



EAGLE MOUNTAIN CITY COUNCIL MEETING

March 2, 2021, 4:00 PM

Eagle Mountain City Council Chambers

1650 East Stagecoach Run, Eagle Mountain, Utah 84005

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

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

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

The foregoing determination is based on the following facts:

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

To participate, please see the options below:

Those wishing to speak during the meeting, send a request and include your name, address and the phone number which you will be calling from, for the Lifesize electronic meeting ID to recordersoffice@emcity.org.

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

eaglemountaincity.com/cityrecorder/citymeetingsportal#meetingdocs.

1. CITY ADMINISTRATOR INFORMATION ITEMS

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

- 1.A DISCUSSION - The Pinnacles Master Development Plan, Rezone, and General Plan
Master Development Plan Exhibits
Utility, Grading, and Phasing Plans
Compatibility Statement
Traffic Study Executive Summary
Environmental Impact Report
Infrastructure Analysis Report
Drainage Study

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 - VIA LIFESIZE ELECTRONIC MEETING

4. CALL TO ORDER

5. PLEDGE OF ALLEGIANCE

6. INFORMATION ITEMS/UPCOMING EVENTS

7. PUBLIC COMMENTS

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

8. CITY COUNCIL/MAYOR'S ITEMS

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

- 8.A City Council Budget Discussion

9. APPOINTMENTS

- 9.A Library Advisory Board

1. Andrea Hecklinger - Completing the Term through December 2022

- 9.B Parks and Recreation Advisory Board

1. Zack Priestly - Completing the Term through December 2022

CONSENT AGENDA

10. AGREEMENTS

- 10.A [Technical Planning Assistance Agreement - UDOT
TPA Agreement](#)

11. BID AWARDS

- 11.A [2021 Eagle Mountain Spray Applied Seal Coat Project - M&M Asphalt Services
2021 Spray Applied Project Overview](#)
- 11.B [Lone Tree Parkway Traffic Signal Install - B Jackson](#)

12. BOND RELEASES

- 12.A [Overland Trails Plat III-B - Into Warranty
Bond Release Letter
Recorded Plat](#)

13. MINUTES

- 13.A [February 16, 2021 - Regular City Council Meeting
02.16.2021 City Council Minutes - DRAFT](#)

14. RESOLUTIONS

- 14.A [RESOLUTION - A Resolution of Eagle Mountain City, Utah, Adopting the Municipal
Wastewater Planning Program, 2020 Annual Survey.
RES--Municipal Wastewater Planning Program Annual Report 2020
Municipal Wastewater Planning Program Annual Report](#)

SCHEDULED ITEMS

15. SCARLET RIDGE ESTATES

- 15.A PUBLIC HEARING/ORDINANCE - An Ordinance of Eagle Mountain City, Utah, Amending the Transportation Master Plan of the General Plan and Rezoning Certain Lands Known as Scarlet Ridge Estates. This item was tabled at the February 16, 2021 City Council meeting.
- 15.B PUBLIC HEARING/ORDINANCE - An Ordinance of Eagle Mountain City, Utah, Approving a Master Development Plan for Scarlet Ridge Estates. This item was tabled at the February 16, 2021 City Council meeting.

15.C [MOTION - Scarlet Ridge Estates Preliminary Plat.](#)

BACKGROUND: *(Presented by Planning Manager Pete Kane)* The project, referred to as Scarlet Ridge Estates, contains approximately 160 acres of land east of Lake Mountain Road and south of the future Tiffany Lane extension. The proposed plan includes a residential subdivision of 37 one-acre and 174 half-acre lots along with associated infrastructure and open space improvements. The applications include a General Plan amendment, rezone request, master development plan, and preliminary plat. This item was tabled at the February 16, 2021 City Council meeting.

[ORD--Scarlet Ridge Estates General Plan Amendment and Rezone](#)

[General Plan Amendment Exhibit](#)

[Rezone Exhibit](#)

[ORD--Scarlet Ridge Estates Master Development Plan](#)

[Preliminary Plat \(revised\)](#)

[Traffic Study](#)

[Slope Analysis](#)

[Environmental Impact Report](#)

[Economic Analysis](#)

16. CITY COUNCIL/MAYOR'S BUSINESS

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

17. CITY COUNCIL BOARD LIAISON REPORTS

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

18. COMMUNICATION ITEMS

18.A Upcoming Agenda Items

[CI--Upcoming Agenda Items](#)

19. ADJOURNMENT

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

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

CERTIFICATE OF POSTING

The undersigned, duly appointed City Recorder, does hereby certify that the above agenda notice was posted on this 25th day of February, 2021, on the Eagle Mountain City bulletin boards, the Eagle Mountain City website www.emcity.org, posted to the Utah State public notice website <http://www.utah.gov/pmn/index.html>, and was emailed to at least one newspaper of general circulation within the jurisdiction of the public body.

Fionnuala B. Kofoed, MMC, City Recorder



**EAGLE MOUNTAIN CITY
CITY COUNCIL MEETING
MARCH 2, 2021**

TITLE:	DISCUSSION - The Pinnacles Master Development Plan, Rezone, and General Plan		
ITEM TYPE:	Discussion		
FISCAL IMPACT:			
APPLICANT:	Allegiant Real Estate (Andy Flamm)		
GENERAL PLAN DESIGNATION "Employment Center / Campus" and "Neighborhood Residential One"	CURRENT ZONE Agriculture	ACREAGE 161	COMMUNITY

PUBLIC HEARING:
No

PREPARED BY:
Pete Kane, Planning

PRESENTED BY:
Pete Kane

RECOMMENDATION:

BACKGROUND:

The subject property (~161 acres) is a parcel of land on the north side of Aviator Avenue (5000 N) and west of the Brylee Farms development. The property is currently zoned Agriculture and is identified in the General Plan Future Land Use Map for "Employment Center / Campus" and "Neighborhood Residential One."

The applicant (Allegiant Real Estate) for the proposed development (The Pinnacles) has submitted a master development plan which also calls for the following:

Rezoning

The master development plan proposes a rezoning from Agriculture to a mix of: R3, RC, MF1, MF2, CC, and OS-I. The northern ~65 acres are intended for future development and not requested for rezoning at this time.

General Plan Amendment

The master development plan proposes an amendment to the Future Land Use Map of the General Plan from "Employment Center /

Campus" and "Neighborhood Residential One" to "Neighborhood Residential One," "Neighborhood Residential Two," "Neighborhood Residential Three," and "Community Commercial." The northern ~65 acres would remain in the "Employment Center / Campus" land use designation.

ITEMS FOR CONSIDERATION:

PROJECT SCOPE

The parcel includes ~161 acres of land. The project proposal is for the southern ~96 acres of land. The applicant has requested not to take action on the northern 65 acres at this time. If the master development plan (MDP) is approved, it may note the northern portion as "Future Development" to be handled as an amendment to the MDP or have the northern portion treated as a separate MDP.

ROAD NETWORK

The development is proposed to include three road connections onto Aviator Avenue. It also includes two connections to the "Business Campus" portion to the north which may then have at least one connection to the Brylee North development to the east. There are a number of residential roads proposed throughout including a couple of curved roads as well as a few private roads within the two proposed multifamily developments. There are also three pedestrian trail connections within the single-family portion of the project to improve connectivity.

A future UDOT freeway is anticipated to cut through the northwest corner of the property for which the applicant has anticipated within the MDP. This freeway is also noted in the City's Transportation Master Plan. The timing of the freeway is unknown, but the Council should consider approving the proposed changes in higher density residential in exchange for some of the future freeway right-of-way to be dedicated to the City along with this project.

TECHNICAL STUDIES

A number of studies have been performed to evaluate the project proposal. Those studies are attached to this staff report. A complete traffic study has been completed with the executive summary attached here. Due to that report's length, the full study is available upon request.

OPEN SPACE & PARKS

The plan calls for two large parks within the development, surrounded by single-family homes. Each of the parks are adequately sized to be dedicated to the city. The multifamily developments would also include common space and amenities as required by City Code.

PUBLIC FACILITIES

The submitted materials do not currently include designation for potential public facilities. The applicant is encouraged to discuss the development with the school district and church organizations. Any rezoning to commercial or residential zoning would allow for these uses (permitted in commercial districts; special use in residential districts). Any site selection for these public and civic uses after the approval of the MDP and rezoning would not result in permitted additional density within the development. Although not required, the school district and church organizations are encouraged to request a rezoning of selected sites to the Public Facilities Zone.

REZONE REQUEST

Based on the submitted materials, the northern portion (~65 acres) identified as "Business Campus" is not requested for a rezoning at this time. As noted above, this portion may be handled as an amendment to an approved MDP for the project or as a separate MDP.

The proposal requests CC zoning along Aviator Avenue totaling 16.67 acres of land. This zoning district is described in EMMC 17.35.020 as providing "commercial retail, office, and services, located near transportation hubs and major intersections and designed

to buffer neighboring residential areas." Although much of this portion of the property is currently designated in the General Plan as "Neighborhood Residential One," the applicant has requested the commercial zoning based on previous plan reviews with the Planning Commission. The Council may find that the CN zoning may be more appropriate due to the single-family development to the south (Brandon Park) which roughly falls in the R2 zoning designation.

R3 residential zoning is proposed on just under 14 acres of land on the eastern half of the property. This portion of the project is designated as "Neighborhood Residential One" in the General Plan, and the R3 zone is an appropriate zoning district for that land use designation. The applicant anticipates 40 residential lots within this district.

RC zoning is proposed around the R3 zoning and within the western portion of the project. As noted in EMMC 17.25.020(E)(1), the "RC zone is for single-family homes on small lots in walkable neighborhoods with improved parks and trails that connect the neighborhoods with surrounding land uses." The RC zone acts as a buffer and transition between the CC zone to the south, the multifamily to the west, and the future business campus to the north. Brylee Farms (to the east) includes single-family lots of about 4,700 square feet directly adjacent to this project. The RC zone allows for a minimum lot size of 4,500 square feet and requires an average lot size of 6,000 square feet, making it an appropriate adjacency to Brylee Farms. The applicant proposes the RC zone on 39 acres of land with 148 residential lots.

It may be appropriate that the R3 zone be expanded by changing some of the requested RC to R3, specifically the area between the R3 and the east property line as well as the row of lots directly to the north and south of the R3 requested area up to the proposed residential roads. This would allow this additional area of R3 to remain in the "Neighborhood Residential One" land use designation and reduce the amount of requested change to the general plan.

An MF1 zone is proposed on ~12.4 acres of land and located between the RC and MF2 zones and the future business campus to the north. The MF1 zone is described in EMMC 17.25.020(E)(2) as a zone "for 'footprint' single-family homes (not on fee simple lots; sometimes defined as patio homes), twin homes, duplexes, triplexes, and townhomes with no more than six units per building, with common/shared open space between buildings, and a homeowners' association that maintains the open space." It allows for a maximum density of 10 dwelling units per acre. The applicant's conceptual layout for this area anticipates 123 units, which is just under the permitted density. An approval of this zoning district will require a master site plan approval for a multifamily development.

An MF2 zone is proposed on 13.85 acres of land and located on the western edge of the property. It's proposed to be adjacent to the CC, RC, and MF1 zones as well as the future business campus to the north. EMMC 17.25.020(F)(1) states that this zone is "for townhomes, condominiums, and apartments with no more than 12 units per building. Developments in this zone should be within immediate walking distance of a park, retail/office development, transit facilities, or adjacent to major roadways or intersections." The maximum density permitted for this district is 20 dwelling units per acre. The applicant's conceptual layout for this area anticipates a mix of two- and three-bedroom units totaling 240 units, which is about 17.3 units per acre.

The final zoning request for the property is OS-I (improved open space zone) for about 12 acres of land. The zoning district is proposed on the two public parks that would be developed within the single-family portion of the project.

Based on EMMC 17.60.160, the proposed zones do meet the allowed zoning transition and adjacencies.

GENERAL PLAN AMENDMENT

In general, the land use amendment exhibit reflects the land use

designations that are appropriate based on the requested zoning districts and EMMC 17.60.160.

The current land use designations on the property are "Employment Center / Campus" on about 107 acres and "Neighborhood Residential One" on about 54 acres.

The proposed land use designations would leave 65 of the 107 acres of "Employment Center Campus" unchanged. Additionally, about 21 of the 54 acres of "Neighborhood Residential One" would also remain unchanged. The remainder of the property is requested to be amended to "Community Commercial" on ~16.6 acres of land for the CC zone, "Neighborhood Residential Two" on ~31.7 acres of land for the RC zone, and "Neighborhood Residential Three" on ~26.6 acres of land for the the MF1 and MF2 zones.

Staff recommends that the area proposed for the MF1 zone be changed to the "Neighborhood Residential Two" land use in compliance with EMMC 17.25.020(E) and 17.60.160. Any change of RC zoning to R3 zoning should be reflected by noting the expanded R3 zone as the "Neighborhood Residential One" land use.

REQUIRED FINDINGS:

Amendments to the General Plan are legislative actions and do not require approval based upon findings of facts. The Council should consider the health, safety, and welfare of the community.

A rezone is a legislative decision and is considered valid if reasonably debatable and not illegal. The criteria for approval for a rezone are listed in EMMC 17.90.060.

Master development plan approvals are based upon compliance with City Code requirements. The approval criteria for a master development plan can be found in EMMC 16.10.070.

PLANNING COMMISSION ACTION/RECOMMENDATION:

The Planning Commission held a public hearing on the requests on February 23, 2021. The Planning Commission made the following recommendations, with a unanimous vote on each:

Rezone Request

The Planning Commission recommends approval of the rezone request with the following conditions:

1. That the CC zone be changed to the CN zone;
2. That the RC zone north of the CN zone and south of the OS-I zone be changed to the R3 zone; and
3. That the RC zone outlined in the staff presentation be changed to the R3 zone with exception of properties adjacent to multifamily properties to the east and west.

General Plan Amendment

The Planning Commission recommends approval of the general plan amendment with the following conditions:

1. That the areas to be zoned MF1 be amended to "Neighborhood Residential Two;"
2. That the areas to be zoned R3 be amended to "Neighborhood Residential One;" and
3. That any requested changes to the proposed zoning districts be reflected in the appropriate request for land use designation.

Master Development Plan

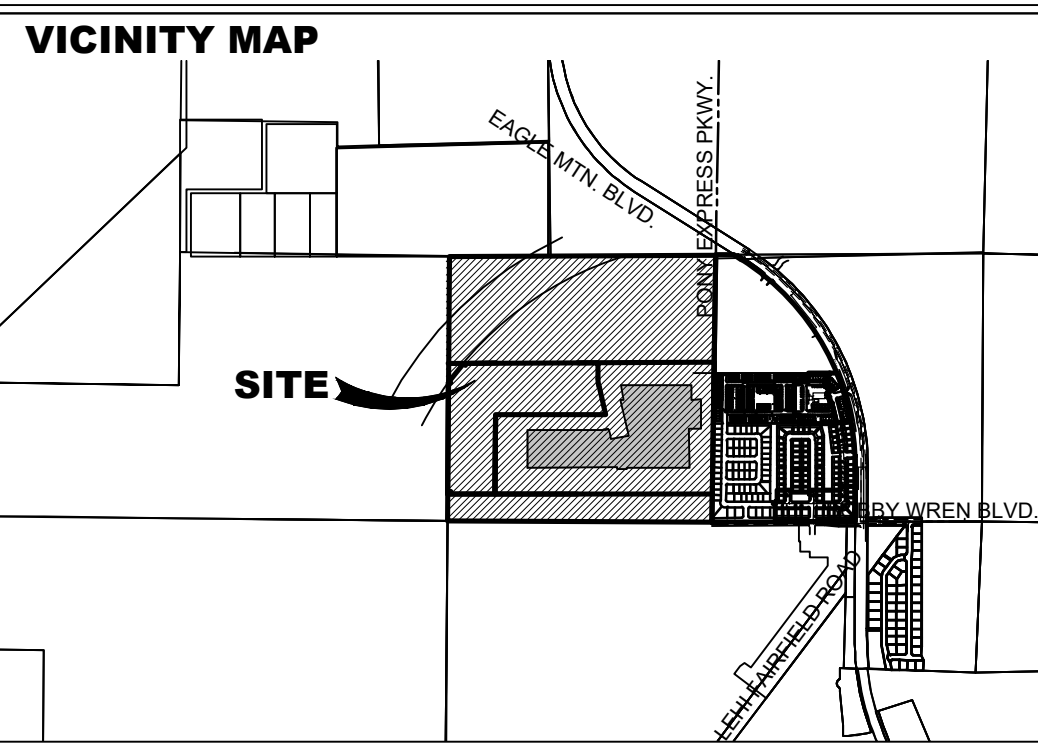
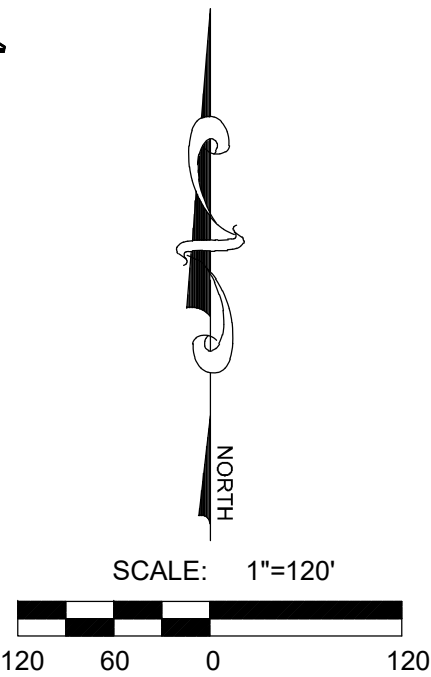
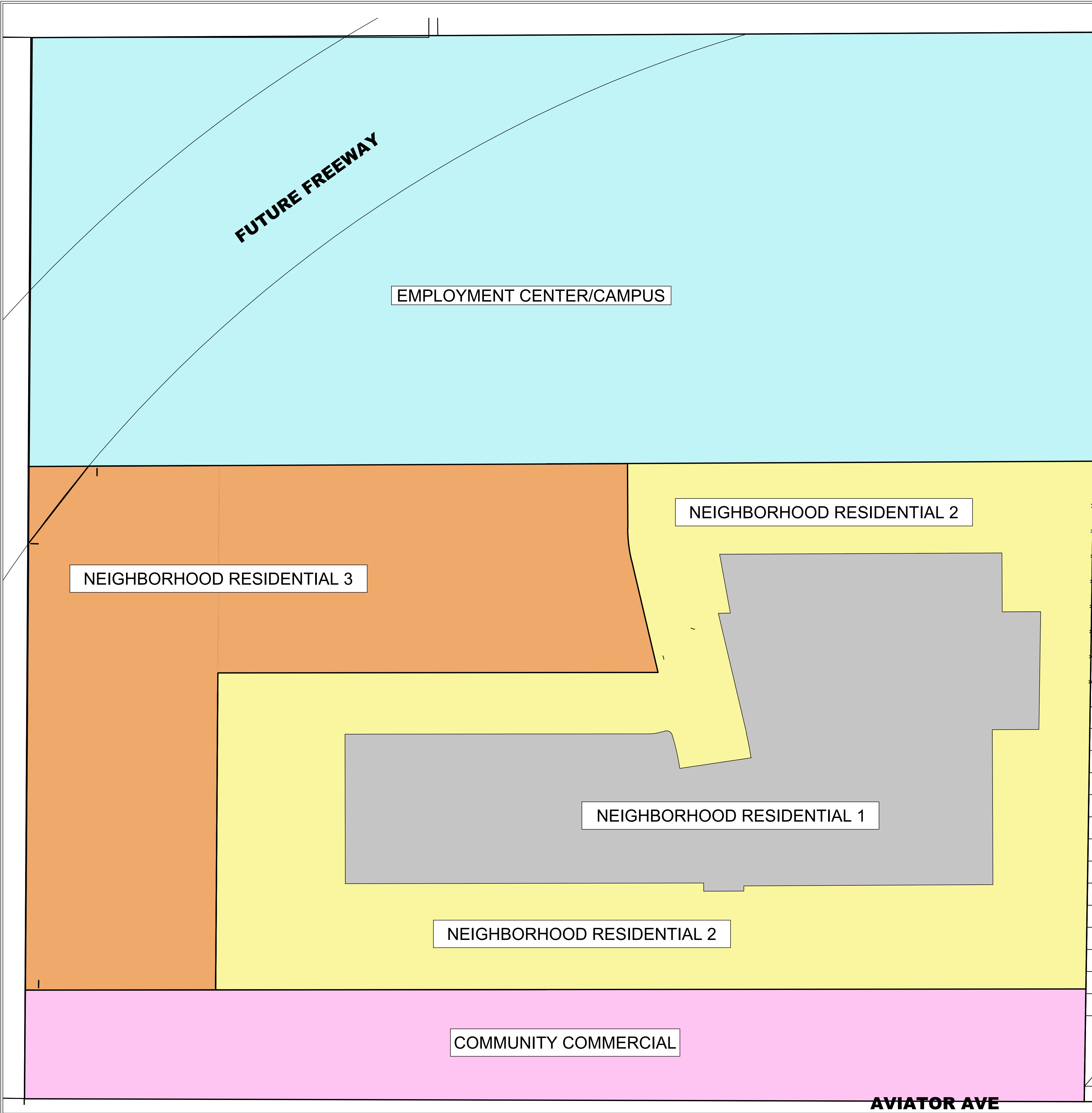
The Planning Commission recommends approval of the master development plan with the following conditions:

1. The concept plan should be updated to indicate proposed road widths;
2. That any conditions approved for rezoning and the General Plan amendment be revised within the plans;
3. That the ~1 acre parcel adjacent to the MF2 zone identified for the future freeway be dedicated for the right-of-way; and
4. That the northern ~65 acres of land either be noted as "Future Development / Business Campus" for a later amendment to the MDP or permitted to be applied for as a separate MDP.

ATTACHMENTS:

[Master Development Plan Exhibits](#)
[Utility, Grading, and Phasing Plans](#)

Compatibility Statement
Traffic Study Executive Summary
Environmental Impact Report
Infrastructure Analysis Report
Drainage Study



LAND USE	ACRES	% OF TOTAL
EMPLOYMENT CENTER/CAMPUS	65.02 AC	40%
NEIGHBORHOOD RESIDENTIAL 1	21.16 AC	13%
NEIGHBORHOOD RESIDENTIAL 2	31.70 AC	20%
NEIGHBORHOOD RESIDENTIAL 3	26.55 AC	17%
COMMUNITY COMMERCIAL	16.63 AC	10%

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NOT FOR
CONSTRUCTION

B&H HOLDINGS

EAGLE MOUNTAIN ,UTAH

GENERAL PLAN AMENDMENT

REVISIONS

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LEI PROJECT #:
2020-0059

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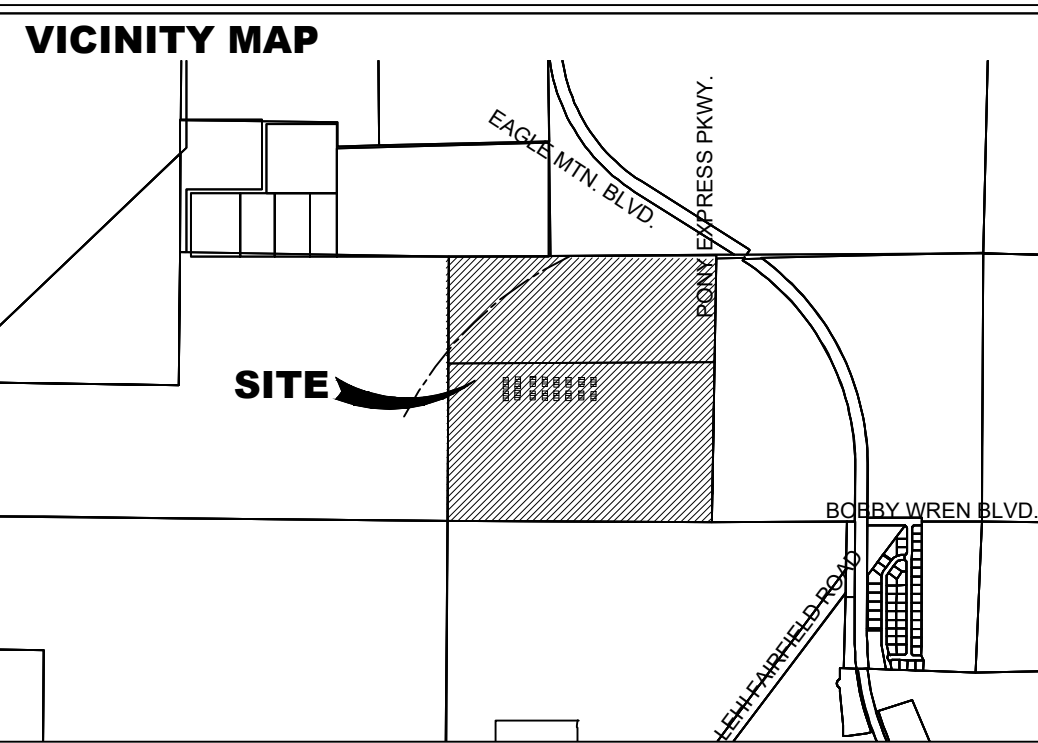
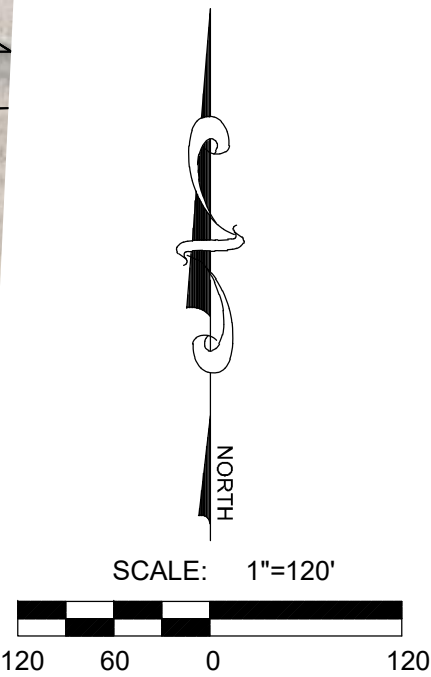
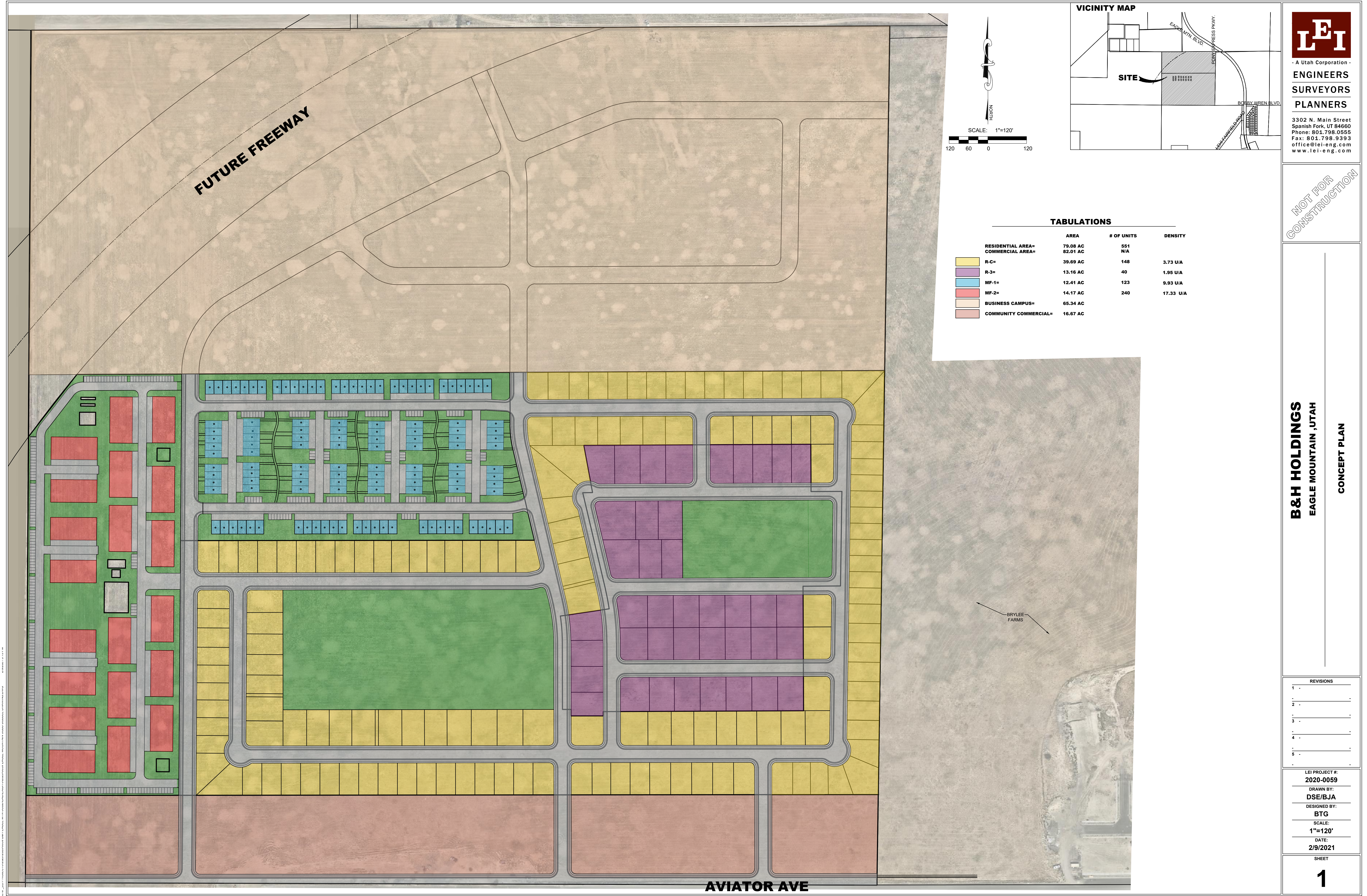
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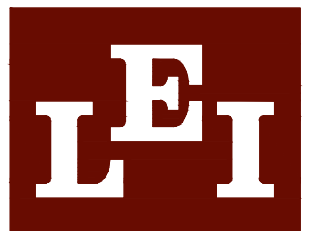
SHEET

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TABULATIONS

	AREA	# OF UNITS	DENSITY
RESIDENTIAL AREA=	79.08 AC	551	
COMMERCIAL AREA=	82.01 AC	N/A	
R-C=	39.69 AC	148	3.73 U/A
R-3=	13.16 AC	40	1.95 U/A
MF-1=	12.41 AC	123	9.93 U/A
MF-2=	14.17 AC	240	17.33 U/A
BUSINESS CAMPUS=	65.34 AC		
COMMUNITY COMMERCIAL=	16.67 AC		



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B&H HOLDINGS
EAGLE MOUNTAIN ,UTAH
CONCEPT PLAN

REVISIONS

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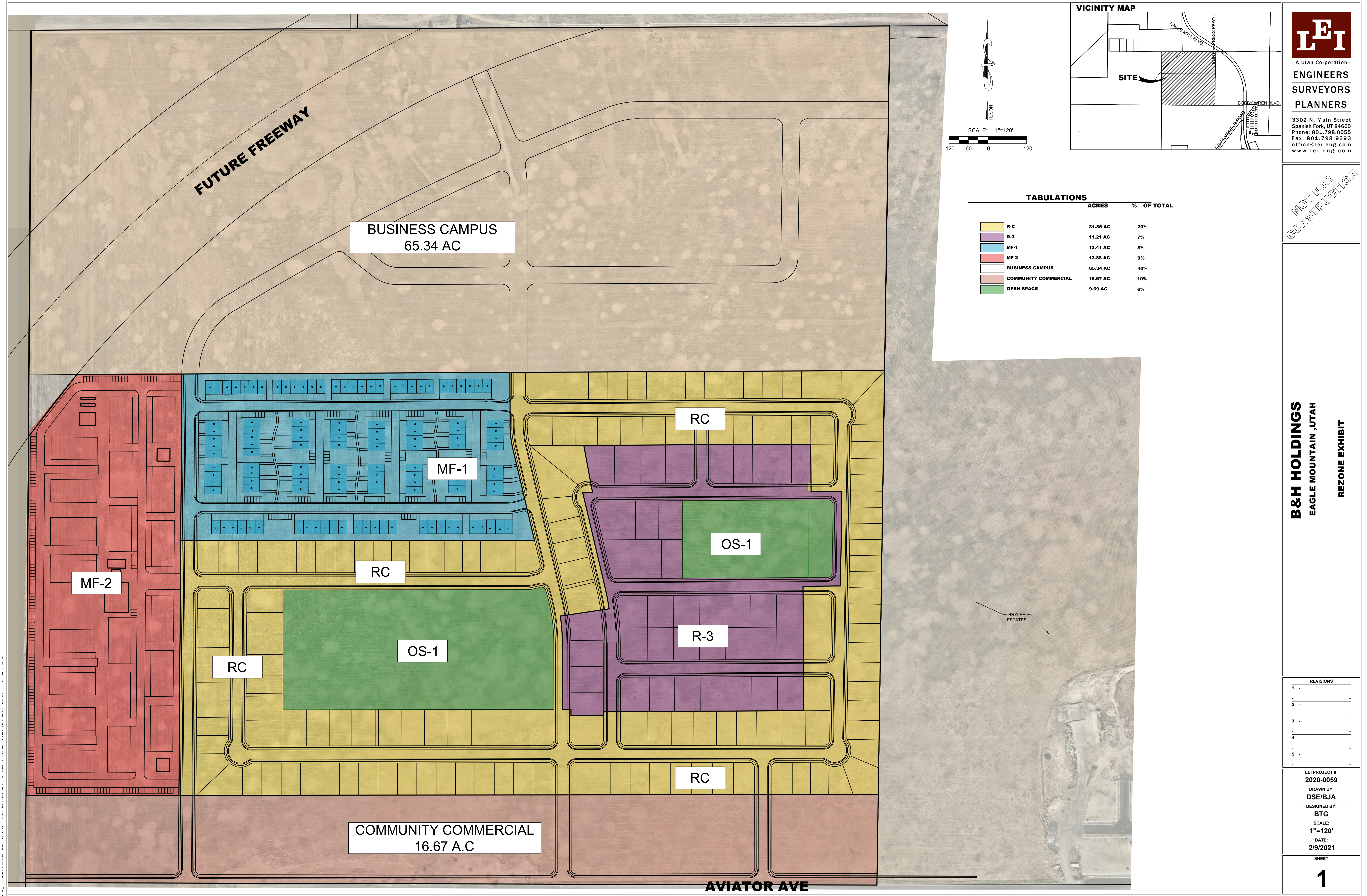
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2/9/2021

SHEET

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TABULATIONS		
	ACRES	% OF TOTAL
R-C	31.86 AC	20%
R-3	11.21 AC	7%
MF-1	12.41 AC	8%
MF-2	13.88 AC	9%
BUSINESS CAMPUS	65.34 AC	40%
COMMUNITY COMMERCIAL	16.67 AC	10%
OPEN SPACE	9.69 AC	6%

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B&H HOLDINGS
EAGLE MOUNTAIN ,UTAH
REZONE EXHIBIT

REVISIONS

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LEI PROJECT #:
2020-0059

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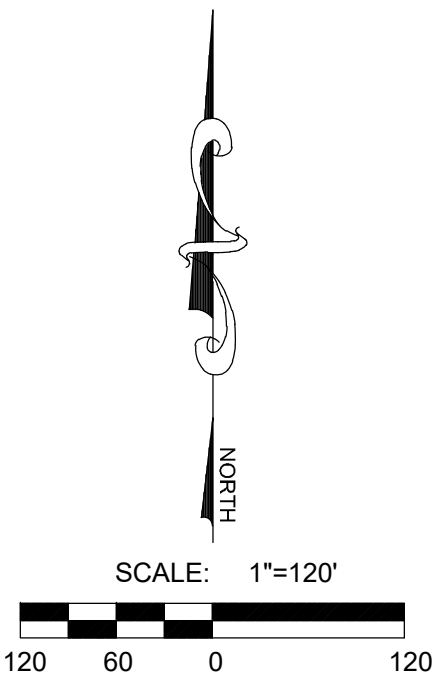
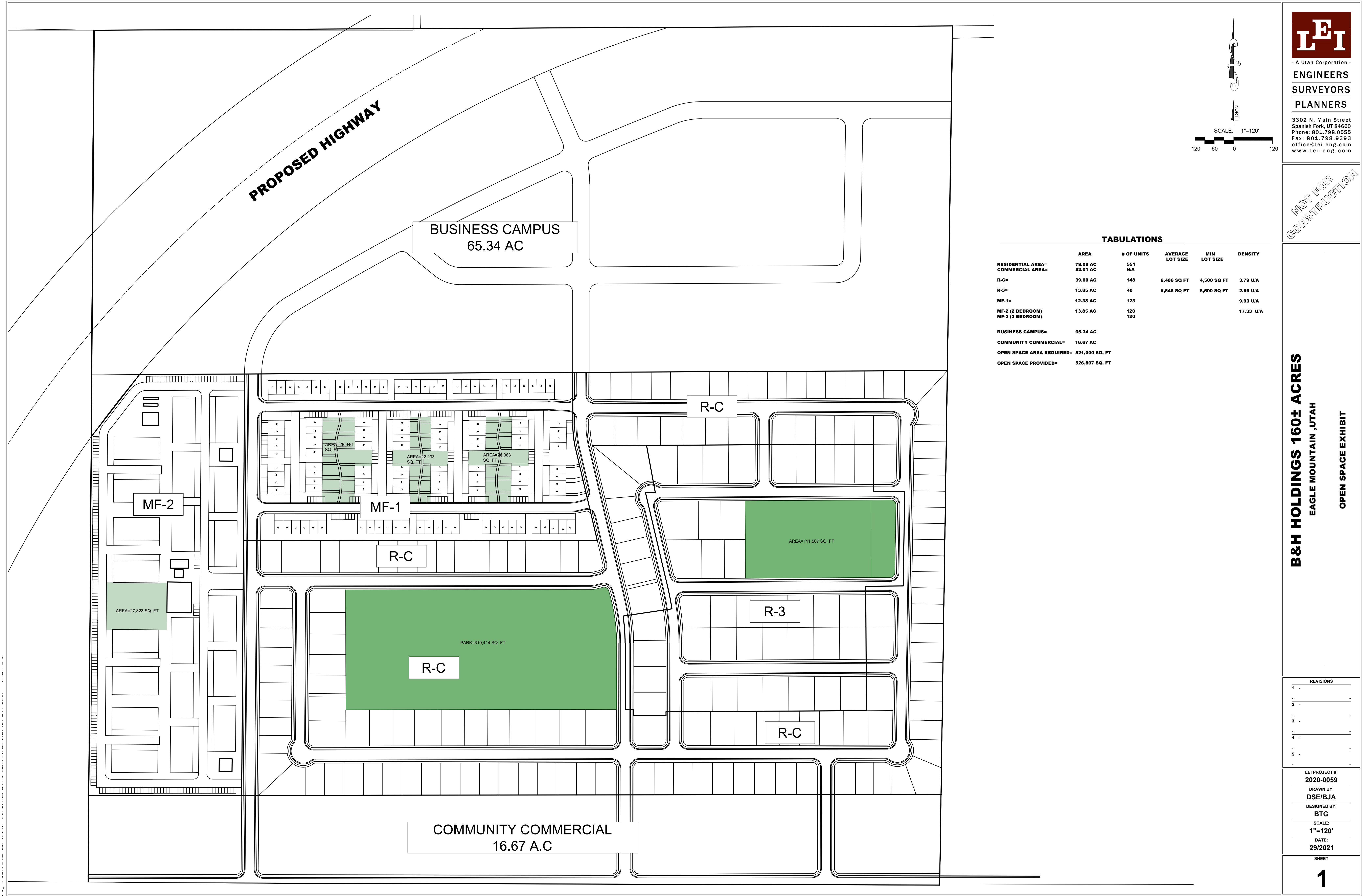
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DATE:
2/9/2021

SHEET

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NOT FOR
CONSTRUCTION

B&H HOLDINGS 160± ACRES
EAGLE MOUNTAIN ,UTAH
OPEN SPACE EXHIBIT

REVISIONS

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LEI PROJECT #:
2020-0059

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DSE/BJA

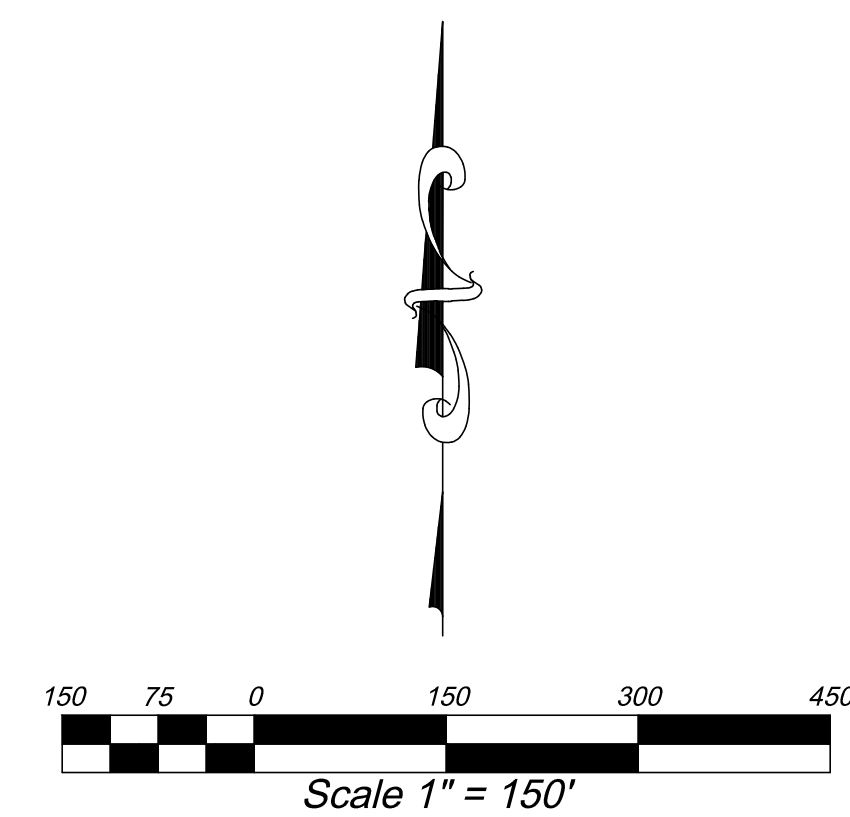
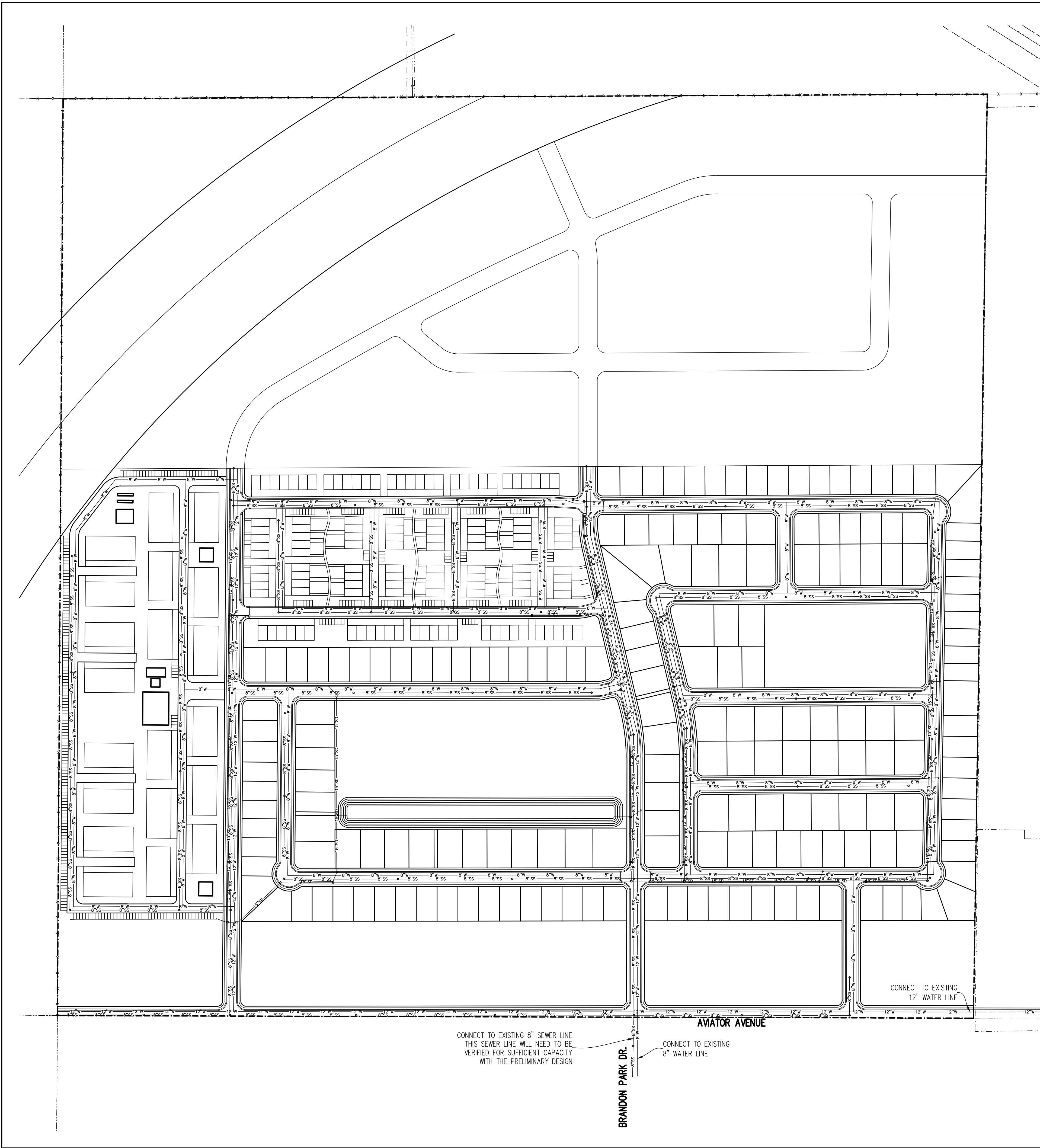
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DATE:
29/2021

SHEET

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WATER MODELING NOTE:
WITH THE PRELIMINARY PLAN APPLICATION, A WATER MODEL WILL BE PREPARED TO SHOW SUFFICIENT FLOWS AND PRESSURES. THE WATER LINE IS TO BE LOOPED WITH A MINIMUM OF TWO POINTS OF CONNECTION.

UTILITY NOTE:
FIRE HYDRANTS, VALVES, ETC. WILL BE INCLUDED WITH PRELIMINARY PLAN.

REVISIONS		
Rev.	Date	Description
1	02/10/21	REVISED PER CITY COMMENTS

David W. Peterson, P.E., License #270393
12 West 100 North, Suite 201, American Fork, UT 84003
P: (801) 756-4504; david@excelcivil.com

B&H HOLDINGS

EAGLE MOUNTAIN

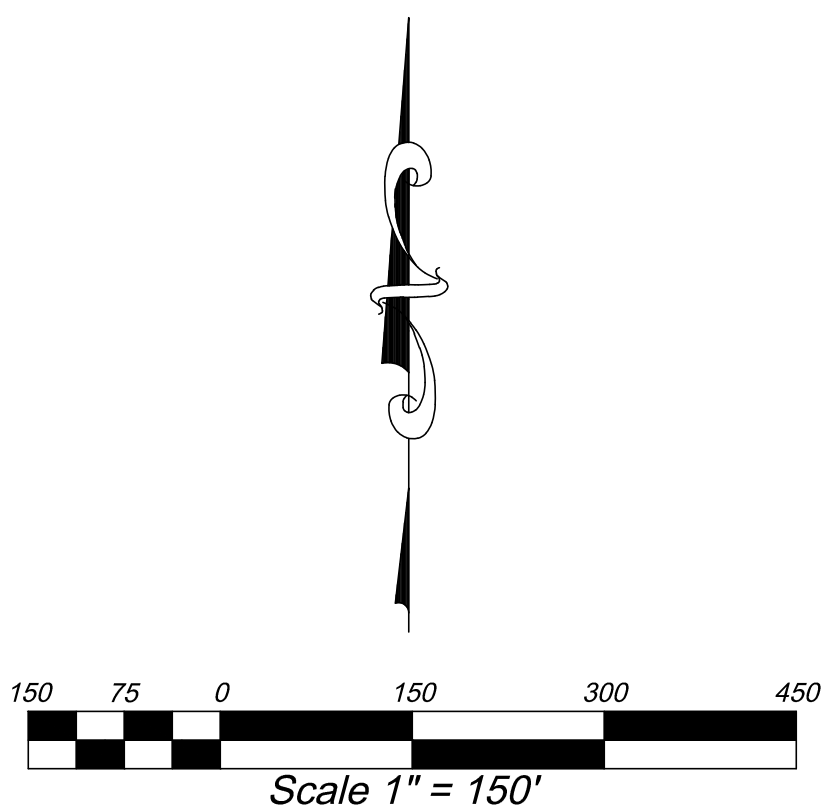
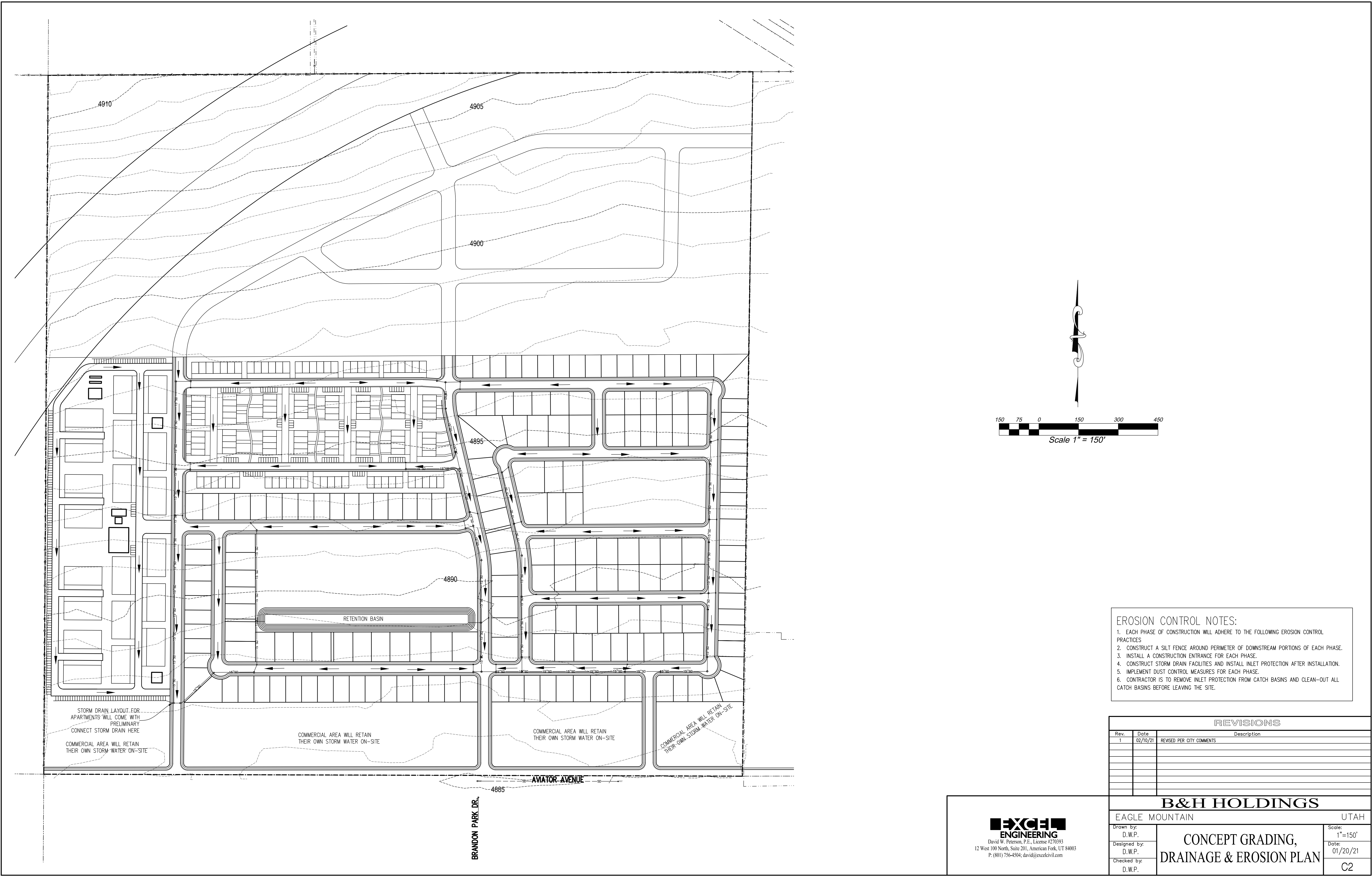
UTAH

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Date: 01/20/21

C1

CONCEPT UTILITY PLAN



- EROSION CONTROL NOTES:**
- 1. EACH PHASE OF CONSTRUCTION WILL ADHERE TO THE FOLLOWING EROSION CONTROL PRACTICES
 - 2. CONSTRUCT A SILT FENCE AROUND PERIMETER OF DOWNSTREAM PORTIONS OF EACH PHASE.
 - 3. INSTALL A CONSTRUCTION ENTRANCE FOR EACH PHASE.
 - 4. CONSTRUCT STORM DRAIN FACILITIES AND INSTALL INLET PROTECTION AFTER INSTALLATION.
 - 5. IMPLEMENT DUST CONTROL MEASURES FOR EACH PHASE.
 - 6. CONTRACTOR IS TO REMOVE INLET PROTECTION FROM CATCH BASINS AND CLEAN-OUT ALL CATCH BASINS BEFORE LEAVING THE SITE.

REVISIONS		
Rev.	Date	Description
1	02/10/21	REVISED PER CITY COMMENTS

B&H HOLDINGS

EAGLE MOUNTAIN

UTAH

Drawn by:
D.W.P.

Designed by:
D.W.P.

Checked by:
D.W.P.

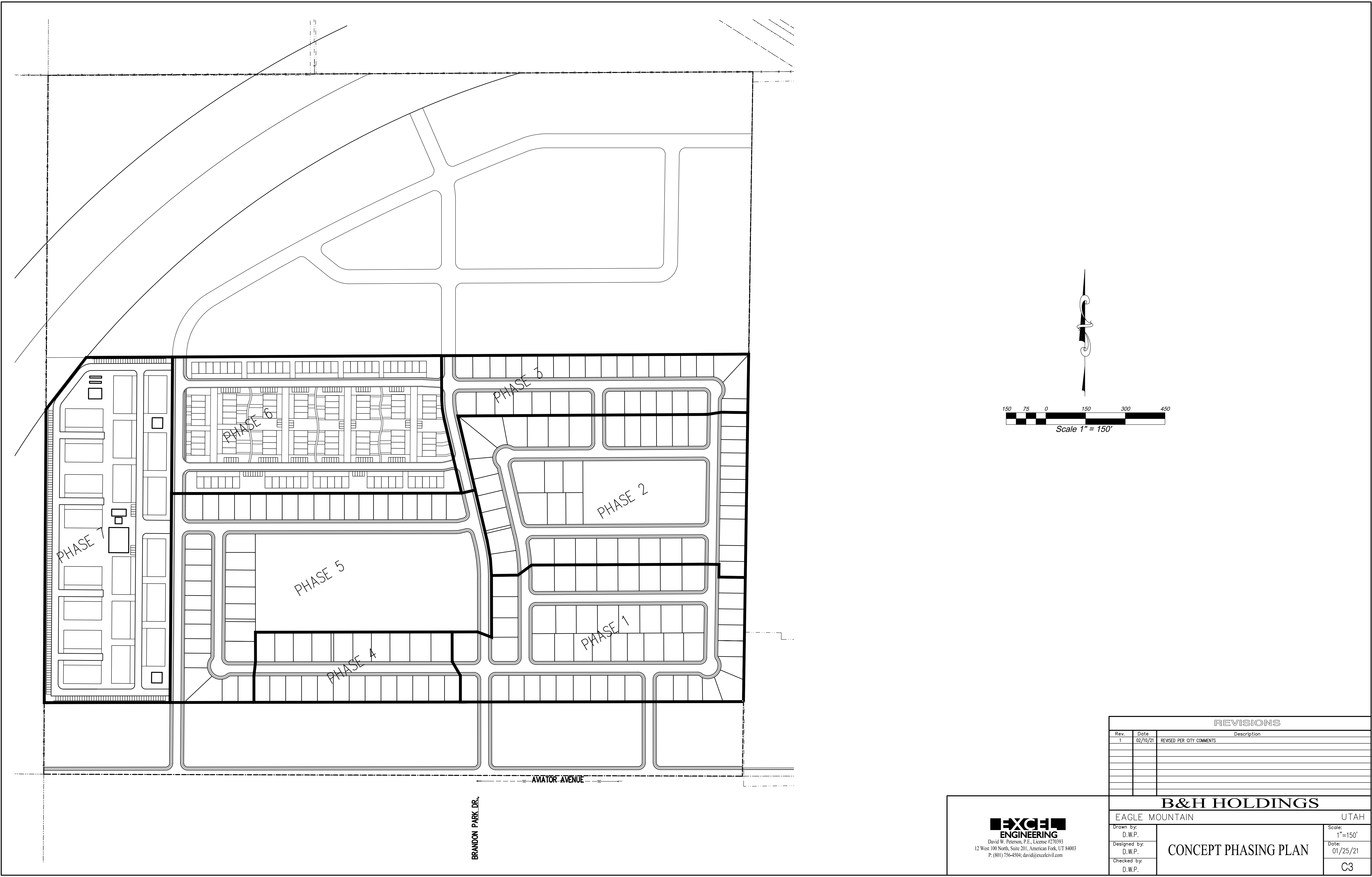
CONCEPT GRADING,
DRAINAGE & EROSION PLAN

Scale:
1"=150'

Date:
01/20/21

C2

EXCELSIOR
ENGINEERING
David W. Peterson, P.E., License #270393
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REVISIONS			
Rev.	Date	Description	
1	02/10/21	REVISED PER CITY COMMENTS	
B&H HOLDINGS			
EAGLE MOUNTAIN			UTAH
Drawn by: D.W.P.	CONCEPT PHASING PLAN		Scale: 1"=150'
Designed by: D.W.P.			Date: 01/25/21
Checked by: D.W.P.			C3

EXCELSIOR
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P: (801) 756-4504; david@excivil.com

B&H Land Holdings – Compatibility Statement

The subject property being evaluated is a 161-acre parcel adjacent to Brylee Estates and Brandon Park, which are both residential communities. Brandon Park is located adjacent to the south, on the opposite side of Aviator, and has mostly larger lots that fall within the Neighborhood Residential One category. Brylee Estates is located adjacent to the east and is mostly residential, with a section of commercial. Brylee Estates has smaller single-family lots and a section of multifamily housing.

This master development plan is compatible with surrounding uses because the proposed zones follow the new zone transition ordinance (17.60.160), with one exception that will be addressed later. The lots on the eastern perimeter are RC, which are a compatible buffer to the MF1 and RC zones directly to the east in Brylee Estates. The northern portion of the proposal is business center/campus, which follows the general plan. The southwestern part of this property has been proposed as multifamily housing, which will be adjacent to the proposed freeway.

The one section on this property that does not follow the zone transition ordinance is the proposed community commercial acreage along the southern perimeter of the property. This zone is being proposed because Aviator is a future arterial road and will have greater traffic than surrounding roads. The commercial ground will act as a buffer between Aviator and the residential units in this project.

Compatibility will be maintained through the platting process by working with the various departments, including the parks, planning, and engineering departments, to ensure that the plats follow the zoning ordinance.

THE PINNACLES DEVELOPMENT

TRAFFIC IMPACT STUDY

EAGLE MOUNTAIN, UT



December, 2020

1.0 Executive Summary

1.1 DESCRIPTION OF PROJECT

This report presents the results of a traffic impact analysis for the Pinnacles Development, located in Eagle Mountain, Utah. The project site is located west of Eagle Mountain Blvd., and north of Aviator Avenue. To the east of the proposed development is the Brylee Estates and to the south is Brandon Park. North and west of the proposed site is vacant land. The proposed parcel of land for the Pinnacles Development is also currently vacant land. The closest major intersections are Eagle Mountain Blvd. and Aviator Avenue, as well as Pony Express Parkway and Aviator Avenue. Figure 1 illustrates the Vicinity Map and the location of this development in relation to the adjacent roadway network.

The proposed Pinnacles Development will consist of 168 single-family residential homes, 385 multi-family residential units, and 145,000 sq. ft. of commercial property. For purposes of this study, the analysis will consist of one phase at full build-out of all units. The currently site plan illustrates 3 proposed accesses onto Aviator Avenue. Refer to Figure 2 for the Site Plan of the Pinnacles Development and the proposed access locations.

This study projects the traffic associated with the Pinnacles Development at full build-out. It should be noted the opening year of operation for this site is anticipated for the end of 2025. The traffic associated with this development is generated using the latest version of the Trip Generation Manuals published by the Institute of Transportation Engineers (ITE). It is anticipated the Pinnacles Development will generate 9,878 Average Daily Trips (ADT) with 431 AM peak hour trips and 730 PM peak hour trips on an average weekday.

1.2 PRINCIPAL FINDINGS AND RECOMMENDATIONS

2020 Existing Scenario

Figure 3 illustrates the 2020 Existing AM and PM peak hour traffic volumes that were collected on December 3rd, 2020 at the Eagle Mountain Blvd and Aviator Avenue intersection as well as the Aviator Avenue and Pony Express Parkway intersection.

At the time the existing traffic volumes were collected, the Eagle Mountain Blvd and Aviator Avenue intersection was stop controlled along Aviator Way. However, a new traffic signal is currently under construction. For purposes of this analysis, the 2020 Existing traffic volumes were analyzed under the stop-controlled conditions and lane configuration. All legs of this intersection currently function at acceptable LOS "C" or better, except the eastbound movements under the PM peak hour conditions, which currently function at a LOS "D".

The Pony Express Parkway and Aviator Avenue intersection currently functions as a signalized intersection. This intersection function with an overall LOS "A" in both the AM and PM peak hours.

2025 Opening Year Scenario

It is assumed 2025 will be the full build-out year of the Pinnacles Development. Using projected growth rates from the City's General Plan and from other studies performed in this area, the 2025 Opening Year traffic volumes were generated. These traffic volumes can be found in Figure 4 of this report. The 2025 Opening Year scenario was analyzed with the assumption the Eagle Mountain Blvd and Aviator Ave intersection will be signalized. It is also assumed by 2025, Pony Express Parkway will be fully constructed to its full width, two lanes in each direction as a Parkway, as proposed in the City's General Plan and Future Transportation Map.

With these assumptions, the Eagle Mountain Blvd and Aviator Ave intersection will function with an overall LOS "A". The Pony Express Pkwy and Aviator Ave intersection will continue to function at an acceptable LOS "B" or better in the AM and PM peak hours.

2025 Opening Year with Project Scenario

With the addition of the Pinnacles Development, the 2025 Opening Year with Project traffic volumes are illustrated in Figure 9. These traffic volumes were analyzed with the same assumptions as in the 2025 Opening Year scenario. The Eagle Mountain Blvd and

Aviator Avenue intersection will continue to function at an overall acceptable LOS "B" or better during the AM and PM peak hours as a signalized intersection.

The intersection of Aviator Avenue and Pony Express Parkway will function at an overall LOS "B" or better in the AM and PM peak hours. It is assumed by 2025 Pony Express Pkwy will be fully constructed with two lanes in each direction and separate right and left turns at this intersection.

With the addition of the Pinnacles Development, there will be three accesses onto Aviator Avenue. These are listed as Access #1, Access #2, and Access #3 in the figures of this report. It is recommended these accesses be constructed with one lane entering the development and one lane exiting development. It is also recommended Aviator Avenue be fully constructed to one lane in each direction and center two-way left turn lane to accommodate the vehicles turning left into all developments. With full build-out of the Pinnacles Developments, the movements entering and exiting the proposed site will function at a level of service "C" or better during both the AM and PM peak hours.

2030 Future Year Scenario

Five years after Opening Year is anticipated to be the year 2030. Using the projected growth rates as outlined in the City's General Plan and the previously performed traffic studies for other developments in this area, Figure 5 illustrates the projected 2030 Future Year traffic volumes. These are the anticipated traffic volumes at the study area intersections, without the addition of the Pinnacles Development.

The Eagle Mountain Blvd and Aviator Avenue will be a signalized intersection, and is anticipated to function at a LOS "A" in both the AM and PM peak hours.

With two lanes in each direction and separate left and right turn lanes at the Pony Express Pkwy and Aviator Ave intersection, it is anticipated to function at a LOS "C" in the AM peak hour and a LOS "A" in the PM peak hour. IT should be noted, as part of the City's General Plan, it is anticipated the east leg of this intersection will constructed as

development to the east occurs. With development in this area unknown at the time of this study, this leg of the intersection was not analyzed.

2030 Future Year with Project Scenario

With the addition of the Pinnacles Development, the 2030 Future Year with Project traffic volumes are illustrated in Figure 10. With the proposed widening of Pony Express Pkwy to two lanes in each direction and separate left and right turn lanes, this intersection is anticipated to function at a LOS "D" in the AM, which is still considered acceptable under Future Year conditions, and a LOS "A" in the PM peak hour.

The Eagle Mountain Blvd and Aviator Ave intersection will continue to function at an acceptable LOS "B" or better under both the AM and PM peak hours as a signalized intersection.

With the addition of the Pinnacles Development's three access along Aviator Ave, all legs of the three accesses will continue to function with a LOS "C" or better in the AM and PM peak hours.

2045 Future Year Scenario

Twenty years after Opening of the Pinnacles Development is anticipated for 2045. Using the projected growth rates similar to those in the previous scenarios, the 2045 Future Year traffic volumes were generated and are illustrated in Figure 6. Using the same assumptions for intersection control and lane configuration, it is anticipated the Pony Express Pkwy and Aviator Ave intersection begin to experience large delays and function at a LOS "F" in the AM peak hour, however continue to function at LOS "A" in the PM peak. With the growth anticipated to occur in Eagle Mountain and the addition of multiple new roadways and freeways according to the City's General Plan, traffic patterns will be adjusted and are assumed will be drastically different than they are today.

Using these growth projections at the Eagle Mountain Blvd and Aviator Ave intersection, it is anticipated this signalized intersection will continue to function at a LOS "B" under both the AM and PM peak hours.

2045 Future Year with Project Scenario

Using the 2045 Future Year traffic volumes, combined with the Pinnacles project generated traffic volumes, the 2045 Future Year with Project traffic volumes are generated. These traffic volumes are illustrated in Figure 11. The Pony Express Pkwy and Aviator Ave intersection will continue to function at a LOS "F" under the AM peak hour and a LOS "A" in the PM peak hour.

Under the 2045 Future Year with Project scenario, the signalized intersection of Eagle Mountain Blvd and Aviator Ave will continue to function at an acceptable LOS "C" in the AM and PM peak hours.

Each of the three project accesses will also continue to function at an acceptable LOS "D" or better under the Future with Project scenario.

The proposed internal roadway network of the Pinnacles is designed to provide an efficient flow of traffic throughout the development also providing safe ingress and egress to the existing roadway network.

Summary of Recommendations

Recommendations to improve the flow of traffic within this study area are as follows:

- By 2025 is assumed the traffic signal at Eagle Mountain Blvd and Aviator Ave will be fully operating. It is recommended all legs of this intersection be constructed with a minimum, separate left and right turn lanes with a separate thru lane.
- By 2025 it is recommended that Pony Express Parkway be constructed to its full width of two lanes in each direction and separate left and right turn lanes at the intersection of Aviator Ave as outlined in the City's General Plan.

- It is recommended Access #2 to the Pinnacles Development be aligned with the existing access to the development to the south (Brandon Park). It is recommended to align as many accesses as possible between the two development.
- Each of the site accesses will be designed and constructed with one receiving lane and one exiting lane that will allow left and right turn movement out of the development.
- As Aviator Ave is constructed along the frontage of the Pinnacles Development, it is recommended a center two-way left turn lane and one lane in each direction be constructed to allow left turn movements into the development. The projected traffic volumes entering and exiting the proposed development along Aviator Ave will not warrant separate right turn lanes once all accesses are constructed.

B&H Holdings Environmental Impact Report

February 10, 2021

The purpose of this report is to detail potential impacts of the proposed subdivision on existing vegetation and wildlife, water courses, sources of water, waste generation, noise, etc.

Vegetation and wildlife:

The subject property has been using for dry farming. The primary wildlife on this property would be those insects and small wildlife that surround farming operations. Deer and Antelope do occasionally graze in the area. Hawks have been seen in the area. No known endangered plants are located on this property. The impact on vegetation and wildlife will be minimal.

Water courses and sources of water

There are no continuous flowing water sources on or near this property. Additionally, there are no ground water wells or other sources of water located on this property.

Waste Generation

All waste generated during land development and home construction will be disposed of properly by the respective contractors. Waste generated from the proposed residences will be handled by the city waste disposal services.

Noise

The primary sources of noise generated from this site will be associated with land development construction, home construction, and vehicle travel. This noise generation is temporary in nature and is consistent with land development activities and long-term residences.

Sensitive Lands

There are no known sensitive lands located on this property.

Historical Sites

There are no known historical sites on this vacant property.

B&H Holdings Economic Analysis

January 20, 2021

There are no offsite improvements needed for this development.

Sewer is located approximately 90 feet South of the property in Brandon Park Drive. The construction of this sewer connection and pavement patching and repair will be included as part of the subdivision improvement costs.

Culinary water has been stubbed at the East end of the development in Aviator Avenue and is approximately 120 feet South of the property line in Brandon Park Drive. The construction of this water connection in Brandon Park Drive with pavement patching and repair will be included as part of the subdivision improvement costs. Water looping will be made by connecting to these water stubs.

Storm drain will be retained on-site; therefore, no off-site improvements are needed.

The existing property slopes from North to South at an approximate slope of 1%. As such, there will be no substantial grading or need for any retaining walls as part of this development.

B&H Holdings

Master Development Plan Drainage study

January 20, 2021

Introduction:

The purpose of this study is to prepare conceptual storm drain calculations to demonstrate that the master development plan concept has adequate area for storm drain retention. All rainfall data was obtained from NOAA Atlas 14, Volume 1, Version 5 for this area of Eagle Mountain. The area of the residential development is intended to be collected into 1 large retention basin located in the center of the project.

The Commercial areas will be required to retain storm water on-site as part of site plan design requirements.

The Business Campus area at the North end of the property will provide retention as part of that area of development.

The subject property is outside any FEMA flood areas. The general drainage pattern for the property flows from North to South at an approximate slope of 1%.

Prior to discharge into the retention basin, a treatment device will be installed to separate out any solids or debris prior to discharge into the basin.

Retention Basins Calculations:

The storm water runoff from B&H Holdings is designed to flow into a large retention basin and infiltrate into the ground. The calculations for the retention basin sizing are shown on the attached spreadsheet.

Pipe Calculations:

Pipe size calculations will be provided with the preliminary plat storm drain report.

Conclusion:

The proposed retention basin has a capacity of 180,164 c.f. which exceeds the required volume of 178,774 c.f.. The basin can store the 100-year storm event.



B&H Holdings
100-Year Storm Water Calculations
Retention Calculations
19-Jan-21

The storm drain calculations were performed using the rational method.

Hydrologic Calculations

CA CALCULATION

	C	Area (sf)	C * A
Residential area	0.5	2907194	1453597
Open Space Area	0.15	537705	80656
Total CA		3444899	1534253

The assumed percolation rate used was 10 minutes per inch.

The infiltration area will be the average depth surface area of the pond.

The infiltration area is 28,573 s.f.

The infiltration rate = (28,573 s.f.)(0.1 inch/min.)(1 ft/12 inch)(1 min./60 sec.) = 3.97 cfs

Retention 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	61370	1191	60180
10	4.39	0.73	93462	2381	91080
15	3.62	0.91	115836	3572	112264
30	2.44	1.22	155982	7143	148839
60	1.51	1.51	193060	14287	178774
120	0.81	1.61	205846	28573	177273
180	0.56	1.67	213517	42860	170657
240	0.45	1.79	228859	57146	171713
1440	0.08	1.89	241645	342876	-101231
2880	0.04	2.05	262102	685752	-423650

Required Retention Storage = 178,774 cf

Notes:

A, B, & C are based upon NOAA Atlas 14, Volume 1, Version 5 rainfall data for Eagle Mountain

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

$E = \text{infiltration rate} \times A \times 60 \text{ sec.}$

$F = D - E$ to determine storage volume

Retention pond

Elevation	Volume (cf)	
4889	246,428	1' foot of freeboard
4888	180,164	Top of water surface
4887	122,547	
4886	73,418	
4885	32,622	
4884	0	Bottom of Pond

Discussion

- Retention basin provides storage volume of 180,164 cf which exceeds required storage volume of 178,774 cf



**EAGLE MOUNTAIN CITY
CITY COUNCIL MEETING
MARCH 2, 2021**

TITLE:	Technical Planning Assistance Agreement - UDOT		
ITEM TYPE:	Agreement		
FISCAL IMPACT:	\$25,000		
APPLICANT:			
GENERAL PLAN DESIGNATION	CURRENT ZONE	ACREAGE	COMMUNITY

PUBLIC HEARING:

No

PREPARED BY:

Chris Trusty, Public Works

PRESENTED BY:

Chris Trusty

RECOMMENDATION:

Staff recommends that the City Council approve a Technical Planning Assistance Program Fund Agreement between Eagle Mountain City, Utah and UDOT for the Master Transportation Plan.

BACKGROUND:

As part of the City Council approval for an updated Master Transportation Plan, Eagle Mountain City was awarded a grant, through UDOT, for funding \$75,000 of the \$100,000 cost of the project. Because this agreement requires the City to obligate the remaining \$25,000, it requires City Council approval. The City has contracted with Horrocks Engineers to provide the study, which is expected to be completed this upcoming May.

ITEMS FOR CONSIDERATION:

REQUIRED FINDINGS:

PLANNING COMMISSION ACTION/RECOMMENDATION:

ATTACHMENTS:

[TPA Agreement](#)

TECHNICAL PLANNING ASSISTANCE PROGRAM FUNDS COOPERATIVE AGREEMENT

This Cooperative Agreement (the “Agreement”) is entered into on _____, by and between Utah Department of Transportation (“UDOT”), an agency of the State of Utah, and Eagle Mountain City (“Local Government”), a political subdivision of the State of Utah. UDOT and Local Government are collectively referred to as “parties” and each may be referred to individually as “party.”

RECITALS

WHEREAS, the Utah Legislature has appropriated money for the Technical Planning Assistance Program (“Program”). The funding is intended to help local governments plan for future land use and transportation; and

WHEREAS, funds from this Program will be used to pay for costs for approved scope of work; and

WHEREAS, the Local Government has committed a local match amount in order to receive Program funding from UDOT; and

WHEREAS, this Agreement describes the amount of the funds that will be used for approved scope of work for a plan or study addressing future land use and transportation.

AGREEMENT

NOW, THEREFORE, on the stated Recitals, which are incorporated herein by reference, and for and in consideration of the mutual covenants and agreements hereafter set forth, the mutual benefits to the parties to be derived, and for other valuable consideration, the receipt and sufficiency of which the parties acknowledge, it is hereby agreed as follows:

1. Initial Scope of Work. UDOT must approve the initial scope of work and any material modifications thereto during the development of the plan or study.
2. Local Match Amount. Local Government commits to match the amount of \$25,000 in order to receive the eligible Program fund amount of \$75,000. UDOT will deliver the Program funds in one lump-sum payment no later than 60 days after the agreement is signed by both parties.
3. Progress Report. Local Government will submit to UDOT a brief, one-page progress report for each quarter of the calendar year. The progress report will be submitted within 30 days after the end of each quarter and shall include the following:
 - a. A brief description of the progress and tasks completed for the approved scope of work for the plan or study.
 - b. A summary of the funds expended and budget remaining.

4. Additional Information. The Local Government will cooperate with any of UDOT's requests for information or status concerning the plan or study.
5. Adoption of Plan or Study. After the project is complete, the Local Government will adopt or start the process to adopt the results of the plan or study.
6. No Additional Funds. Unless specifically agreed to in writing, UDOT and Local Government will not be required to contribute additional funds unless specifically described in an amendment to this Agreement. However, if Local Government decides to cancel or abandon the project described in the approved scope before it is complete, UDOT may require Local Government to return all or a portion of the awarded Program funds.
7. Term. The Parties agree that this Agreement shall remain in full force and effect for a period of five (5) years unless agreed to by the Parties in an amendment to this Agreement.
8. Termination. In the event the Local Government does not comply with the requirements of this Agreement, UDOT will provide written notice of the non-compliance. If the Local Government does not remedy the breach within a reasonable time period, UDOT may terminate the Agreement. In the event of termination for non-compliance, UDOT may require all or a portion of the Program funds to be returned.
9. Amendment/Waiver. No waiver, termination, amendment or other modification of any provision to this Agreement shall be effective unless the same shall be in writing and signed by all parties, and then such waiver, termination, amendment or modification shall be effective only in the specific instance and for the specific purpose for which it is given.
10. Entire Agreement. This Agreement constitutes the entire Agreement by and between the Parties with respect to the subject matter of this Agreement and supersedes all prior agreements, understandings and negotiations, both written and oral, with respect to the subject matter of this Agreement. No representation, warranty, inducement, promise, understanding or condition which is not set forth in this Agreement has been made or relied upon by either of the parties hereto.
11. Dispute Resolution. The Parties agree to make a good faith effort to resolve any dispute regarding the construction or interpretation of any provision of this Agreement, or regarding any policy matter or the determination of any issue of fact, at the lowest appropriate level.
12. Authority. The individuals executing this Agreement each represent and warrant (i) that he or she is authorized to do so on behalf of the respective parties hereto, (ii) that he or she has full legal power and authority to bind the respective parties hereto, and if necessary, has obtained all required consents or delegations of such power and authority, and (iii) that the execution, delivery and performance by the respective parties hereto of this document will not constitute a default under any agreement to which it is a party.

IN WITNESS WHEREOF, the Parties have entered into this Agreement effective the date first set forth herein.

UTAH DEPARTMENT OF TRANSPORTATION

By: _____
Title: Program Development Director
Date: _____

EAGLE MOUNTAIN CITY

By: _____
Title: _____
Date: _____

Approved as to form:



**EAGLE MOUNTAIN CITY
CITY COUNCIL MEETING
MARCH 2, 2021**

TITLE:	2021 Eagle Mountain Spray Applied Seal Coat Project - M&M Asphalt Services		
ITEM TYPE:	Bid Award		
FISCAL IMPACT:	\$263,910.50 from G.L.# 10-41-44100-5122(Paved Road Maintenance)		
APPLICANT:	Zac Hilton		
GENERAL PLAN DESIGNATION	CURRENT ZONE	ACREAGE	COMMUNITY

PUBLIC HEARING:

No

PREPARED BY:

Zac Hilton, Public Works

PRESENTED BY:

Zac Hilton

RECOMMENDATION:

Staff recommends that the City Council award the 2021 Eagle Mountain Spray Applied Seal Coat Project to M&M Asphalt Services in the amount of \$263,910.50 and authorize the Mayor to sign the contract.

BACKGROUND:

Eagle Mountain City requested bids on U3P (Utah Public Procurement Place) for the placement of a spray applied seal coat treatment to 1,508,060 SF of recently accepted residential roadways. The attached map notes the specific roads.

The bid also includes the ability to renew the contract for up to an additional 4 years with a 3% price escalation per year. The contract can be renewed or declined on a year-by-year basis based on both Eagle Mountain City and the contractor's approval. The primary intent for the renewal in this contract is to provide a seal coat fee formula for future developments. This will allow staff to better predict the necessary fees to collect from developers at plat recordation, which will be used in future years to pay for the seal coat.

If the City Council approves the 1,508,060 SF of seal coat treatment for \$263,910.50, a budget amendment to GL 10-41-44100-5122 will be required. This is because during last year's budgeting process,

COVID-19 began to produce real concerns about the future of the economy. The original proposal for GL 10-41-44100-5122 for FY 2021 was \$1,270,000. To conservatively budget for FY 2021, the proposed budget was reduced by \$335,000 to \$935,000 with the intent to amend the budget if the growth was not negatively impacted by COVID-19.

ITEMS FOR CONSIDERATION:

REQUIRED FINDINGS:

PLANNING COMMISSION ACTION/RECOMMENDATION:

ATTACHMENTS:

[2021 Spray Applied Project Overview](#)

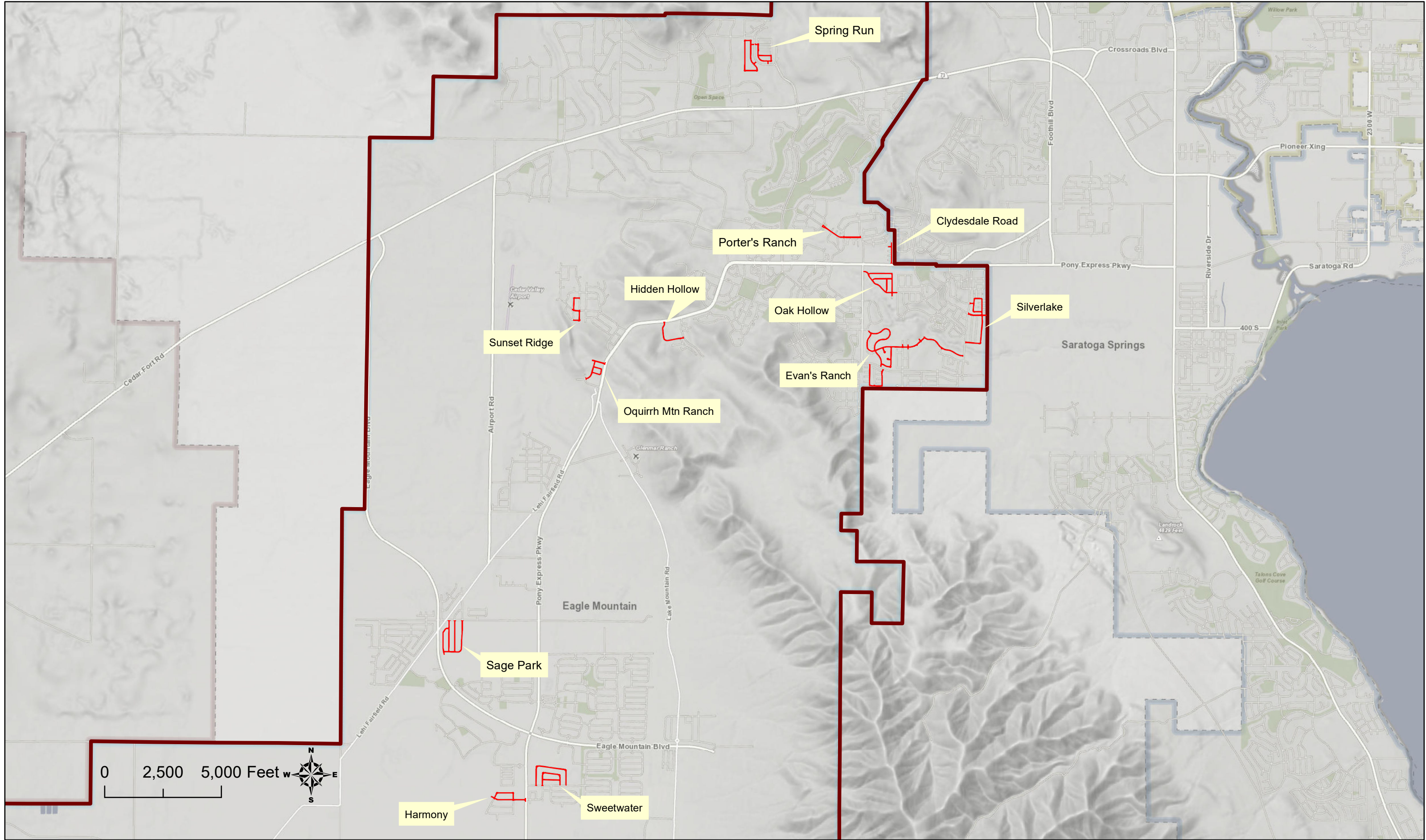


Disclaimer: Eagle Mountain City makes no warranty with respect to the accuracy, completeness, or usefulness of these maps. Eagle Mountain City assumes no liability for direct, indirect, special, or consequential damages resulting from the use or misuse of these maps or any of the information contained herein. Portions may be copied for incidental uses, but may not be resold.

Contact Eagle Mountain City
Engineering/GIS Department
801-789-6662

2021 Spray Applied Overview

1,508,060 Sq Ft





**EAGLE MOUNTAIN CITY
CITY COUNCIL MEETING
MARCH 2, 2021**

TITLE:	Lone Tree Parkway Traffic Signal Install - B Jackson		
ITEM TYPE:	Bid Award		
FISCAL IMPACT:	\$99,800		
APPLICANT:			
GENERAL PLAN DESIGNATION	CURRENT ZONE	ACREAGE	COMMUNITY

PUBLIC HEARING:

No

PREPARED BY:

Chris Trusty, Public Works

PRESENTED BY:

Chris Trusty

RECOMMENDATION:

Staff recommends that the City Council approved the Lone Tree Traffic Signal bid award to B Jackson in the amount of \$99,800 and authorize the Mayor to execute the contract.

BACKGROUND:

Due to the growth of the Lone Tree subdivision, and with increasing traffic along Pony Express Parkway, the City has solicited proposals from qualified contractors to install a traffic light at the intersection of Lone Tree Parkway and Pony Express. The City solicited proposals for construction and received only one bid, from B Jackson in the amount of \$99,800.

ITEMS FOR CONSIDERATION:

REQUIRED FINDINGS:

PLANNING COMMISSION ACTION/RECOMMENDATION:

ATTACHMENTS:



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

Monday, February 22, 2021

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

SUBJECT: Overland Trails plat 3-B into warranty Bond Release

City Recorder:

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

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

Sincerely,

Chris Trusty (Feb 24, 2021 09:32 MST)

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

Cc: Fionnuala Kofoed, City Recorder



BOND RELEASE REQUEST LETTER
Overland Trails III-B Bond

Engineering Division
2665 North Pony Express Parkway
Eagle Mountain City, Utah 84006
(801) 789-6671

3rd Bond Release	
Original Bond Amount:	\$ 1,184,053.75
Previous Release Amount:	\$ 1,075,162.50
Amount to Release this Period:	\$ 1,250.00
Amount Remaining in Bond:	\$ 107,641.25

Bond Releases Summary	
#1	\$ 1,014,365.63
#2	\$ 60,796.88
#3	\$ 1,250.00
#4	\$ -
TOTAL	\$ 1,076,412.50

2/22/2021

ITEM	DESCRIPTION	QUANTITY	UNIT	UNIT COST	TOTAL	QUANTITIES COMPLETED			MONIES RELEASED	
						Previous Period	This Period	% to date	This Period	To Date
1	SITE PREP.									
a	SWPPP	1	LS	\$2,500.00	\$2,500.00	1	0.5	100%	\$1,250.00	\$2,500.00
b	Mobilization	1	LS	\$3,000.00	\$3,000.00	1	0	100%	\$0.00	\$3,000.00
c	Clear & Grub	1	LS	\$5,000.00	\$5,000.00	1	0	100%	\$0.00	\$5,000.00
d	Site Ex. Cutfill	5000	CY	\$5.00	\$25,000.00	5,000	0	100%	\$0.00	\$25,000.00
2	ROADWAY IMPROVEMENTS									
a	3" Asphalt Roadway	70000	SF	\$1.50	\$105,000.00	70,000	0	100%	\$0.00	\$105,000.00
b	8" road base	70000	SF	\$1.00	\$70,000.00	70,000	0	100%	\$0.00	\$70,000.00
c	12" subbase	70000	SF	\$0.90	\$63,000.00	70,000	0	100%	\$0.00	\$63,000.00
d	Sidewalk	12250	SF	\$4.25	\$52,062.50	12,250	0	100%	\$0.00	\$52,062.50
e	Curb & Gutter	3800	LF	\$25.00	\$95,000.00	3,800	0	100%	\$0.00	\$95,000.00
f	Asphalt trial	7500	SF	\$4.00	\$30,000.00	7,500	0	100%	\$0.00	\$30,000.00
g	Final grade	484,500	SF	\$0.10	\$48,450.00	484,500	0	100%	\$0.00	\$48,450.00
h	Road import	2000	CY	\$20.00	\$40,000.00	2,000	0	100%	\$0.00	\$40,000.00
i	Concrete collars	30	EA	\$400.00	\$12,000.00	30	0	100%	\$0.00	\$12,000.00
j	ADA ramps & placards	8	EA	\$1,000.00	\$8,000.00	8	0	100%	\$0.00	\$8,000.00
3	CULINARY WATER									
a	8" C-900 water line	2100	LF	\$25.00	\$52,500.00	2,100	0	100%	\$0.00	\$52,500.00
b	8" gate valve w/collar	11	EA	\$2,000.00	\$22,000.00	11	0	100%	\$0.00	\$22,000.00
c	8" fittings	4	EA	\$1,000.00	\$4,000.00	4	0	100%	\$0.00	\$4,000.00
d	Trench import	1500	TON	\$14.00	\$21,000.00	1,500	0	100%	\$0.00	\$21,000.00
e	3/4" service	55	EA	\$1,300.00	\$71,500.00	55	0	100%	\$0.00	\$71,500.00
f	2" temp blow off	1	EA	\$2,000.00	\$2,000.00	1	0	100%	\$0.00	\$2,000.00
g	Connect to existing	2	EA	\$3,000.00	\$6,000.00	2	0	100%	\$0.00	\$6,000.00
h	Fire Hydrant	4	EA	\$5,000.00	\$20,000.00	4	0	100%	\$0.00	\$20,000.00
4	SEWER									
a	8" sewer main	1510	LF	\$40.00	\$60,400.00	1,510	0	100%	\$0.00	\$60,400.00
b	10" sewer main	470	LF	\$45.00	\$21,150.00	470	0	100%	\$0.00	\$21,150.00
c	Connect to existing	2	EA	\$2,500.00	\$5,000.00	2	0	100%	\$0.00	\$5,000.00
d	48" Sewer manholes	5	EA	\$3,500.00	\$17,500.00	5	0	100%	\$0.00	\$17,500.00
e	60" Sewer manholes	2	EA	\$3,800.00	\$7,600.00	2	0	100%	\$0.00	\$7,600.00
f	Sewer services	55	EA	\$1,100.00	\$60,500.00	55	0	100%	\$0.00	\$60,500.00
5	STORM DRAIN									
a	15" RCP storm drain pipe	1700	LF	\$50.00	\$85,000.00	1,700	0	100%	\$0.00	\$85,000.00
b	15" RCP flared end section	1	EA	\$1,500.00	\$1,500.00	1	0	100%	\$0.00	\$1,500.00
c	60" Storm drain manholes	4	EA	\$3,500.00	\$14,000.00	4	0	100%	\$0.00	\$14,000.00
d	Curb inlet box	6	EA	\$2,500.00	\$15,000.00	6	0	100%	\$0.00	\$15,000.00
e	Storm drain combo box	4	EA	\$4,500.00	\$18,000.00	4	0	100%	\$0.00	\$18,000.00
f	Bubble up box	2	EA	\$2,500.00	\$5,000.00	2	0	100%	\$0.00	\$5,000.00
g	Connect to existing	2	EA	\$3,000.00	\$6,000.00	2	0	100%	\$0.00	\$6,000.00
6	MISC.									
a	Street signs	4	EA	\$250.00	\$1,000.00	4	0	100%	\$0.00	\$1,000.00
b	Stop signs	3	EA	\$250.00	\$750.00	3	0	100%	\$0.00	\$750.00
TOTAL CONSTRUCTION COST					\$1,076,412.50					
10% Bond Coverage					\$107,641.25					
TOTAL BOND AMOUNT:					\$1,184,053.75					
						Released this Period			\$1,250.00	

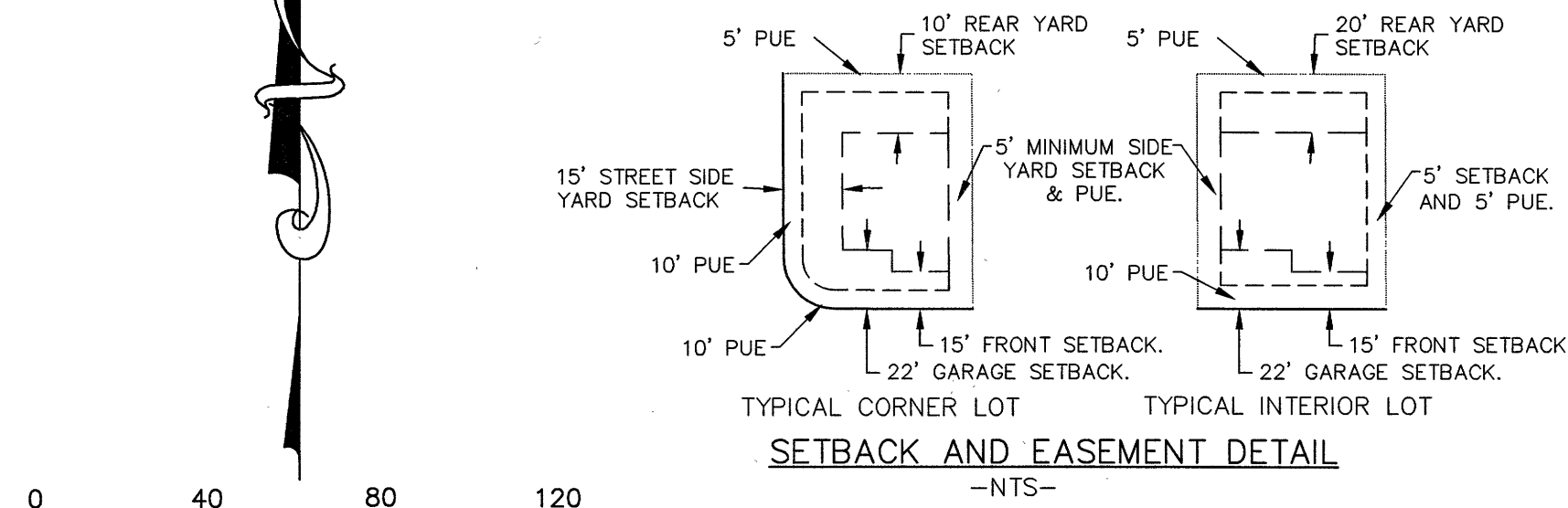
Chris Trusty
Chris Trusty (Feb 22, 2021 14:15 MST)
Christopher T. Trusty P.E.
Engineering Director

Feb 22, 2021
Date

Robert Ballif
Robert Ballif (Feb 22, 2021 14:19 MST)
Robert Ballif
Engineering Tech.

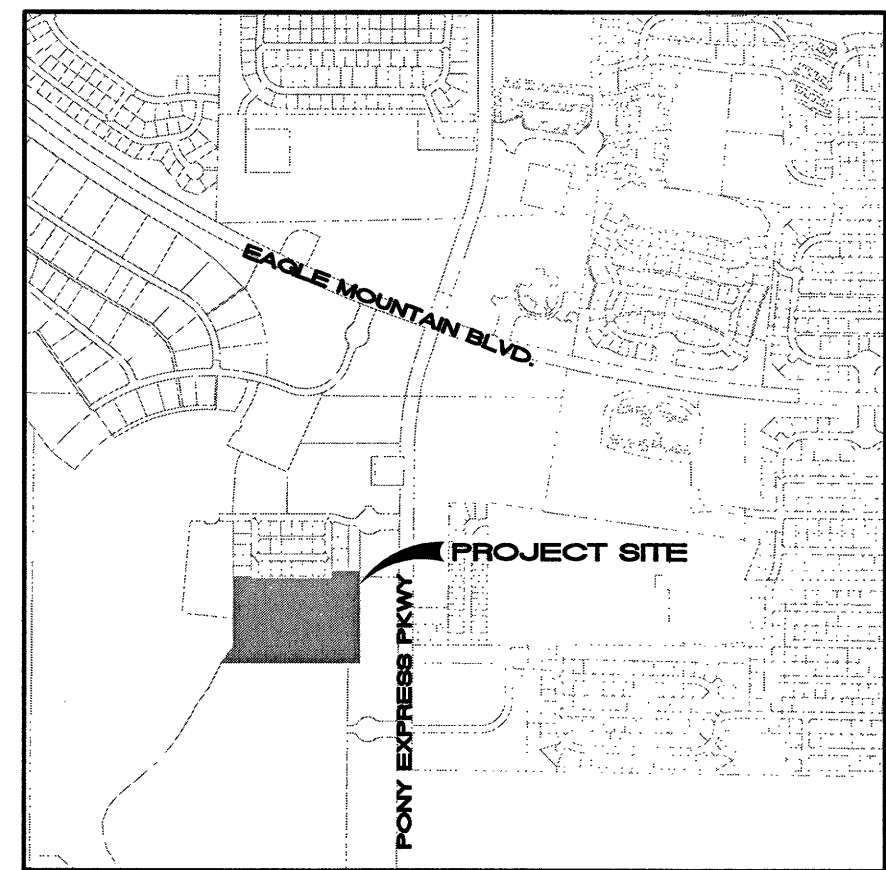
Feb 22, 2021
Date

OVERLAND TRAILS PLAT III-B
SITUATED IN SECTION 13, TOWNSHIP 6 SOUTH, RANGE 2 WEST,
SALT LAKE BASE AND MERIDIAN, EAGLE MOUNTAIN, UTAH



AREA TABULATIONS

TOTAL AREA: 12.22 ACRES
AVERAGE LOT SIZE: 5,960 SQ. FT. (0.14 ACRES)
LARGEST LOT SIZE: 6,836 SQ. FT. (0.16 ACRES)
SMALLEST LOT SIZE: 5,237 SQ. FT. (0.12 ACRES)
ACRES IN RIGHT-OF-WAY: 2.33 ACRES
DENSITY: 4.5 LOTS PER ACRE
TOTAL # OF LOTS: 55



VICINITY MAP

SURVEYOR'S CERTIFICATE

I, TRAVIS TRANE, do hereby certify that I am a Professional Land Surveyor, and that I hold License No. 5152741, as prescribed under the laws of the State of Utah. I further certify that by authority of the owners, I have made a survey of the tract of land shown on this plat and described hereon, and have subdivided said tract of land into lots and streets, together with easements, hereafter to be known as OVERLAND TRAILS PLAT "A" and that the same has been correctly surveyed and monumented on the ground as shown on this plat.

BOUNDARY DESCRIPTION

Beginning at the Northwest corner of Harmony Phase A Plat 1 which is South 00°27'29" West 1863.86 feet along the section line and East 1324.30 feet from the Northwest Corner of Section 13, Township 6 South, Range 2 West, Salt Lake Base and Meridian; thence North 35°47'42" East 139.46 feet; thence North 00°00'13" East 489.06 feet to the Monumented line of Overland Trails Phase III-A the following five courses; 1) thence South 89°59'47" East 125.00 feet; 2) South 00°00'13" West 17.54 feet; 3) South 89°59'47" East 562.08 feet; 4) North 00°00'13" East 52.16 feet; 5) South 89°59'47" East 195.00 feet; thence South 00°00'13" West 636.74 feet; thence West 963.64 feet along the North line of Harmony Phase A Plat 1 to the point of beginning.

Parcel contains: 12.228 acres

Basis of Bearing: the line between the Northwest Corner and the West Quarter Corner of Section 13, Township 6 South, Range 2 West, Salt Lake Base and Meridian which bears South 00°27'29" West (NAD 83).

ENT 9500512019 Map 16721
JEFFERY SMITH
UTAH COUNTY RECORDER
2019 Sep 24 11:52 am FEE 144.00 BY NA
RECORDED FOR EAGLE MOUNTAIN CITY

Sept 16, 2019
DATE

TRAVIS TRANE
SURVEYOR
(See Seal Below)

OWNER'S DEDICATION

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

OWNER(S):
PRINTED: Nate Hutchinson
Manager Building Construction Partners LLC

AUTHORIZED SIGNATURES

ACKNOWLEDGEMENT

On the 16 day of September, 2019, personally appeared before me the persons signing the foregoing Owners Dedication known to me to be authorized to execute the foregoing Owners Dedication for and on behalf of the owners who duly acknowledge to me that the Owners Dedication was executed by them on their own behalf.

My Commission Expires 6/1/21

695504
COMMISSION NUMBER

NOTARY PUBLIC SIGNATURE
MATT RASBAND
PRINTED NAME OF NOTARY

ACCEPTANCE BY LEGISLATIVE BODY

The City Council of Eagle Mountain City, County of Utah, Approves this subdivision and hereby accepts the dedication of all streets, easements, and other parcels of land intended for public purposes for the perpetual use of the public this 24 day of September 2019.

APPROVED BY MAYOR
APPROVED BY CITY ENGINEER
(See Seal Below)

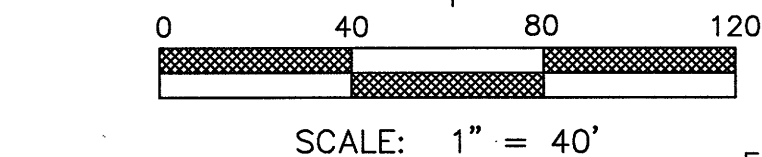
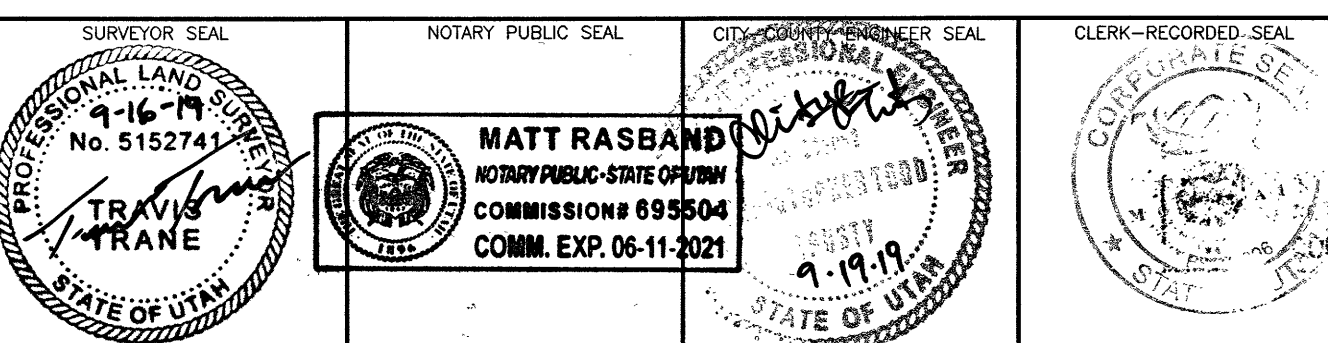
APPROVED BY CITY ATTORNEY
ATTEST BY CITY RECORDER
(See Seal Below)

PLAT III-B

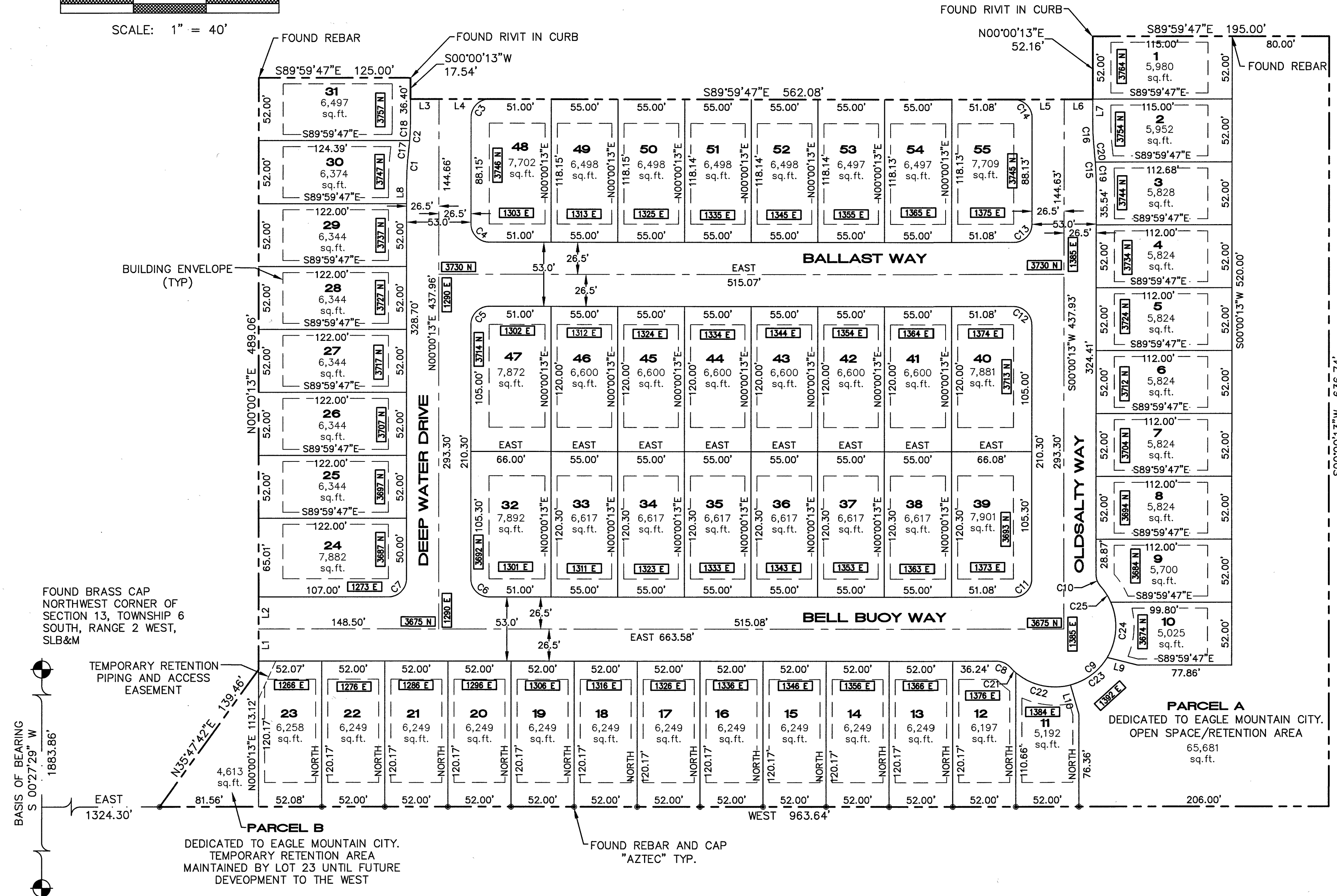
OVERLAND TRAILS

A RESIDENTIAL SUBDIVISION

EAGLE MOUNTAIN UTAH COUNTY, UTAH



SCALE: 1" = 40'



Curve Table				
Curve #	Length	Radius	Delta	Chord Bearing
C1	24.51	200.00	7°01'18"	24.49 S3°30'52"W
C2	24.51	200.00	7°01'18"	24.49 N3°30'52"E
C3	23.56	15.00	90°00'00"	21.21 S45°00'13"W
C4	23.56	15.00	90°00'13"	21.21 S44°59'54"E
C5	23.56	15.00	89°59'47"	21.21 S45°00'06"W
C6	23.56	15.00	90°00'13"	21.21 S44°59'54"E
C7	23.56	15.00	89°59'47"	21.21 N45°00'06"E
C8	12.53	15.00	47°52'44"	12.17 N66°03'38"W
C9	156.59	50.00	179°26'22"	100.00 N48°09'33"E
C10	10.88	15.00	41°33'51"	10.64 S20°46'42"E
C11	23.56	15.00	89°59'47"	21.21 N45°00'06"E
C12	23.56	15.00	90°00'13"	21.21 N44°59'54"W
C13	23.56	15.00	89°59'47"	21.21 N45°00'06"E
C14	23.56	15.00	90°00'00"	21.21 N44°59'47"W
C15	24.51	200.00	7°01'18"	24.49 N3°30'26"E
C16	24.51	200.00	7°01'18"	24.49 S3°30'26"E
C17	8.90	200.00	2°32'56"	8.90 N5°45'03"E
C18	15.61	200.00	4°28'22"	15.61 N21°4'24"E
C19	16.48	200.00	4°43'13"	16.47 N2°21'23"W
C20	8.03	200.00	2°18'05"	8.03 N5°52'02"W
C21	6.56	50.00	7°31'16"	6.56 S45°52'54"E
C22	48.04	50.00	55°03'03"	46.21 S77°10'04"E
C23	38.82	50.00	44°28'53"	37.85 N53°03'58"E
C24	47.46	50.00	54°23'19"	45.70 N3°37'52"E
C25	15.71	50.00	17°59'51"	15.64 N32°33'42"W

Line Table		
Line #	Length	Direction
L1	26.50	N00°00'13"E
L2	26.50	N00°00'13"E
L3	23.50	S89°59'47"E
L4	41.50	N89°59'47"W
L5	41.50	S89°59'47"E
L6	23.50	N89°59'47"W
L7	19.56	S00°00'13"W
L8	18.70	S00°00'13"W
L9	25.64	N75°33'53"W
L10	25.02	N16°06'19"W

DOMINION ENERGY

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

Approved this 18 day of September, 2019

By: Quincy Eldredge, Title: Pre-Com Spec

ROCKY MOUNTAIN POWER APPROVAL

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

By: Del Edwards, Title: Pre-Com Spec
ROCKY MOUNTAIN POWER DATE

DIRECT COMMUNICATIONS APPROVAL

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

By: Marjorie Culford, Title: DIRECT COMMUNICATIONS
DATE 9/18/19

TRANE ENGINEERING, P.C.
CONSULTING ENGINEERS AND LAND SURVEYORS
27 EAST MAIN LEHI, UTAH 84043 (801) 768-4344

16721

Dec. 13-6-2019 TO-037



EAGLE MOUNTAIN CITY COUNCIL MEETING MINUTES

February 16, 2021, 4:00 p.m.
Eagle Mountain City Council Chambers
1650 East Stagecoach Run, Eagle Mountain, Utah 84005

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

ELECTED OFFICIALS PRESENT ELECTRONICALLY: Mayor Tom Westmoreland, Councilmembers Donna Burnham, Melissa Clark, Colby Curtis, Jared Gray, and Carolyn Love.

CITY STAFF PRESENT ELECTRONICALLY: Paul Jerome, City Administrator; Steve Mumford, Assistant City Administrator/Community Development Director; Kimberly Ruesch, Finance Director; Pete Kane, Planning Manager; Tayler Jensen, Senior Planner; Fionnuala Kofoed, City Recorder; Elizabeth Fewkes, Recording Secretary; Chris Trusty, City Engineer; Aaron Sanborn, Economic Development Director; Jeremy Cook, City Attorney; Brad Hickman, Parks and Recreation Director; Mack Straw, Public Utilities Manager; Zac Hilton, Streets and Storm Drain Manager; Jeff Weber, Fleet and Facilities Operations Director; Ross Fowlks, Fire Chief; and Robert Ballif, Engineering Assistant.

Mayor Westmoreland called the meeting to order at 4:24 p.m.

1. CITY ADMINISTRATOR INFORMATION ITEMS

1.A. DISCUSSION – Ault Farms Master Development Plan, Rezone, and General Plan Amendment

Planning Manager Pete Kane presented the item. The subject property of approximately 750 acres is located on the east side of Pony Express Parkway at about 3000 North. The property is currently zoned Agriculture and identified in the General Plan Future Land Use Map for Foothill Residential, Neighborhood Residential One, Parks and Open Space, and Business Park/Light Industrial.

The applicant submitted concept plans in 2019 and 2020; the most recent application was submitted in the summer of 2020. The Planning Commission and City Council requested that the applicant focus on compliance with the General Plan and incorporate zone districts that exist within current Municipal Code.

A master development plan (MDP) has been submitted and includes a rezone and General Plan amendment; the latest revised plans call for a rezone to RD2 with the Equine Overlay, FR, R1, R2, R3, RC, MF1 including single-family detached and townhome units, MF2, Commercial Neighborhood (CN), Improved Open Space (OS-I), and Natural Open Space (OS-N). The General Plan amendment to Agricultural/Rural Density Two, Foothill Residential, Neighborhood Residential One, Neighborhood Residential Two, Neighborhood Residential Three, Community Commercial, Business Park/Light Industrial, and Parks and Open Space.

The General Plan future transportation map amendment changes Pony Express Parkway from a minor arterial to a minor collector and adds a southern collector and a loop collector in the center of the development.

The Planning Commission held a public hearing on January 12, 2021, and continued the hearing to January 26, 2021, and February 9, 2021. The discussion and requested revisions at the January 12, 2021 meeting included concerns regarding density, hesitation to change the area currently identified as Foothill Residential in the General Plan, desire to reduce the amount or change the MF1 single-family product, add commercial zoning north of Tiffany Lane, and the submission of an exhibit dividing the project into multiple MDPs. Requested revisions at the January 26, 2021 meeting included a minimum of 50 lots within the FR zone, significantly reduce the multifamily units including the MF1 single-family product, increase the units in the R1, R2, and R3 zoning designations, and meet staff's transportation recommendations.

To comply with Municipal Code and at the request of the Planning Commission, the applicant has provided a document dividing the property into multiple master plan areas. Staff recommends potential action on the three planning areas, though the southern Business Park/Light Industrial area should not be acted upon at this time. The development of Area 1 should include the installation of the entirety of Tiffany Lane and the central park area.

The plan proposes to amend the City's Transportation Master Plan by reducing Pony Express Parkway from a 122-foot minor arterial to a 77-foot minor collector, adding a collector road along the south end of the project, and extending the loop collector road around the central park to the southern collector. Mr. Kane noted that the staff report recommends against reducing the width of Pony Express Parkway; however, the applicant has said the submitted exhibit was incorrect and should not include a change to Pony Express Parkway.

Several neighborhood and local parks are proposed throughout the project including a large regional park at the center of the development. The applicant also proposes gateway landscape entries at the five main entries to the development. An outline of the potential amenities and further description of the parks is included in the staff report.

The revised rezone request proposes RD2 zoning for 17.9 acres, FR zoning for 37.3 acres, R1 zoning for 28.6 acres, R2 zoning for 21.2 acres, R3 zoning for 92.8 acres, RC zoning for 74.4 acres, MF1 zoning for 145.9 acres, MF2 zoning for 26.3 acres, CN zoning for 12.6 acres, OS-N zoning for 28.2 acres, and OS-I zoning for 53.1 acres of the development.

The new plan proposes changes in the unit and lot counts within various zones including the addition of 28 units in the RD2 zone, an increase of 42 FR units from 13 to 55, a decrease of 46 R1 units from 116 to 70, a decrease of 28 R2 units from 94 to 66, an increase of 37 R3 units from 335 to 372, and a decrease of 121 MF1 single-family units from 702 to 581. The proposal retains 252 MF1 multifamily units and 380 MF2 units.

The applicant has incorporated an RD2 zone with an Equine Overlay along the western edge of the power corridor, replacing the previous proposal of MF1 single-family detached units. The RD2 zone is proposed for about 17.9 acres; however, about half of the land is within the utility corridor

which is identified as Parks and Open Space on the Future Land Use Map. Staff recommends against using land designated as open space for development and advises shifting the RD2 units west.

The meeting recessed at 4:36 p.m. and reconvened at 4:38 p.m. due to technical issues.

Mr. Kane explained that the southern 208 acres would remain Business Park/Light Industrial, the eastern 38 acres would remain Foothill Residential, and the remaining approximately 26 acres of the Business Park/Light Industrial north of the south collector would be changed to a mix of Neighborhood Residential Two, Neighborhood Residential Three, and Community Commercial.

Most of the Parks and Open Space land use designation would be retained except for a narrow section of about nine acres that is requested to be changed to Agricultural/Rural Density Two. As noted earlier, staff recommends against this change. The remainder of the property is currently designated as Neighborhood Residential One with a request to include Agricultural/Rural Density Two, Neighborhood Residential One, Neighborhood Residential Two, Neighborhood Residential Three, Community Commercial, and Parks and Open Space.

The Planning Commission requested that the applicant make revisions based on concerns and feedback raised by the Commission primarily dealing with General Plan compliance and overall density of the project. The Commission concluded its review of the application on February 9, 2021, and made the following recommendations to the City Council:

- The Planning Commission recommends denial of the General Plan amendment based on the concern that the request is increasing the density beyond the General Plan designations with a unanimous vote of 4 to 0 with one absentee.
- The Planning Commission recommends denial of the rezone request due to lack of General Plan compliance with a unanimous vote of 4 to 0 with one absentee.
- The Planning Commission recommends denial of the master development plans for Area 1, Area 2, and Area 3, for lack of General Plan compliance with a unanimous vote of 4 to 0 with one absentee.
- The Planning Commission recommends that the lower approximate 208 acres of land labeled as Business Park/Light Industrial be applied for in a separate application in the future with a unanimous vote of 4 to 0 with one absentee.

Councilmember Gray stated he believed that the density proposed exceeds the number of units allowed for the acreage of buildable land, which excludes roads and open space. He calculates the approximate number of appropriate units for the area to be 1,400. He said he is willing to allow multifamily and smaller lots for buffering and transitioning in the project but believes that larger lots should be included to offset the high-density products, keeping the average lot size in harmony with the land use designation.

Councilmember Burnham thanked the applicants for accommodating the Planning Commission's requests. She expressed concern with locating the RD2 lots within the utility corridor on land designated as open space. She said she thinks multifamily uses are appropriate due to buffering requirements and the proximity to business park and light industry uses.

Councilmember Love concurred with Councilmember Burnham. She noted the applicant has requested considerations for the project to include buffering and appropriate uses due to the proximity to the sewer treatment plant, the business park and industrial uses, and roadways. Although she agrees that some smaller units are appropriate, she expressed concern regarding the unit count and zoning percentages of higher density products. She recognizes the need for the housing types proposed but believes the number requested is excessive.

Councilmember Curtis said he concurred with the Planning Commission feedback provided to the applicant and directed the applicant to review the feedback he provided at the January 2020 City Council meeting, as his opinion has not changed. He stated the Business Park/Light Industry area originally covered 240 acres was allowed to be reduced to 208 acres. He expressed concerns regarding the proposal's deviation from the General Plan, approving zoning that could allow the applicant to later increase the density from what was presented at the time of the rezone request, and allowing single-family product in the MF1 zone.

Councilmember Clark stated she feels the overall density of the project exceeds the intent of the General Plan. She concurs with allowing some high-density product if the density is decreased in other areas to retain the overall density contemplated in the General Plan. She noted the effort and thought in creating the General Plan and advocated to only permit small deviations from the plan in order to retain the vision for the City.

Applicant representative Pete Evans encouraged the City Council to allow development within the utility easement in the land designated as open space. He feels it is inappropriate for the City to designate large portions of privately-owned property as open space. Their intent is to improve the land designated as unimproved open space to increase the useability of the land. He stated that if they are able to meet the open space requirements elsewhere in the project, they should be allowed to improve and utilize the open space in the utility easement. The open space would have a trail corridor open for public use and private, homeowners' association equestrian facility and uses.

City Engineer Chris Trusty noted that a City well is located within the power corridor and the easement restrictions allow some structures with height limitations, although structures would be prohibited above gas lines.

Mr. Evans expressed concern regarding the methodology employed by Councilmember Gray to calculate the appropriate unit count for the project. He recognized the thought and consideration implemented in creating the General Plan; however, he thinks that the General Plan should be reconsidered as circumstances change. They believe their proposal meets the character and nature of appropriate development for the area and adheres to the intent of the General Plan's designation of 2 to 4 units per acre. The plan proposes an average of 3.8 units per acre and offers a variety of product types to meet current market needs. As such, he feels the requested General Plan amendment to be appropriate.

Councilmember Gray stated his density calculations determined the density to be 3.93 units per acre and expressed concern with the unit count average being at the high end of the density considered for the area. A project with an average lot size that adheres to the required median lot size, offsetting the multifamily with larger lots, would result in approximately 1,100 lots.

Discussion ensued regarding calculation methodology previously and currently implemented to determine density, density comparisons, whether to include open space and roads in density calculations and the desired density for the project.

Councilmembers Gray and Curtis requested that staff include density calculations in the staff report when the item returns.

Applicant representative Bronson Tatton stated that the lot sizes in the application comply with the lot size requirements for the requested zoning, which excludes open space and roads.

City Assistant Administrator/Development Director Steve Mumford explained the zoning transition standards did not exist during the creation of the General Plan. The standards require commercial and multifamily uses to buffer between the Business Park/Light Industry and the Neighborhood Residential One land use designations, which requires an acreage reduction in one or both categories to accommodate transitioning.

Mr. Evans requested clarification regarding the transition zone requirements along major transportation corridors.

Councilmember Burnham stated that the recently approved transition standards require developments to increase density to meet buffering requirements, which is contrary to the intention and purpose of the standards. She suggested that the transition standards be reconsidered.

Councilmember Curtis stated that the transitioning requirements do not necessarily allow an increase in density and that increased density to buffer from one area should result in a reduction of density in another area of the project to retain the intended overall density. He concurred with concerns regarding misinterpreted applications of the standards.

Mr. Mumford summarized the Planning Commission and City Council concerns regarding the overall density of the project. He agreed that the General Plan should be reviewed regularly and amended as needed due to the vision and goals for the community and City.

Councilmember Curtis stated that if it is determined that increased density is appropriate for this area, density should be reduced elsewhere in the City to retain balance in the desired vision of the City.

2. AGENDA REVIEW

10. MINUTES

10.A. February 2, 2021 – Regular City Council Meeting

Councilmember Clark requested that the minutes be amended to include her inquiry regarding whom to contact to schedule Parks and Recreation Advisory Board meetings, and City Recorder Fionnuala Kofoed's response that Ms. Kofoed had been in contact with

Parks and Recreation Advisory Board Member Michael Johnson regarding setting an agenda for the meeting.

3. ADJOURN TO A CLOSED EXECUTIVE SESSION

MOTION: *Councilmember Clark moved to adjourn to a closed session for the purpose of discussing reasonably imminent litigation and the professional competency of an individual pursuant to Section 52-4-205(1) of the Utah Code, Annotated. Councilmember Burnham seconded the motion. Those voting aye: Donna Burnham, Melissa Clark, Colby Curtis, Jared Gray, and Carolyn Love. The motion passed with a unanimous vote.*

The meeting was adjourned at 5:33 p.m.

7:00 P.M. POLICY SESSION – VIA LIFESIZE ELECTRONIC MEETING

ELECTED OFFICIALS PRESENT ELECTRONICALLY: Mayor Tom Westmoreland, Councilmembers Donna Burnham, Melissa Clark, Colby Curtis, Jared Gray, and Carolyn Love.

CITY STAFF PRESENT ELECTRONICALLY: Paul Jerome, City Administrator; Steve Mumford, Assistant City Administrator/Community Development Director; Kimberly Ruesch, Finance Director; Pete Kane, Planning Manager; Tayler Jensen, Senior Planner; Fionnuala Kofoed, City Recorder; Elizabeth Fewkes, Recording Secretary; Chris Trusty, City Engineer; Aaron Sanborn, Economic Development Director; Jeremy Cook, City Attorney; Brad Hickman, Parks and Recreation Director; Mack Straw, Public Utilities Manager; Zac Hilton, Streets and Storm Drain Manager; Jeff Weber, Fleet and Facilities Operations Director; Ross Fowlks, Fire Chief; and Robert Ballif, Engineering Assistant.

4. CALL TO ORDER

Mayor Westmoreland called the meeting to order at 7:26 p.m.

5. PLEDGE OF ALLEGIANCE

City Recorder Fionnuala Kofoed led the Pledge of Allegiance.

6. INFORMATION ITEMS/UPCOMING EVENTS

- Free emergency preparedness training is available throughout the year. Follow the Be Ready Eagle Mountain City Facebook page for an overview of what is planned for the 2021 event schedule.
- Free meal pickup for seniors ages 60 and over is offered each Monday and Wednesday at the Senior Center until further notice. For details, please visit the City website calendar.

- Utah County Health Department is managing COVID-19 vaccine distribution for Utah County residents. You may sign up for text or email alerts by texting UCHEALTH to 888777 to receive notification of when appointments are available and who is eligible. If you have a question or need help registering for your appointment, call the COVID-19 hotline at 1-800-456-7707. The hotline has language and translation services in more than 100 languages, including Spanish.
- The health department is also seeking medical and non-medical volunteers to assist with vaccine administration. Please visit their website for details.

To receive City notifications, including emergency info, news, events, and traffic alerts, sign up at emcity.org/notifyme.

7. PUBLIC COMMENTS

Mayor Westmoreland opened public comment at 7:29 p.m.

Devyn Smith submitted a letter resigning from the Parks and Recreation Advisory Board. He expressed frustration with his experience on the board due to difficulties in filling a quorum at meetings before the pandemic and lack of email responses and other communication from the Mayor, City Council, and City Council liaison. He noted that City staff did respond to his inquiries. He recognized the difficulties and challenges with meeting due to the pandemic, but adaptations and other methods of communication were available yet went unutilized. He said it is inconsiderate to appoint board members when the board is not contacted or involved in the actions of the City.

Mayor Westmoreland clarified that Mr. Smith's resignation was due to him moving out of state and noted the difficulty in facilitating board meetings during the pandemic. He said he has attended the meetings when a quorum could not be achieved and that the City cannot force boards to meet. He tries to appoint individuals to boards who will take the initiative to meet. The newly appointed Parks and Recreation Advisory Board has already met. During the appointment process, he has thorough discussions with the applicants to help them understand board functions and their roles and responsibilities, challenges, and expectations. Another Parks and Recreation Advisory Board member will likely be appointed at the following City Council meeting.

Councilmember Gray explained that City boards meet regardless of Councilmember attendance. He apologized for the frustration experienced and for not being more involved as the Parks and Recreation liaison the previous year.

Councilmember Clark acknowledged staff efforts to assist with board meetings. She had mentioned during the work session that the City Recorder had been in the process of assisting with scheduling a Parks and Recreation Advisory Board meeting. She recommended the City Council increase efforts to prepare and train the board appointees to understand their responsibilities and the associated processes. She requested a discussion item at a future meeting to delineate and establish the division of responsibilities and methods to assist board volunteers. She said that volunteers deserve to have their emails responded to and that she had been in communication with

Mr. Smith regarding his concerns and recognized his frustrations. She encouraged improvement in the area.

Councilmember Curtis stated he and other Councilmembers had also been in communication with Mr. Smith.

Ms. Kofoed noted that the appointments are generally staggered to allow veteran members to assist new appointees. Staff attends and assists with the meetings as possible and appropriate to explain procedures and responsibilities. Staff will make efforts to ensure the boards have the necessary materials available.

Parks and Recreation Director Brad Hickman noted the difficulties of obtaining a quorum for the board over the past few years and the unfortunate impacts of the pandemic on meeting efforts. He stated that he spoke with Mr. Smith, staff, and administration regarding Mr. Smith's concerns, and a joint effort is needed to allow the board to function as intended.

Jeff Ruth expressed frustration regarding the approval of development projects and advocated for stricter adherence to and enforcement of the General Plan and Municipal Code standards, specifically regarding setback requirements and density. He does not consider half-acre lots to be large lots and desires the approval of more large-lot projects to retain the open space in the City. He advocated for lower density developments and beseeched the City Council to deny developer requests for increased density especially in light of approved high-density housing projects in the City that are not yet developed.

Discussion ensued regarding Mr. Ruth's concerns in relation to the desire of the Council to represent resident interests through the enforcement of Municipal Code standards without infringing upon developer rights.

Mayor Westmoreland closed public comment at 7:56 p.m.

8. CITY COUNCIL/MAYOR'S ITEMS

Councilmember Curtis

Councilmember Curtis presented Shon Reed with a challenge coin as a recognition for his involvement with the Eagle Mountain Kestrel Project, HawkWatch International, engagement with elected officials and other representatives, assisting with the kestrel nesting box camera project, advocating for policies to protect wildlife, working with developments within the City to protect kestrel and other wildlife habitats, and other efforts that benefit the City and community.

The Mayor and Councilmembers thanked Mr. Reed for his service, wildlife advice and advocacy, wildlife photography, conservation efforts, providing educational opportunities such as kestrel chick banding, and for his embodiment of the spirit of Eagle Mountain.

Mr. Reed stated that he is honored to participate with and represent the Eagle Mountain wildlife community. He recognized the other individuals involved with conservation efforts and projects

and expressed appreciation for them, as the projects would not be possible without their joint effort and involvement.

Councilmember Gray

None.

Councilmember Love

None.

Councilmember Burnham

None.

Councilmember Clark

None.

CONSENT AGENDA

9. BOND RELEASES

9.A. Eagle Point Phase J, Plat 2 – Into Warranty

9.B. Pacific Springs Phase A, Plat 1 – Into Warranty

9.C. Solo Street – Into Warranty

10. MINUTES

10.A. February 2, 2021 – Regular City Council Meeting

MOTION:

Councilmember Clark moved to approve the consent agenda with the February 2, 2021 minutes amended as discussed. Councilmember Gray seconded the motion. Those voting aye: Donna Burnham, Melissa Clark, Colby Curtis, Jared Gray, and Carolyn Love. The motion passed with a unanimous vote.

SCHEDULED ITEMS

11. ORDINANCE/PUBLIC HEARING

11.A. ORDINANCE/PUBLIC HEARING – An Ordinance of Eagle Mountain City, Utah, Amending the Land Use Element of the General Plan and Rezoning Certain Lands known as Brylee North.

Planning Manager Pete Kane presented the item. The subject property is approximately 22 acres located on the west side of Eagle Mountain Boulevard and north of the Brylee Farms development . The rezone application requests a change from the current Commercial zoning to Commercial

Regional on 10.63 acres of the property, and to MF2 on the remaining 11.4 acres. The surrounding areas include Brylee Farms, and MF1 zoning. The properties to west and north have a future land use designation of Employment Center/Campus, the property northeast and east is zoned Commercial Storage, and land southeast has been approved as a single-family development would be zoned R3 in the current zoning standards.

The General Plan amendment requests a future land use designation of Regional Commercial on 10.63 acres and Neighborhood Residential Three on the remaining 11.4 acres. The property currently has a future land use designation of Employment Center Campus on 14.3 acres and Neighborhood Residential Two on the remaining 7.7 acres.

In 2018, the City Council approved Commercial zoning on the northern 22 acres; Tier III residential zoning on the middle 15 acres with the maximum of 12 units/acre, a maximum density of 180 units, and the approval of 162 townhomes; and Tier II Residential zoning on the southern 32 acres with 155 single-family homes.

Desert Willow Drive, identified as a collector road in the Transportation Master Plan, ends at Eagle Mountain Boulevard east of the subject property, separating the approved commercial storage development and Sage Park. Staff recommends this road be required to be carried in and through Brylee North to connect to the property to the west, which has an Employment Center/Campus land use designation.

The requested MF2 and CR zones are compatible with the development to the south. Requested CR zoning along Eagle Mountain Boulevard, opposite the CS zone is also compatible. The Commercial Neighborhood (CN) zone is the only commercial zoning district that is compatible as an adjacent zone to R3, which is to the southeast. The applicant requested a CR zoning designation for land directly along Eagle Mountain Boulevard with a minimum depth of about 270 feet and an average lot size of about 1.5 acres. The CR zone may be appropriate given the proximity of the property to the future freeway.

The requested future land use designations are appropriate land uses for the requested rezoning. The current land use designation indicates 65 percent Employment Center/Campus and 35 percent Neighborhood Residential Two. The requested General Plan amendment proposes 48 percent Regional Commercial and 52 percent Neighborhood Residential Three uses.

The applicant has been working with the City on a plan to dedicate one of the central commercial parcels along Eagle Mountain Boulevard to the City. This would allow the City to direct the potential development and use on that property. Initial discussions have begun with Unified Fire Authority for a potential firehouse located on the northwest portion of the project. Contract negotiations are currently underway with a local businessman on the southeast parcel.

The Planning Commission held a public hearing on January 12, 2021, and unanimously voted 4 to 0 with one absentee to recommend approval of the rezone and General Plan amendment requests with the condition that the General Plan amendment shall include continuing Desert Willow Drive through the subject property east to west as a minor collector.

Councilmember Curtis noted that the previous negotiations permitted multifamily in exchange for commercial acreage and expressed concern that the applicant is requesting additional multifamily units.

Councilmember Gray expressed frustration with the request for additional multifamily units. He said the applicant had stated that the commercial area would remain commercial when the plan was reviewed by the Planning Commission. Due to that understanding, he is unwilling to approve additional multifamily uses for the project.

Councilmember Burnham concurred with the concerns expressed by Councilmembers Gray and Curtis. Although the location is appropriate for multifamily uses due to the proximity to major roadways, she desires to retain the commercial acreage and feels a different commercial zone and use would be more appropriate as the parcel is too narrow to sufficiently accommodate Regional Commercial uses.

Councilmember Clark concurred with the other Councilmembers. Although she is not against multifamily uses near major roadways, due to the history of the project, the depth of the commercial property, and its location at the intersection of major roadways, commercial uses are more appropriate and of greater benefit to the City.

Applicant representative Randy Smith reviewed his discussions with former City Administrator Ifo Pili regarding potentially dedicating a commercial parcel to the City. The Planning Commission removed the agreement from the approval due to concerns that the dedication of the parcel could be misinterpreted as a bribe. He stated he felt the dedication would be a mutually beneficial agreement. The MF2 request increases the feasibility of developing the commercial uses. He said that most people live in apartments at some point in their lives and have less of an impact on City infrastructure while generating higher property taxes than single-family units. He understands the importance of commercial uses; however, their request only slightly reduces the overall commercial acreage designated throughout the City. He stated that the rear of the property is less viable for commercial uses and in light of market changes since the previous approval, this is the best course forward for the City.

Councilmember Love noted that the shape of the parcel of land was due to the lower rectangle portion being rezoned and developed as a residential project. She recommended including the 15 acres rezoned to the Tier III residential under the previous standards and placing commercial uses along Eagle Mountain Boulevard as the Council would likely be more amenable to allowing residential uses to the west of the property and commercial along the western side adjacent to Eagle Mountain Boulevard.

Mr. Smith expressed support of Councilmember's Love's recommendations; however, another party owns the 15-acre parcel to the south. He said the proposed depth would accommodate most fast-food restaurants with drive-through services.

Councilmember Clark said that she does not feel the project is in the best interests of the City. She clarified that the Council had not spoken against multifamily housing and several of the Councilmembers stated they are willing to approve multifamily uses in the appropriate areas. The

concern of the Council is rezoning prime commercial locations to residential along a major roadway and in consideration of the uses along the opposite of side Eagle Mountain Boulevard. The Council needs to retain sufficient acreage for commercial uses to meet the future needs of the growing City and respectfully disagreed with the proposal.

Councilmember Curtis recognized that even though Mr. Smith had not been a part of the project previously, he felt the original agreement still needed to be honored regarding the promise of commercial uses in this area. As Eagle Mountain has more vested residential units than constructed units, offering additional multifamily units is of far less value to the City than retail.

Discussion ensued regarding the previous and current reviews of the project by existing and former Planning Commissioners and City Councilmembers and understandings based upon the previous agreement.

Mr. Smith stated they had previously tried to secure retailers for the property without success but have found interest in smaller parcels along Eagle Mountain Boulevard; however, they cannot move forward with negotiations for the proposed smaller parcels until determining a use for the western portion of the property. He did not intend to break promises previously made to the Council and desires to find a solution the City will be happy with; he noted that due to the increasing online markets most large retailers are not expanding, with the exception of grocery and discount stores.

Councilmember Gray noted the applicant requested the maximum possible density that could be accommodated in the area and expressed his frustration with the high unit counts proposed by developers.

Mayor Westmoreland opened the public hearing at 8:57 p.m. No comments were submitted to the City Recorder's Office and no public was in attendance to make comment. As there were no comments, Mayor Westmoreland closed the hearing.

MOTION: *Councilmember Curtis moved to deny an ordinance of Eagle Mountain City, Utah, amending the land use element of the General Plan and rezoning certain land known as Brylee North. Councilmember Gray seconded the motion. Those voting aye: Donna Burnham, Melissa Clark, Colby Curtis, Jared Gray, and Carolyn Love. The motion passed with a unanimous vote.*

12. SCARLET RIDGE ESTATES

12.A. PUBLIC HEARING/ORDINANCE – An Ordinance of Eagle Mountain City, Utah, Amending the Transportation Master Plan of the General Plan and Rezoning Certain Lands Known as Scarlet Ridge Estates.

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

Mr. Kane presented the items. The subject property is approximately 160 acres east of Lake Mountain Road and south of the future Tiffany Lane extension. The property is currently zoned

Agriculture and is designated Agriculture/Rural Density Two in the General Plan. The Planning Commission's review of the 2019 concept plan received feedback regarding concerns about the placement and distances of roads and equestrian trails, connectivity, and a recommendation of zoning the smaller lots to RD2 and the larger lots to RD1.

The concept plan was revised and reviewed by the City Council in August 2020. Feedback included a request for a minimum of 30 one-acre lots and an increase in aesthetic appeal by adjusting lot widths and including curvature in the roads. Applications for a preliminary plat, rezone, and General Plan amendment have also been submitted. Based on the City Council work session discussions on January 19, 2021, and February 2, 2021, the applicant has submitted a revised preliminary plat and park concept plan.

The applicant is seeking to amend the future transportation plan as it relates to plans for future road expansions to Tiffany Lane between Airport Road and the north-south collector along the eastern edge of the subject property. The request is to change the classification to a collector road for the portion between Airport Road and the northwest corner of the subject property, and then to a residential road with a 53-foot width for the portion running along the northern edge of the property to the north-south collector on the eastern edge of the property. Staff agrees with changing this to a collector road but for the entire length between Airport Road and the future north-south collector to Eagle Mountain Boulevard. Although a revised General Plan amendment exhibit was not submitted, the applicant's revised preliminary plat matches the staff recommendation setting Tiffany Lane as a collector road along the northern edge.

The applicant is seeking to rezone the property from Agriculture to RD2. The RD2 zone is an appropriate zone for the Agriculture/Rural Density Two land use designation.

The revised preliminary plat proposes a mix of 211 residential lots with 37 one-acre lots and 174 lots that range from a half-acre to approximately 0.71 acres. The original plan included five retention areas. Staff recommended utilizing other low-impact development methods to reduce the number of retention areas, and the revised plan includes three retention areas. The application identifies the development to be constructed and platted in seven phases. One possible consideration may be that Phases 1, 2, and 3 be combined and re-divided into two phases to allow the park feature to be installed with Phase 2 rather than Phase 3.

The project proposes a large park of about 2.5 acres which would be dedicated to the City. The park includes asphalt/concrete pathways, eight pavilions, ten picnic tables spread among the pavilions, garbage receptacles, grills, a drinking fountain, two pickleball courts, one full basketball court, trees, landscaping, and open lawn space. The proposed location of the park results in 91 residential lots in the southern third of the subdivision and lot 101 in the far northeast corner being outside of the quarter-mile park distance requirement. Staff recommended several changes to improve the usability and care of the park, and the applicant has revised the plan based on those recommendations. One final recommendation is to relocate two trees currently depicted within the basketball court.

The proposed road network includes multiple connections: two road connections at the north to Tiffany Lane, three connections to the east to the future collector road that will run along that side

of the development, two connections to the south to the future collector road that will run along that side of the development, and three connections to the west to the concepted Triumph residential development. As requested, the applicant has revised the plans to incorporate half-width dedications for a 53-foot right-of-way on the eastern and southern edges of the property. Collector roads are required to have street trees and residential lots with side or rear lot lines along collector roads are required to have privacy fencing.

The concept plan presented to the Planning Commission in December 2019 included 139 one-acre lots. The concept plan presented to the City Council in August 2020 included 36 one-acre lots and 178 half-acre lots totaling 214 lots.

The Planning Commission held a public hearing on the requests on January 12, 2021, and unanimously voted 4 to 0 with one absentee to recommend approval of the master development plan request with the following conditions:

- That Phases 1, 2, and 3 are adjusted into two phases, and the park feature constructed as part of Phase 2;
- Revisions to the park plan as outlined in the staff report;
- Consideration of utilizing park strip drainage, swales, or other low impact development method in place of multiple retention areas; and
- Incorporation of the half-width of the east and south collector roads.

Mayor Westmoreland opened the public hearing at 9:14 p.m. No comments were submitted to the City Recorder's Office and no public was in attendance to make comment. As there were no comments, Mayor Westmoreland closed the hearing.

Councilmember Gray stated his preference for the design from the concept plan presented to the Planning Commission in December 2019. He said he is willing to rezone the property to allow a total of 139 lots, including some half-acre lots, but is in favor of denying the rezone request as presented.

Applicant representative Ryan Kent said the original engineer had understood that only the RD1 zone, and possibly a small portion of RD2 zoning, was allowed for the property. Their new engineer is more familiar with Eagle Mountain Municipal Code and based upon their meetings with City representatives and the General Plan designation of Agricultural Rural Density Two which allows for RD1 and RD2 zoning, they believe they are providing less density than is allowed in RD2, and the proposal exceeds the open space and amenity point requirements.

Councilmember Gray expressed frustration that the applicant desires the highest end of the allowed density. He noted the RD1 requires a minimum lot size of one-acre and reiterated his preference for the median lot size to be closer to an acre with only a few half-acre lots.

Mr. Kane clarified that the General Plan sets land use designations, not zoning. Based upon the land use designation of the Agricultural Rural Density Two, Municipal Code indicates the potential zoning as RD1 and/or RD2. The land is currently zoned Agricultural.

Mr. Kent inquired regarding the adjacent lot sizes they would be buffering against. He noted the project does not include only half-acre lots; therefore, he is not proposing the highest possible density. They have been acting on the understanding that their proposal was acceptable based upon previous feedback and requested the Council consider the cost of preparing the plan, infrastructure, viability, and feasibility of the lots in consideration of their property rights. They desire to develop a community that is a benefit to the residents and the City.

Mr. Kane stated the average lot size is 0.6 acre or approximately 26,000 square feet.

Councilmember Burnham stated she appreciates that the applicant added more one-acre lots and a greater variety of lots, as requested. She said she feels the project meets what the City desires and is appropriate.

Councilmember Curtis stated that he thinks there has been some confusion due to the land use designation and zone names. He suggested a future amendment to Municipal Code to improve clarity. He said that due to the RD1 and RD2 zones allowing for lot sizes from a half-acre to 2.5 acres, he concurs with Councilmember Gray that 0.6 acres is not an appropriate median lot size for the Agricultural Rural Density Two land use designation and should be closer to an acre. Where the land is currently zoned Agriculture, the landowner's property rights do not include vested rights for the density of the RD1 and/or RD2 zones.

Councilmember Love said that if the median acreage for the project were closer to an acre, there would likely be more of a consensus among the Council.

Councilmember Clark suggested tabling the item to allow time for further negotiations to find an agreeable density.

Mr. Kent said he would prefer to table the item rather than starting the process over again due to a denial. He said they are doing what they can to adhere to City standards. He expressed concern with the moving target recommendations from the City Council. He recognized the marketability of the lots is not the concern of the City Council but beseeched the Council to be cognizant regarding lot size viability and affordability within the current housing market when making their recommendations.

Councilmember Curtis recognized the validity of Mr. Kent's concerns with a lack of specificity regarding City Council feedback. He clarified his preference remains for 50 percent RD1 and 50 percent RD2 zoning.

Discussion ensued regarding the past and current recommendations of the City Council and the specificity of the feedback.

Councilmember Gray noted that the RD1 and RD2, unlike other zones, do not have an average lot size requirement; however, he said they could theoretically zone the entire property to RD1 and require a minimum of one acre.

Discussion ensued debating and verifying the conditions and requirements the City Council can impose regarding lot sizes, the number of lots of a specific size, and zone acreage.

Mr. Kane clarified that the City Council can request a median or average lot size. Based upon the buildable 130 acres in the development, a 50 percent split between the RD1 and RD2 zones would result in 65 acres each of the RD1 and RD2 zones with 130 half-acre lots and 65 one-acre lots for a total of 195 lots.

Mr. Kent requested clarification as to why the General Plan designation allows half-acre lots if the intent for the area was to require one-acre lots.

Discussion ensued debating the intent of the General Plan land use designation for the area.

MOTION: *Councilmember Clark moved to table an ordinance of Eagle Mountain City, Utah, amending the Transportation Master Plan of the General Plan and rezoning certain lands known as Scarlet Ridge Estates. Councilmember Gray seconded the motion. Those voting aye: Melissa Clark, Colby Curtis, Jared Gray, and Carolyn Love. Those voting nay: Donna Burnham. The motion carried with a vote of 4:1.*

12.B. PUBLIC HEARING/ORDINANCE – An Ordinance of Eagle Mountain City, Utah, Approving a Master Development Plan for Scarlet Ridge Estates.

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

MOTION: *Councilmember Clark moved to table an ordinance of Eagle Mountain City, Utah, approving a master development plan for Scarlet Ridge Estates. Councilmember Gray seconded the motion. Those voting aye: Donna Burnham, Melissa Clark, Colby Curtis, Jared Gray, and Carolyn Love. The motion passed with a unanimous vote.*

12.C. MOTION – Scarlet Ridge Estates Preliminary Plat.

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

MOTION: *Councilmember Clark moved to table the Scarlet Ridge Estates preliminary plat. Councilmember Gray seconded the motion. Those voting aye: Donna Burnham, Melissa Clark, Colby Curtis, Jared Gray, and Carolyn Love. The motion passed with a unanimous vote.*

13. HIDDEN HOLLOW PHASE C

13.A. MOTION – Hidden Hollow Phase C Consideration of Density Vesting.

Mr. Mumford presented the item. The Planning Commission tabled the Hidden Hollow Phase C preliminary plat and site plan on January 12, 2021, with a unanimous vote of 4 to 0 with one

absentee providing direction to the applicant to work with staff to bring the application into compliance with Municipal Code. The applicant is now requesting that the City Council consider their density vesting claim of 360 units and approve their proposed density of 134 total lots/units. Rather than building the preliminarily platted 360 units, the applicant is proposing to reduce the density by approximately 60 percent and is proposing 48 single-family lots and 86 townhomes, for a total of 134 lots/units.

Mr. Mumford presented following history of the project:

- 1998: Ranches Master Development Plan and Agreement approved the zoning and density
- 2006: Hidden Valley North Preliminary Plat approved, including 300 condominiums and 60 townhomes in the Phase C area
- 2006: Hidden Valley North Plat A approved
- 2007: School Board condemned a portion of the property for the Hidden Hollow Elementary School
- 2014: Hidden Hollow Phase A approved
- 2017: Hidden Hollow Phase B submitted
- 2018: Ranches MDA expired
- 2018: Hidden Hollow Phase B Preliminary Site Plan approved
- 2019: Blasting permit approved
- 2020: Hidden Hollow Phase B Amended Site Plan approved
- 2020: Hidden Hollow Phase C applications submitted for review

Because this review is of the density vesting claim only, items for consideration related to the design and layout of the preliminary plat and site plan will be included when those plans are being considered. The applicant will revise the plans to comply with Municipal Code and return for approval of the preliminary plat and site plan.

The Planning Commission recommended approval of the Hidden Hollow Phase C consideration of density vesting to the City Council on February 9, 2021, with a vote of 3 to 1 with one absentee with the following conditions:

1. A portion of the density is contingent upon the sale/purchase of the 1.5 acres of City property at fair market value. The City may use the revenue to benefit the area through additional park/trailhead improvements, safety improvements for school children, and/or trail improvements;
2. The Phase C site plan and preliminary plat must be redesigned to comply with all current Municipal Codes standards, including, but not limited to, garage sizes, architectural standards, and parking. These plans shall be reviewed by the Planning Commission and City Council through the standard approval process; and
3. No blasting shall be permitted within this Phase C development.

Mr. Mumford explained a road was relocated due to the slope of the land resulting in an orphaned segment of City-owned land. The sale of the land would be beneficial to the City and an appraisal last fall was conducted to determine the value of the parcel. The decision regarding the sale of the land would be made in conjunction with the site plan and preliminary plat approval.

Councilmember Curtis expressed concern that approval of the density vesting would bind the City to sell the land prior to discussions to determine the desired action regarding the property.

Mr. Mumford stated that the land purchase would have a future separate application with a closed session.

City Attorney Jeremy Cook explained that in an effort for efficiency, the sale of the property would be considered with the plat after the density vesting is resolved. The proposed plat is not under consideration for approval currently, only the vesting. The plat would need to be redesigned and amended should the City determine not to sell the property.

Applicant representative Ryan Bybee reiterated previous statements regarding their desire to reduce the density for the project and misunderstanding regarding the vested density, approvals, and the continuity of intentions for the project. He said that they are willing to pay for an additional redesign for Phase C of the project to adhere to current Municipal Code, after already redesigning Phase B to meet previous standards, in order to resolve Council concerns and allow the project to move forward.

MOTION: *Councilmember Clark moved to table the Hidden Hollow Phase C consideration of density vesting. Councilmember Curtis seconded the motion. Those voting aye: Donna Burnham, Melissa Clark, Colby Curtis, Jared Gray, and Carolyn Love. The motion passed with a unanimous vote.*

14. CITY COUNCIL/MAYOR'S BUSINESS

15. CITY COUNCIL BOARD LIAISON REPORTS

Councilmember Love

Councilmember Love stated she would be attending a Chamber of Commerce meeting later that week and was unable to attend the previous meeting due to the City Budget Meeting.

Councilmember Clark

Councilmember Clark reported that the Parks and Recreation Advisory Board met and elected a Chair, Vice-Chair, and Secretary and scheduled their meetings for the remainder of the year. The board is eager to assist the City. She requested that the board be given clear instructions regarding their responsibilities.

Councilmember Curtis

Councilmember Curtis requested the Parks and Recreation Advisory Board assist with determining methods to either secure easements for portions of the trail system that extend onto privately-owned property or to relocate the trails onto City property. He stated he will be attending board meetings scheduled later in the week.

Councilmember Gray

Councilmember Gray expressed appreciation to Councilmember Clark for her efforts with the Parks and Recreation Board.

Councilmember Burnham
None.

Mayor Westmoreland

Mayor Westmoreland stated that the Bureau of Land Management has opened land to extend City trails and advocated for the City to secure the proffered land while the option is available. He expressed appreciation for City efforts to continue functions during difficult times.

16. COMMUNICATION ITEMS

16.A. Financial Report

16.B. Upcoming Agenda Items

17. ADJOURNMENT

MOTION: *Councilmember Clark moved to adjourn into a closed executive session for the purpose of discussion reasonably imminent litigation and the purchase, lease, or exchange of real property pursuant to Section 52-4-205(1) of the Utah Code, Annotated. Councilmember Curtis seconded the motion. Those voting aye: Donna Burnham, Melissa Clark, Colby Curtis, Jared Gray, and Carolyn Love. The motion passed with a unanimous vote.*

The meeting was adjourned at 10:32 p.m.

The meeting was reconvened at 11:33 p.m.

MOTION: *Councilmember Clark moved to adjourn the meeting at 11:34 p.m. Councilmember Gray seconded the motion. Those voting aye: Donna Burnham, Melissa Clark, Colby Curtis, Jared Gray, and Carolyn Love. The motion passed with a unanimous vote.*

The meeting was adjourned at 11:34 p.m.

Approved by the City Council on March 2, 2021.

Fionnuala B. Kofoed, MMC
City Recorder



**EAGLE MOUNTAIN CITY
CITY COUNCIL MEETING
MARCH 2, 2021**

TITLE:	RESOLUTION - A Resolution of Eagle Mountain City, Utah, Adopting the Municipal Wastewater Planning Program, 2020 Annual Survey.		
ITEM TYPE:	Resolution		
FISCAL IMPACT:	N/A		
APPLICANT:			
GENERAL PLAN DESIGNATION	CURRENT ZONE	ACREAGE	COMMUNITY

PUBLIC HEARING:

Yes

PREPARED BY:

Mack Straw, Public Works

PRESENTED BY:

Mack Straw

RECOMMENDATION:

Staff recommends that the City Council approve a resolution of Eagle Mountain City, Utah adopting the Municipal Wastewater Planning Program, 2020 Annual Survey.

BACKGROUND:

This is an overview of the wastewater plant operations and collection system.

ITEMS FOR CONSIDERATION:

REQUIRED FINDINGS:

PLANNING COMMISSION ACTION/RECOMMENDATION:

ATTACHMENTS:

[RES--Municipal Wastewater Planning Program Annual Report 2020](#)
[Municipal Wastewater Planning Program Annual Report](#)

RESOLUTION NO. R- -2020

**A RESOLUTION OF EAGLE MOUNTAIN CITY, UTAH,
ADOPTING THE MUNICIPAL WASTEWATER PLANNING PROGRAM
SELF-ASSESSMENT REPORT FOR 2020**

PREAMBLE

WHEREAS, Section R317-101-3H of the Utah Administrative Code requires political subdivisions which receive assistance for a wastewater project to participate annually in the Municipal Wastewater Planning Program (MWPP);

NOW THEREFORE, BE IT RESOLVED by the Eagle Mountain City Council that:

1. The Eagle Mountain City Municipal Wastewater Planning Program Self-Assessment Report for 2020, attached to this Resolution as Exhibit A, be adopted to meet the requirements of the Utah Administrative Code, Section R317-101-3H.

2. All necessary actions have been taken to maintain effluent requirements contained in the UPDES permit.

3. This Resolution shall be effective on the date it is adopted.

ADOPTED by the City Council of Eagle Mountain City this 2nd day of March, 2021.

EAGLE MOUNTAIN CITY, UTAH

Tom Westmoreland, Mayor

ATTEST:

Fionnuala B. Kofoed, MMC
City Recorder

CERTIFICATION

The above Resolution was adopted by the City Council of Eagle Mountain City, Utah on this 2nd day of March, 2021.

Those voting aye:

☐ Donna Burnham

☐ Melissa Clark

☐ Colby Curtis

☐ Jared Gray

☐ Carolyn Love

Those voting nay:

☐ Donna Burnham

☐ Melissa Clark

☐ Colby Curtis

☐ Jared Gray

☐ Carolyn Love

Those excused:

☐ Donna Burnham

☐ Melissa Clark

☐ Colby Curtis

☐ Jared Gray

☐ Carolyn Love

Those abstaining:

☐ Donna Burnham

☐ Melissa Clark

☐ Colby Curtis

☐ Jared Gray

☐ Carolyn Love

Fionnuala B. Kofoed, MMC
City Recorder

Posted to City bulletin boards on _____ by _____.

Exhibit A

Municipal Wastewater Planning Program (MWPP)
Annual Report
for the year ending 2020
EAGLE MOUNTAIN CITY

Thank you for filling out the requested information. Please let DWQ know when it is approved by the Council.

Please download a copy of your form by clicking "Download PDF" below.

Below is a summary of your responses

[Download PDF](#)

SUBMIT BY APRIL 15, 2021

Are you the person responsible for completing this report for your organization?

☒ **Yes**

☐ **No**

This is the current information recorded for your facility:

Facility Name:	EAGLE MOUNTAIN CITY
Contact - First Name:	Mack
Contact - Last Name:	Straw
Contact - Title	Public Utilities Manager
Contact - Email:	2020-06-06-0

Contact - Phone:	801-789-6678
Contact - Email:	mstraw@emcity.org

Is this information above complete and correct?

☒ **Yes**

☐ No

Your wastewater system is described as Collection, Mechanical Treatment & Financial:

Classification: COLLECTION

Grade: III

(if applicable)

Classification: TREATMENT

Grade: III

Is this correct?

WARNING: If you select 'no', you will no longer have access to this form upon clicking Save & Continue. DWQ will update the information and contact you again.

☒ **Yes**

☐ No

Click on a link below to view examples of sections in the survey:
(Your wastewater system is described as Collection, Mechanical Treatment & Financial)

[MWPP Collection System.pdf](#)

[MWPP Discharging Lagoon.pdf](#)

[MWPP Financial Evaluation.pdf](#)

[MWPP Mechanical Plant.pdf](#)

[MWPP Non-Discharging Lagoon.pdf](#)

Will multiple people be required to fill out this form?

☒ **Yes**

☐ No

Please update the information for the person in charge of filling out each section.

	Email ex. john@email.com	Name (first and last)	Notes These notes will be sent in the invite email
Financial Evaluation	mstraw@emcity.org	Mack Straw	
Collection System	mstraw@emcity.org	Mack Straw	
Mechanical	mgoodrich@emcity.org	Matt Goodrich/Brody Kinder	
Review, sign and submit	mstraw@emcity.org	Mack Straw	

Click 'Yes' to send an email to each responsible person with the notes you've included (if any) with a link to the forms and to receive updates

☐ Yes, send the link to this form for the next person to fill out.

☒ **Continue filling out the form myself and send the link to others later.**

Financial Evaluation Section

Form completed by:

Mack Straw

Part I: GENERAL QUESTIONS

Yes

No

Are sewer revenues maintained in a dedicated purpose enterprise/district account?

☒☐

Yes

No

Are you collecting 95% or more of your anticipated sewer revenue?

☒☐

Are Debt Service Reserve Fund⁶ requirements being met?

☒☐

What was the annual average User Charge¹⁶ for 2020?

41.14

Do you have a water and/or sewer customer assistance program* (CAP)?

☐ Yes

☒ No

Part II: OPERATING REVENUES AND RESERVES

Yes

No

Are property taxes or other assessments applied to the sewer systems¹⁵?

☐☒

Yes

No

Are sewer revenues ¹⁴ sufficient to cover operations & maintenance costs ⁹ , and repair & replacement costs ¹² (OM&R) at this time?	Yes ☒	No ☐
Are projected sewer revenues sufficient to cover OM&R costs for the <i>next five years</i> ?	☒	☐
Does the sewer system have sufficient staff to provide proper OM&R?	☒	☐
Has a repair and replacement sinking fund ¹³ been established for the sewer system?	☒	☐
Is the repair & replacement sinking fund sufficient to meet anticipated needs?	☒	☐

Part III: CAPITAL IMPROVEMENTS REVENUES AND RESERVES

	Yes	No
Are sewer revenues sufficient to cover all costs of current capital improvements ³ projects?	☐	☒
Has a Capital Improvements Reserve Fund ⁴ been established to provide for anticipated capital improvement projects?	☒	☐
Are projected Capital Improvements Reserve Funds sufficient for the <i>next five years</i> ?	☒	☐
Are projected Capital Improvements Reserve Funds sufficient for the <i>next ten years</i> ?	☐	☒
Are projected Capital Improvements Reserve Funds sufficient for the <i>next twenty years</i> ?	☐	☒

Part IV: FISCAL SUSTAINABILITY REVIEW

	Yes	No
Have you completed a Rate Study ¹¹ within the	☒	☐

last five years?

☒ Yes

☐ No

Do you charge Impact fees⁸?

☒

☐

2020 Impact Fee (if not a flat fee, use average of all collected fees) =

3589

Yes

No

Have you completed an Impact Fee Study in accordance with UCA 11-36a-3 within the last five years?

☒

☐

Do you maintain a Plan of Operations¹⁰?

☒

☐

Have you updated your Capital Facility Plan² within the last five years?

☒

☐

Yes

No

Do you use an Asset Management¹ system for your sewer systems?

☒

☐

Describe the Asset Management System (check all that apply)

- ☒ Spreadsheet
- ☒ GIS
- ☒ Accounting Software
- ☐ Specialized Software
- ☒ Other

	Yes	No
Do you know the total replacement cost of your sewer system capital assets?	☐	☒
Do you fund sewer system capital improvements annually with sewer revenues at 2% or more of the total replacement cost?	☐	☒
What is the sewer/treatment system annual asset renewal* cost as a percentage of its total replacement cost?	☒	☐

What is the sewer/treatment system annual asset renewal* cost as a percentage of its total replacement cost?

Part V: PROJECTED CAPITAL INVESTMENT COSTS

Cost of projected capital improvements

	Cost Please enter a valid numerical value	Purpose of Improvements		
		Replace/Restore	New Technology	Increase Capacity
2021		☐	☐	☐
2021 thru 2025	70950000	☐	☐	☒
2026 thru 2030	57150000	☐	☐	☒
2031 thru 2035		☐	☐	☒



Please enter a valid

New

Increase

This is the end of the Financial questions

To the best of my knowledge, the Financial section is completed and accurate.

☒ **Yes**

This is the end of the Financial section. What would you like to do next?

This entire section is complete. Send the link to the next person in charge.

☐ *(Once you Save & Continue, you will no longer be able to use the same link to view/edit your responses).*

☒ **I will continue to fill out/review the next section myself.**

Collections System Section

Form completed by:

May Receive Continuing Education /units (CEUs)

Mack Straw, Matt Goodrich, Brody Kinder

Part I: SYSTEM DESCRIPTION

What is the largest diameter pipe in the collection system (diameter in inches)?

30

What is the average depth of the collection system (in feet)?

10

What is the total length of sewer pipe in the system (length in miles)?

121

How many lift/pump stations are in the collection system?

5

What is the largest capacity lift/pump station in the collection system (design capacity in gallons per minute)?

2000 GPM @ 40 FT of Head

Do seasonal daily peak flows exceed the average peak daily flow by 100 percent or more?

☐ Yes

☒ No

What year was your collection system first constructed (approximately)?

1998

In what year was the largest diameter sewer pipe in the collection system constructed, replaced or renewed? (If more than one, cite the oldest)

1998

PART II: DISCHARGES

How many days last year was there a sewage bypass, overflow or basement flooding in the system due to rain or snowmelt?

0

How many days last year was there a sewage bypass, overflow or basement flooding due to equipment failure (except plugged laterals)?

0

The Utah Sewer Management Program defines two classes of sanitary sewer overflows (SSOs):

Class 1- a Significant SSO means a SSO or backup that is not caused by a private lateral obstruction or problem that:

- (a) affects more than five private structures;*
- (b) affects one or more public, commercial or industrial structure(s);*
- (c) may result in a public health risk to the general public;*
- (d) has a spill volume that exceeds 5,000 gallons, excluding those in single private structures; or*
- (e) discharges to Waters of the state.*

Class 2 - a Non-Significant SSO means a SSO or backup that is not caused by a private lateral obstruction or problem that does not meet the Class 1 SSO criteria.

Below include the number of SSOs that occurred in year: 2020

Number

Number of Class 1 SSOs in Calendar year

0

Number of Class 2 SSOs in Calendar year

0

Please indicate what caused the SSO(s) in the previous question.

NA

Please specify whether the SSOs were caused by contract or tributary community, etc.

NA

Part III: NEW DEVELOPMENT

Did an industry or other development enter the community or expand production in the past two years, such that flow or wastewater loadings to the sewerage system increased by 10% or more?

☒ Yes

☐ No

Are new developments (industrial, commercial, or residential) anticipated in the next 2 - 3 years that will increase flow or BOD5 loadings to the sewerage system by 25% or more?

☒ Yes

☐ No

Number of new commercial/industrial connections in the last year

3

Number of new residential sewer connections added in the last year

1554

64

Part IV: OPERATOR CERTIFICATION

How many collection system operators do you employ?

7

Approximate population served

43,000

State of Utah Administrative Rules requires all public system operators considered to be in Direct Responsible Charge (DRC) to be appropriately certified at least at the Facility's Grade.

List the designated Chief Operator/DRC for the Collection System below:

	Name First and Last Name	Grade	Email Please enter full email address
Chief Operator/DRC	Brody Kinder	IV 	bkinder@emcity.org

List all other Collection System operators with DRC responsibilities in the field, by certification grade, separate names by commas:

	Name separate by comma
SLS ¹⁷ Grade I:	

Collection Grade I:	Name
Collection Grade II:	separate by comma
Collection Grade III:	
Collection Grade IV:	Mack Straw, Matt Goodrich, Brody Kinder

List all other Collection System operators by certification grade, separate names by commas:

	Name
	separate by comma
SLS ¹⁷ Grade I:	
Collection Grade I:	
Collection Grade II:	Dallan Harris, Blayne Parkin
Collection Grade III:	
Collection Grade IV:	Justin Komoroski
No Current Collection Certification:	Matt Mortensen

Is/are your collection DRC operator(s) currently certified at the appropriate grade for this facility?

☒ Yes

☐ No

Part V: FACILITY MAINTENANCE

	Yes	No
Have you implemented a preventative maintenance program for your collection system?	☒	☐
Have you updated the collection system operations and maintenance manual within the past 5 years?	☒	☐

the past 5 years:

- | | Yes | No |
|---|----------------------------------|----------------------------------|
| Do you have a written emergency response plan for sewer systems? | ☒ | ☐ |
| Do you have a written safety plan for sewer systems? | ☐ | ☒ |
| Is the entire collections system TV inspected at least every 5 years? | ☒ | ☐ |
| Is at least 85% of the collections system mapped in GIS? | ☒ | ☐ |

Part VI: SSMP EVALUATION

- | | Yes | No |
|---|----------------------------------|----------------------------------|
| Has your system completed a Sewer System Management Plan (SSMP)? | ☒ | ☐ |
| Has the SSMP been adopted by the permittee's governing body at a public meeting? | ☒ | ☐ |
| Has the completed SSMP been public noticed? | ☒ | ☐ |
| During the annual assessment of the SSMP, were any adjustments needed based on the performance of the plan? | ☐ | ☒ |

Date of Public Notice

10/17/2017

During 2020, was any part of the SSMP audited as part of the five year audit?

☐ Yes

☒ No

Have you completed a System Evaluation and Capacity Assurance Plan (SECAP) as defined by the Utah Sewer Management Program?

☒ Yes

☐ No

Part VII: NARRATIVE EVALUATION

This section should be completed with the system operators.

Describe the physical condition of the sewerage system: (lift stations, etc. included)

Our System is in relatively good condition. 90% of our system is PVC and the RCP we do have is in good condition, except for a stretch of our fall out line going to TSSD. Lift stations are in good shape and operating properly. Also, we have 24+ manholes we need to have repaired.

What sewerage system capital improvements³ does the utility need to implement in the next 10 years?

We will need to repair a portion of our fallout line and 24+ manholes.

What sewerage system problems, other than plugging, have you had over the last year?

SCADA communications problems are the only issues we have had. nothing serious.

Is your utility currently preparing or updating its capital facilities plan²?

☒ Yes

☐ No

Does the municipality/district pay for the continuing education expenses of operators?

☒ **100% Covered**

☐ Partially cover

☐ Does not pay

Is there a written policy regarding continuing education and training for wastewater operators?

☒ **Yes**

☐ No

Any additional comments?

NA

This is the end of the Collections System questions

To the best of my knowledge, the Collections System section is completed and accurate.

☒ **Yes**

This is the end of the Collection System section, what would you like to do next?

This entire section is complete. Send the link to the next person in charge.

☐ *(Once you Save & Continue, you will no longer be able to use the same link to view/edit your responses).*

☒ **I will continue to fill out/review the next section myself.**

Mechanical Plant Section

Form completed by:

May Receive Continuing Education /units (CEUs)

Matt Goodrich/Brody Kinder

Part I: INFLUENT INFORMATION

Please provide the average influent flow rate and average influent BOD₅ and TSS loading rates listed below for your facility.

	Average Daily Flow (MGD)	Average Daily BOD ₅ Load (lb/day)	Average Daily TSS Load (lb/day)
Design Basis or Rated Capacity	1.2	2102	000
2020 Average	.603	825	882

Part II: EFFLUENT INFORMATION

How many Notices of Violation (NOVs) did you receive for this facility in the review year?

0

How many days in the past year was there a bypass or overflow of wastewater at the facility due to high flows?

1

Part III: FACILITY AGE

In what year were the following process units constructed, upgraded or

renewed?

Note: If a unit process does not apply to your system enter the Evaluation Year under Construction or Upgrade Year.

	Evaluation Year	Construction or Upgrade Year	Age
Headworks	2020	2009	11
Primary Treatment	2020	2009	11
Secondary Treatment	2020	0	0
Tertiary Treatment	2020	0	0
Solids Handling	2020	2018	2
Disinfection	2020	0	0
Land Application/Disposal	2020	0	0

PART IV: DISCHARGES

How many days in the last year was there a bypass or overflow of wastewater at the facility due to equipment failure?

0

PART V: BIOSOLIDS HANDLING

Biosolids Disposal (check all that apply)

Yes

No

Landfill

☒☐

Land Application

☐☒

Part VI: NEW DEVELOPMENT

Number of new commercial/industrial connections in the last year

2

Number of new residential sewer connections added in the last year

777

Equivalent residential connections⁷ served

19

Part VII: OPERATOR CERTIFICATION

How many treatment system operators do you employ?

6

State of Utah Administrative Rules requires all public system operators considered to be in Direct Responsible Charge (DRC) to be appropriately certified at least at the Facility's Grade.

List the designated Chief Operator/DRC for the Wastewater Treatment System below:

	Name	Grade	Email
--	------	-------	-------

	First and Last Name	Grade	Please enter full email address
Chief Operator/DRC	Matt Goodrich First and Last Name	IV	mgoodrich@emcity.org Please enter full email address

List all other Wastewater Treatment System operators with DRC responsibilities in the field, by certification grade, separate names by commas:

	Name separate by comma
SLS ¹⁷ Grade I:	
Treatment Grade I:	
Treatment Grade II:	
Treatment Grade III:	
Treatment Grade IV:	Matt Goodrich, Brody Kinder, Matt Mortenson

List all other Wastewater Treatment System operators by certification grade, separate names by commas:

	Name separate by comma
SLS ¹⁷ Grade I:	
Treatment Grade I:	Dallan Harris
Treatment Grade II:	
Treatment Grade III:	Justin Komoroski
Treatment Grade IV:	

Is/are your DRC operator(s) currently certified at the appropriate grade for this facility?

- ☒
Yes
- ☐
No

Part VIII: FACILITY MAINTENANCE

	Yes	No
Have you implemented a written preventative maintenance program for your treatment system?	☒	☐
Have you updated the treatment system operations and maintenance manual within the past 5 years?	☒	☐

Identify the types of treatment equipment and processes installed at your facility.

	Yes	No
Screens	☒	☐
Grit Removal	☒	☐
Primary Clarifiers	☐	☒
Imhoff Tanks	☐	☒
Fixed Film Reactor	☐	☒
Activated Sludge	☒	☐
Aerobic Suspend Growth Variations	☐	☒
Anaerobic Suspended Growth variations	☐	☒
Physical-chemical systems for organic removal w/o secondary treatment	☐	☒
Physical-chemical systems for organic removal following secondary treatment	☐	☒
Membrane Filtration	☐	☒
Suspended-growth Nitrification and Denitrification	☒	☐

Denitrification	Yes	No
Air Stripping	☐	☒
Phosphorus Removal – Chemical	☐	☒
Phosphorus Removal – Biological	☒	☐
Ion Exchange	☐	☒
Reverse Osmosis	☐	☒
Media Filtration	☐	☒
Dissolved Air Flotation	☐	☒
Micro Screens	☐	☒
Chlorine Disinfection	☐	☒
UV Disinfection	☐	☒
Effluent use/Reuse	☐	☒

This is the end of the Mechanical Plant questions

To the best of my knowledge, the Mechanical Plant section is completed and accurate.

☒ Yes

This is the end of the Mechanical Plant section, what would you like to do next?

This entire section is complete. Send the link to the next person in charge.

☐ *(Once you Save & Continue, you will no longer be able to use the same link to view/edit your responses).*

☒ **I will continue to fill out/review the next section myself.**

I have reviewed this report and to the best of my knowledge the information provided in this report is correct.

✕

Mask Straw

clear

Has this been adopted by the council? If no, what date will it be presented to the council?

☐ Yes

☒ No

What date will it be presented to the council?

Date format ex. mm/dd/yyyy

03/02/2021

Please log in.

Email

mstraw@emcity.org

PIN

....

needs of your wastewater systems. If you received financial assistance from the Water Quality Board, annual submittal of this report is a condition of that assistance. Please answer questions as accurately as possible to give you the best evaluation of your facility. If you need assistance, please send an email to wqinfodata@utah.gov and we will contact you as soon as possible. You may also visit our [Frequently Asked Questions](#) page.

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**EAGLE MOUNTAIN CITY
CITY COUNCIL MEETING
MARCH 2, 2021**

TITLE:	MOTION - Scarlet Ridge Estates Preliminary Plat.		
ITEM TYPE:	Preliminary Plat		
FISCAL IMPACT:			
APPLICANT:	Ryan Kent (RK Builders)		
GENERAL PLAN DESIGNATION Agriculture / Rural Density Two	CURRENT ZONE Agriculture	ACREAGE 160 acres	COMMUNITY

PUBLIC HEARING:

No

PREPARED BY:

Pete Kane, Planning

PRESENTED BY:

Pete Kane

RECOMMENDATION:

This is a combined staff report for all three Scarlet Ridge Estates items. The City Council will hold two separate public hearings: one for the General Plan Amendment and Rezone, and one for the Master Development Plan. The City Council will make three individual motions: one for the General Plan Amendment and Rezone, one for the Master Development Plan, and one for the Preliminary Plat.

The City Council may make a motion to approve, approve with conditions, or deny of the proposed applications. If the Council agrees with the proposal, or chooses to approve with conditions/changes, the following motions are recommended.

GENERAL PLAN AMENDMENT AND REZONE

We recommend the City Council make a motion to approve the ordinance for the requested rezoning and General Plan amendment, for the reasons set forth in the staff report and in the meeting, with the following conditions:

1. That the amendment revise the Transportation Master Plan map for the road running along the north edge of the subject property between the future Airport Road and the future collector road to the east of the subject property from a "major arterial" to a "collector"; and
2. The approval is contingent upon the approval of the project's master development agreement.

MASTER DEVELOPMENT PLAN

We recommend that the City Council make a motion to approve the master development plan, for the reasons set forth in the staff report and in the meeting, with the following conditions:

1. A fee-in-lieu payment, per EMMC 16.35.105(A)(11), shall be paid with recordation of the final plat;
2. Improvement of retention areas as required by EMMC 15.50.060(A) and (B); and
3. The approval is contingent upon the approval of the project's master development agreement.

PRELIMINARY PLAT

We recommend that the City Council make a motion to approve the preliminary plat, for the reasons set forth in the staff report and in the meeting, with the following conditions:

1. A fee-in-lieu payment, per EMMC 16.35.105(A)(11), shall be paid with recordation of the final plat;
2. Streetlighting is required to comply with EMMC 15.10.390;
3. Privacy fencing must be installed for residential lots with a rear and/or side lot adjacent to a collector road in compliance with EMMC 16.35.090, specifically the roads along the north, east, and south edge of the project; and
4. The approval is contingent upon the approval of the project's master development agreement.

If the Council does not agree with the proposal, or feels that too many changes would be necessary for approval, then a motion of denial would be appropriate.

BACKGROUND:

The subject property is made up of two parcels (59:019:0004 & 59:019:0005) totaling about 160 acres and located east of Lake Mountain Road and south of the future Tiffany Lane extension. The property is currently zoned Agriculture and is identified in the General Plan Future Land Use Map for "Agriculture / Rural Density Two."

The applicant (RK Builders) for the proposed development (Scarlet Ridge Estates) has submitted concept plans in 2019 and 2020 for a new residential subdivision. The Planning Commission's review of

the 2019 concept plan received feedback regarding concerns about the placement and distances of roads and equestrian trails, connectivity, and a recommendation of zoning the smaller lots to RD2 and the larger lots to RD1. The concept plan was revised and reviewed by City Council in August 2020. The updated concept plan received feedback that included a request for a minimum of 30 one-acre lots and aesthetic appeal by adjusting lot widths and including curved roads.

A master development plan has been submitted for the property which also includes a request to rezone the property and make an amendment to the General Plan map related to the Transportation Master Plan. The applicant has also submitted a preliminary plat for review and approval based on the master development plan.

City Council has reviewed the applications previously, with the applicant making revisions based on Council feedback. The plans, as reviewed and recommended for approval by the Planning Commission, included 35 one-acre+ and 179 half-acre+ lots. The revised plans reviewed by the Council on February 2 included 4 one-acre+ and 211 half-acre+ lots. The Council held a public hearing to review the application requests on February 16 with the plans at that time including 37 one-acre+ lots and 174 half-acre+ lots. The applicant has revised the plans further based on that hearing.

The revised master development plan calls for:

Preliminary Plat

A residential subdivision that includes 180 lots (58 one-acre+ and 122 half-acre+) along with associated infrastructure.

Rezoning

The two parcels are currently zoned Agriculture. The applicant requests rezoning these parcels to RD2 which is described in the City Code as a zone for single-family large lots in traditional suburban neighborhoods with parks, trails, and other open space. The minimum lot size for the zone is one-half acre (21,780 square feet).

General Plan Map Amendment

The land use designation for the parcels is for "Agriculture / Rural Density Two." The applicant is not seeking an amendment to the land use. The Transportation Master Plan calls for a collector road

running along the eastern and southern edges of the property as well as a major arterial (Tiffany Lane) along the property's northern edge. The amendment requests a change in classification for Tiffany Lane: from major arterial to collector for the portion from the future Airport Road to the northwest corner of the subject property and then from major arterial to a residential road (of 53' width) for the portion running along the northern edge of the subject property and connecting to the future collector road on the east side of the property. Based on the preliminary plat, the applicant has incorporated a collector road width for Tiffany Lane along the northern edge of the property as recommended by staff.

ITEMS FOR CONSIDERATION:

GENERAL PLAN AMENDMENT

The applicant is seeking to amend the Transportation Master Plan as it relates to Tiffany Lane (future) between Airport Road (future) and the north-south collector (future) along the eastern edge of the subject property. This section of Tiffany Lane is designated as a major arterial in the General Plan. The request is to change the classification to a collector road for the portion between Airport Road and the northwest corner of the subject property and then to a residential road (53' width) for the portion running along the northern edge of the property up to the north-south collector on the eastern edge of the property. Staff has reviewed this request and agrees that a change to the classification of collector is appropriate. However, because the road will connect a major arterial (Airport Road) and the collector to the east, the entire length should be a collector and should not be reduced down to a residential road. The current preliminary plat reflects this staff request, with Tiffany Lane along the northern edge of the subject property being sized for a collector road.

REZONE REQUEST

The applicant is seeking a rezoning of the property from Agriculture to RD2. The property is given a land use designation of "Agriculture / Rural Density Two" in the General Plan. Per EMMC 17.25.020 and 17.60.160, the RD2 zone is an appropriate zone for this land use designation.

PROPOSED RESIDENTIAL LOTS

The preliminary plat and master development plan propose a mix of 58 one-acre+ and 122 half-acre+ residential lots, for a total of 180

building lots. The 122 "half-acre" lots actually range between 21,783 square feet (half acre) up to 41,816 square feet (~0.96 acres). The one-acre lots, ranging from 43,566 to 48,510 square feet, are primarily located along the eastern and southern portions of the property. The largest lot size is 48,510 square with an average lot size in the subdivision of 31,254 square feet (~0.72 acres). The overall density comes out to 1.11 lots/acre. The revised preliminary plat attached to this staff report includes a second page with color coding to identify the varying mix of lot sizes in the project.

For context, the land to the south and west of the property is also designated as "Agriculture / Rural Density Two." The land to the north and east of the property is designated with a "Foothill Residential" land use which means the potential rezoning of that land will be the FR zone which allows for a minimum lot size of one-quarter acre (10,890 square feet), and an average lot size of one-half acre (21,780 square feet). The proposed lot mix would be appropriate given the land use designation for that neighboring land.

PHASING

The application identifies the development to be constructed and platted in seven phases. The phasing would start at the north where Tiffany Lane and the related infrastructure will first be constructed with each subsequent phase being added to the south.

OPEN SPACE AND AMENITIES

The project originally called for the development of a large park (~2.5 acres) with amenities to serve residents of the area. Based on the revised plans, the applicant is seeking to pay a fee in lieu (FIL) of providing improved open space within the development. EMMC 16.35.105(A)(11) does allow the applicant to request and the City to approve a FIL to be paid at time of recordation of the final plat.

Because the applicant has requested rezoning of the property to the RD2 zone, all lots would fall under the requirement of 500 sf of improved open space per lot (EMMC 17.25.040). Based on the 180-lot current proposal, the required open space would be 90,000 sf. Using the calculation outlined in the code, the required open space fee would be \$337,500 plus the appraised value of the land determined to be used for the park improvement. Potential locations of utilizing the fee would be for park space improvements in Triumph (to the very west of the subject property) or Ault Farms (just to the

west of Triumph). It should be noted that this fee payment should be added to any required park improvements in those developments. If any portion of the property is zoned RD1, lots within that zone would not count toward the FIL requirement. If the 58 one-acre lots in the current plan are zoned RD1, it would result in a reduction of \$108,750 for the FIL.

The development also includes three retention areas throughout the project to handle stormwater. This is a reduction from the original five retention areas that had been reviewed by the Planning Commission. All retention areas will need to be improved to ensure they do not become an issue or eyesore in the future. EMMC 15.50.060(A) states that "All retention basins shall be landscaped in accordance with city standards." This is further emphasized in EMMC 15.50.060(B) which states "Detention basins must be landscaped and they may be located in park and recreational areas." As for possible improvements, those could include: sodded, drain tiles/rock mulch in the bottom of the pond for nuisance water, proper grading in the bottom of the pond to limit standing water. Staff recommends a condition to require improving the retention areas with the particular details to be determined during construction plan review.

There are two 10-foot trails proposed between lots 616/617/622/623 as well as between lots 306/417/418/501 to meet connectivity standards.

ROAD NETWORK

The proposed road network includes multiple connections: two road connections at the north to Tiffany Lane, three connections to the east to the future collector road that will run along that side of the development, two connections to the south to the future collector road that will run along that side of the development, and three connections to the west to the conceptual residential development (Triumph).

As noted above, the Master Transportation Plan calls for collector roads on the east and south of the property. Additionally, staff agrees with a General Plan amendment to change Tiffany Lane along the north from the current plan of major arterial, however, this should be changed to a collector. The plans include a half-width right-of-way dedication (based on a 53 foot wide) on the east and south of the

property which was recommended by staff.

Collector roads are required to have street trees (EMMC 16.35.080(A)) and residential properties along those collector roads will be required to have privacy fencing (EMMC 16.35.090). Fence details have not been provided and will need to comply to EMMC 16.35.090. The City Council may require specific color and material for the privacy fencing.

The road network also includes varying curves as recommended in EMMC 16.35.070(L) to help reduce speeding.

Streetlighting is planned throughout the project. The specifics and details will be finalized as part of the final plat process and will need to comply with EMMC 15.10.390, such as spacing and locating at intersections.

REQUIRED FINDINGS:

GENERAL PLAN AMENDMENT AND REZONE

Amendments to the General Plan are legislative actions and do not require approval based upon findings of facts. The Council should consider the health, safety, and welfare of the community. A rezone is a legislative decision and is considered valid if reasonably debatable and not illegal. The criteria for approval for a rezone are listed in EMMC 17.90.060.

MASTER DEVELOPMENT PLAN

Master development plan approvals are based upon compliance with City Code requirements. The approval criteria for a master development plan can be found in EMMC 16.10.070.

PRELIMINARY PLAT

Preliminary plat approvals are based upon compliance with City Code requirements. The approval criteria for a preliminary plat can be found in EMMC 16.20.050.

PLANNING COMMISSION ACTION/RECOMMENDATION:

GENERAL PLAN AMENDMENT

The Planning Commission held a public hearing on the requests on January 12, 2021.

The Commission unanimously voted (4-0, 1 absent) to recommend approval of the general plan amendment with the following condition:

1. That the amendment revise the Future Transportation Plan Map for the road running along the north edge of the subject property between the future Airport Road and the future collector road to the east of the subject property from a "major arterial" to a "collector."

REZONE REQUEST

The Commission unanimously voted (4-0, 1 absent) to recommend approval of the rezone request.

MASTER DEVELOPMENT PLAN

The Planning Commission held a public hearing on the request on January 12, 2021.

The Commission unanimously voted (4-0, 1 absent) to recommend approval of the master development plan request with the following conditions:

1. That phases 1, 2, and 3 are adjusted into two phases and the park feature constructed as part of phase 2;
2. Revisions to the park plan as outlined in the staff report;
3. Consideration of utilizing parkstrip drainage, swales, or other low impact development method in place of multiple retention areas; and
4. Incorporation of the half-width of the east and south collector roads.

PRELIMINARY PLAT

The Planning Commission held a public hearing on the request on January 12, 2021.

The Commission unanimously voted (4-0, 1 absent) to recommend approval of the preliminary plat request with the following conditions:

1. Incorporation of the half-width of the east and south collector roads;
2. Renaming of Maverick Road and Wyatt Lane;
3. Streetlighting is required to comply with EMMC 15.10.390; and

4. Privacy fencing must be installed for residential lots with a rear and/or side lot adjacent to a collector road in compliance with EMMC 16.35.090.

ATTACHMENTS:

ORD--Scarlet Ridge Estates General Plan Amendment and Rezone
General Plan Amendment Exhibit
Rezone Exhibit
ORD--Scarlet Ridge Estates Master Development Plan
Preliminary Plat (revised)
Traffic Study
Slope Analysis
Environmental Impact Report
Economic Analysis

ORDINANCE NO. O- -2021

**AN ORDINANCE OF EAGLE MOUNTAIN CITY, UTAH,
AMENDING THE TRANSPORTATION MASTER PLAN OF THE GENERAL PLAN
AND REZONING CERTAIN LANDS KNOWN AS SCARLET RIDGE ESTATES**

PREAMBLE

WHEREAS, the City Council of Eagle Mountain City finds that it is in the public interest to amend the Transportation Master Plan of the General Plan and rezone certain lands known as Scarlet Ridge Estates, 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, public hearings, and other requirements have been completed for the City Council to consider an amendment to the Transportation Master Plan of the General Plan and the rezoning of certain lands known as Scarlet Ridge Estates, as set forth in Exhibit A.
2. The General Plan is hereby amended, and the lands depicted and described in Exhibit A are hereby rezoned to the density and uses as set forth more specifically in Exhibit A.
3. This Ordinance shall take effect upon its first posting or publication.

ADOPTED by the City Council of Eagle Mountain City this 2nd day of March, 2021.

EAGLE MOUNTAIN CITY, UTAH

ATTEST:

Tom Westmoreland, Mayor

Fionnuala B. Kofoed, MMC
City Recorder

CERTIFICATION

The above Ordinance was adopted by the City Council of Eagle Mountain City, Utah on this 2nd day of March, 2021.

Those voting aye:

☐ Donna Burnham

☐ Melissa Clark

☐ Colby Curtis

☐ Jared Gray

☐ Carolyn Love

Those voting nay:

☐ Donna Burnham

☐ Melissa Clark

☐ Colby Curtis

☐ Jared Gray

☐ Carolyn Love

Those excused:

☐ Donna Burnham

☐ Melissa Clark

☐ Colby Curtis

☐ Jared Gray

☐ Carolyn Love

Those abstaining:

☐ Donna Burnham

☐ Melissa Clark

☐ Colby Curtis

☐ Jared Gray

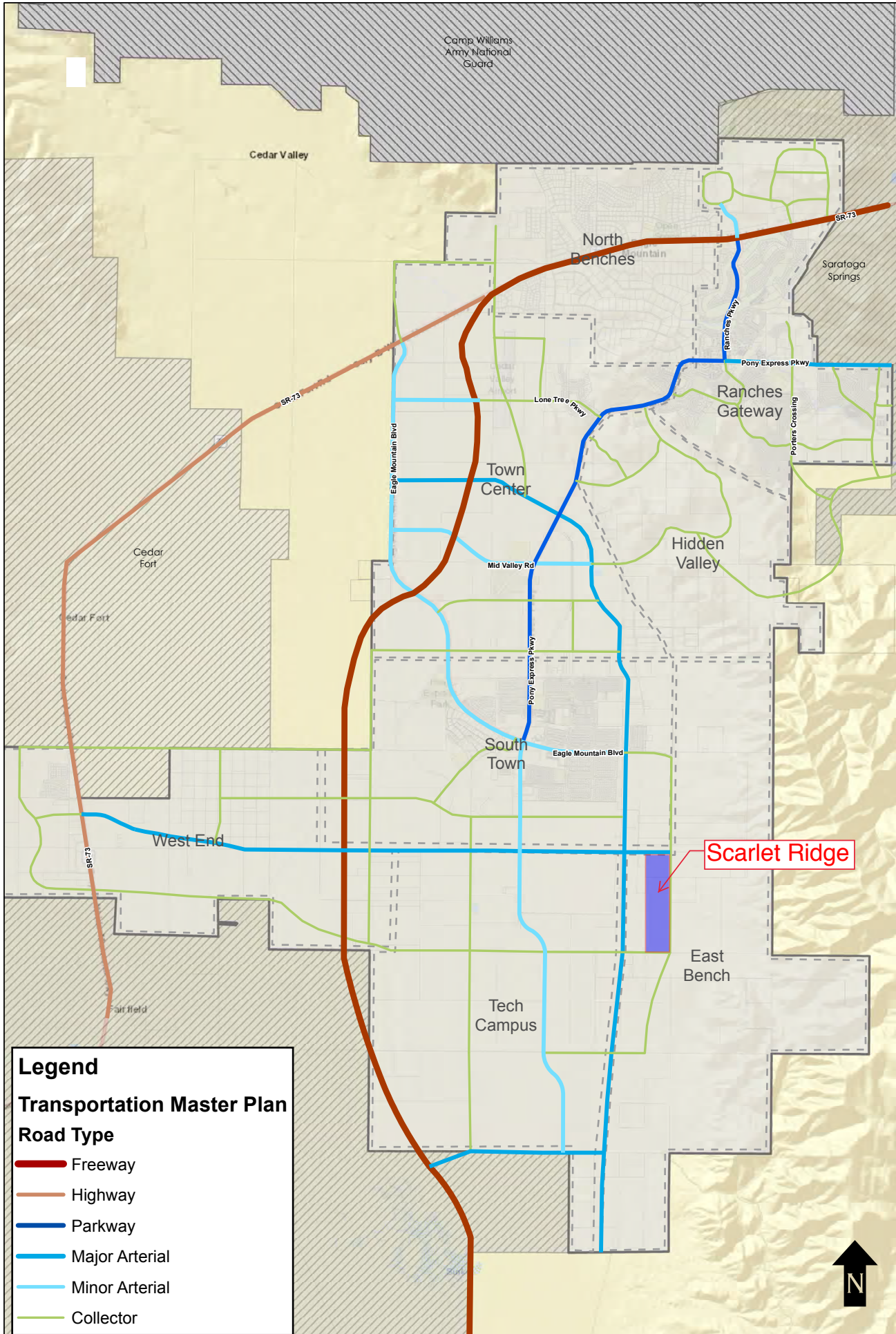
☐ Carolyn Love

Fionnuala B. Kofoed, MMC
City Recorder

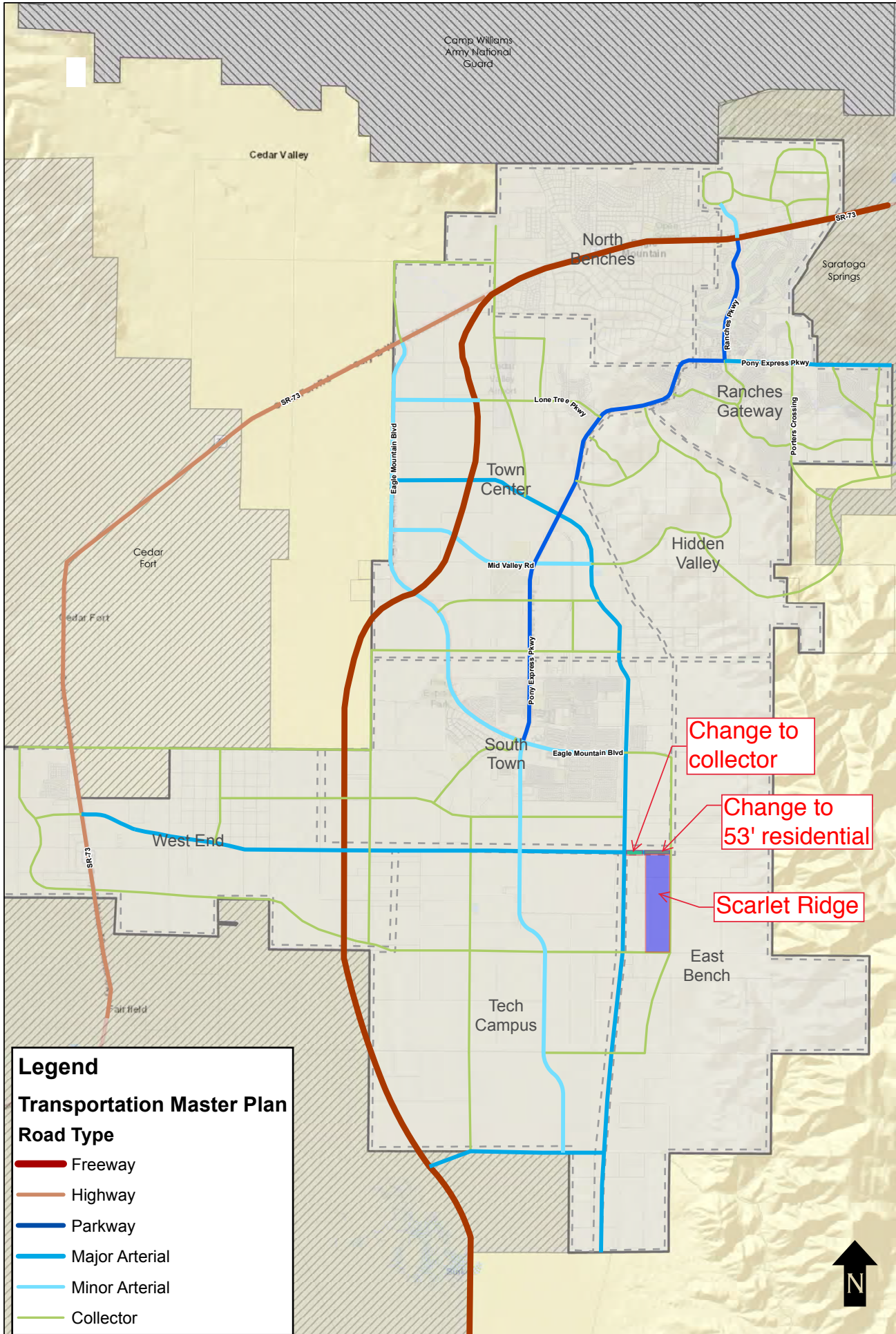
Posted to City Bulletin Boards on _____by_____ .

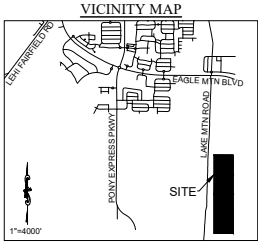
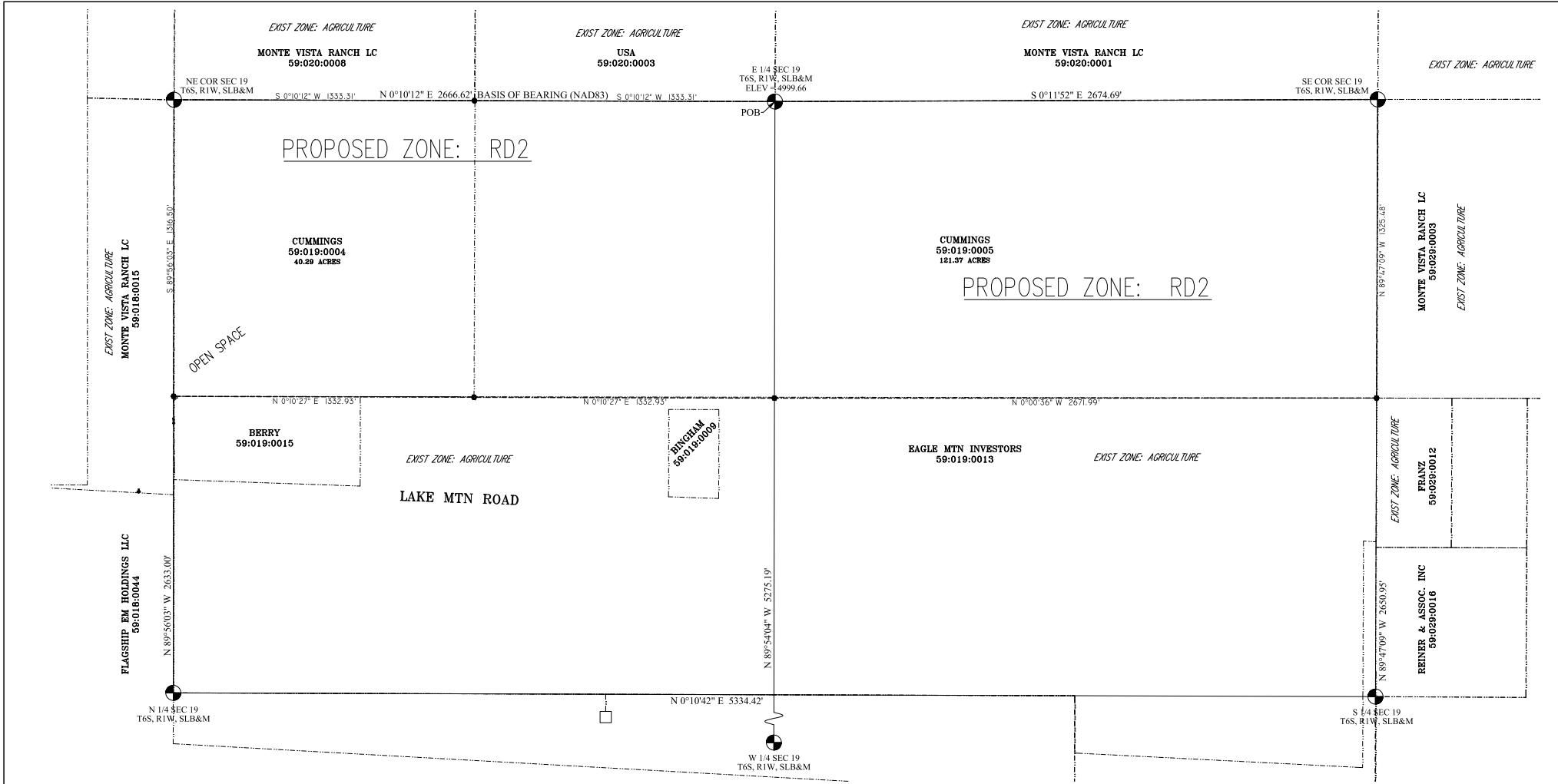
Exhibit A

TRANSPORTATION MASTER PLAN



TRANSPORTATION MASTER PLAN



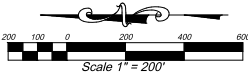


LEGAL DESCRIPTION

Parcel 59:019:0004
The Northeast Quarter of the Northeast Quarter of Section 19, Township 6 South, Range 1 West, Salt Lake Base and Meridian.
Area = 40.29 Acres

Parcel 59:019:0005
The East Half of the Southeast Quarter and the Southeast Quarter of the Northeast Quarter of Section 19, Township 6 South, Range 1 West, Salt Lake Base and Meridian.
Area = 121.37 Acres

Combined Description
Beginning at the East Quarter Corner of Section 19, Township 6 South, Range 1 West, Salt Lake Base and Meridian; thence South 0°11'52" East along section line 2674.69 feet to the Southeast Corner of said Section 19; thence North 89°47'09" West along section line 1325.48 feet; thence North 0°00'36" West along sixteenth section line 2671.99 feet; thence North 0°10'27" East along sixteenth section line 2665.86 feet; thence South 89°56'03" East along section line 1316.50 feet to the Northeast Corner of said Section 19; thence South 0°10'12" West along section line 2666.62 feet to the point of beginning.
Area = 161.66 Acres



REVISIONS			
Rev.	Date	REVISOR FOR DIS. COMMENTS	Description
1	12/29/20		



SCARLET RIDGE ESTATES		
EAGLE MOUNTAIN	UTAH	
Drawn by: D.W.P.	REZONE EXHIBIT	Scale: 1"=200'
Designed by: D.W.P.		Date: 11/04/20
Checked by: D.W.P.		C1

PROPOSED ZONE: RD2

ORDINANCE NO. O- -2021

**AN ORDINANCE OF EAGLE MOUNTAIN CITY, UTAH,
APPROVING THE SCARLET RIDGE ESTATES
MASTER DEVELOPMENT PLAN**

PREAMBLE

WHEREAS, the City Council of Eagle Mountain City finds that it is in the public interest to approve the Scarlet Ridge Estates Master Development Plan, 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, public hearings, and other requirements have been completed for the City Council to consider and approve the Scarlet Ridge Estates Master Development Plan, as set forth in Exhibit A.
2. The Scarlet Ridge Estates Master Development Plan is hereby approved, as set forth more specifically in Exhibit A.
3. This Ordinance shall take effect upon its first posting or publication.

ADOPTED by the City Council of Eagle Mountain City this 2nd day of March, 2021.

EAGLE MOUNTAIN CITY, UTAH

ATTEST:

Tom Westmoreland, Mayor

Fionnuala B. Kofoed, MMC
City Recorder

CERTIFICATION

The above Ordinance was adopted by the City Council of Eagle Mountain City, Utah on this 2nd day of March, 2021.

Those voting aye:

☐ Donna Burnham

☐ Melissa Clark

☐ Colby Curtis

☐ Jared Gray

☐ Carolyn Love

Those voting nay:

☐ Donna Burnham

☐ Melissa Clark

☐ Colby Curtis

☐ Jared Gray

☐ Carolyn Love

Those excused:

☐ Donna Burnham

☐ Melissa Clark

☐ Colby Curtis

☐ Jared Gray

☐ Carolyn Love

Those abstaining:

☐ Donna Burnham

☐ Melissa Clark

☐ Colby Curtis

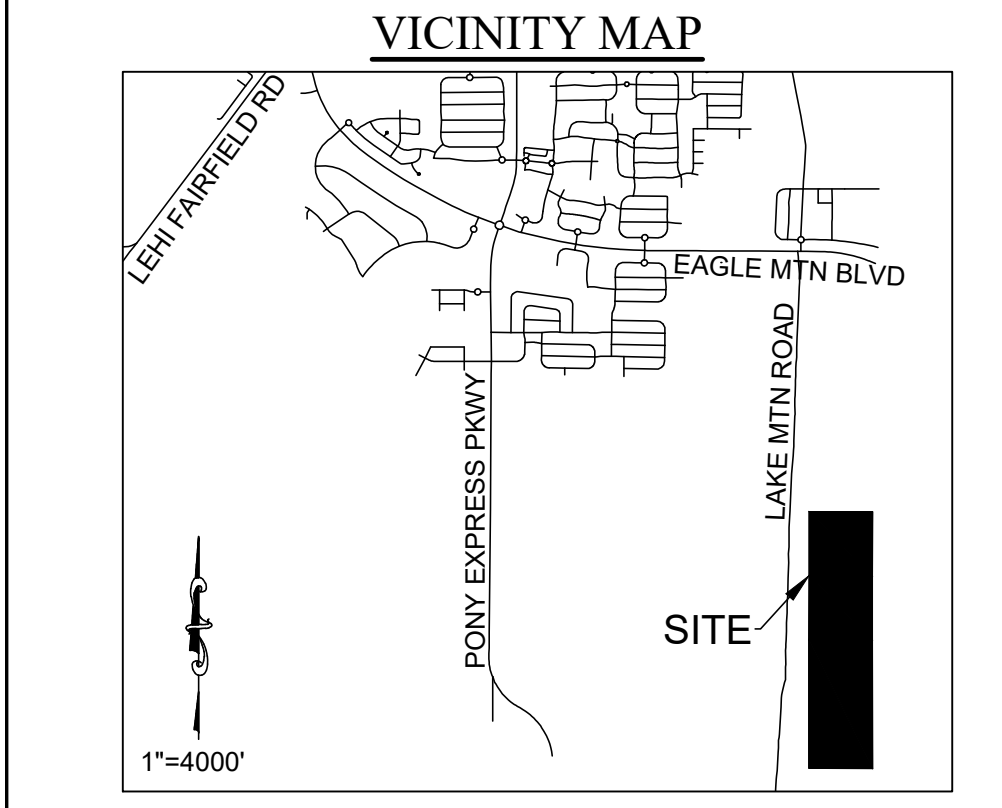
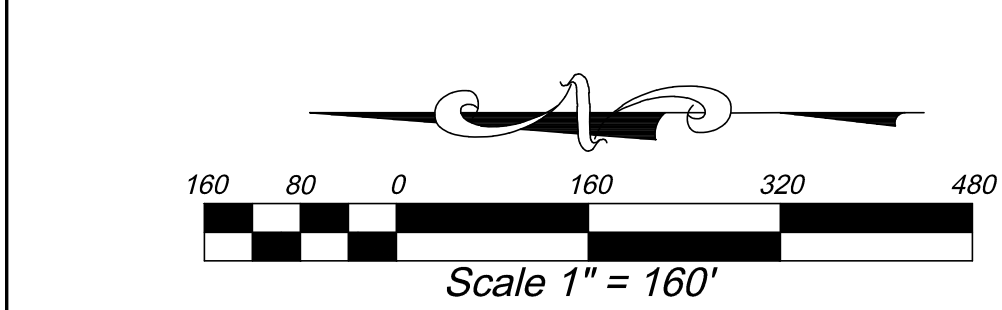
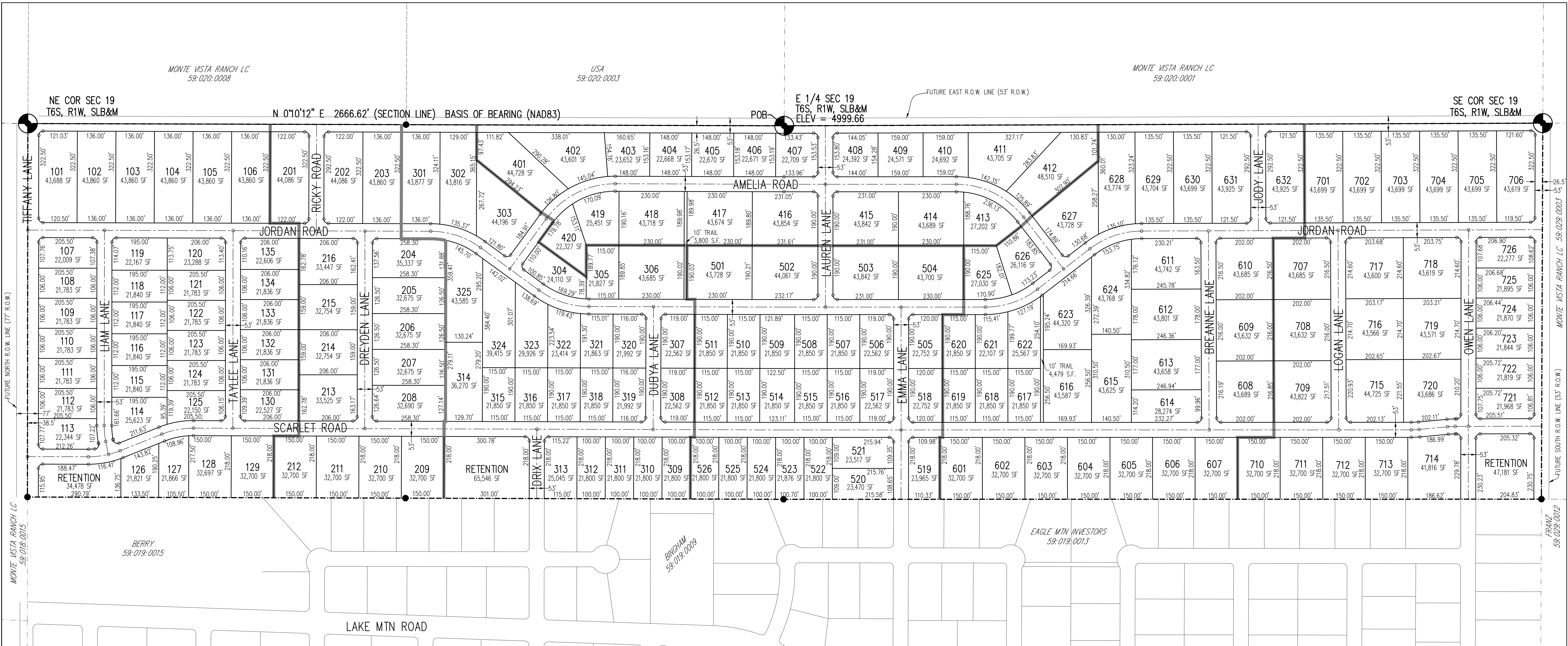
☐ Jared Gray

☐ Carolyn Love

Fionnuala B. Kofoed, MMC
City Recorder

Posted to City Bulletin Boards on _____by_____ .

Exhibit A



CONNECTIVITY NOTES

1. THERE ARE 42 LINKS AND 23 NODES WITHIN THIS SUBDIVISION. THIS PROVIDED A RATION OF 1.8 WHICH IS GREATER THAN THE TIER 1 REQUIRED RATION OF 1.5
2. MAXIMUM BLOCK LENGTH ALLOWED IS 1000 FEET OR 1200 FEET WITH A MIDBLOCK PEDESTRIAN PATH. TWO BLOCKS HAVE A LENGTH OF GREATER THAN 1000' (BUT LESS THAN 1200'). MIDBLOCK PEDESTRIAN PATHS HAVE BEEN PROVIDED ALONG THOSE BLOCKS.

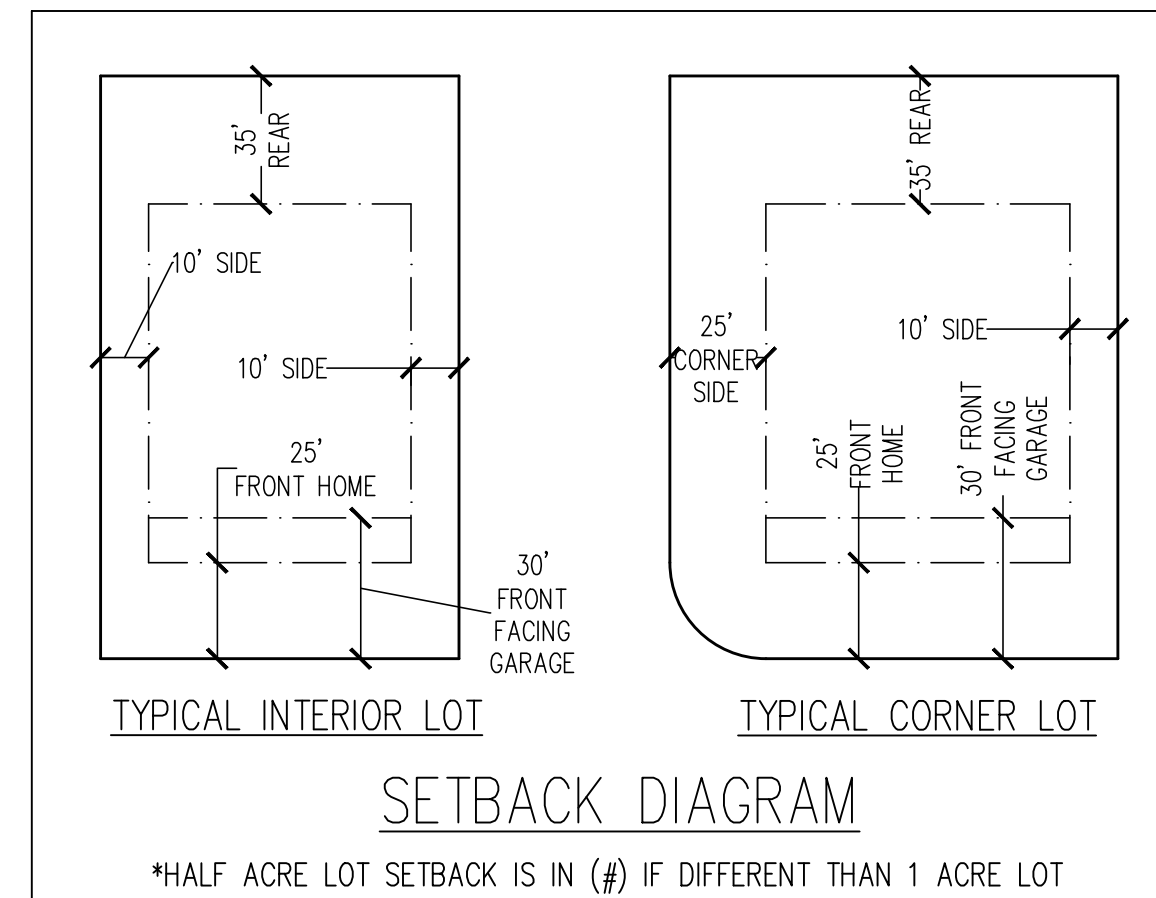
GENERAL NOTES

1. SEE SHEETS 4 & 5 FOR EXISTING CONTOURS.
2. THERE ARE A FEW VERY SMALL AREAS IN THIS SUBDIVISION WITH A NATURAL GRADE THAT EXCEEDS 15% IN RELATION TO THE PROPOSED LOT LAYOUT. A SLOPE ANALYSIS PLAN HAS BEEN PROVIDED FOR THIS SITE.
3. BUILDING SETBACKS ARE SHOWN IN THE SETBACK DIAGRAM.
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 PLAT.
9. TURNAROUNDS WILL BE PROVIDED AT PHASING LINES WITH A 60-FOOT RADIUS PAVED TURN AROUND OR AN APPROVED PAVED HAMMERHEAD FIRE TURN AROUND PER EAGLE MOUNTAIN STANDARDS.
10. PROPOSED ZONE = RD2
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 10' REAR AND SIDES ON EACH LOT.

PROPOSED ZONE: RD2

PRELIM PLAN LAND CALCULATIONS

TOTAL ACREAGE:	161.66 ACRES
BUILDABLE ACREAGE:	161.66 ACRES
TOTAL ACREAGE IN LOTS:	129.15 ACRES
TOTAL ROADWAY AREA:	28.91 ACRES
TOTAL OPEN SPACE (INCLUDES PONDS/TRAILS):	3.57 ACRES
TOTAL DEVELOPED OPEN SPACE REQUIRED:	PAYMENT IN LIEU
AVERAGE LOT SIZE:	31,254 SF/0.72 ACRES
LARGEST LOT SIZE:	48,510 SF/1.11 ACRES
SMALLEST LOT SIZE:	21,783 SF/0.50 ACRES
OVERALL DENSITY:	1.11 LOTS/ACRE
TOTAL # OF LOTS:	180 LOTS
1/2 ACRE + LOTS:	122 LOTS
1 ACRE + LOTS:	58 LOTS



LEGAL DESCRIPTION

Beginning at the East Quarter Corner of Section 19, Township 6 South, Range 1 West, Salt Lake Base and Meridian; thence South 0°11'52" East along section line 2674.69 feet to the Southeast Corner of said Section 19; thence North 89°47'09" West along section line 1325.48 feet; thence North 0°00'36" West along sixteenth section line 2671.99 feet; thence North 0°10'27" East along sixteenth section line 2665.86 feet; thence South 89°56'03" East along section line 1316.50 feet to the Northeast Corner of said Section 19; thence South 0°10'12" West along section line 2666.62 feet to the point of beginning.
Area = 161.66 Acres

SHEET INDEX

1. PRELIMINARY PLAT
2. UTILITY PLAN (NORTH)
3. UTILITY PLAN (SOUTH)
4. GRADING, DRAINAGE & EROSION PLAN (NORTH)
5. GRADING, DRAINAGE & EROSION PLAN (SOUTH)

SURVEYOR:



AZTEC ENGINEERING INC.
732 N. 780 W.
AMERICAN FORK, UT. 84003
AZTECENGINEERING@GMAIL.COM

BENCH MARK

EAST QUARTER CORNER, SECTION 19,
TOWNSHIP 6 SOUTH, RANGE 1 WEST,
SALT LAKE BASE AND MERIDIAN
ELEVATION = 4999.66'

REVISIONS

Rev.	Date	Description
1	12/29/20	REVISED PER CITY COMMENTS
2	01/22/21	REVISED PER CITY COMMENTS
3	02/05/21	REVISED PER CITY COUNCIL COMMENTS
4	02/23/21	REVISED PER CITY COUNCIL COMMENTS
5	02/24/21	REVISED PER CITY COUNCIL COMMENTS

Developer: RK BUILDERS

Ryan Kent
111 Par Street, Saratoga Springs, UT 84045
Phone: (801) 404-6099



David W. Peterson, P.E., License #270393
12 West 100 North, Suite 201, American Fork, UT 84003
P: (801) 756-4504; F: (801) 756-4511

SCARLET RIDGE ESTATES

EAGLE MOUNTAIN

UTAH

Drawn by:

G.J.Y.

Designed by:

G.J.Y.

Checked by:

D.W.P.

PRELIMINARY PLAT

LOCATED IN THE NE & SE CORNER OF SECTION 19,
TOWNSHIP 6 SOUTH, RANGE 2 WEST, SLB&M

Scale:

1"=160'

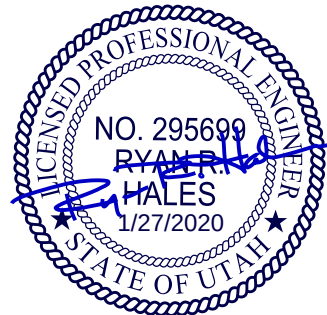
Date:

10/30/20

1 OF 5

MEMORANDUM

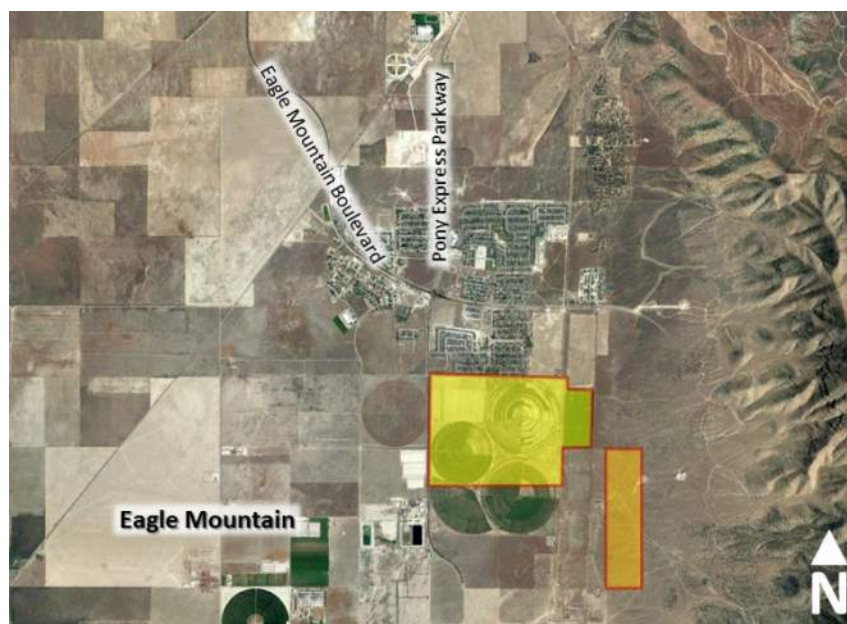
Date: January 27, 2021
To: D. Ryan Kent, RK Builders
From: Hales Engineering



Subject: Eagle Mountain Scarlet Ridge Development Traffic Study

UT20-1792

This memorandum discusses the Scarlet Ridge project located in Eagle Mountain, Utah. The Scarlet Ridge project is located east of the Ault Farm project and Lake Mountain Road, and south of Eagle Mountain Boulevard.



**Figure 1: Vicinity map showing Scarlet Ridge (orange)
and Ault Farm (yellow) in Eagle Mountain, Utah**

Project Description

As previously stated, the proposed Scarlet Ridge development is located on the east side Ault Farm and Lake Mountain Road and south of Eagle Mountain Boulevard. The development will consist of residential single-family units. A concept plan for the proposed development is provided in the Appendix.

The proposed land use for the development has been identified as follows:
 Single-family detached housing 215 Units

Trip Generation

Trip generation for the development was calculated using trip generation rates published in the Institute of Transportation Engineers (ITE), *Trip Generation*, 10th Edition, 2017. The proposed project will generate 2,104 daily trips, 159 morning peak hour trips, and 212 evening peak hour trips, as shown in Table 1.

Table 1: Scarlet Ridge Trip Generation

Trip Generation Eagle Mountain - Scarlet Ridge Subdivision								
Weekday Daily Land Use ¹	# of Units	Unit Type	Trip Generation	% Entering	% Exiting	Trips Entering	Trips Exiting	Total New Daily Trips
Single-Family Detached Housing (210)	215	Dwelling Units	2,104	50%	50%	1,052	1,052	2,104
Total			2,104			1,052	1,052	2,104
Morning Peak Hour Land Use ¹	# of Units	Unit Type	Trip Generation	% Entering	% Exiting	Trips Entering	Trips Exiting	Total New AM Trips
Single-Family Detached Housing (210)	215	Dwelling Units	158	25%	75%	40	119	159
Total			158			40	119	159
Evening Peak Hour Land Use ¹	# of Units	Unit Type	Trip Generation	% Entering	% Exiting	Trips Entering	Trips Exiting	Total New PM Trips
Single-Family Detached Housing (210)	215	Dwelling Units	212	63%	37%	134	78	212
Total			212			134	78	212

1. Land Use Code from the Institute of Transportation Engineers (ITE) *Trip Generation*, 10th Edition, 2017.

SOURCE: Hales Engineering, January 2021

Analysis

Within the Ault Farm TIS analysis completed by Hales Engineering, August 2020, future forecasted traffic volumes from the Mountainland Association of Governments (MAG) / Wasatch Front Regional Council (WFRC) Travel Demand Model (TDM) were obtained and used to complete the project and to remain consistent with the regional planning efforts.

Two roads from the Ault Farm TIS are of interest with regard to the Scarlet Ridge traffic study including Tiffany Lane and the south collector, both east / west roadways connecting Pony Express Parkway to Airport Road. The additional traffic from the Scarlet Ridge development as well as other developments in the vicinity were included in the east / west traffic due to the use of the MAG / WFRC travel demand model for background growth and therefore have been included within the Ault Farm TIS, August 12, 2020, for roadway sizing and classification. It should be noted that during the Ault Farms traffic discussion with Eagle Mountain, it was identified that future 2025 traffic volumes at the Eagle Mountain Boulevard / Pony Express Parkway intersection will overwhelm the existing roundabout and that eventually, the intersection should be upgraded to a traffic signal. In addition, it was recommended that between 2025 and 2040 that Airport Road

should be constructed. Figure 2 shows the projected 2040 traffic volumes on the roads in the vicinity of Scarlet Ridge.



Figure 2: Projected 2040 traffic volumes near Scarlet Ridge

Conclusions / Recommendations

Based on the future cumulative analyses of the Ault Farm TIS, traffic from the Scarlet Ridge development were included within the full build analyses and therefore the roadway sizing recommended in the Ault Farm TIS for both Tiffany Lane (3-lanes with right-turn pockets at major intersections) and the South Collector (2-lanes with turn pockets at major intersections) will remain as previously planned / recommended. It is also recommended that Airport Road be constructed between years 2025 and 2040, and that the South Collector and Eagle Mountain Boulevard (east of Scarlet Ridge be constructed when needed / identified in the transportation master plan update).

Hales Engineering did not complete a full traffic impact study for the Scarlet Ridge project.

Please let us know if you have any questions or need further information with regard to the proposed Scarlet Ridge development.



Scarlet Ridge

Average Lot Slope

Lot#	Factor	S (%)	L (ft)	L (ft)	A (sf)	A (acres)
401	0.00229	11.2	2	3089	55120	1.27
503	0.00229	10.1	2	1118	22053	0.51
511	0.00229	13.6	2	1493	21850	0.50
618	0.00229	10.5	2	1153	21845	0.50
640	0.00229	12.6	2	2899	46060	1.06
642	0.00229	18.7	2	4117	43926	1.01
720	0.00229	11.1	2	1218	21827	0.50
732	0.00229	12.6	2	1380	21793	0.50
733	0.00229	11.8	2	1299	21893	0.50

*All other lots have no slopes over 25%



SURFACE SLOPE DATA			
NUMBER	MINIMUM SLOPE	MAXIMUM SLOPE	COLOR
1	0.000%	15.000%	Green
2	15.000%	25.000%	Red
3	25.000%	30.000%	Blue
4	30.000%	100.000%	Purple



David W. Peterson, P.E., License #21093
12 West 100 North, Suite 200, American Fork, UT 84003
P: (801) 756-4504; F: (801) 756-4511

SCARLET RIDGE ESTATES

EAGLE MOUNTAIN

UTAH

Scale: 1"=160'

Date: 12/01/20

1 OF 1

Drawn by: G.A.Y.

Designed by: G.A.Y.

Checked by: D.W.P.

SLOPE ANALYSIS PLAN

Scarlet Ridge Environmental Impact Report

November 30, 2020

The purpose of this report is to detail potential impacts of the proposed subdivision on existing vegetation and wildlife, water courses, sources of water, waste generation, noise, etc.

Vegetation and wildlife:

The subject property is sparsely vegetated and has not been irrigated in the past. Due to the sparse vegetation, little wildlife other than insects and small desert wildlife will occasionally cross through this property. No known endangered plants are located on this property. The impact on vegetation and wildlife will be minimal.

Water courses and sources of water

There are no continuous flowing water sources on or near this property. Additionally, there are no ground water wells or other sources of water located on this property. There are a few shallow drainages located on the property that have been created from large hillside runoff during past large Spring and Summer rainfall events. Bench drains will be designed and installed on the East side of the property to intersect and divert runoff into proposed public roadways. The bench drains will serve to protect the proposed residences on this property.

Waste Generation

All waste generated during land development and home construction will be disposed of properly by the respective contractors. Waste generated from the proposed residences will be handled by the city waste disposal services.

Noise

The primary sources of noise generated from this site will be associated with land development construction, home construction, and vehicle travel. This noise generation is temporary in nature and is consistent with land development activities and long-term residences.

Sensitive Lands

There are no known sensitive lands located on this property.

Historical Sites

There are no known historical sites on this vacant property.



Eagle Mountain City
1650 E Stagecoach Run
Eagle Mountain, UT 84005

RE: Scarlet Ridge Estates – Economic Analysis

Scarlet Ridge Estates is a proposed Master Development consisting of 160 acres and approximately 214 building lots, consisting of approximately (36) 1-acre and (178) ½-acre lots.

By nature of the location of proposed community, there is a significant amount of off-site development that must occur prior to on-site construction. Scarlet Ridge Estates is not requesting the use of an Assessment Area or any other financial cooperation from Eagle Mountain City. All acquisition and development costs will be funded through private equity partners, bank loans or other traditional methods using the property as collateral, and will not unduly burden the city, adjoining landowners or other property owners in the city.

Over the last 12 months we have been working on entitlements, utility access, Rights of Way, and other easements to protect and provide to the development area. We have worked with adjacent landowners as well as the city, and feel confident we now have a viable, serviceable development.

The following is a summary of required access and utilities and intended way of procurement and fee schedule.

Access:

We have secured written access agreements with the adjacent landowners to provide access to the development and have recommendations from the Fire Chief. Tiffany Lane is a planned 77' ROW to extend from Pony Express Parkway going east and will connect to Scarlet Ridge Estates and parallel its northern boundary. Tiffany Lane will neck down to a 53' ROW at the Lake Mountain Rd. intersection.

Eagle Mountain City requires a 40' strip of asphalt beginning at Pony Express Parkway going east and parallel the northern property line.,

Additional access is available via the existing Lake Mountain Road, beginning at Eagle Mountain Blvd. extending south to the northern property boundary.

All costs associated with Access will be funded through private equity partners, bank loans or other traditional methods.

Off-Site Utilities:

Gas, power, fiber and water are accessible from the existing Lake Mountain Road within a reasonable distance of the northwest property corner.

A sewer line large enough to service Scarlet Ridge Estates and some of the future adjacent developments must be installed within the 40' future Tiffany Lane beginning at Pony Express parkway extending east to Scarlet Ridge Estates.

Storm water will be collected and retained on site.

All Off-Site Utilities will be funded through private equity partners, bank loans or other traditional methods.

On-Site Utilities:

Utilities will be designed and approved through master preliminary plan, and detailed through phasing as development progresses into final plats. Civil Engineer will provide an accurate Engineer's Estimate prior to beginning any construction.

All On-Site Utilities will be funded through private equity partners, bank loans or other traditional methods.

Water Rights:

Water rights will be purchased through the city utilizing the CUP culinary water.

All Water Rights will be purchased through private equity partners, bank loans or other traditional methods.

Open Space and Parks:

Per Eagle Mountain city development standards, approximately 2.46 acres of improved open space is required for the development. Amenities such as pickle ball courts, basketball courts, pavilions, bike racks, picnic tables, shade trees, and/or the like will be installed in the dedicated open spaces.

All Parks and Open Space improvements will be funded through private equity partners, bank loans or other traditional methods.

Please let me know if you have any questions.

A handwritten signature in blue ink, appearing to read 'R-K-J'.

Ryan Kent
RK Builders

UPCOMING AGENDA ITEMS

March 16

O'Reilly Auto Parts Site Plan – Discussion Item
Prairie Gate Business Campus Recorded Plat Amendment – Discussion Item
Pole Canyon NPA 11 Preliminary Plat – Discussion Item
The Pinnacles (Formerly B&H) – GP Amendment, Rezone, MDP

March 30 – Joint Meeting with Planning Commission

Density Increase Requests
General Plan Review

Other Projects

Macey's at Market Place Site Plan
Stonebridge Montessori Concept Plan
Sunset Flats Amended Preliminary Plat
Overland Village 2 Phase A Preliminary Plat & Site Plan
Ault Farms
Spring Run MDP and Preliminary Plat Amendment
Eagle Commons & MF 3 Code
Stratton Estates
La Petite Pet Grooming – Conditional Use Permit

Code Amendments in Progress

Parking Requirements and Standards
Community District Node Overlay (TOD)
Commercial Zoning in The Ranches
Shooting Range Ordinance
Accessory Apartments/Landlord Licensing
Community Mailbox Turnouts
Industrial Zone
Zoning Map
Title 6 Animals
Multifamily Design Standards
Multifamily Amenities Distance Requirements