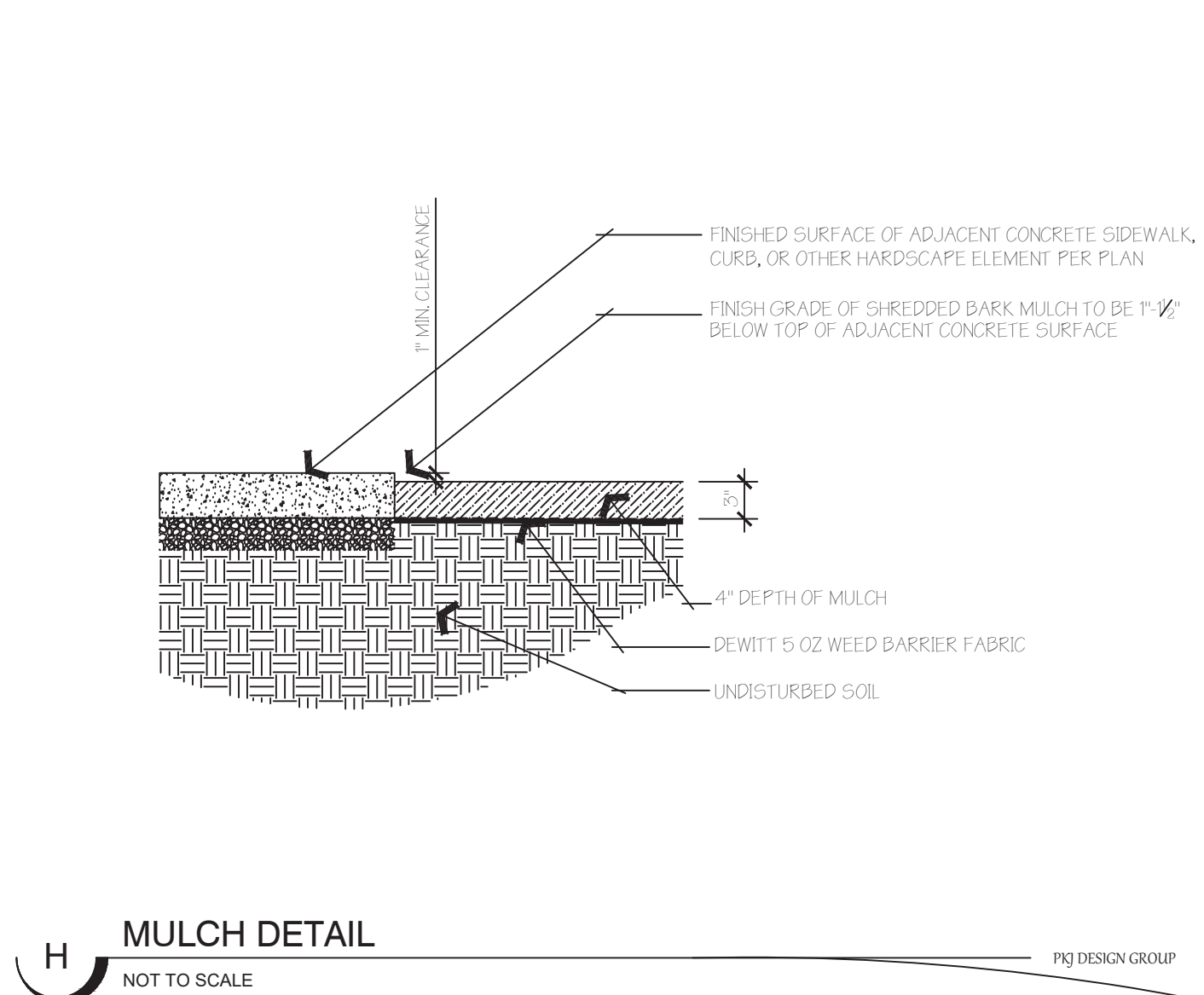
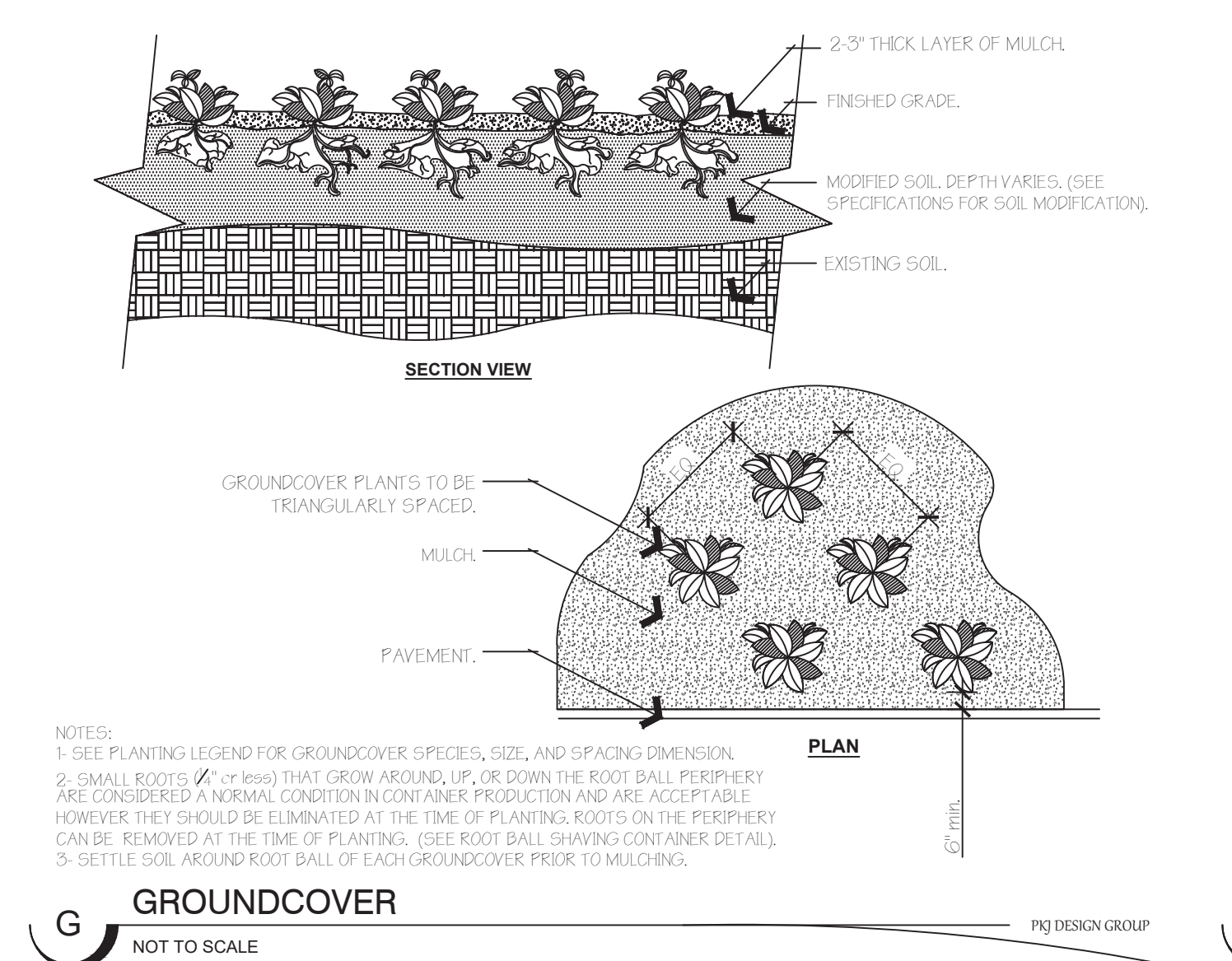
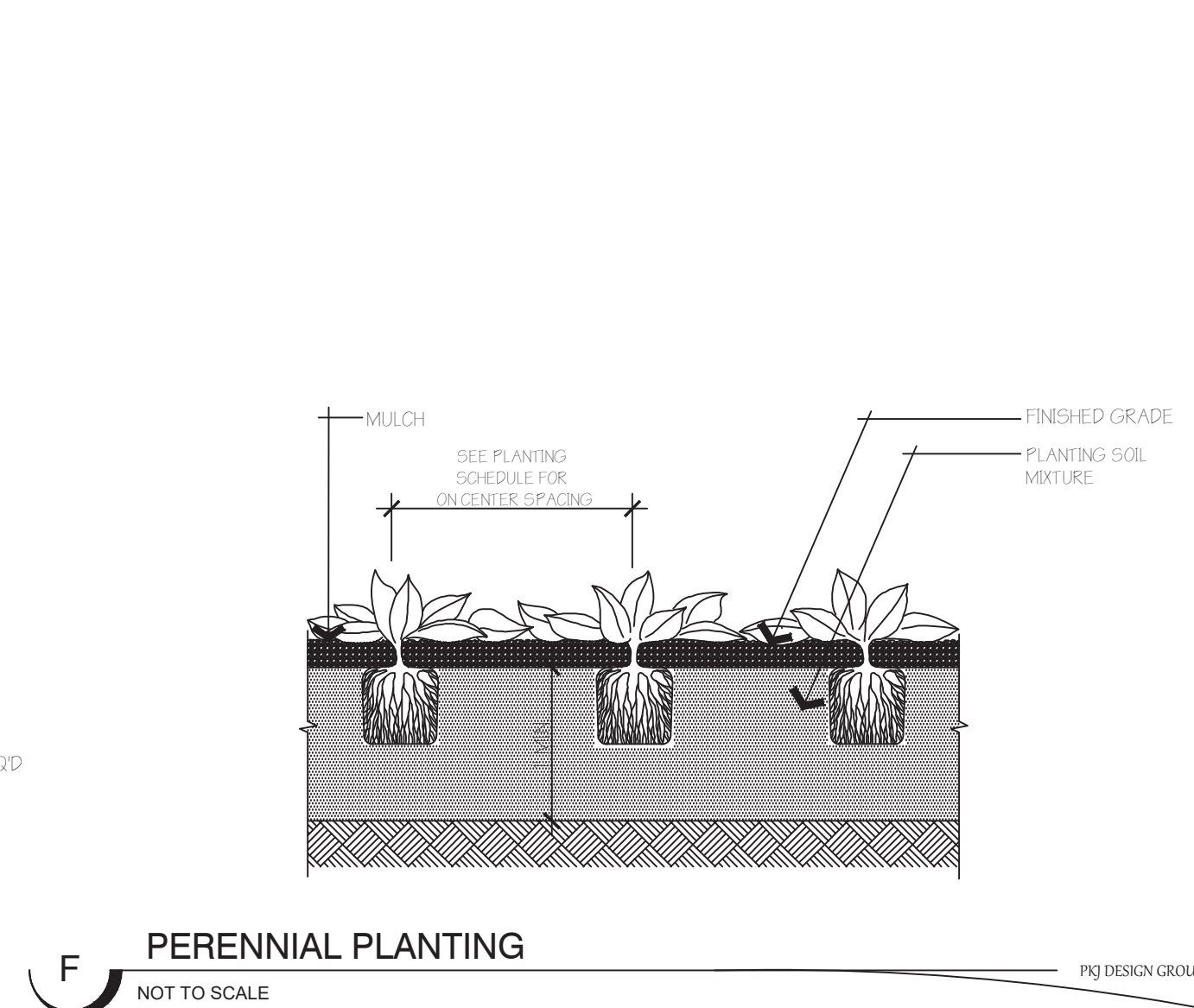
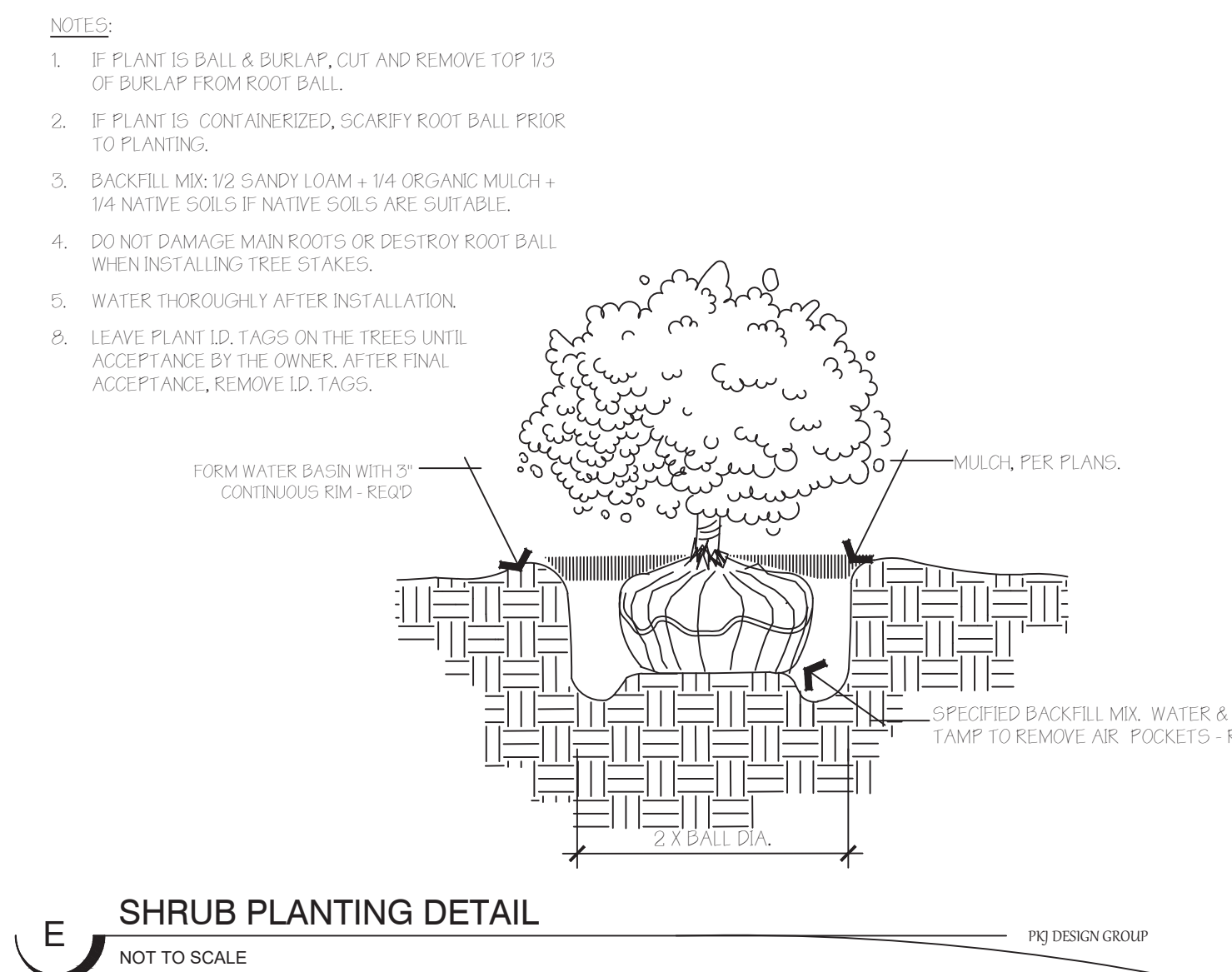
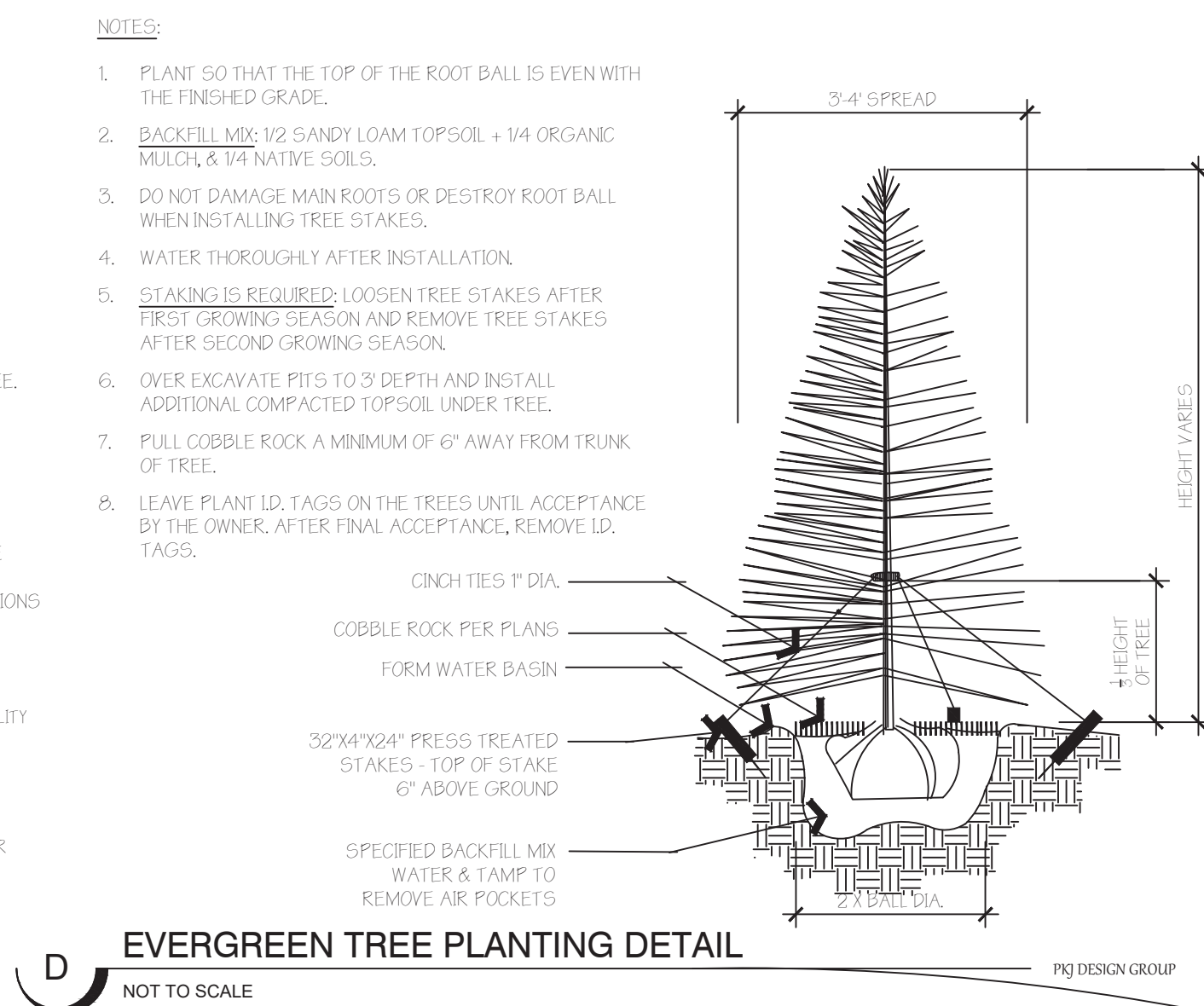
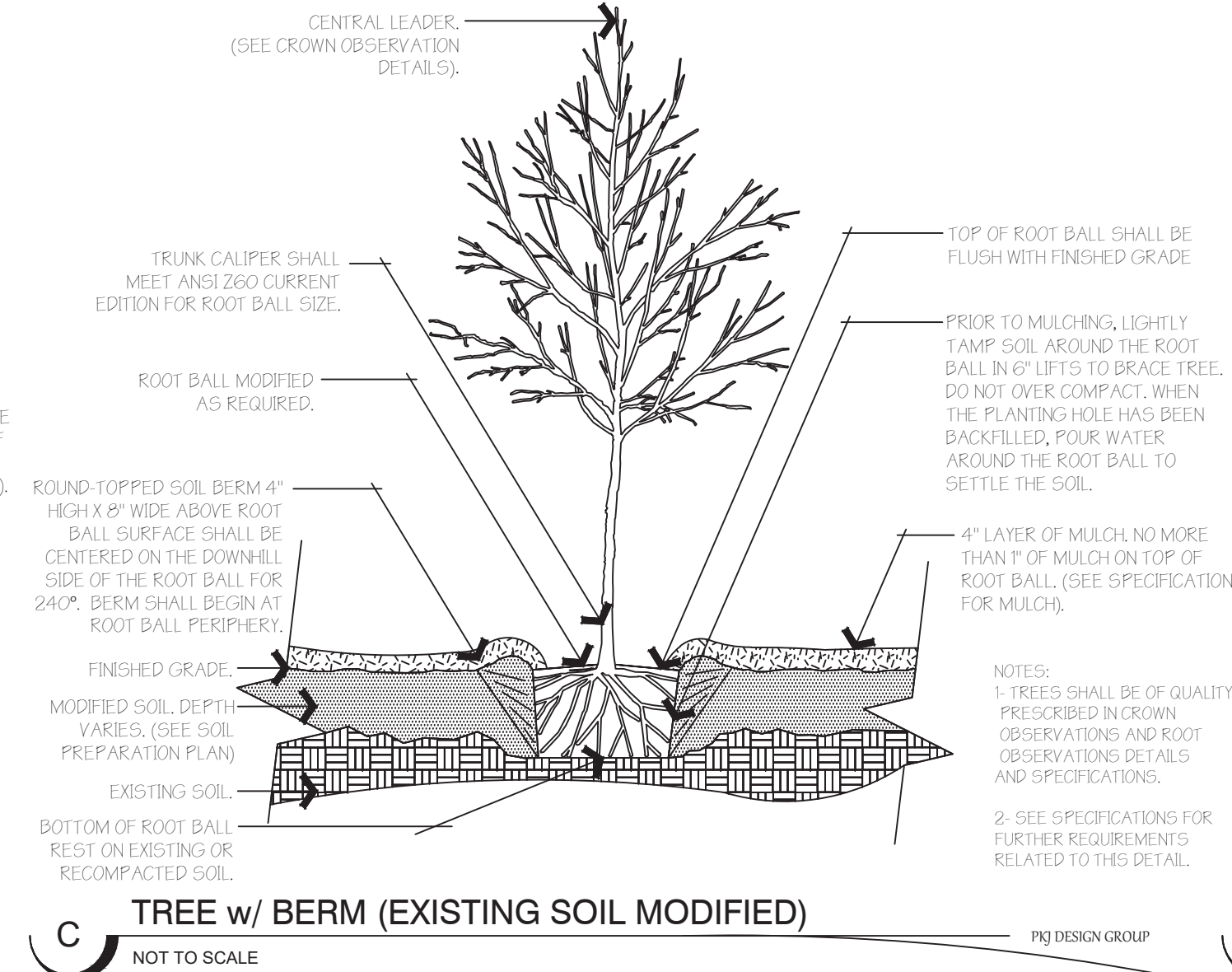
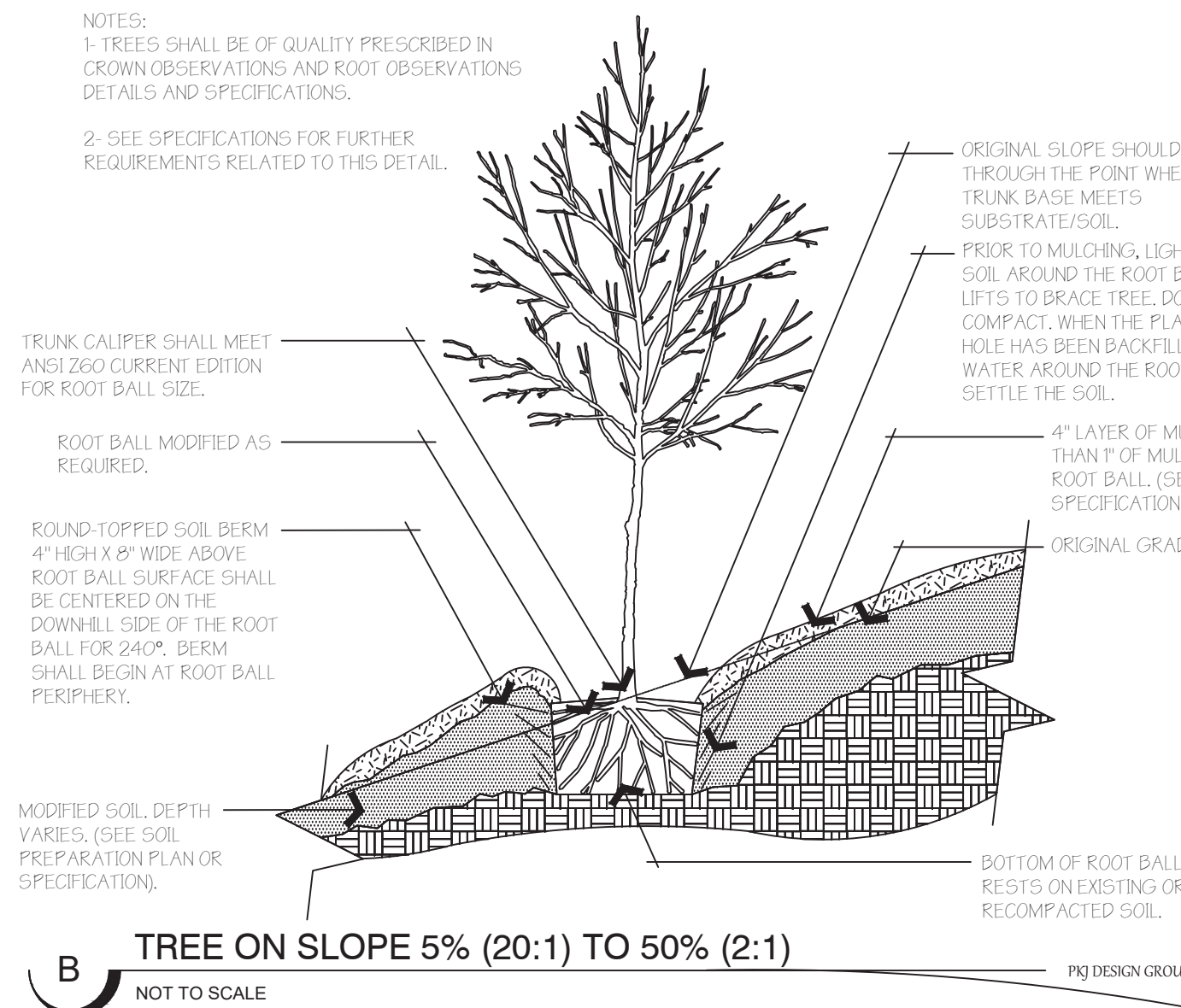
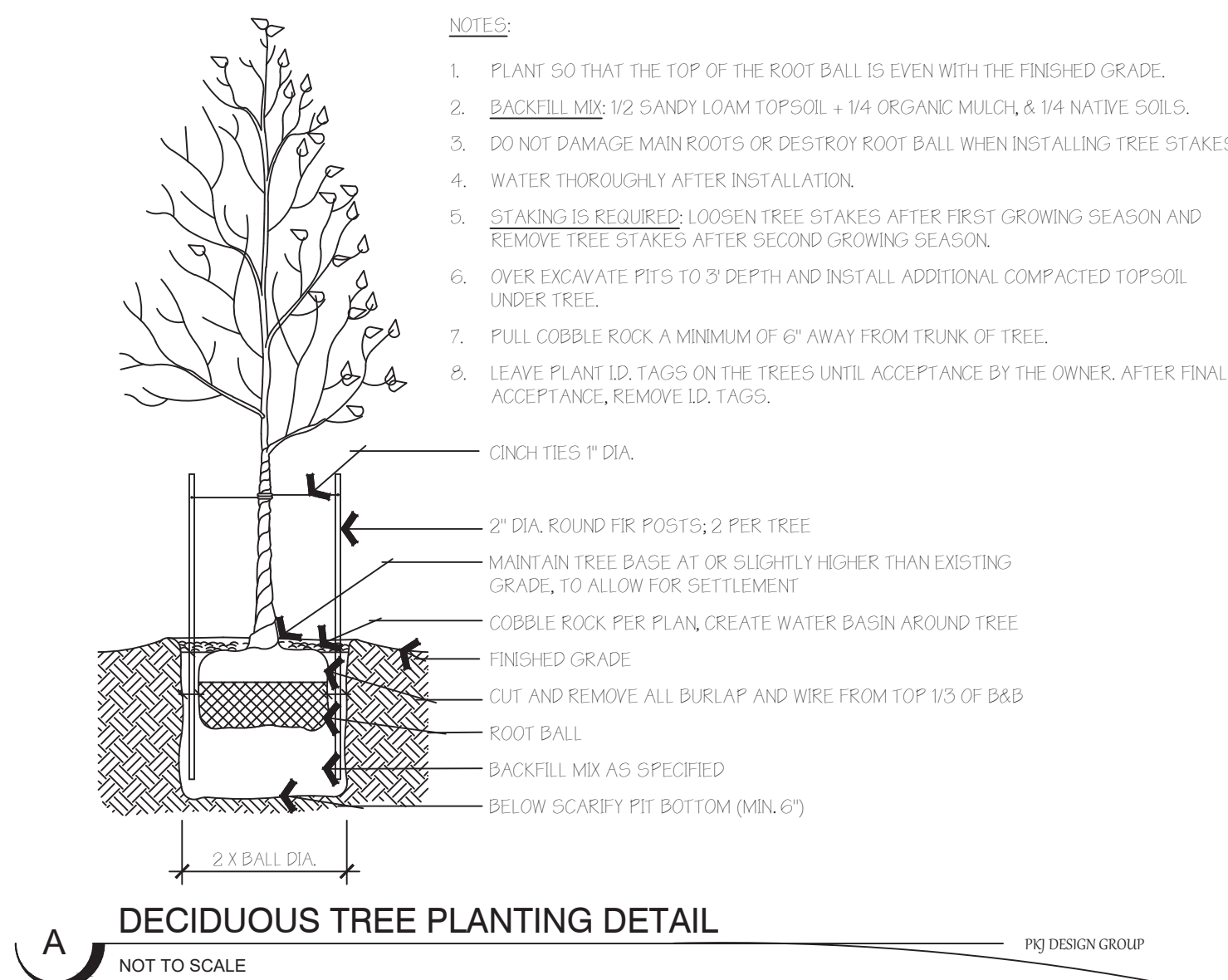
- ALL GRADING IS TO SLOPE AWAY FROM THE STRUCTURE PER CODE.
- FINISHED GRADE IS NOT PERMITTED BY CODE TO DRAIN ON NEIGHBORING PROPERTIES
- 6" MIN. FOUNDATION LEFT EXPOSED AT ALL CONDITIONS
- LANDSCAPER TO MAINTAIN OR IMPROVE EXISTING FINAL GRADE AND PROPER DRAINAGE ESTABLISHED BY THE EXCAVATOR'S FINAL GRADE ACTIVITIES INCLUDING ANY MAINTENANCE, PRESERVATION, OR EXAGGERATION OF SLOPES, BERMS, AND SWALES.
- IF ANY SWALE, BERM, OR GRADE HAS BEEN DAMAGED OR IS INCORRECT TO ENSURE CORRECT WATER FLOW THE TRADE CONTRACTOR IS RESPONSIBLE TO FIX STATED ISSUE.
- ROOF RUN-OFF DEVICES SHOULD BE INSTALLED TO COLLECT AND DISCHARGE ALL ROOF RUNOFF A MINIMUM OF 10 FEET FROM FOUNDATION ELEMENTS OR BEYOND THE LIMITS OF BACKFILL AROUND THE FOUNDATION WALLS; WHICHEVER DISTANCE IS GREATER.
- THE GROUND SURFACE WITHIN 10 FEET OF THE FOUNDATIONS SHOULD BE SLOPED TO DRAIN AWAY FROM THE STRUCTURE WITH A MINIMUM FALL OF 6 INCHES.

LANDSCAPING REQUIREMENTS

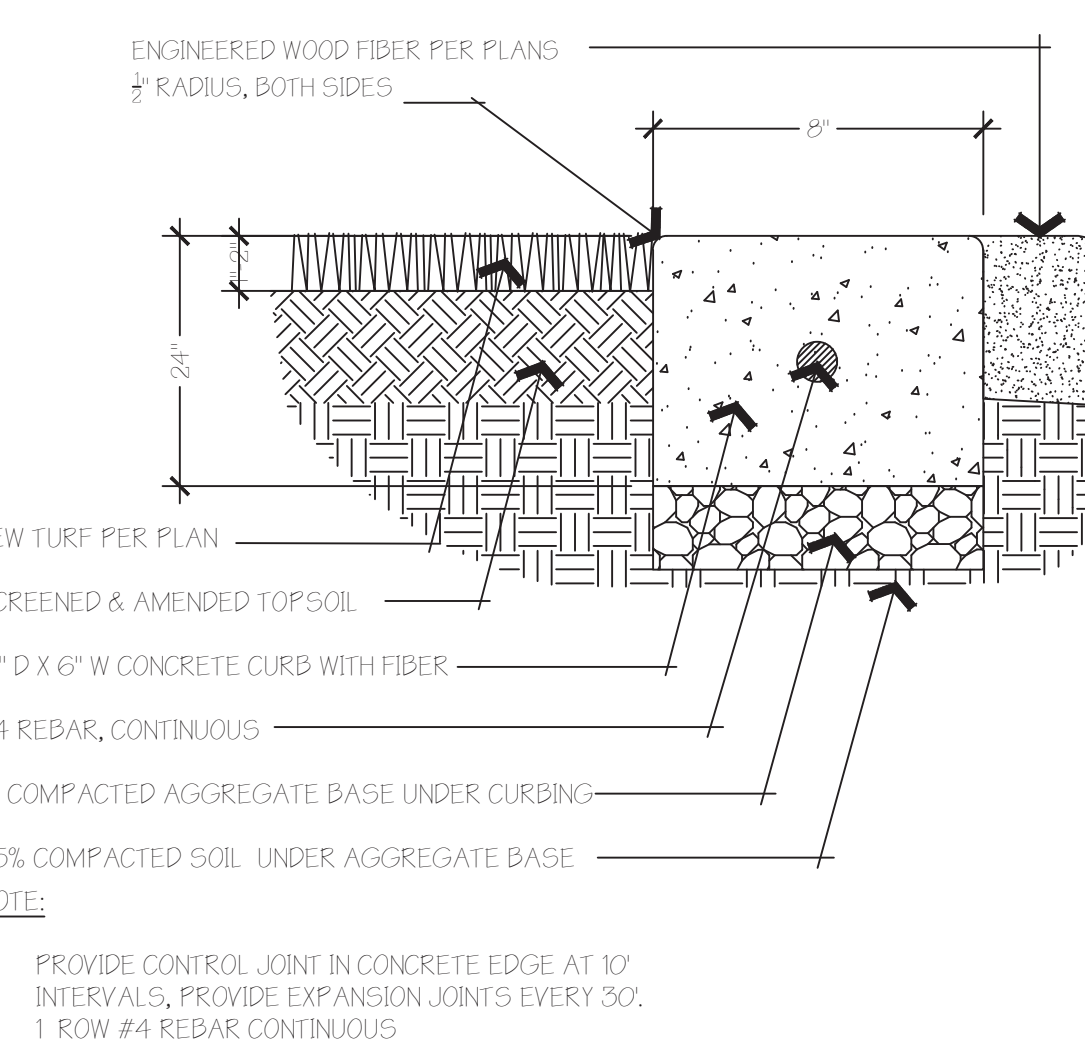
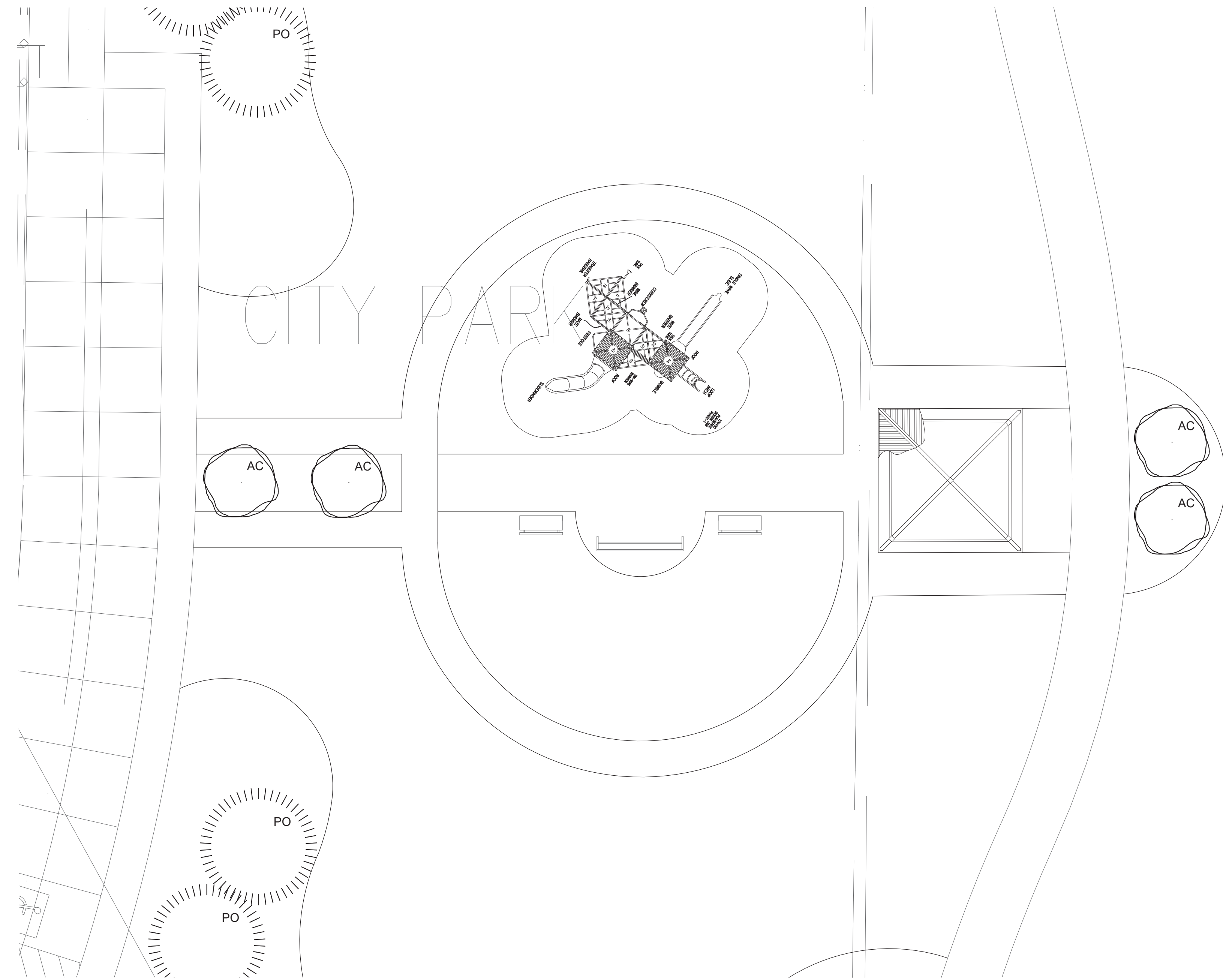
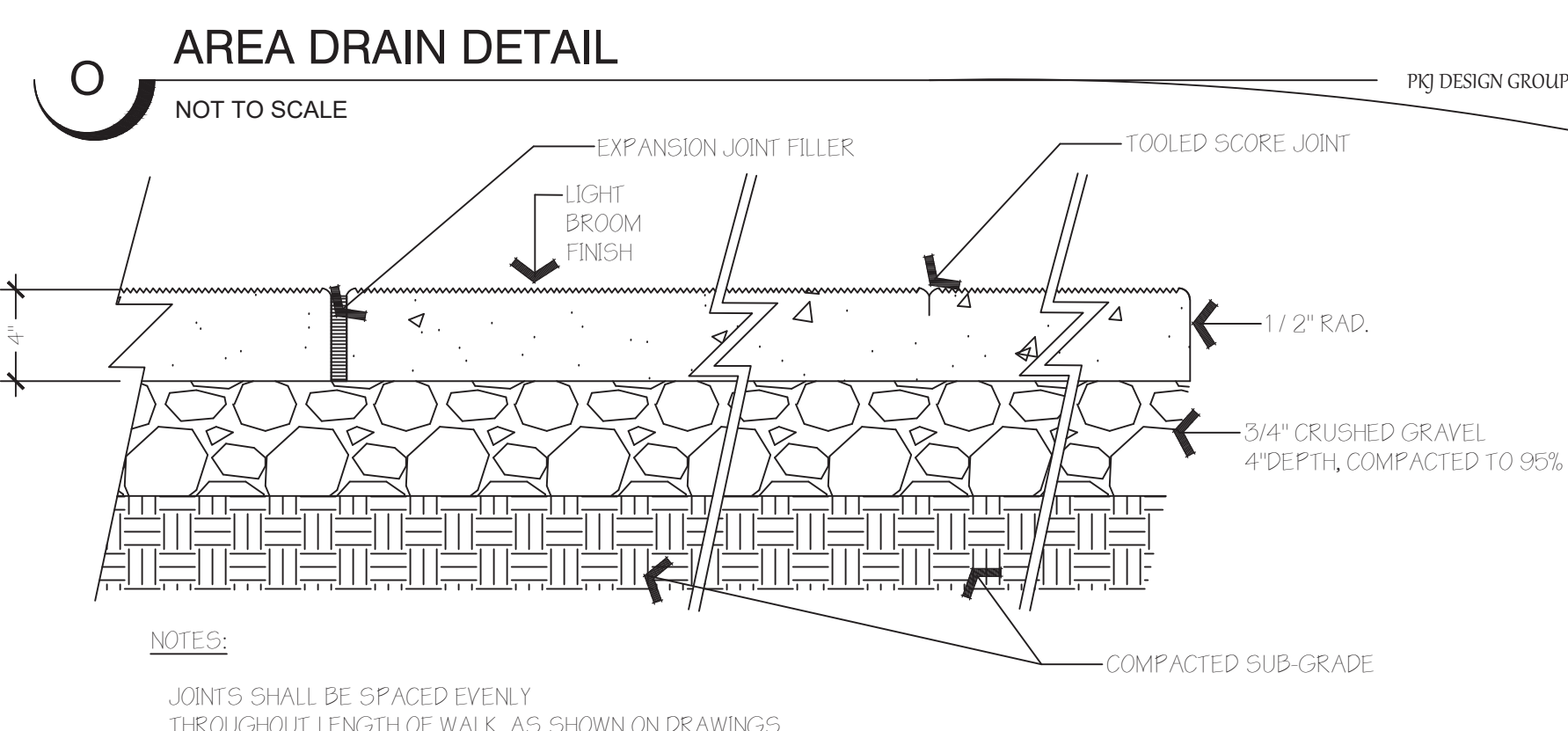
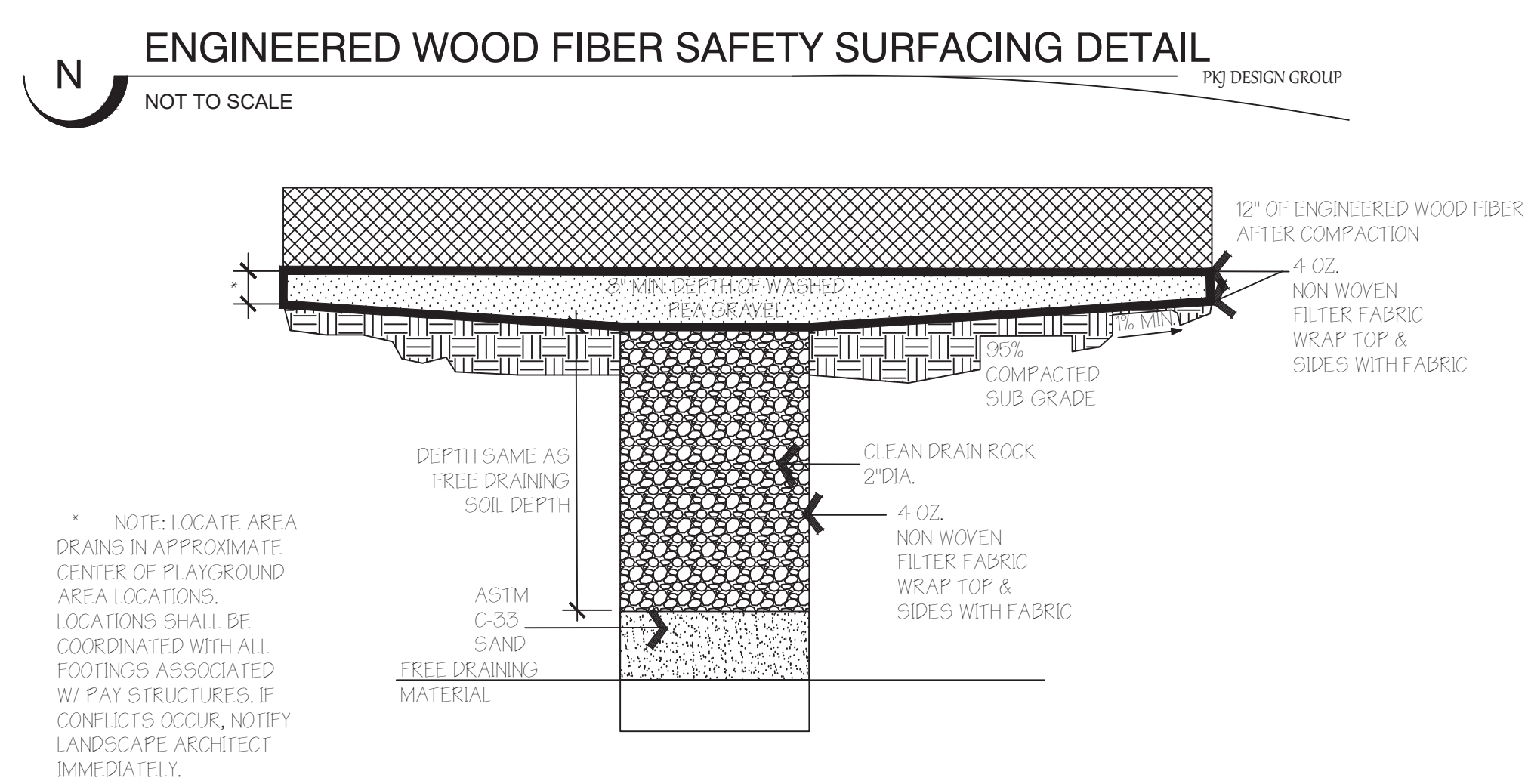
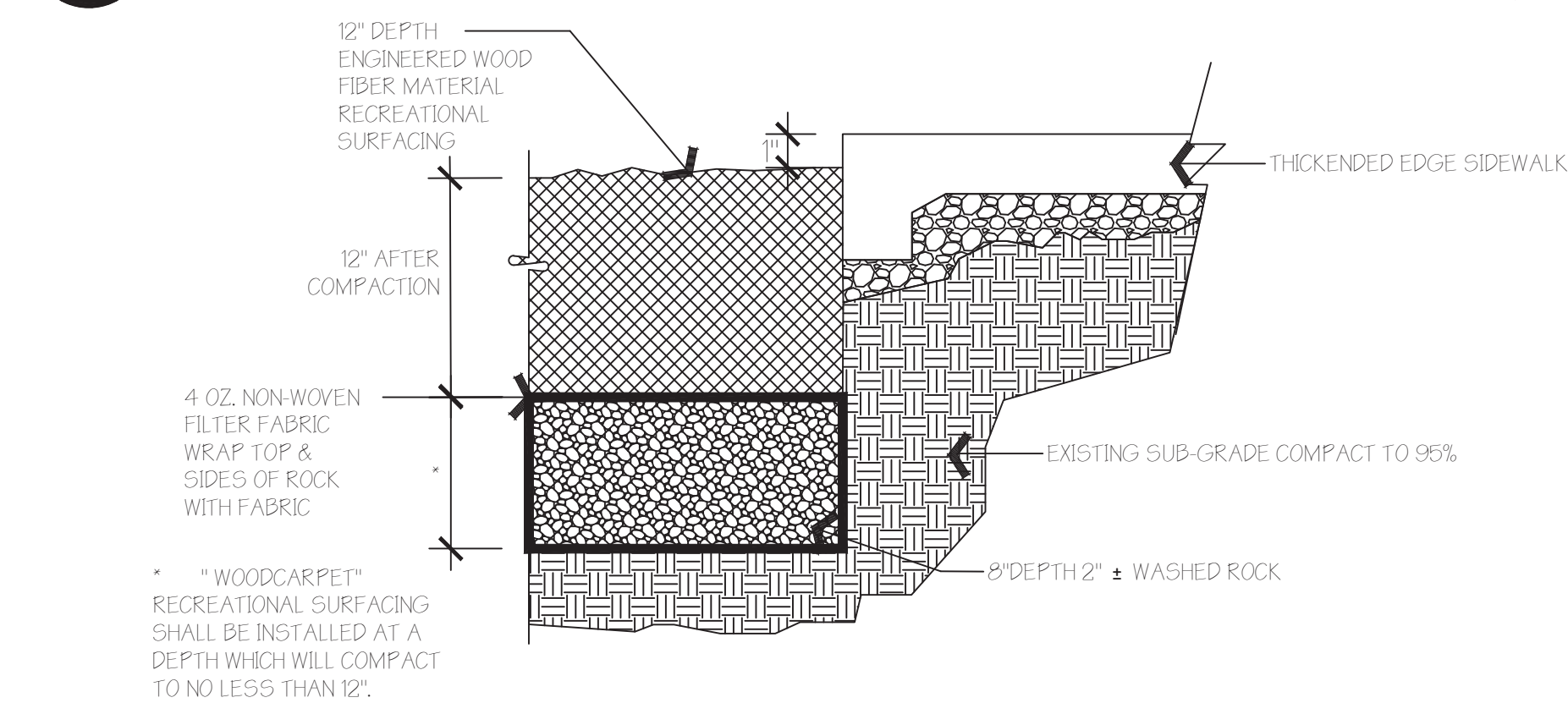
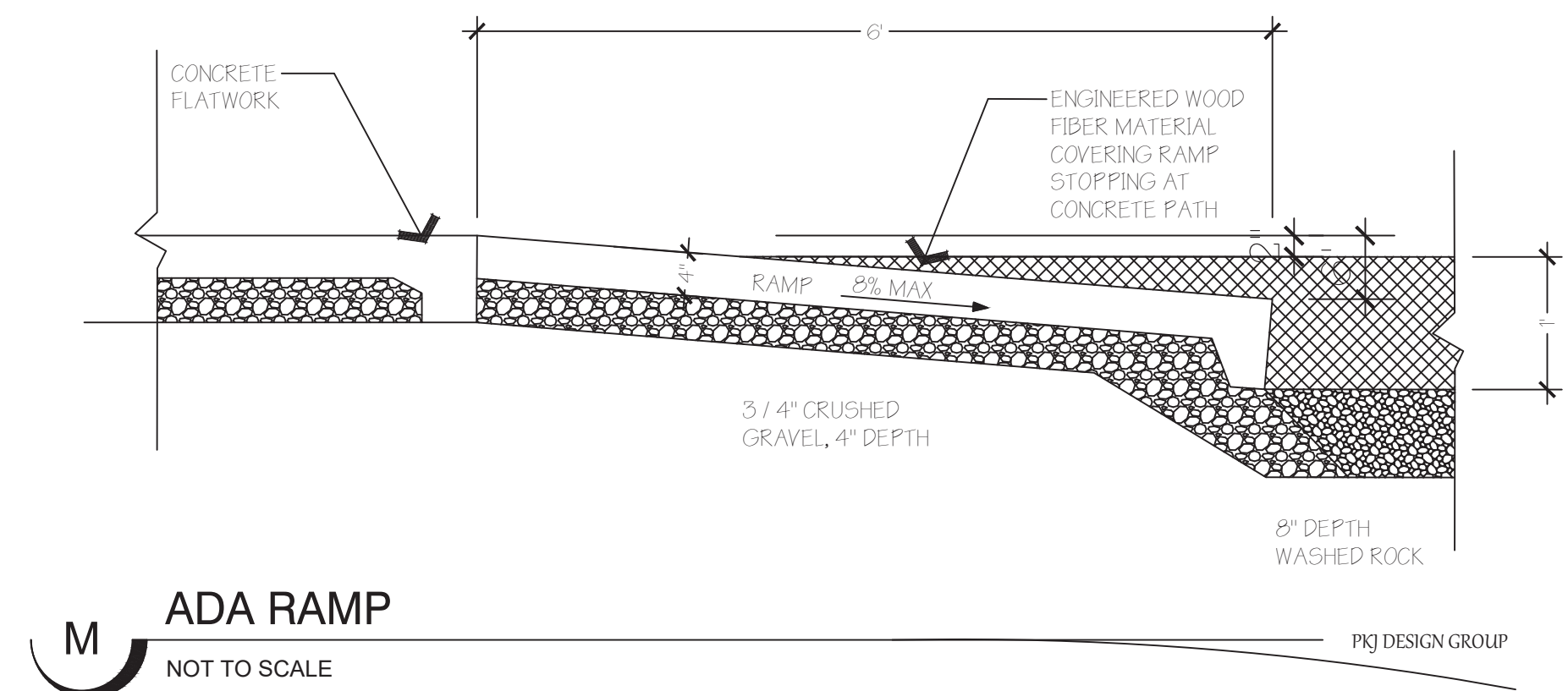
- ALL LANDSCAPING IS TO BE INSTALLED PER ALL GOVERNING JURISDICTIONS I.E. INTERNATIONAL BUILDING CODE, CITY CODES.
- NON-COMPLIANCE TO ALL GOVERNING JURISDICTION REQUIREMENTS AND REGULATION ARE THE RESPONSIBILITY OF THE LANDSCAPING INSTALLER.
- ALL PLANTED LANDSCAPING IS TO BE INSTALLED ACCORDING TO THE NURSERY CARE AND INSTALLATION INSTRUCTIONS WHERE PURCHASED AND BASED ON INDIVIDUAL SOIL CONDITIONS AND SITE CONDITIONS.

- LANDSCAPE NOTES**
- LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR VERIFYING QUANTITIES OF ALL MATERIALS FOR BIDDING AND INSTALLATION PURPOSES. IF DISCREPANCIES EXIST, THE PLAN SHALL DICTATE QUANTITIES TO BE USED.
 - PLANT MATERIAL TO BE INSTALLED PER PLANT LEGEND. IF SUBSTITUTIONS ARE WANTED, PROPOSED LANDSCAPE CHANGES MUST BE SUBMITTED TO THE LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO PLANTING.
 - NEW LAWN AREAS TO BE SODDED WITH DROUGHT TOLERANT VARIETY. FINE LEVEL ALL AREAS PRIOR TO LAYING SOD.
 - SANDY LOAM TOPSOIL TO BE IMPLEMENTED AT THE FOLLOWING DEPTHS: 6" TOPSOIL (WITH 2" HUMUS MIXED INTO TOPSOIL PRIOR TO SPREADING) IN ALL NEW PLANTER AREAS AND 4" IN ALL NEW LAWN AREAS. PLANTER BEDS TO BE EXCAVATED AS NECESSARY IN ORDER TO ACCOMMODATE NEW TOPSOIL AND/OR PLANTER BED MULCH TO REACH FINISHED GRADE.
 - 4"x6" EXTRUDED CONCRETE MOW CURB TO BE INSTALLED BETWEEN ALL LAWN AND PLANTER AREAS PER PLAN. ANY TREES LOCATED IN LAWN MUST HAVE A 4" CONCRETE TREE RING.
 - DeWitt 5 OZ. WEED BARRIER FABRIC TO BE INSTALLED IN ALL PLANTER AREAS EXCEPT UNDER ANNUAL PLANTING AREAS AS SHOWN ON PLAN.
 - ROCK MULCH TO BE IMPLEMENTED AT THE FOLLOWING DEPTHS: 4" IN ALL TREE, SHRUB, AND PERENNIAL PLANTER AREAS; ANNUAL PLANTING AREAS AS SHOWN ON PLAN TO RECEIVE 4" OF SOIL AID MATERIAL. PULL BARK MULCH MIN. 3" AWAY FROM BASE OF ALL PERENNIALS AND SHRUBS AND MIN. 6" AWAY FROM ALL TREES.
 - CONTRACTOR TO PROVIDE NEW AUTOMATIC UNDERGROUND IRRIGATION SYSTEM TO BE INSTALLED IN ALL LANDSCAPE AREAS. ALL LAWN AREA TO RECEIVE 100% HEAD TO HEAD COVERAGE WITH SPRAY AND ROTARY SPRINKLER HEADS. ALL PLANTER AREAS NEED TO RECEIVE A FULL DRIP SYSTEM TO EACH TREE AND SHRUB ON PROJECT. SEE IRRIGATION PLAN.

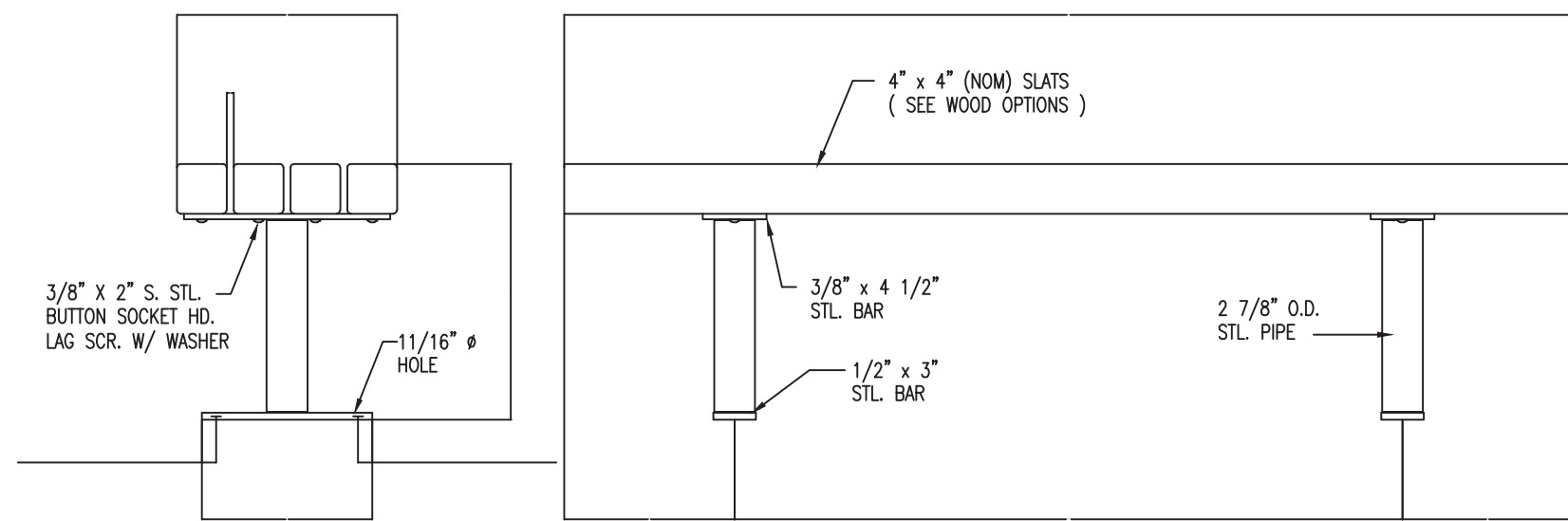
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NO. 1 2 3 4 5 6 7		REVISION XXXX		DATE XX-XX-XX		 BLUE STAKES OF UTAH UTILITY NOTIFICATION CENTER, INC. 1-800-662-4111 www.bluestakes.org				 PKJ DESIGN GROUP L.L.C. 3450 N. TRIUMPH BLVD. SUITE 102 LEHI, UTAH 84043 (801) 960-2698 www.pkjdesigngroup.com						PM: JTA DRAWN: KBA CHECKED: TM PLOT DATE: 1/30/2019	



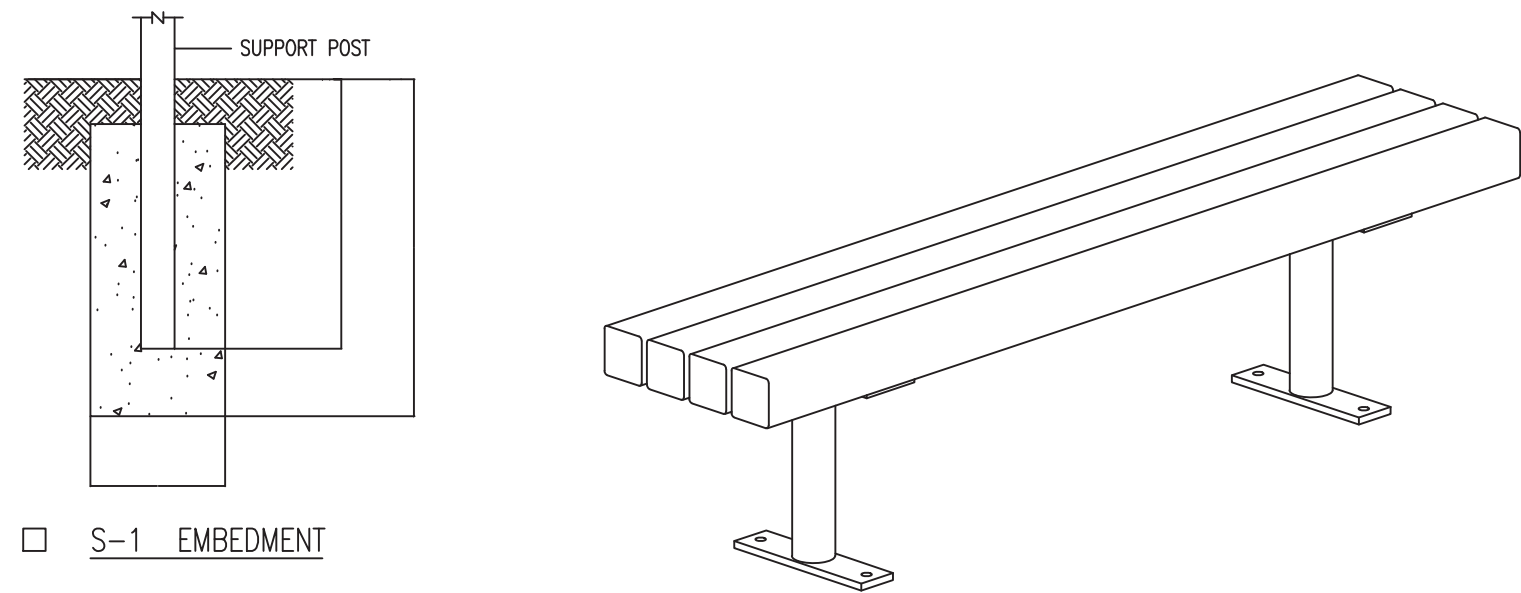
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01-28-2019			UT18062									Developer / Property Owner:			PATTERSON CONSTRUCTION 11038 HIGHLAND BLVD, HIGHLAND, UT 84003			Client / Engineer:		
NO. REVISION DATE			811 BLUE STAKES OF UTAH UTILITY NOTIFICATION CENTER, INC. 1-800-662-4111 www.bluestakes.org			EAGLE VILLAGE EAGLE MOUNTAIN, UTAH			DAVID W. PETERSON, P.E. 12 West 100 North, SUITE # 201 AMERICAN FORK, UTAH 84003 (801) 756-4504			PKJ DESIGN GROUP PKJ DESIGN GROUP L.L.C. 3450 N. TRIUMPH BLVD, SUITE 102 LEHI, UTAH 84043 (801) 960-2698 www.pkjdesigngroup.com			LANDSCAPE PLAN PRELIMINARY PLANS NOT FOR CONSTRUCTION LP-2.5			PM: JTA DRAWN: KBA CHECKED: TM PLOT DATE: 1/30/2019		
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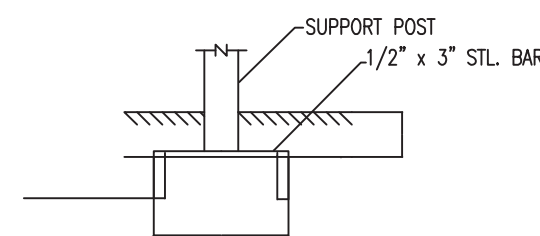
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01-28-2019			UT18062									PATTERSON CONSTRUCTION 11038 HIGHLAND BLVD, HIGHLAND, UT 84003			PKJ DESIGN GROUP 3450 N. TRIUMPH BLVD, SUITE 102 LEHI, UTAH 84043 (801) 960-2698 www.pkjdesigngroup.com					
NO. REVISION DATE			BLUE STAKES OF UTAH UTILITY NOTIFICATION CENTER, INC. 1-800-662-4111 www.bluestakes.org			EAGLE VILLAGE EAGLE MOUNTAIN, UTAH			DAVID W. PETERSON, P.E. 12 West 100 North, SUITE # 201 AMERICAN FORK, UTAH 84003 (801) 756-4504											
1 XXXX XX-XX-XX																				
2																				
3																				
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S-2 SURFACE



S-1 EMBEDMENT



S-4 SUB FLOOR

- LENGTH OPTIONS
- 6' BENCH
 - 8' BENCH

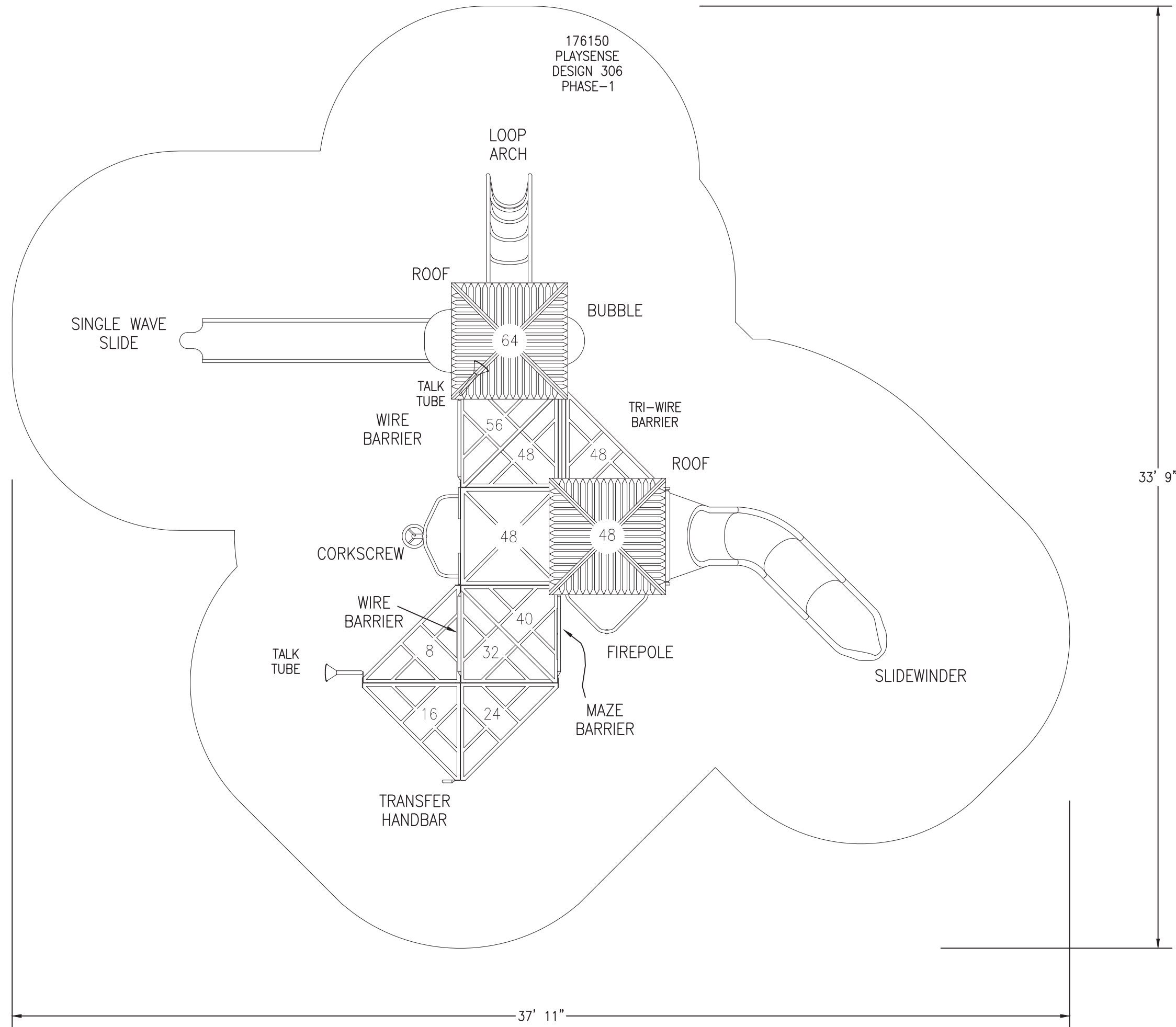
- NOTES
- ALL STL. MEMBERS COATED W/ ZINC RICH EPOXY THEN FINISHED W/ POLYESTER POWDER COATING.
 - 1/2" X 3 3/4" EXPANSION ANCHOR BOLTS PROVIDED FOR S-2 & S-4 OPTIONS

- WOOD OPTIONS
- C' & BTR. ☒ DOUGLAS FIR KD S4S EE
- ☐ IPE S4S EE
- OTHER ☐

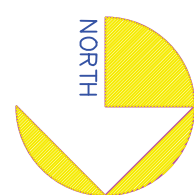
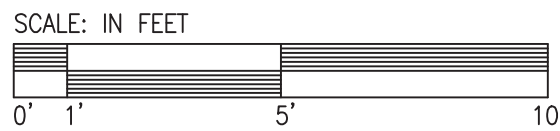
PlaySense®
(5-12 years)

Max Fall Height: 64 inches

TOTAL SQUARE FOOTAGE
788 SQ.FT.



TOTAL ELEVATED PLAY COMPONENTS	7		
TOTAL ELEVATED COMPONENTS ACCESSIBLE BY RAMP	0	REQUIRED	0
TOTAL ELEVATED COMPONENTS ACCESSIBLE BY TRANSFER	7	REQUIRED	4
TOTAL ACCESSIBLE GROUND LEVEL COMPONENTS SHOWN	0	REQUIRED	2
TOTAL DIFFERENT TYPES OF GROUND LEVEL COMPONENTS	0	REQUIRED	2



Design
1026

Landscape
Structures

SYSTEM TYPE:
Playsense

DRAWING #:
1026



landscape
structures



THIS PLAY AREA & PLAY EQUIPMENT IS
DESIGNED FOR AGES 5-12 YEARS
UNLESS OTHERWISE NOTED ON PLAN.

IT IS THE MANUFACTURER'S OPINION THAT
THIS PLAY AREA DOES CONFORM TO
THE A.D.A. ACCESSIBILITY STANDARDS,
ASSUMING AN ACCESSIBLE PROTECTIVE
SURFACING IS PROVIDED, AS INDICATED, OR
WITHIN THE ENTIRE USE ZONE.

THIS CONCEPTUAL PLAN WAS BASED ON
INFORMATION AVAILABLE TO US, PRIOR TO
CONSTRUCTION. EXISTING SITE INFORMATION
INCLUDING SITE DIMENSIONS, TOPOGRAPHY, EXISTING
UTILITIES, SOIL CONDITIONS, AND DRAINAGE
SOLUTIONS SHOULD BE OBTAINED, EVALUATED, &
UTILIZED IN THE FINAL DESIGN. PLEASE VERIFY ALL
DIMENSIONS OF PLAY AREA, SIZE, ORIENTATION, AND
LOCATION OF ALL EXISTING UTILITIES, EQUIPMENT,
AND SITE FURNISHINGS PRIOR TO ORDERING. SLIDES
SHOULD NOT FACE THE HOT AFTERNOON SUN.

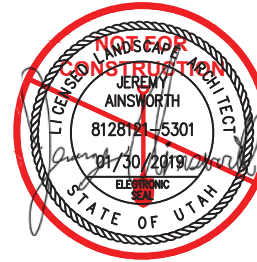
CHOOSE A PROTECTIVE SURFACING MATERIAL THAT
HAS A CRITICAL HEIGHT VALUE TO MEET THE
MAXIMUM FALL HEIGHT FOR THE EQUIPMENT (REF:
ASTM F1487 STANDARD CONSUMER SAFETY
PERFORMANCE SPECIFICATION FOR PLAYGROUND
EQUIPMENT FOR PUBLIC USE, SECTION 8 CURRENT
REVISION). THE SUBSURFACE MUST BE WELL
DRAINED. IF THE SOIL DOES NOT DRAIN NATURALLY
IT MUST BE TILED OR SLOPED 1/8" TO 1/4" PER
FOOT TO A STORM SEWER OR A "FRENCH DRAIN".

ACCESSIBLE/PROTECTIVE
LOOSE FILL MATERIAL
(ENGINEERED WOOD FIBER SUGGESTED)

DESIGNED BY:

COPYRIGHT: 7/31/18
LANDSCAPE STRUCTURES, INC.
601 7th STREET SOUTH - P.O. BOX 198
SEASIDE, MINNESOTA 55255
PH: 1-800-328-0035 FAX: 1-763-972-6091

Date Previous Drawing # Initials

ISSUE DATE		PROJECT NUMBER	PLAN INFORMATION	PROJECT INFORMATION	DEVELOPER / PROPERTY OWNER / CLIENT	LANDSCAPE ARCHITECT / PLANNER	LICENSE STAMP
01-28-2019		UT18062	 BLUE STAKES OF UTAH UTILITY NOTIFICATION CENTER, INC. 1-800-662-4111 www.bluestakes.org	EAGLE VILLAGE EAGLE MOUNTAIN, UTAH	Developer / Property Owner: PATTERSON CONSTRUCTION 11038 HIGHLAND BLVD, HIGHLAND, UT 84003	 PKJ DESIGN GROUP PKJ DESIGN GROUP L.L.C. 3450 N. TRIUMPH BLVD, SUITE 102 LEHI, UTAH 84043 (801) 960-2698 www.pkjdesigngroup.com	 LANDSCAPE PLAN PRELIMINARY PLANS NOT FOR CONSTRUCTION LP-2.7
NO.	REVISION	DATE					PM: JTA
1	XXXX	XX-XX-XX					DRAWN: KBA
2							CHECKED: TM
3							PLOT DATE: 1/30/2019
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5							
6							
7							

EAGLE VILLAGE

EAGLE MOUNTAIN, UTAH

IRRIGATION SPECIFICATIONS

IRRIGATION SPECIFICATIONS

PART 1 - GENERAL

1.1 SUMMARY

Work to be done includes all labor, materials, equipment and services required to complete the Project Irrigation system as indicated on the Construction Drawings, and as specified herein. Includes but is not limited to: Furnishing and installing underground and above ground sprinkler system complete with any accessories necessary for proper function and operation of the system. All plant material on the Project shall be irrigated. Removal and disposal of any existing sprinkler system components are not to be saved, which are disturbed during the construction process. Restoration of any altered or damaged existing landscape to original state and condition.

1.2 SYSTEM DESCRIPTION

A. Design of Irrigation components: Locations of irrigation components on Construction Drawings may be approximate. Piping, sleeving and/or other components shown on Construction drawings may be shown schematically for graphic clarity and demonstration of component groupings and separations. All irrigation components shall be placed in landscaped areas, with the exception of pipe and wire in sleeving under hardscapes. Actual routing of pipe, wire or other components may be altered due to site conditions not accounted for in the design process.

B. Construction requirements: Actual placement may vary as required to achieve a minimum of 100% coverage without overspray onto hardscape, buildings or other features.

C. Layout of Irrigation Components: During layout and staking, consult with Owner Approved Representative (hereafter referred to as OAR) to verify proper placement of irrigation components and to provide Contractor recommendations for changes, where revisions may be advisable. Small or minor adjustments to system layout are permissible to avoid existing field obstructions such as utility boxes or street light poles. Contractor shall place remote control valves in groups as practical to economize on quantity of manifold isolation valves. Quick coupler valves shall be placed with manifold groups and protected by manifold isolation valves. Quick coupler valves are shown on Construction Documents in approximate locations.

1.3 DEFINITIONS

A. Water Supply: Culinary water piping and components, furnished and installed by others to provide irrigation water to this Project, including but not limited to saddles, nipples, spools, shut off valves, corporation stop valves, water meters, pressure regulation valves, and piping upstream of (or prior to) the Point of Connection.

B. Point of Connection: Location where the Contractor shall tie into the water supply. May require saddle, nipples, spools, isolation valves or Stop and Waste valve for landscape irrigation needs and use.

C. Main Line Piping: Pressurized piping downstream of the Point of Connection to provide water to remote control valves and quick couplers. Normally under constant pressure.

D. Lateral Line Piping: Circuit piping downstream of remote control valves to provide water to sprinkler heads, sprinkler heads, drip systems or bubblers.

1.4 REFERENCES

A. The following standards will apply to the work of this Section:

- a. ASTM-American Society for Testing and Materials
- b. IA - The Irrigation Association: Main BMP Document, Landscape Irrigation Scheduling and Water Management Document.

1.5 SUBMITTALS

A. At least thirty (30) days prior to ordering of any materials, the Contractor shall provide manufacturer catalog cut sheet and current printed specifications for each element or component of the irrigation system. Submittals shall be in three ring binders or other similar bound form. Provide five copies of submittals to OAR for distribution. Place cover or index sheet indicating order in submittal document. No material shall be ordered, delivered or any work preceded in the field until the required submittals have been reviewed in its entirety and stamped approved. Delivered material shall match the approved samples.

B. Operation and Maintenance Manual:

- a. At least thirty (30) days prior to final inspection, the Contractor shall provide Operation and Maintenance manual to OAR, containing:
 - i. Manufacturer catalog cut sheet and current printed specifications for each element or component of the irrigation system.
 - ii. Parts list for each operating element of the system
 - iii. Manufacturer printed literature on operation and maintenance of operating elements of the system.
- iv. Section listing instructions for overall system operation and maintenance. Include directions for Spring Start-up and Winterization.
- b. Project Record Copy
 - i. Maintain at project site one copy of all project documents clearly marked "Project Record Copy". Mark any deviation in material installation on Construction drawings. Maintain and update drawing at least weekly. Project Record Copy to be available to OAR on demand.
 - ii. Completed Project As-Built Drawings

- 1. Prior to final inspection, prepare and submit to OAR accurate as-built drawings
- 2. Show detail and dimension changes made during installation. Show significant details and dimensions that were not shown in original Contract Documents.
- 3. Field dimension locations of sleeving, points of connection, main line piping, wiring runs not contained in main line pipe trenches, valves and valve boxes, quick coupler valves.
- 4. Dimensions are to be taken from permanent constructed surfaces, features, or finished edges located at or above finished grade.
- 5. Controller Map: upon completion of system, place in each controller a color coded copy of the area that controller services; indicating zone number, type of plant material and location on project that zone services. Laminate map with heat shrink clear plastic.

1.6 QUALITY ASSURANCE

- A. Acceptance: Do not install work of this section prior to acceptance by OAR of area to receive such work.
- B. Regulatory Requirements: All work and materials shall be according to any and all rules, regulations or codes, whether they are State or Local laws and ordinances. Contract documents, drawings or specifications may not be construed or interpreted to permit work or materials not conforming to the above codes.
- C. Adequate Water Supply: Water supply to this Project exists, installed by others. Connections to these supply lines shall be by this Contractor. Verify that proper connection is available to supply line and is of adequate size. Verify that secondary connection components may be installed if necessary. Perform static pressure test prior to commencement of work. Notify OAR in writing of problems encountered prior to proceeding.
- D. Workmanship and Materials:

- a. It is the intent of this specification that all material herein specified and shown on the construction documents shall be of the highest quality available and meeting the requirements specified.
 - b. All work shall be performed in accordance with the best standards of practice relating to the trade.
- Contractor Qualifications:
- a. Contractor shall provide document or resume including at least the following items:
 - i. That Contractor has been installing sprinklers on commercial projects for five previous consecutive years.
 - ii. Contractor is licensed to perform Landscape and Irrigation construction in the State of this Project.
 - iii. Contractor is bondable for the work to be performed.
 - iv. References of five projects of similar size and scope completed within the last five years. Three of the projects listed shall be local.
 - v. Listing of suppliers where materials will be obtained for use on this Project.
 - vi. Project site Foreman or Supervisor has at least five consecutive years of commercial irrigation installation experience. This person shall be a current Certified Irrigation Contractor in good standing as set forth by the

Irrigation Association. This person shall be on Project site at least 75% of each working day.

- vii. Evidence that Contractor currently employs workers in sufficient quantities to complete Project within time limits that are established by the Contract.
- viii. All General laborers or workers on the Project shall be previously trained and familiar with sprinkler installation and have a minimum of one-year experience. Those workers performing tasks related to PVC pipe shall have certificates designated below.

1.7 DELIVERY-STORAGE-HANDLING

A. During delivery, installation and storage of materials for Project, all materials shall be protected from contamination, damage, vandalism, and prolonged exposure to sunlight. All material stored at Project site shall be neatly organized in a compact arrangement and storage shall not disorganize or other trades on Project site. All material to be installed shall be handled by Contractor with care to avoid breakage or damage. Damaged materials attributed to Contractor shall be replaced with new at Contractor's expense.

1.8 SEQUENCING

A. Perform site survey, research utility records, contact utility location services. The Contractor shall familiarize himself with all hazards and utilities prior to work commencement. Install sleeving prior to installation of concrete, paving or other permanent site elements. Irrigation system Point of Connection components, backflow prevention and pressure regulation devices shall be installed and operational prior to all downstream components. All main lines shall be thoroughly flushed of all debris prior to installation of any sprinkler heads.

1.9 WARRANTY

A. Contractor shall provide one year Warranty. Warranty shall cover all materials, workmanship and labor. Warranty shall include filling and/or repairing depressions or replacing turf or other plantings due to settlement of irrigation trenches or irrigation system elements. Valve boxes, sprinklers or other components settles from original finish grade shall be restored to proper grade. Irrigation system shall have been adjusted to provide proper, adequate coverage of irrigated areas.

1.10 OWNER'S INSTRUCTION

A. After system is installed, inspected, and approved, instruct Owner's Representatives in complete operation and maintenance procedures. Coordinate instruction with references to previously submitted Operation and Maintenance Manual.

1.11 MAINTENANCE

A. Furnish the following items to Owner's Representative:

- a. Two quick coupler keys with hose swivels.
 - b. One of each type or size of quick coupler valve and remote control valve. Five percent of total quantities used of each sprinkler and sprinkler nozzle.
- B. Provide the following services:
- a. Winterize entire irrigation system installed under this contract. Winterize by 'blow-out' method using compressed air. Compressor shall be capable of minimum of 175 CFM. This operation shall occur at the end of first growing season after need for plant irrigation but prior to freezing. Compressor shall be capable of evacuation system of all water pressure regulation device. Compressor shall be regulated to not more than 60 PSI. Start up system the following spring after danger of freezing has passed. Contractor shall train Owner's Representative in proper start-up and winterization procedure.

PART 2 - PRODUCTS

2

2.1 GENERAL NOTES

A. Contractor shall provide materials to be used on this Project. Contractor shall not remove any material purchased for this Project from the Project Site, nor mix Project materials with other Contractor owned materials. Owner retains right to purchase and provide project material.

2.2 POINT OF CONNECTION

A. The Contractor shall connect onto existing irrigation or water main line as needed for Point(s) of Connection. Contractor shall install new main line as indicate.

2.3 CONNECTION ASSEMBLY

A. Culinary water shall be used on this Project.

2.4 CONTROL SYSTEM

A. Power supply to the irrigation controller shall be provided for by this Contract.

B. Controller shall be as specified in the drawings. Controller shall be surge protected.

- a. Installation of wall-mount controllers: Irrigation contractor shall be responsible for this task. Power configuration for wall-mount controllers shall be 120 VAC unless otherwise noted.
- b. Locate Controller(s) in general location shown on Construction drawings. Coordinate power supply and breaker allocation with electrical contractor. Contractor shall be responsible for all power connections to Controllers, whether they are wall mount or pedestal mount. Contractor shall coordinate with electrical or other Project trades as needed to facilitate installation of power to controllers.

C. Wires connecting the remote control valves to the irrigation controller are single conductors, type PE. Wire construction shall incorporate a solid copper conductor and polyethylene (PE) insulation with a minimum thickness of 0.045 inches. The wires shall be UL listed for direct burial in irrigation systems and be rated at a minimum of 30 VAC. Paige Electric Co., LP specification number P70790.

- a. A minimum of 24" of additional wire shall be left at each valve, each splice box and at each controller.
- b. Common wire shall be white in color, 12 gauge. Control wire shall be red in color, 14 gauge. Spare wire shall be looped within each valve box of the grouping it is to service.

D. RCV wire splicing connectors shall be 3M brand DBY or DBR. Wire splicing between controller and valves shall be avoided if at all possible. Any wire splices shall be contained within a valve box. Splices within a valve box that contains no control valves shall be stamped "WIRE SPLICE" or "WS" on box lid.

2.5 SLEEVING

A. Contractor shall be responsible to protect existing underground utilities and components. Sleeving minimum size shall be 2". Sleeving 2" through 4" in size shall be 5/40 PVC solvent weld. Sleeving 6" and larger shall be CL 200 PVC gasketed. Sleeve diameter shall be at least two times the diameter of the pipe within the sleeve. Sleeves shall be extended 6" minimum beyond walk or edge of pavement. Wire or cable shall not be installed in the same sleeve as piping, but shall be installed in separate sleeves. Sleeve ends on sleeve sizes 4" and larger shall be capped with integral corresponding sized PVC slip cap, pressure fit, until used, to prevent contamination. Sleeves shall be installed at appropriate depths for main line pipe or lateral pipe.

2.6 MAIN LINE PIPE

A. All main line pipe 4" and larger shall be Class 200 gasketed bell end. All main line pipe 3" in size and smaller shall be Schedule 40 PVC solvent weld bell end.

- a. Maximum flows allowed through main line pipe shall be:
 - i. 22 GPM - 1 1/2" pipe
 - ii. 30 GPM - 1 1/2" pipe
 - iii. 50 GPM - 2" pipe
 - iv. 75 GPM 2 1/2" pipe
 - v. 100 GPM - 3" pipe
 - vi. 200 GPM - 4" pipe
 - vii. 400 GPM - 6" pipe
- b. Main line pipe shall be buried with 18" cover

2.7 MAIN LINE FITTINGS

A. All main line fittings 3" and larger shall be gasketed ductile iron material. All ductile iron fittings having change of direction shall have proper concrete thrust block installed. All main line fittings smaller than 3" in size shall be Schedule 80 PVC.

2.8 ISOLATION VALVES

A. Isolation valves 3" and larger shall be Waterous brand model 2500 cast iron gate valve, resilient wedge, push on type, with 2" square operating nut. Place sleeve of 6" or larger pipe over top of valve vertically and then extend to grade. Place 10" round valve box over sleeve at grade.

B. Isolation valves 2-1/2" and smaller shall be Apollo brand 70 series brass ball valves, contained in a Carson Standard size valve box. Valves shall be installed with 5/80 PVC TOE Nipples on both sides of the valve. Valve shall be placed so that the handle is vertical toward the top of the valve box in the "off" position.

2.9 MANIFOLDS

A. Action Manifold fittings shall be used to create unions on both sides of each control valve, allowing the valve to be removed from the box without cutting piping. Valves shall be located in boxes with ample space surrounding them to allow access for maintenance and repair. Where practical, group remote control valves in close proximity, and protect each grouping with a manifold isolation valve as shown in details. Manifold Main Line (or Sub-Main Line) and all manifold components and isolation valves shall be at least as large as the largest diameter lateral served by the respective manifold.

2.10 REMOTE CONTROL VALVES

A. Remote control valves shall be as specified on the drawings. Remote control valves shall be located separately and individually in separate control boxes.

2.11 MANUAL CONTROL VALVES

A. Quick coupler valve shall be attached to the manifold sub-main line using a Lasco G175212 swing joint assembly with snap-lock outlet and brass stabilizer elbow. Quick coupler valve shall be placed within a Carson 10" round valve box. Top of quick coupler valve cover shall allow for complete installation of valve box lid, but also allow for insertion and operation of key. Base of quick coupler valve and top of quick coupler swing joint shall be encased in 1/2" gravel. Contractor shall not place quick coupler valves further than 200 feet apart, to allow for spot watering or supplemental irrigation of new plant material. Quick coupler valve at POC shall not be eliminated or relocated.

2.12 LATERAL LINE PIPE

A. All lateral piping shall be Schedule 40 PVC, solvent weld, and bell end. Lateral pipe shall be buried with 12-18" of cover typically. Lateral pipe shall be 1/2", 1", 1 1/2", 1 3/4" or 2" in size as indicated on Construction Drawings.

2.13 LATERAL LINE FITTINGS

A. All lateral line fittings shall be 5/40 PVC

2.14 Spray Sprinklers

A. Spray head sprinklers shall be as specified on the drawings. Nozzles shall be as specified on the drawings.

2.15 VALVE BOXES

A. Carson valve boxes shall be used on this project. Sizes are as directed in these Specifications, detail sheets or plan sheets. Valve boxes shall be centered over the control valve or element they cover. Valve box shall be sized large enough to allow ample room for services access, removal or replacement of valve or element. Valve box shall be set to flush to finish grade of topsoil or barked areas. Contractor shall provide extensions or stack additional valve boxes as necessary to bring valve box pit to proper grade.

2.16 IMPORT BACKFILL

A. All main line pipe, lateral line pipe and other irrigation elements shall be bedded and backfilled with clean soil, free of rocks 1" and larger. Contractor shall furnish and install additional backfill material as necessary due to rocky conditions. Trenches and other elements shall be compacted and/or water settled to eliminate settling. Debris from trenching operations unusable for fill shall be removed from project and disposed of properly by Contractor.

2.17 OTHER PRODUCTS

A. Substitution of equivalent products is subject to the OAR's approval and must be designated as accepted in writing.

- a. The Contractor shall provide materials to make the system complete and operational.

PART 3 - EXECUTION

3

3.1 PREPARATION

A. Contractor shall repair or replace work damaged by irrigation system installation. If damaged work is new, replacement or the original installer of that work shall perform repairs. The existing landscape of this Project shall remain in place. Contractor shall protect and work around existing plant material. Coordination of trench and valve locations shall be laid out the OAR prior to any excavation occurring. Plant material deemed damaged by the OAR shall be replaced with new plant material at Contractor's expense. Contractor shall not cut existing tree roots larger than 2" to install this Project. Route pipe, wire and irrigation elements around tree canopy drip line to minimize damage to tree roots. Contractor shall have no part of existing system used by other portions of site landscape without water for without water for more than 24 hours at a time.

3.2 TRENCHING AND BACKFILL

A. Pulling of pipe shall not be permitted on this project. Over excavate trenches both in width and depth. Ensure base of trench is rock or debris free to protect pipe and wire. Grade trench base to ensure flat, even support of piping. Backfill with clean soil or import material. Contractor shall backfill no less than 2" around entire pipe with clean, rock free fill. Main line piping and fittings shall not be backfilled until OAR has inspected and pipe has passed pressure testing. Perform baseline of backfill operation to eliminate any settling.

3.3 SLEEVING

A. Sleeve all piping and wiring that pass under paving or hardscape features. Wiring shall be placed in separate sleeving from piping. Sleeves shall be positioned relative to structures or obstructions to allow for pipe or wire within to be removed if necessary.

3.4 GRADES AND DRAINAGE

A. Place irrigation pipe and other elements at uniform grades. Winterization shall be by evacuation with compressed air. Automatic drains shall not be installed on this Project. Manual drains shall only be installed at POC where designated on Construction Drawings.

3.5 PVC PIPE

- A. Install pipe to allow for expansion and contraction as recommended by pipe manufacturer.
- B. Install main line pipes with 18" of cover, lateral line pipes with 12" of cover.
- C. Drawings show diagrammatic or conceptual location of piping - Contractor shall install piping to minimize change of direction, avoid placement under large trees or large shrubs, avoid placement under hardscape features.
- D. Plastic pipe shall be cut squarely. Burrs shall be removed. Spigot ends of pipes 3" and larger shall be beveled.
- E. Pipe shall not be glued unless ambient temperature is at least 50 degrees F. Pipe shall not be glued in rainy conditions unless properly tented. All solvent weld joints shall be assembled using IPS 711 glue and P70 primer according to manufacturer's specification, no exceptions. All workers performing glue operations shall provide evidence of certification. Glued main line pipe shall cure a minimum of 24 hours prior to being energized. Lateral lines shall cure a minimum of 2 hours prior to being energized and shall not remain under constant pressure unless cured for 24 hours.
- F. Appropriate thrust blocking shall be performed on fittings 3" and larger. All threaded joints shall be wrapped with Teflon tape or paste unless directed by product manufacturer or sealing by o-ring.

3.6 CONTROLLERS

- A. All grounding for pedestal controllers shall be as directed by controller manufacturer and ASIC guidelines, not to exceed a resistance reading of 5 OHMs.
- B. Locate controllers in protected, inconspicuous places, when possible. Coordinate location of pedestal controllers with Landscape Architect to minimize visibility.
- C. Coordinate location of wall mount controllers with building or electrical Contractor to facilitate electrical service and future maintenance needs. Wall mount shall be securely fastened to surface. If exterior mounted, wall mount controllers shall have electrical service wire and field control wire in separate, appropriate sized weatherproof

electrical conduit, PVC pipe shall not be used.

D. Wire under hardscape surfaces shall be placed continuously in conduit. Contractor shall be responsible to coordinate sleeving needs for conduit or sweeps elbows from exterior to interior of building.

E. Pedestal controllers shall be placed upon VIT-Strong Box Quick Pad as per manufacturer's recommendations. Controllers shall be oriented such that Owner's Representative maintenance personnel may access easily and perform field system tests efficiently.

F. Place Standard valve box at base of controller or nearby to allow for three to five feet of slack field control wire to be placed at each controller. This Contractor shall provide conduit access if needed for Electrical Contractor. Electrical supply and installation, as well as hook-up to controller shall be by this Contractor.

3.7 VALVES

- A. Isolation valves, remote control valves, and quick coupler valves shall be installed according to manufacturer recommendation and Contract Specifications and Details.
- B. Valve boxes shall be set over valves so that all parts of the valve can be reached for service.
- C. Valve box and lid shall be set to be flush with finished grade. Only one remote control valve may be installed in a Carson 1419124 box. Place a minimum of 4" of 1/2" washed gravel beneath valve box for drainage. Bottom of remote control valve shall be a minimum of 2" above gravel.

3.8 SPRINKLER HEADS

- A. No sprinkler shall be located closer than 6" to walls, fences, or buildings.
- B. Heads adjacent to walks, curbs, or paths shall be located at grade and 2" away from hardscape.
- C. Control valves shall be opened and fully flush lateral line pipe and swing joints prior to installation of sprinklers.
- D. Spray heads shall be installed and flushed again prior to installation of nozzles.
- E. Contractor shall be responsible for adjustment if necessary due to grade changes during landscape construction.

3.9 FIELD QUALITY CONTROL

- A. Main line pipes shall not be backfilled or accepted until the system has been tested for 2 hours at 100 psi.
- B. Main line pressure test shall include all pipe and components from the point of connection to the upstream side of remote control valves. Test shall include all manifold components under constant pressure. Piping may be tested in sections that can be isolated.
- C. Contractor shall provide pressurized water pump to increase or boost pressure where existing static pressure is less than 100 psi.
- D. Schedule testing with OAR 48 hours in advance for approval.
- E. Leaks or defects shall promptly be repaired or rectified at the Contractors expense and retested until able to pass testing.
- F. Grounding resistance at pedestal controller shall also be tested and shall not exceed 5 OHMs.

3.10 ADJUSTMENT

A. Sprinkler heads shall be adjusted to proper height when installed. Changes in grade or adjustment of head height after installation shall be considered a part of the original contract and at Contractor's expense.

B. Adjust all sprinkler heads for arc, radius, proper trim and distribution to cover all landscaped areas that are to be irrigated.

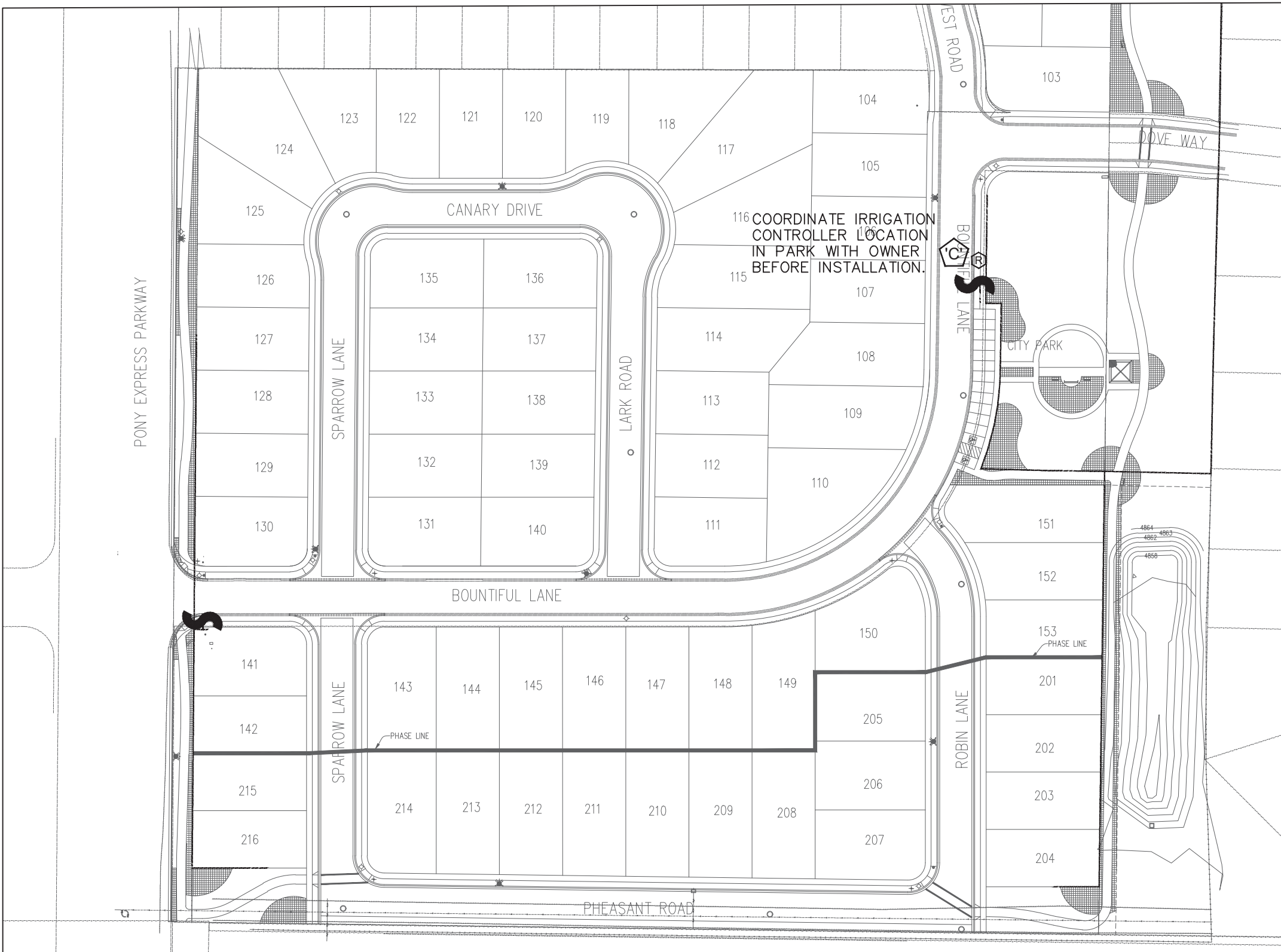
C. Adjust sprinklers so they do not water buildings, structures, or other hardscape features.

D. Adjust run times of station to meet needs of plant material the station services.

3.11 CLEANING

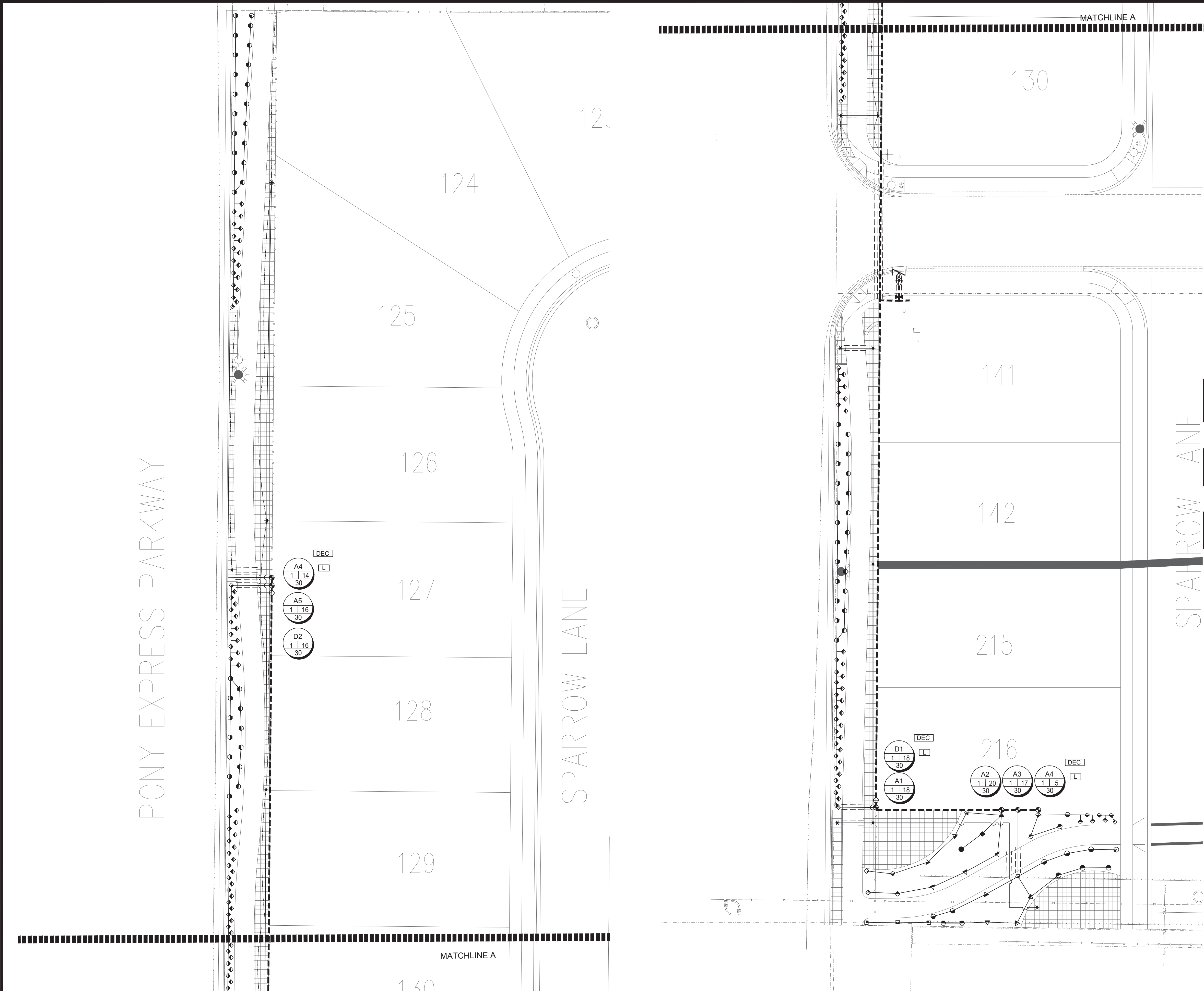
- A. Contractor shall be responsible for cleanliness of jobsite. Work areas shall be swept cleanly and picker up daily.
- B. Open trenches or hazards shall be protected with yellow caution tape.
- C. Contractor is responsible for removal and disposal of trash and debris generated as a result of this Project.
- D. OAR shall perform periodic as well as a final cleanliness inspection.
- E. Contractor shall leave Project in at least a "broom clean" condition.

END OF SECTION



2" MAINLINE ROUTING ,CONTROLLER AND (2) P.O.C.
LOCATIONS OVERVIEW

ISSUE DATE			PROJECT NUMBER			PLAN INFORMATION			PROJECT INFORMATION			DEVELOPER / PROPERTY OWNER / CLIENT			LANDSCAPE ARCHITECT / PLANNER			LICENSE STAMP		
01-30-2019			UT18062									Developer / Property Owner:			LANDSCAPE ARCHITECT / PLANNER			LICENSE STAMP		
												GREG POULSEN GREG@EAGLEMOUNTAINUTAH.COM			PKJ DESIGN GROUP			JTA		
															PKJ DESIGN GROUP L.L.C.			KBA		
																		TM		
																		1/30/2019		
																		IRRIGATION PLAN		
																		PRELIMINARY PLANS NOT FOR CONSTRUCTION		
																		IR-1.0		



IRRIGATION LEGEND

SYMBOL	MANUFACTURER—MODEL NUMBER	PAT.	RD.	PSI	GPM							
					Q	T	H	TT	TQ	F		
	RAINBIRD RD04-S-PRS POP UP SPRAY 5 SERIES	Q.T.H.F.	5'	30	.10	.15	.20	na	na	.40		
	RAINBIRD RD04-S-PRS POP UP SPRAY 8 U-SERIES	Q.T.H.F.	8'	30	.26	.35	.52	na	na	1.05		
	RAINBIRD RD04-S-PRS POP UP SPRAY 10 U-SERIES	Q.T.H.F.	10'	30	.39	.53	.79	na	na	1.58		
	RAINBIRD RD04-S-PRS POP UP SPRAY 12 U-SERIES	Q.T.H.F.	12'	30	.65	.87	1.30	1.74	1.95	2.60		
	RAINBIRD RD04-S-PRS POP UP SPRAY 15 U-SERIES	Q.T.H.F.	15'	30	.92	1.23	1.85	2.48	2.78	3.70		
	RAINBIRD RD04-S-PRS POP UP SPRAY 15 SST	SST	15'	30	1.21							
	RAINBIRD RD04-S-PRS POP UP SPRAY 15 EST	EST	15'	30	.61							
	RAINBIRD 5000 SERIES MPR NOZZLES	Q.T.H.F.	varies	30	varies	varies	varies	na	na	varies		
	RAINBIRD 8006 SERIES #14 28 NOZZLES	Q.T.H.F.	15'	30	6.6	12.61	24.3	na	na	varies		
	CONTROLLER: RAINBIRD ESP-LXD CONTROLLER WITH LMR REMOTE KIT, PLACE IN LXMM PEDISTAL, CONTRACTOR TO ADJUST LOCATION WITH OWNER PRIOR TO CONSTRUCTION.											
	VALVE DECODER (AT ALL VALVE GROUPINGS) INSTALL PER MANUFACTURER'S SPEC.											
	LIGHTNING ARRESTER (AT ALL VALVE GROUPINGS) INSTALL PER MANUFACTURER'S SPEC.											
	MASTER VALVE											
	FLOW SENSOR											
	RAINBIRD WR2-RC WIRELESS RAIN SHUT OFF DEVICE											
	IRRIGATION POINT OF CONNECTION AND RPZ BACKFLOW PREVENTION - CONNECT TO WATER SERVICE LINE AND METER. (SEE CIVIL PLANS) CONTRACTOR LOCATE AND VERIFY EXACT LOCATION ON SITE.											
	QUICK COUPLER: RAINBIRD 44LRC INSTALL PER MANUFACTURER'S SPEC. 10" RND. VALVE BOX. SEE DETAIL.											
	ISOLATION BALL VALVE - LINE SIZED INSTALL PER MANUFACTURER'S SPEC.											
	REMOTE CONTROL VALVE: RAINBIRD PESB-NP-PRS-D AUTOMATIC CONTROL VALVE (SIZE AS NOTED ON PLAN) JUMBO BOX-PURPLE LID											
	DRIP CONTROL ZONE KIT: RAINBIRD XCZ-(PER PLAN)-PRBR-COM MED FLOW (SIZE AS NOTED ON PLAN)											
	DRIP CONNECTION: PROVIDE DRIP IRRIGATION TO ALL TREES, SHRUBS, AND PERENNIALS IN PLANTER AREAS SUB-MAINLINE: SCHEDULE 40 PVC WITH SCHEDULE 80 FITTINGS, 2" DIAMETER 24" MIN. COVER											
	LATERAL LINE: SCHEDULE 40 PVC WITH SCH. 40 FITTINGS. SEE PIPE SIZING CHART											
	DRIP LINE: RAINBIRD XFSP-09-18-100 OR EQUIVALENT											
	CLASS 200 SLEEVE PER PLAN											
	WIRE CHASE, SIZE TO BE TWICE THE DIAMETER OF THE WIRE BUNDLE WITHIN. 1.1/4" DIAMETER MINIMUM											
	NOT SHOWN											
	NOT SHOWN											

DRIP ZONE

TYPE	PART NUMBER	EMITTER FLOW	EMITTER SPACING	ROW SPACING	ROW SPACING
XFSP DRIPLINE	XFSP-09-18	9 GPH	18"	18"	18-21 IN.
TOTAL DRIP ZONE FLOW	20 GPM	TIME TO APPLY 1/4" OF WATER	23		
MAX. LATERAL LENGTH OF TUBING	350 FT	REQUIRED NUMBER OF STAKES	500		
TOTAL LENGTH OF ZONE DRIPLINE	2,000 FT (varies per plan)	NUMBER OF FLUSH POINTS	2		
APPLICATION RATE	64 IN. / HR	SUGGESTED HEADER & FOOTER PIPE SIZE	CLASS 200 1.25"		

*NUMBERS MAY CHANGE DUE TO SIZE OF DRIP ZONE PER PLAN

90 Day Establishment Period Irrigation Schedule (April, May, June)								
Type	Sun	Mon	Tues	Wed	Thurs	Fri	Sat	Operating Pressure
Turf	15 min	15 min	15 min	15 min	15 min	15 min	15 min	30 psi
Shrubs	25 min	0	25 min	0	25 min	0	25 min	40 psi

Note: Begin irrigation 4:00 am, only 1 cycle per day.

Regular Irrigation Schedule (see Seasonal Differential Chart)								
Type	Sun	Mon	Tues	Wed	Thurs	Fri	Sat	Operating Pressure
Turf	15 min	15 min	15 min	15 min	15 min	15 min	15 min	30 psi
Shrubs	45 min	45 min	45 min	45 min	45 min	45 min	45 min	40 psi

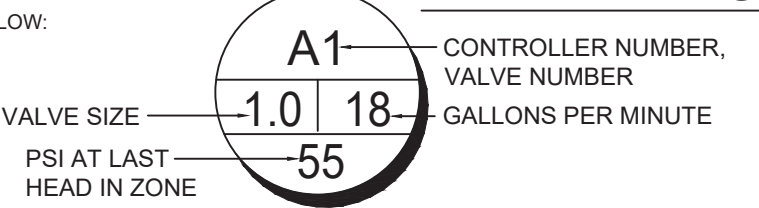
Note: Begin irrigation 4:00 am, only 1 cycle per day.

Seasonal Differential						
April	May	June	July	August	Sept.	October
Turf	10 min	10 min	15 min	15 min	15 min	10 min
Shrubs	30 min	30 min	45 min	45 min	45 min	30 min

IRRIGATION NOTES

- ALL PIPE TO BE SCHEDULE 40 PVC PIPE OR BETTER. NO POLY PIPE SHALL BE INCLUDED. FITTINGS MUST BE SCHEDULE 40 OR BETTER ON LATERAL LINES AND SCHEDULE 80 OR BETTER ON MAIN LINE. SIZE PER PLAN.
- MAIN LINES SHALL BE 24" DEEP MIN. AND LATERAL LINES 12" DEEP MIN. NO ROCK GREATER THAN 1/2" DIAMETER SHALL BE ALLOWED IN TRENCHES. TRENCHING BACKFILL MATERIAL SHALL BE COMPACTED TO PROPER FINISHED GRADE.
- CONTRACTOR SHALL HAVE ALL UTILITIES BLUE STAKED PRIOR TO DIGGING. ANY DAMAGE TO THE UTILITIES SHALL BE REPAIRED AT THE EXPENSE OF THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.
- PLACE ALL IRRIGATION IN LANDSCAPE AREAS AND ON THE PROPERTY OF THE OWNER.
- MODIFY LOCATION OF IRRIGATION COMPONENTS TO AVOID PLACING TREES, SHRUBS AND OTHER SITE ELEMENTS DIRECTLY OVER PIPE, PER PLANS. DO NOT LOCATE VALVE BOXES IN LAWN AREAS UNLESS DIRECTED TO BY LANDSCAPE ARCHITECT.
- CONTRACTOR SHALL INSTALL A QUICK COUPLER AT POINT OF CONNECTION IN ORDER TO BLOW OUT THE SYSTEM WITH AN AIR COMPRESSOR EACH FALL.
- CONTRACTOR SHALL USE ONLY COMMERCIAL GRADE IRRIGATION PRODUCTS AND IS RESPONSIBLE FOR ENSURING ACCURATE COUNTS AND QUANTITIES OF ALL IRRIGATION MATERIALS FOR BIDDING AND INSTALLATION PURPOSES.
- INSTALL DRIP IRRIGATION PER DETAILS. CONTRACTOR SHALL MAKE ADJUSTMENTS AS NECESSARY.
- CONTRACTOR SHALL PROVIDE AND INSTALL SLEEVES FOR ALL PIPES AND WIRES UNDER PAVEMENT AND SIDEWALKS. SLEEVES SHALL BE 2 SIZES LARGER THAN PIPE INSIDE. ALL WIRE SHALL BE IN SEPARATE SLEEVES (NOT SHOWN). ALL CONTROL WIRE SHALL BE INSTALLED IN CLASS 200 PIPE. PLACE JUNCTION BOXES WHERE NECESSARY TO MINIMIZE LONG RUNS. COORDINATE WITH ALL TRADES.
- WATER LINES AND ELECTRICAL LINES MUST NOT SHARE CONDUITS. ALL WIRE CONNECTIONS MUST BE CONTAINED IN VALVE BOX WITH 3' OF EXTRA WIRE. WIRE TO BE CONNECTED TO MAIN LINE PIPE WHERE POSSIBLE WITH TAPE AT 25' INTERVALS. SLACK IN CONTROL WIRES REQUIRED AT EVERY CHANGE OF DIRECTION. WIRES MUST HAVE SEPARATE COLORS FOR COMMON, CONTROL AND SPARE. MINIMUM 1 SPARE WIRE FOR EVERY 5 VALVES. ALL CONTROL WIRES TO BE INSULATED 14 GAUGE COPPER. ALL SPARE WIRES MUST "HOME RUN" TO CONTROLLER AND SPARE WIRES AVAILABLE AT ALL VALVE MANIFOLDS AND CLUSTERS.
- ALL SLEEVES INSTALLED SHALL BE DUCT TAPED TO PREVENT DIRT OR OTHER DEBRIS ENTERING PIPE. ALL SLEEVES SHALL BE IDENTIFIED BY WOOD OR PVC STAKES AND BE SPRAY PAINTED WITH MARKING PAINT. REMOVE STAKES ONCE IRRIGATION SYSTEM IS COMPLETE.
- IRRIGATION SYSTEM MUST CONTAIN CHECK VALVES TO PREVENT LOW POINT DRAINAGE.
- SPACE ALL SPRAY HEADS 2' AWAY FROM ANY HARDSCAPE.
- CONTRACTOR SHALL MATCH PRECIPITATION RATES AS MUCH AS POSSIBLE FOR ALL LANDSCAPED AREAS. OVERHEAD IRRIGATION MUST HAVE A MINIMUM DU (DISTRIBUTION UNIFORMITY) OF 60%.
- IRRIGATION CONTRACTOR SHALL PRESSURE TEST MAINLINE FOR LEAKS PRIOR TO BACKFILLING.
- ALL WORK SHALL BE IN ACCORDANCE WITH APPLICABLE CITY AND/OR COUNTY CODES. THE CONTRACTOR SHALL APPLY AND PAY FOR ALL NECESSARY PERMITS.
- IRRIGATION INSTALLATION TO COMPLY WITH APPLICABLE CITY SPECIFICATIONS AND DRAWINGS.
- ACTUAL INSTALLATION OF IRRIGATION SYSTEM MAY VARY SOMEWHAT FROM PLANS. THE CONTRACTOR IS RESPONSIBLE TO MAKE ADJUSTMENTS AS NEEDED TO ENSURE PROPER COVERAGE OF ALL LANDSCAPED AREAS.
- CONTRACTOR SHALL INSTALL IRRIGATION SYSTEM WITH HEAD TO HEAD COVERAGE IN ALL TURF AREAS. USE HE-VAN NOZZLES AS NECESSARY TO PROVIDE PROPER COVERAGE AND TO KEEP WATER OFF OF BUILDINGS AND HARDSCAPES.
- POWER TO CONTROLLER TO BE PROVIDED BY OWNER. OWNER TO SPECIFY EXACT LOCATION OF CONTROLLER. INSTALL PER MANUFACTURERS INSTRUCTIONS. CONTRACTOR SHALL INSTALL A RAIN SENSOR WITH CONTROLLER UNLESS OTHERWISE DIRECTED BY OWNER OR LANDSCAPE ARCHITECT.
- DESIGN AND INSTALL THE BACKFLOW PREVENTOR IN THE PROPER PLACE TO ENSURE THAT NO WATER IS CONTAMINATING THE SYSTEM.
- LATERAL LINES SHALL BE NO SMALLER THAN 3/4". LANDSCAPE CONTRACTOR TO ENSURE THE FOLLOWING PIPE SIZES DO NOT EXCEED THE SUGGESTED GPM LISTED BELOW:
3/4" 8 GPM
1" 12 GPM
1-1/2" 30 GPM
2" 53 GPM
2-1/2" 75 GPM
3" 110 GPM
4" 180 GPM

VALVE ID TAG



NOTE:
1. VALVE ID TAGS ARE LOCATED NEAR VALVES IN THE ORDER THE VALVES APPEAR ON THE DRAWING

ISSUE DATE		PROJECT NUMBER		PLAN INFORMATION		PROJECT INFORMATION		DEVELOPER / PROPERTY OWNER / CLIENT		LANDSCAPE ARCHITECT / PLANNER		LICENSE STAMP	
01-30-2019		UT18062		 BLUE STAKES OF UTAH UTILITY NOTIFICATION CENTER, INC. 1-800-662-4111 www.bluestakes.org		 0' 10' 20' 40' 80' GRAPHIC SCALE: 1" = 20'		Developer / Property Owner: GREG POULSEN GREG@EAGLEMOUNTAINUTAH.COM		 PKJ DESIGN GROUP L.L.C. 3450 N. TRIUMPH BLVD. SUITE 102 LEHI, UTAH 84043 (801) 960-2698 www.pkjdesigngroup.com		 DAVID W. PETERSON, P.E. 12 West 100 North, SUITE # 201 AMERICAN FORK, UTAH 84003 (801) 756-4504	
NO. REVISION DATE		1 XXXX XX-XX-XX		2		3		4		5		6	
7													

EAGLE VILLAGE
EAGLE MOUNTAIN, UTAH

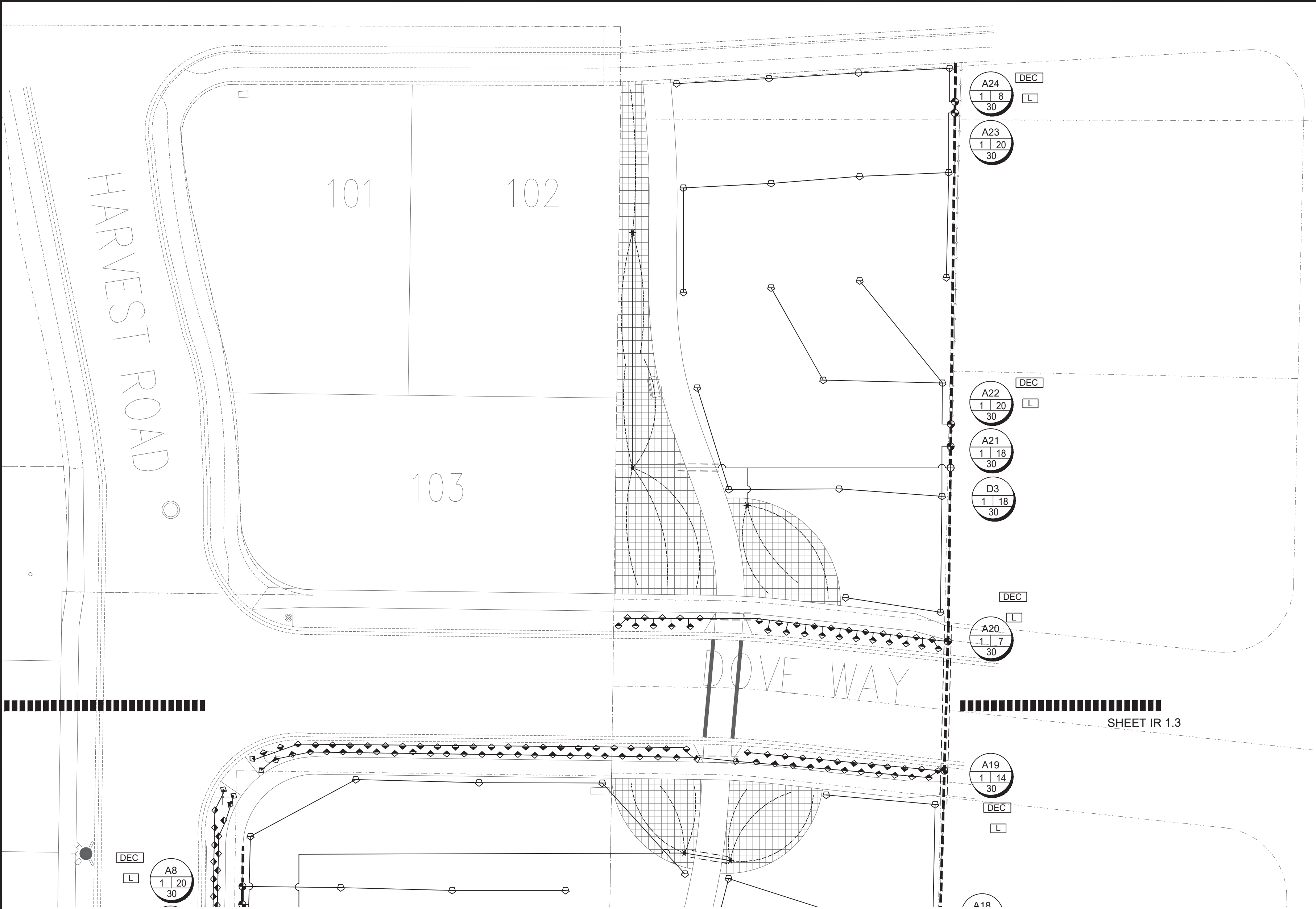
Developer / Property Owner:
GREG POULSEN
GREG@EAGLEMOUNTAINUTAH.COM

Client / Engineer:
DAVID W. PETERSON, P.E.
12 West 100 North, SUITE # 201
AMERICAN FORK, UTAH 84003 (801) 756-4504

LANDSCAPE ARCHITECT / PLANNER
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3450 N. TRIUMPH BLVD. SUITE 102
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www.pkjdesigngroup.com

LICENSE STAMP
DAVID W. PETERSON, P.E.
12 West 100 North, SUITE # 201
AMERICAN FORK, UTAH 84003 (801) 756-4504

IR-1.1



IRRIGATION LEGEND

SYMBOL	MANUFACTURER—MODEL NUMBER	PAT.	RD.	PSI	GPM							
					Q	T	H	TT	TQ	F		
	RAINBIRD RD04-S-PRS POP UP SPRAY 5 SERIES	Q.T.H.F	5'	30	.10	.15	.20	na	na	.40		
	RAINBIRD RD04-S-PRS POP UP SPRAY 8 U-SERIES	Q.T.H.F	8'	30	.26	.35	.52	na	na	1.05		
	RAINBIRD RD04-S-PRS POP UP SPRAY 10 U-SERIES	Q.T.H.F	10'	30	.39	.53	.79	na	na	1.58		
	RAINBIRD RD04-S-PRS POP UP SPRAY 12 U-SERIES	Q.T.H.F	12'	30	.65	.87	1.30	1.74	1.95	2.60		
	RAINBIRD RD04-S-PRS POP UP SPRAY 15 U-SERIES	Q.T.H.F	15'	30	.92	1.23	1.85	2.48	2.79	3.70		
	RAINBIRD RD04-S-PRS POP UP SPRAY 15 SST	SST	15'	30	1.21							
	RAINBIRD RD04-S-PRS POP UP SPRAY 15 EST	EST	15'	30	.61							
	RAINBIRD 5000 SERIES MPR NOZZLES	Q.T.H.F	varies	30	varies	varies	varies	na	na	varies		
	RAINBIRD 800S SERIES #4, #14, #28 NOZZLES	Q.T.H.F	6.6'	12.6'	24.3'			na	na	varies		
	CONTROLLER: RAINBIRD ESP-LXD CONTROLLER WITH LMR REMOTE KIT, PLACE IN LXMM PEDISTAL, CONTRACTOR TO ADJUST LOCATION WITH OWNER PRIOR TO CONSTRUCTION.											
	VALVE DECODER (AT ALL VALVE GROUPINGS) INSTALL PER MANUFACTURER'S SPEC.											
	LIGHTNING ARRESTER (AT ALL VALVE GROUPINGS) INSTALL PER MANUFACTURER'S SPEC.											
	MASTER VALVE											
	FLOW SENSOR											
	RAINBIRD WR2-RC WIRELESS RAIN SHUT OFF DEVICE											
	IRRIGATION POINT OF CONNECTION AND RPZ BACKFLOW PREVENTION - CONNECT TO WATER SERVICE LINE AND METER. (SEE CIVIL PLANS) CONTRACTOR LOCATE AND VERIFY EXACT LOCATION ON SITE.											
	QUICK COUPLER: RAINBIRD 44LRC INSTALL PER MANUFACTURER'S SPEC. 10" RND. VALVE BOX. SEE DETAIL.											
	ISOLATION BALL VALVE - LINE SIZED INSTALL PER MANUFACTURER'S SPEC.											
	REMOTE CONTROL VALVE: RAINBIRD PESB-NP-PRS-D AUTOMATIC CONTROL VALVE (SIZE AS NOTED ON PLAN)											
	JUMBO BOX- PURPLE LID											
	DRIP CONTROL ZONE KIT: RAINBIRD XCZ-(PER PLAN)-PRBR-COM MED FLOW (SIZE AS NOTED ON PLAN)											
	DRIP CONNECTION: PROVIDE DRIP IRRIGATION TO ALL TREES, SHRUBS, AND PERENNIALS IN PLANTER AREAS											
	SUB-MAINLINE: SCHEDULE 40 PVC WITH SCHEDULE 80 FITTINGS, 2" DIAMETER 24" MIN. COVER											
	LATERAL LINE: SCHEDULE 40 PVC WITH SCH. 40 FITTINGS. SEE PIPE SIZING CHART											
	DRIP LINE: RAINBIRD XFSP-09-18-100 OR EQUIVALENT											
	CLASS 200 SLEEVE PER PLAN											
	WIRE CHASE, SIZE TO BE TWICE THE DIAMETER OF THE WIRE BUNDLE WITHIN. 1.1/4" DIAMETER MINIMUM											
	14 GAUGE SOLID COPPER SINGLE STRAND CONTROL WIRE. INSTALL PER MANUFACTURER'S SPEC.											
	PROVIDE 2 WIRE LOOP SYSTEM.											

DRIP ZONE

	TYPE	PART NUMBER	EMITTER FLOW	EMITTER SPACING	ROW SPACING	ROW SPACING
	XFS DRIPLINE	XFSP-09-18	9 GPH	18"	18"	18-21 IN.
	TOTAL DRIP ZONE FLOW	20 GPM	TIME TO APPLY 1/4" OF WATER	23		
	MAX. LATERAL LENGTH OF TUBING	350 FT	REQUIRED NUMBER OF STAKES	500		
	TOTAL LENGTH OF ZONE DRIPLINE	2,000 FT (varies per plan)	NUMBER OF FLUSH POINTS	2		
	APPLICATION RATE	64 IN. / HR	SUGGESTED HEADER & FOOTER PIPE SIZE	CLASS 200 1.25"		
	*NUMBERS MAY CHANGE DUE TO SIZE OF DRIP ZONE PER PLAN					

90 Day Establishment Period Irrigation Schedule (April, May, June)

	Type	Sun	Mon	Tues	Wed	Thurs	Fri	Sat	Operating Pressure
Turf	Turf	15 min	15 min	15 min	15 min	15 min	15 min	15 min	30 psi
Shrubs	Shrubs	25 min	0	25 min	0	25 min	0	25 min	40 psi

Note: Begin irrigation 4:00 am, only 1 cycle per day.

Regular Irrigation Schedule (see Seasonal Differential Chart)

	Type	Sun	Mon	Tues	Wed	Thurs	Fri	Sat	Operating Pressure
Turf	Turf	15 min	15 min	15 min	15 min	15 min	15 min	15 min	30 psi
Shrubs	Shrubs	45 min	0	45 min	0	45 min	0	45 min	40 psi

Note: Begin irrigation 4:00 am, only 1 cycle per day.

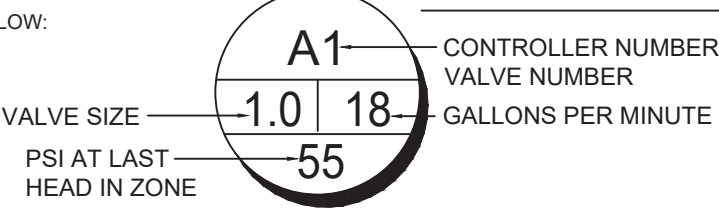
Seasonal Differential

	April	May	June	July	August	Sept.	October
Turf	10 min	10 min	15 min	15 min	15 min	10 min	10 min
Shrubs	30 min	30 min	45 min	45 min	45 min	30 min	30 min

IRRIGATION NOTES

- ALL PIPE TO BE SCHEDULE 40 PVC PIPE OR BETTER. NO POLY PIPE SHALL BE INCLUDED. FITTINGS MUST BE SCHEDULE 40 OR BETTER ON LATERAL LINES AND SCHEDULE 80 OR BETTER ON MAIN LINE. SIZE PER PLAN.
- MAIN LINES SHALL BE 24" DEEP MIN. AND LATERAL LINES 12" DEEP MIN. NO ROCK GREATER THAN 1/2" DIAMETER SHALL BE ALLOWED IN TRENCHES. TRENCHING BACKFILL MATERIAL SHALL BE COMPACTED TO PROPER FINISHED GRADE.
- CONTRACTOR SHALL HAVE ALL UTILITIES BLUE STAKED PRIOR TO DIGGING. ANY DAMAGE TO THE UTILITIES SHALL BE REPAIRED AT THE EXPENSE OF THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.
- PLACE ALL IRRIGATION IN LANDSCAPE AREAS AND ON THE PROPERTY OF THE OWNER.
- MODIFY LOCATION OF IRRIGATION COMPONENTS TO AVOID PLACING TREES, SHRUBS AND OTHER SITE ELEMENTS DIRECTLY OVER PIPE, PER PLANS. DO NOT LOCATE VALVE BOXES IN LAWN AREAS UNLESS DIRECTED TO BY LANDSCAPE ARCHITECT.
- CONTRACTOR SHALL INSTALL A QUICK COUPLER AT POINT OF CONNECTION IN ORDER TO BLOW OUT THE SYSTEM WITH AN AIR COMPRESSOR EACH FALL.
- CONTRACTOR SHALL USE ONLY COMMERCIAL GRADE IRRIGATION PRODUCTS AND IS RESPONSIBLE FOR ENSURING ACCURATE COUNTS AND QUANTITIES OF ALL IRRIGATION MATERIALS FOR BIDDING AND INSTALLATION PURPOSES.
- INSTALL DRIP IRRIGATION PER DETAILS. CONTRACTOR SHALL MAKE ADJUSTMENTS AS NECESSARY.
- CONTRACTOR SHALL PROVIDE AND INSTALL SLEEVES FOR ALL PIPES AND WIRES UNDER PAVEMENT AND SIDEWALKS. SLEEVES SHALL BE 2 SIZES LARGER THAN PIPE INSIDE. ALL WIRE SHALL BE IN SEPARATE SLEEVES (NOT SHOWN). ALL CONTROL WIRE SHALL BE INSTALLED IN CLASS 200 PIPE. PLACE JUNCTION BOXES WHERE NECESSARY TO MINIMIZE LONG RUNS OR AT DIRECTIONAL CHANGES. COORDINATE WITH ALL TRADES.
- WATER LINES AND ELECTRICAL LINES MUST NOT SHARE CONDUITS. ALL WIRE CONNECTIONS MUST BE CONTAINED IN VALVE BOX WITH 3' OF EXTRA WIRE. WIRE TO BE CONNECTED TO MAIN LINE PIPE WHERE POSSIBLE WITH TAPE AT 25' INTERVALS. SLACK IN CONTROL WIRES REQUIRED AT EVERY CHANGE OF DIRECTION. WIRES MUST HAVE SEPARATE COLORS FOR COMMON, CONTROL AND SPARE. MINIMUM 1 SPARE WIRE FOR EVERY 5 VALVES. ALL CONTROL WIRES TO BE INSULATED 14 GAUGE COPPER. ALL SPARE WIRES MUST "HOME RUN" TO CONTROLLER AND SPARE WIRES AVAILABLE AT ALL VALVE MANIFOLDS AND CLUSTERS.
- ALL SLEEVES INSTALLED SHALL BE DUCT TAPED TO PREVENT DIRT OR OTHER DEBRIS ENTERING PIPE. ALL SLEEVES SHALL BE IDENTIFIED BY WOOD OR PVC STAKES AND BE SPRAY PAINTED WITH MARKING PAINT. REMOVE STAKES ONCE IRRIGATION SYSTEM IS COMPLETE.
- IRRIGATION SYSTEM MUST CONTAIN CHECK VALVES TO PREVENT LOW POINT DRAINAGE.
- SPACE ALL SPRAY HEADS 2' AWAY FROM ANY HARDSCAPE.
- CONTRACTOR SHALL MATCH PRECIPITATION RATES AS MUCH AS POSSIBLE FOR ALL LANDSCAPED AREAS. OVERHEAD IRRIGATION MUST HAVE A MINIMUM DU (DISTRIBUTION UNIFORMITY) OF 60%.
- IRRIGATION CONTRACTOR SHALL PRESSURE TEST MAINLINE FOR LEAKS PRIOR TO BACKFILLING.
- ALL WORK SHALL BE IN ACCORDANCE WITH APPLICABLE CITY AND/OR COUNTY CODES. THE CONTRACTOR SHALL APPLY AND PAY FOR ALL NECESSARY PERMITS.
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VALVE ID TAG



- NOTE:
1. VALVE ID TAGS ARE LOCATED NEAR VALVES IN THE ORDER THE VALVES APPEAR ON THE DRAWING

ISSUE DATE

01-30-2019

PROJECT NUMBER

UT18062

PLAN INFORMATION

811

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

PROJECT INFORMATION

EAGLE VILLAGE

EAGLE MOUNTAIN, UTAH

DEVELOPER / PROPERTY OWNER / CLIENT

Developer / Property Owner:

GREG POULSEN
GREG@EAGLEMOUNTAINUTAH.COM

LANDSCAPE ARCHITECT / PLANNER

PKJ DESIGN GROUP L.L.C.
3450 N. TRIUMPH BLVD. SUITE 102
LEHI, UTAH 84043 (801) 960-2698
www.pkjdesigngroup.com

LICENSE STAMP

PM:

JTA

DRAWN:

KBA

CHECKED:

TM

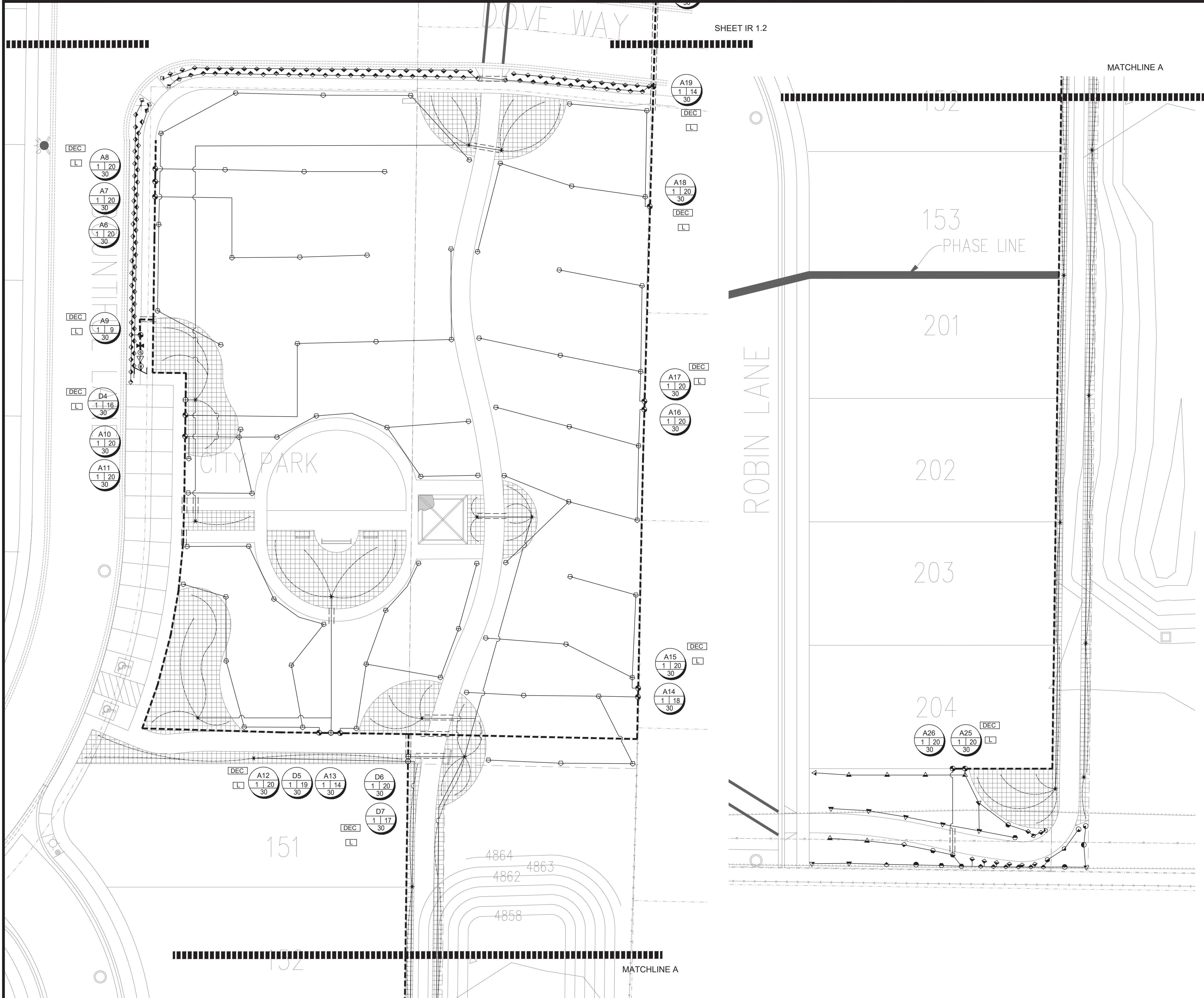
PLOT DATE:

10/8/2018

EXCE ENGINEERING

DAVID W. PETERSON, P.E.
12 West 100 North, SUITE # 201
AMERICAN FORK, UTAH 84003 (801) 756-4504

GRAPHIC SCALE: 1" = 20'



90 Day Establishment Period Irrigation Schedule (April, May, June)										
	Type	Sun	Mon	Tues	Wed	Thurs	Fri	Sat	Operating Pressure	
Turf		15 min	15 min	15 min	15 min	15 min	15 min	15 min	30 psi	
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Note: Begin irrigation 4:00 am, only 1 cycle per day.

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Turf	10 min	10 min	15 min	15 min	15 min	10 min	10 min
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VALVE ID TAG

THE FOLLOWING PIPE SIZES DO NOT EXCEED THE SUGGESTED GPM LISTED BELOW:	
3/4"	8 GPM
1"	12 GPM
1-1/2"	30 GPM
2"	53 GPM
2-1/2"	75 GPM
3"	110 GPM
4"	180 GPM

VALVE SIZE — 1.0 18 55

PSI AT LAST HEAD IN ZONE

NOTE:

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IRRIGATION LEGEND

SYMBOL	MANUFACTURER—MODEL	NUMBER	PAT.	RD.	PSI	Q	T	H	TT	TQ	F
◆ ◆	RAINBIRD RD04-S-PRS POP UP SPRAY 5 SERIES	Q.T.H.F	5'	30	10	15	20	na	na	40	
● ●	RAINBIRD RD04-S-PRS POP UP SPRAY 8 U-SERIES	Q.T.H.F	8'	30	26	35	52	na	na	1.05	
● ●	RAINBIRD RD04-S-PRS POP UP SPRAY 10 U-SERIES	Q.T.H.F	10'	30	39	53	79	na	na	1.58	
● ●	RAINBIRD RD04-S-PRS POP UP SPRAY 12 U-SERIES	Q.T.H.TTQF	12'	30	65	87	130	1.74	1.95	2.60	
▽ ▽	RAINBIRD RD04-S-PRS POP UP SPRAY 15 U-SERIES	Q.T.H.TT	15'	30	92	123	1.85	2.48	2.78	3.70	
▽ ▽	RAINBIRD RD04-S-PRS POP UP SPRAY 15 SST	SST	15'	30	121						
■	RAINBIRD RD04-S-PRS POP UP SPRAY 15 EST	EST	15'	30	61						
■	RAINBIRD 5000 SERIES MPR NOZZLES	Q.T.H.F	varies	30	varies	varies	varies	na	na	varies	
■	RAINBIRD 8006 SERIES #8, #14, #26 NOZZLES	Q.T.H.F	65'	30	6.6	12.6	24.3	na	na	varies	
○	CONTROLLER: RAINBIRD ESP-LND CONTROLLER WITH LMR REMOTE KIT, PLACE IN EXMM PEDISTAL, CONTRACTOR TO ADJUST LOCATION WITH OWNER PRIOR TO CONSTRUCTION.										
DEC	VALVE DECODER (AT ALL VALVE GROUPINGS) INSTALL PER MANUFACTURER'S SPEC.										
L	LIGHTNING ARRESTER (AT ALL VALVE GROUPINGS) INSTALL PER MANUFACTURER'S SPEC.										
⊙	MASTER VALVE										
▽	FLOW SENSOR										
Ⓜ	RAINBIRD WR2-RC WIRELESS RAIN SHUT OFF DEVICE										
—	IRRIGATION POINT OF CONNECTION AND RPZ BACKFLOW PREVENTION - CONNECT TO WATER SERVICE LINE AND METER. (SEE CIVIL PLANS) CONTRACTOR LOCATE AND VERIFY EXACT LOCATION ON SITE.										
—	QUICK COUPLER: RAINBIRD 44LRC INSTALL PER MANUFACTURER'S SPEC. 10" RND. VALVE BOX: SEE DETAIL.										
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—	JUMBO BOX-PURPLE LID										
—	DRIP CONTROL ZONE KIT: RAINBIRD XKCZ-(PER PLAN)-PRBR-COM MED FLOW (SIZE AS NOTED ON PLAN)										
—	DRIP CONNECTION: PROVIDE DRIP IRRIGATION TO ALL TREES, SHRUBS AND PERENNIALS IN PLANTER AREAS										
---	SUB-MAINLINE: SCHEDULE 40 PVC WITH SCHEDULE 80 FITTINGS, 2" DIAMETER 24" MIN. COVER										
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---	CLASS 200 SLEEVE PER PLAN										
---	WIRE CHASE. SIZE TO BE TWICE THE DIAMETER OF THE WIRE BUNDLE WITHIN. 1.1/4" DIAMETER MINIMUM										
---	14 GAUGE SOLID COPPER SINGLE STRAND CONTROL WIRE. INSTALL PER MANUFACTURER'S SPEC.										
---	PROVIDE 2 WIRE LOOP SYSTEM.										
---	NOT SHOWN										
---	NOT SHOWN										

DRIP ZONE

	TYPE	PART NUMBER	EMITTER FLOW	EMITTER SPACING	ROW SPACING	ROW SPACING
	XFSP DRIPLINE	XFSP-09-18	9 GPH	18"	18"	18-21 IN.
	TOTAL DRIP ZONE FLOW		20 GPM	TIME TO APPLY 1/4" OF WATER		23
	MAX. LATERAL LENGTH OF TUBING		350 FT	REQUIRED NUMBER OF STAKES		500
	TOTAL LENGTH OF ZONE DRIPLINE		2,000 FT (varies per plan)	NUMBER OF FLUSH POINTS		2
	APPLICATION RATE		.64 IN. / HR	SUGGESTED HEADER & FOOTER PIPE SIZE		CLASS 200 1.25"

ISSUE DATE

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PROJECT NUMBER

UT18062

PLAN INFORMATION

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EAGLE VILLAGE

EAGLE MOUNTAIN, UTAH

DEVELOPER / PROPERTY OWNER / CLIENT

Developer / Property Owner:

GREG POULSEN
GREG@EAGLEMOUNTAINUTAH.COM

LANDSCAPE ARCHITECT / PLANNER

Client / Engineer:

EXCE ENGINEERING

DAVID W. PETERSON, P.E.
12 West 100 North, SUITE # 201
AMERICAN FORK, UTAH 84003 (801) 756-4504

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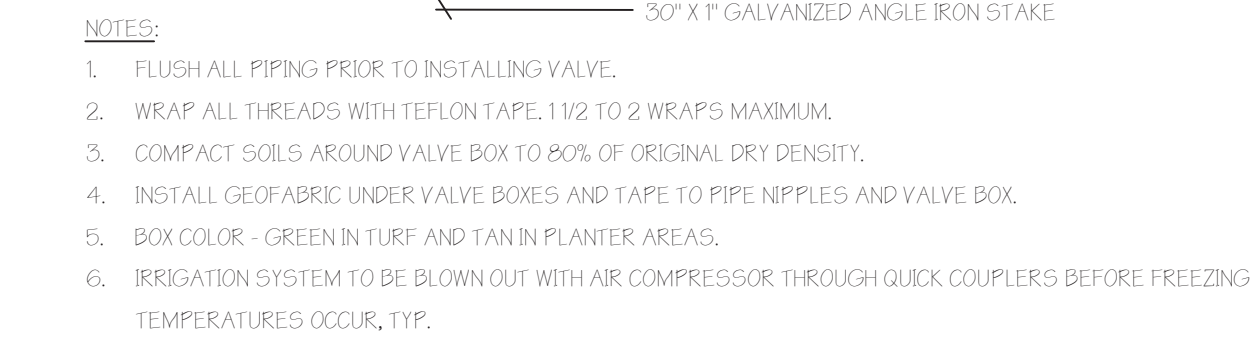
10/8/2018

IRRIGATION PLAN

PRELIMINARY PLANS NOT FOR CONSTRUCTION

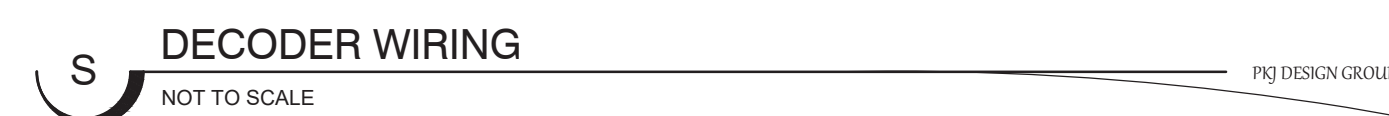
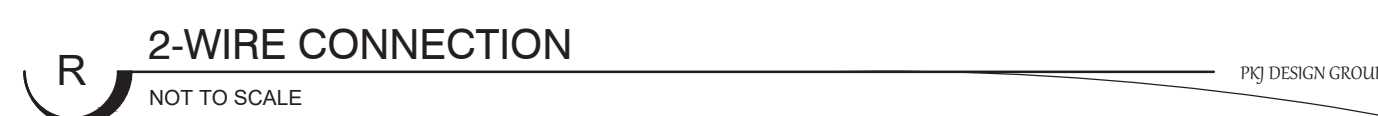
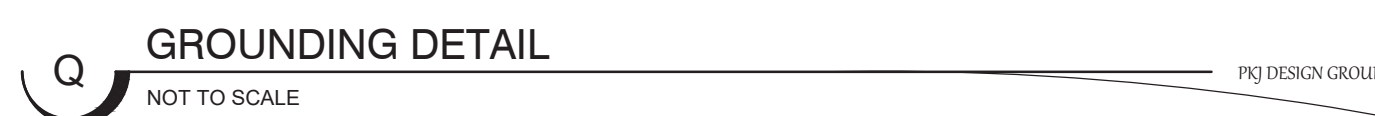
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103



- POP UP ROTOR DETAIL
- NOT TO SCALE
- PKJ DESIGN GROUP

104



TREE LEGEND (TOTAL PLANT COUNT)

SYMBOL	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	HYDROZONE	SPECIAL NOTES
RPP	ROBINIA PSUEDOACACIA 'PURPLE ROBE'	PURPLE ROBE LOCUST	4	2" CAL.	MODERATE	
PA	PLATANUS ACERFOLIA	LONDON PLANETREE	6	2" CAL.	MODERATE	
M'S	MALUS X 'SPRING SNOW' CRABAPPLE	SPRING SNOW CRABAPPLE	11	2" CAL.	LOW	
PO	PICEA OMORIKA	SERBIAN SPRUCE	8	6'-8" TALL	LOW	
GTS	GLEDTISIA TRIACANTHOS F. INERMIS 'SKYCOLE'	SKYLINE HONEY LOCUST	3	2" CAL.	LOW	
PCC	PYRUS CALLERYANA 'CHANTICLEER' (GLEN'S FORM)	PYRUS CALLERYANA 'GLEN'S FORM' FLOWERING PEAR	14	2" CAL.	LOW	
AC	ACER X FREEMANII 'ARMSTRONG'	ARMSTRONG MAPLE	13	2" CAL.	LOW	

SHRUBS AND GRASSES LEGEND (TOTAL PLANT COUNT)

SYMBOL	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	DROUGHT	MATURE SIZE WH
CAB	CORNUS ALBA 'BAILHALO'	IVORY HALO DOGWOOD	37	5 GAL	MODERATE	
RNW	ROSA X 'NEARLY WILD'	NEARLY WILD ROSE	88	5 GAL	HIGH	
MA'C	MAHONIA AQUIFOLIUM 'COMPACTA'	COMPACT OREGON GRAPE	51	5 GAL	LOW	
CA'F	CALAMAGROSTIS A. 'FOERSTER'	FOERSTER FEATHER GRASS	75	1 GAL	HIGH	

SITE MATERIALS

SYMBOL	SITE MATERIAL	QUANTITY	SPECIAL NOTES
	1"-2" BROWN COLOR ROCK	18,624 SQ. FT. (172.4 CU. YD.)	LOCATED IN ALL PLANTER BED AREAS 3" DEPTH DEWITT 5 OZ. WEED BARRIER FABRIC TO BE INSTALLED IN ALL PLANTER AREAS.
	LAWN (SOD) AREA	56,951 SQ. FT.	DROUGHT TOLERANT VARIETY *SEE NOTE BELOW
	2'-3' SANDSTONE BOULDER	33	

LANDSCAPE GENERAL NOTES

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

LANDSCAPE NOTES

- LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR VERIFYING QUANTITIES OF ALL MATERIALS FOR BIDDING AND INSTALLATION PURPOSES. IF DISCREPANCIES EXIST, THE PLAN SHALL DICTATE QUANTITIES TO BE USED.
- PLANT MATERIAL TO BE INSTALLED PER PLANT LEGEND. IF SUBSTITUTIONS ARE WANTED, PROPOSED LANDSCAPE CHANGES MUST BE SUBMITTED TO THE LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO PLANTING.
- NEW LAWN AREAS TO BE SODDED WITH DROUGHT TOLERANT VARIETY. FINE LEVEL ALL AREAS PRIOR TO LAYING SOD.
- SANDY LOAM TOPSOIL TO BE IMPLEMENTED AT THE FOLLOWING DEPTHS: 6" TOPSOIL (WITH 2" HUMUS MIXED INTO TOPSOIL PRIOR TO SPREADING) IN ALL NEW PLANTER AREAS AND 4" IN ALL NEW LAWN AREAS. PLANTER BEDS TO BE EXCAVATED AS NECESSARY IN ORDER TO ACCOMMODATE NEW TOPSOIL AND/OR PLANTER BED MULCH TO REACH FINISHED GRADE.
- 4"x6" EXTRUDED CONCRETE MOW CURB TO BE INSTALLED BETWEEN ALL LAWN AND PLANTER AREAS PER PLAN. ANY TREES LOCATED IN LAWN MUST HAVE A 4" CONCRETE TREE RING.
- DEWITT 5 OZ. WEED BARRIER FABRIC TO BE INSTALLED IN ALL PLANTER AREAS EXCEPT UNDER ANNUAL PLANTING AREAS AS SHOWN ON PLAN.
- ROCK MULCH TO BE IMPLEMENTED AT THE FOLLOWING DEPTHS: 4" IN ALL TREE, SHRUB, AND PERENNIAL PLANTER AREAS. ANNUAL PLANTING AREAS AS SHOWN ON PLAN TO RECEIVE 4" OF SOIL AID MATERIAL. PULL BARK MULCH MIN. 3" AWAY FROM BASE OF ALL PERENNIALS AND SHRUBS AND MIN. 6" AWAY FROM ALL TREES.
- CONTRACTOR TO PROVIDE NEW AUTOMATIC UNDERGROUND IRRIGATION SYSTEM TO BE INSTALLED IN ALL LANDSCAPE AREAS. ALL LAWN AREA TO RECEIVE 100% HEAD TO HEAD COVERAGE WITH SPRAY AND ROTARY SPRINKLER HEADS. ALL PLANTER AREAS NEED TO RECEIVE A FULL DRIP SYSTEM TO EACH TREE AND SHRUB ON PROJECT. SEE IRRIGATION PLAN.



ISSUE DATE
01-28-2019

PROJECT NUMBER
UT18062

NO. REVISION DATE

1	XXXX	XX-XX-XX
2		
3		
4		
5		
6		
7		

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

GRAPHIC SCALE: 1" = 40'

PROJECT INFORMATION

EAGLE VILLAGE
EAGLE MOUNTAIN, UTAH

DEVELOPER / PROPERTY OWNER / CLIENT
Developer / Property Owner:
PATTERSON CONSTRUCTION
11038 HIGHLAND BLVD, HIGHLAND, UT 84003

Client / Engineer:
DAVID W. PETERSON, P.E.
12 West 100 North, SUITE # 201
AMERICAN FORK, UTAH 84003 (801) 756-4504

LANDSCAPE ARCHITECT / PLANNER
PKJ DESIGN GROUP L.L.C.
3450 N. TRIUMPH BLVD, SUITE 102
LEHI, UTAH 84043 (801) 960-2698
www.pkjdesigngroup.com

LICENSE STAMP

PM: JTA
DRAWN: KBA
CHECKED: TM
PLOT DATE: 1/30/2019

COLOR PLAN
PRELIMINARY PLANS NOT FOR CONSTRUCTION
LP-COLOR



**EAGLE MOUNTAIN CITY
CITY COUNCIL MEETING
MARCH 5, 2019**

TITLE:	RESOLUTION - A Resolution of the Redevelopment Agency of Eagle Mountain City, Utah, Appointing Officers to Serve in the Redevelopment Agency of Eagle Mountain City.		
ITEM TYPE:	Resolution		
FISCAL IMPACT:	NA		
APPLICANT:	Eagle Mountain City		
GENERAL PLAN DESIGNATION	CURRENT ZONE	ACREAGE	COMMUNITY

PUBLIC HEARING:

No

REQUIRED FINDINGS:

NA

**PLANNING COMMISSION
ACTION /
RECOMMENDATION**

NA

PREPARED BY:

Fionnuala Kofoed,
Recorder's Office

RECOMMENDATION:

Staff recommends that the Board of Directors appoint a Chair and Vice Chair to serve in the Redevelopment Agency of Eagle Mountain City.

BACKGROUND:

The Eagle Mountain City Council will meet as the Board of Directors of the City Redevelopment Agency and appoint a Chair and a Vice Chair to serve in the Redevelopment Agency of Eagle Mountain City. The Board will meet as necessary throughout the year, as necessary.

Attachments:

[RES--RDA Officers.doc](#)

RESOLUTION NO. R-____-2019

**A RESOLUTION OF THE REDEVELOPMENT AGENCY OF
EAGLE MOUNTAIN CITY APPOINTING AND ELECTING OFFICERS
TO SERVE IN THE REDEVELOPMENT AGENCY OF
EAGLE MOUNTAIN CITY**

WHEREAS, the Redevelopment Agency of Eagle Mountain City was created to transact the business of a redevelopment agency and to exercise all of the powers provided for in the Utah Redevelopment Agencies Act, 17B-4-101 et. seq., Utah Code Annotated (1953, as amended) and any successor law or act; and

WHEREAS, the Redevelopment Agency of Eagle Mountain City finds it necessary and desirable to elect or appoint officers of the Redevelopment Agency of Eagle Mountain City, ratify all prior actions taken by the Board; and

WHEREAS, these officers shall transact the business and exercise the powers of the Agency in each official capacity as described and provided for within the Bylaws of the Redevelopment Agency of Eagle Mountain City, and shall serve for the designated term of said office, or until such time as the Board of Directors shall appoint or elect other officers at a properly noticed meeting of the Agency;

BE IT RESOLVED by the Board of Directors of the Redevelopment Agency of Eagle Mountain City that all prior actions of the Board are ratified and confirmed and the following persons are hereby elected and appointed to serve as officers of the Redevelopment Agency of Eagle Mountain City for the terms provided for in the Agency's Bylaws and until their replacements are appointed or elected:

_____ Chair

_____ Vice-Chair

This resolution takes effect upon its adoption.

ADOPTED by the Redevelopment Agency of Eagle Mountain City, Utah this 5th day of March, 2019.

Tom Westmoreland, Board Chair

ATTEST:

Aaron Sanborn, Executive Director

CERTIFICATION

The above resolution was adopted by the Redevelopment Agency of Eagle Mountain City on the 5th day of March, 2019.

Those voting aye:

- ☐ Donna Burnham
- ☐ Melissa Clark
- ☐ Colby Curtis
- ☐ Stephanie Gricius
- ☐ Benjamin Reaves

Those voting nay:

- ☐ Donna Burnham
- ☐ Melissa Clark
- ☐ Colby Curtis
- ☐ Stephanie Gricius
- ☐ Benjamin Reaves

Those excused:

- ☐ Donna Burnham
- ☐ Melissa Clark
- ☐ Colby Curtis
- ☐ Stephanie Gricius
- ☐ Benjamin Reaves

Aaron Sanborn, Executive Director



**EAGLE MOUNTAIN CITY
CITY COUNCIL MEETING
MARCH 5, 2019**

TITLE:	RESOLUTION - A Resolution of the Redevelopment Agency of Eagle Mountain City, Utah, Designating a Survey Area Known as the Pole Canyon Survey Area #1, and Authorizing Agency Staff, Consultants and Legal Counsel to Prepare a Proposed Community Reinvestment Project Area Plan, and Accompanying Project Area Budget for a Proposed Community Reinvestment Area within the Survey Area.		
ITEM TYPE:	Resolution		
FISCAL IMPACT:			
APPLICANT:			
GENERAL PLAN DESIGNATION	CURRENT ZONE	ACREAGE	COMMUNITY

PUBLIC HEARING:

REQUIRED FINDINGS:

**PLANNING COMMISSION
ACTION /
RECOMMENDATION**

PREPARED BY:

Aaron Sanborn, Admin

RECOMMENDATION:

BACKGROUND:

Attachments:

[Pole Canyon Survey Resolution.docx](#)

EAGLE MOUNTAIN REDEVELOPMENT AGENCY

Resolution No. _____

A RESOLUTION INITIATING THE PROCESS OF ADOPTING ONE OR MORE COMMUNITY REINVESTMENT PROJECT AREA PLANS BY DESIGNATING A SURVEY AREA KNOWN AS THE POLE CANYON SURVEY AREA.

WHEREAS the City of Eagle Mountain, Utah (the “City”), created the Eagle Mountain Redevelopment Agency (the “Agency”) pursuant to the provisions of, and the Agency continues to operate under, Title 17C of the Utah Code, known as the Community Reinvestment Agencies Act (the “Act”), for the purposes of conducting community reinvestment activities within the City, as contemplated by the Act; and

WHEREAS the Agency desires to initiate the process of adopting one or more community reinvestment project area plans by adopting this resolution establishing the boundaries of the Pole Canyon Survey Area. The boundaries of the Pole Canyon Survey Area are depicted on the map attached to this resolution as **Exhibit A**. The Pole Canyon Survey Area is located entirely within the Agency’s boundaries.

THEREFORE, BE IT RESOLVED BY THE GOVERNING BOARD OF THE EAGLE MOUNTAIN REDEVELOPMENT AGENCY AS FOLLOWS:

1. The Pole Canyon Survey Area requires study to determine whether project area development is feasible within one or more proposed community reinvestment project areas within the Pole Canyon Survey Area. Agency staff, consultants and legal counsel are authorized and instructed to conduct such study.
2. Agency staff, consultants and legal counsel are authorized to prepare a proposed community reinvestment project area plan, and accompanying project area budget, for each proposed community reinvestment project area designated by them in the Pole Canyon Survey Area, and to conduct any examination, investigation, or negotiation regarding each proposed community reinvestment project area that they consider appropriate, and to take all other actions under the Act which may be appropriate for the successful establishment of any proposed project area(s), including, without limitation, discussions with taxing entities, the preparation for all necessary hearings, the preparation, publication, and/or mailing of statutorily required notices, and the preparation, presentation, and negotiation of any and all interlocal cooperation agreements and related documents.
3. The *above* recitals, and all attached Exhibits, are by this reference made part of this resolution. This resolution takes effect upon adoption.

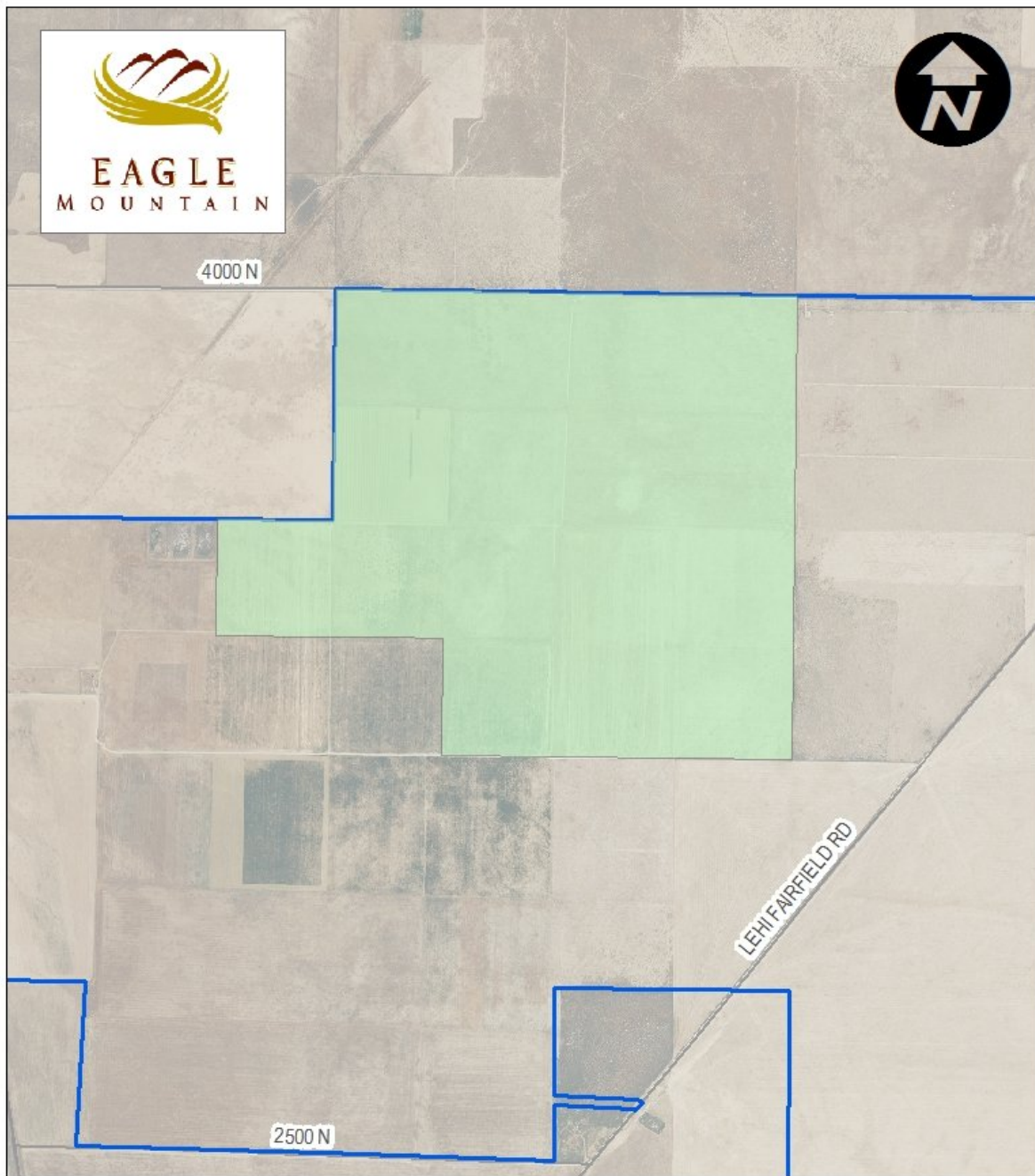
APPROVED AND ADOPTED this ____ day of March 2019.

Chair

Attest:

Secretary

EXHIBIT A
MAP OF POLE CANYON SURVEY AREA BOUNDARIES



POLE CANYON SURVEY AREA

- POLE CANYON SURVEY AREA
- EAGLE MOUNTAIN

0 0.175 0.35 0.7 Miles

LEWIS  YOUNG
ROBERTSON & BURNINGHAM, INC.