EAGLE MOUNTAIN
CITY COUNCIL MEETING

February 05, 2019, 4:00 PM
Eagle Mountain City Council Chambers
1650 East Stagecoach Run, Eagle Mountain, Utah 84005

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

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

1.A. Introduction.
Clay Shelley, Camp Floyd Park Manager

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

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

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

4. CALL TO ORDER

5. PLEDGE OF ALLEGIANCE

6. INFORMATION ITEMS/UPCOMING EVENTS

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

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 the City Council 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 City Council to participate. This agenda is subject to change with a minimum 24-hour notice.

8. CITY COUNCIL/MAYOR'S ITEMS

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

9. RECOGNITION

9.A. Ifo Pili
Credentialed Manager with the International City Managers' Association

CONSENT AGENDA

10. BID AWARDS

10.A. Aviator Road Project
Kenny Seng
AS--Bid Award_2018 Aviator Ave Project_Revised.doc

10.B. Eagle Mountain Reuse Storage, Pump Station, and Distribution Line
Kenny Seng Construction
Received Bids

10.C. 2019 Concrete Collar Replacement
Precision Manholes

10.D. 3.5 MG Water Tank Project
Pro Build

11. BOND RELEASES

11.A. Spring Run Phase A Plat 3
Into Warranty
BR--Spring Run A-3 Into Warranty

11.B. Oak Hollow Phase A Plat 1
Out of Warranty
BR--Oak Hollow A-1 Out of Warranty

11.C. Oak Hollow Phase A Plat 2
Out of Warranty
BR--Oak Hollow A-2 Out of Warranty

12. MINUTES

12.A. January 15, 2019 Minutes
Regular City Council Meeting
01.15.2019 City Council Minutes

13. PRELIMINARY PLATS & SITE PLANS

13.A. Scenic Mountain Phase B Preliminary Plat and Site Plan
The proposed preliminary plat and site plan are for 40 townhomes on 4.16 acres for a total density of 9.62 du/ac. The project is located south of Wride Memorial Highway and east of the Northmoor subdivision.
Master Development Plan
Preliminary Plat and Landscaping Plans
Traffic Report (2018 Revision)
Elevations
Confidential Correspondence - Jeremy Cook

13.B. Overland Phase C Preliminary Plat
The proposed preliminary plat is for 190 single-family units located on 46.15 acres of property within the Overland Master Development. The project is located west of Pony Express Parkway and north of Frontier Middle School.
Overland Village 1 Concept Plan
Overland Master Trails Plan - 2017
Overland Village One Master Trail Exhibit - 12.20.18
Park Landscape Plan
OVERLAND PHASE C 01.29.19

13.C. SilverLake Clubhouse and Pool Site Plan
The proposed site plan is for a clubhouse and pool to serve the multifamily developments south of the wash, in the SilverLake development. The proposed site is located west of SilverLake Parkway and south of Golden Eagle Road.
Clubhouse Elevations, Landscape Plans, and Site Plan
SilverLake Clubhouse Renderings - Revised 02.05.19

13.D. Cold Springs Site Plan
The proposed amended site plan removes two parking stalls, and replaces them with a dumpster enclosure. The Cold Springs development is located west of the Chevron on the south side of Pony Express Parkway.

SCHEDULED ITEMS

14. ARRIVAL - PUBLIC HEARING

14.A. ORDINANCE - An Ordinance of Eagle Mountain City, Utah, Approving the First Amendment to the Arrival Master Development Plan.

BACKGROUND: (Presented by Staff) The applicant is seeking to reduce the size of the Arrival park, relocate trails, and add an additional residential lot. The development is located west of North Ranch on the north side of Wride Memorial Highway. (Item 1 of 3)
Arrival Preliminary Plans - 02.03.17
Arrival Phase B Plat 3 - 12.17.18
Arrival Land Use Map - 03.31.17
Staff Report - Arrival Preliminary Plat, MDP, and MDA - 02.05.19
ORD--Arrival MDP 1st Amendment

14.B. RESOLUTION - A Resolution of Eagle Mountain City, Utah, Approving the Second Amendment to the Arrival Master Development Agreement.
The agreement documents the terms of the developer's proposed amendments. (Item 2 of 3)
RES--Arrival MDA 2nd Amendment

14.C. MOTION - Arrival Amended Preliminary Plat.
The proposed preliminary plat includes one additional lot, for a total project density of 0.80 du/ac. (Item 3 of 3)

15. ORDINANCE - PUBLIC HEARING - AN ORDINANCE OF EAGLE MOUNTAIN CITY, UTAH, AMENDING MUNICIPAL CODE CHAPTER 17.35 FOR CONDITIONAL USES, CHAPTER 17.55 FOR COMMERCIAL OFF-SITE PARKING, 17.80 FOR SIGNS

15.A. Commercial Zone Conditional Uses and Commercial Off-street Parking.
BACKGROUND: (Presented by Staff) This staff-proposed development code amendments allow for Meeting/Reception Room uses within the Commercial zone, and defines off-street parking requirements for Meeting/Reception Room uses.
Proposed Code Language 17.35.040 and 17.55.120(c)
ORD--Code Amendments for Signs, Parking and Conditional Uses

15.B. Signs.
BACKGROUND: (Presented by Staff) This staff-proposed development code amendment replaces an example of an Exempt Sign, and creates standards for school monument signs.
Proposed Code Language 17.80.070 and 17.80.120

16. MOTION - APPOINTMENT OF A CITY COUNCILMEMBER AS MAYOR PRO TEMPORE

16.A. Appointment of Mayor Pro Tempore.
BACKGROUND: (Presented by Mayor Tom Westmoreland) The City Council will appoint a Councilmember as Mayor Pro Tempore to cover for the Mayor in the event of his absence.

17. CITY COUNCIL/MAYOR'S BUSINESS
This time is set aside for the City Council's and Mayor's comments on City business.

18. 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.

19. COMMUNICATION ITEMS

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

20. ADJOURNMENT

CERTIFICATE OF POSTING

The undersigned, duly appointed City Recorder, does hereby certify that the above agenda notice was posted on this **31st Day of January 2019** on the Eagle Mountain City bulletin boards, the Eagle Mountain City website www.emcity.org, posted to the Utah State public notice website http://www.utah.gov/pmn/index.html, and was emailed to at least one newspaper of general circulation within the jurisdiction of the public body.

Fionnuala B. Kofoed, MMC, City Recorder

EAGLE MOUNTAIN	**EAGLE MOUNTAIN CITY** **CITY COUNCIL MEETING** **FEBRUARY 5, 2019**		
TITLE:	Introduction.		
ITEM TYPE:	Discussion		
FISCAL IMPACT:			
APPLICANT:			
GENERAL PLAN DESIGNATION	**CURRENT ZONE**	**ACREAGE**	**COMMUNITY**

PUBLIC HEARING:

REQUIRED FINDINGS:

PLANNING COMMISSION ACTION / RECOMMENDATION

PREPARED BY:
Lianne Pengra, Admin

RECOMMENDATION:

BACKGROUND:

Attachments:

EAGLE MOUNTAIN	**EAGLE MOUNTAIN CITY** **CITY COUNCIL MEETING** **FEBRUARY 5, 2019**		
TITLE:	Ifo Pili		
ITEM TYPE:	Recognition		
FISCAL IMPACT:			
APPLICANT:			
GENERAL PLAN DESIGNATION	**CURRENT ZONE**	**ACREAGE**	**COMMUNITY**

PUBLIC HEARING:

REQUIRED FINDINGS:

PLANNING COMMISSION ACTION / RECOMMENDATION

PREPARED BY:
Lianne Pengra, Admin

RECOMMENDATION:

BACKGROUND:

Attachments:

EAGLE MOUNTAIN	**EAGLE MOUNTAIN CITY** **CITY COUNCIL MEETING** **FEBRUARY 5, 2019**		
TITLE:	Aviator Road Project		
ITEM TYPE:	Bid Award		
FISCAL IMPACT:	$1,004,660.40		
APPLICANT:	Chris Trusty		
GENERAL PLAN DESIGNATION	**CURRENT ZONE**	**ACREAGE**	**COMMUNITY**

PUBLIC HEARING:
No

REQUIRED FINDINGS:

PLANNING COMMISSION ACTION / RECOMMENDATION

PREPARED BY:
Chris Trusty, Public Works

RECOMMENDATION:
That the City Council award the bid for the 2018 Aviator Avenue Project to the low bidder in the bid amount and authorizes the Mayor to sign the contract.

BACKGROUND:
With the opening of the Cedar Valley High school in the fall of 2019, this road project will connect Pony Express Parkway to Eagle Mountain Boulevard. With the traffic that the high school is expected to generate, having the ability to access the high school from two separate directions will be critical to maintain adequate traffic circulation. The project also includes a trail along the south side of the road to accommodate for pedestrian traffic from the west and south.

This project also includes the installation of a 12 inch water line to connect to existing water lines in front of the high school and the existing subdivision to the west. This water line is part of the water looping needed for this area and is impact fee eligible. Aldo included in this project is a sanitary sewer line that would serve the Murdoch property on the north side of the right of way.

An additive alternate was included in this bid that would remove infrastructure on the south side of the existing roadway so that the east end of Aviator Avenue can be widened to the south and accommodate the additional width of right of way.

Also included in the bid was a storm drain retention system, as Additive Alternate #2. At this time, there is no outlet for the storm drain system, so the options are to construct an on-site retention system. Or to use Impact Fee Funds to construct a storm drain main line to connect this location with an existing storm drain system on Bobby Wren Blvd. Staff recommendations is to construct the storm drain main line as a separate project, and award the Base Bid and Additive Alternate #1.

Green Construction was the low bid on the project. However, their bid as submitted was incomplete. As such, the recommendation is to remove them from contention and award the bid to the next lowest bidder, Kenny Seng Construction.

Green Construction
Base Bid: $552,728.06; Alt #1: $306,151.30; Alt #2: $48,785.77; Total Bid: $907,665.13

Attachments:

AS--Bid Award_2018 Aviator Ave Project_Revised.doc

EAGLE MOUNTAIN CITY CITY COUNCIL MEETING FEBRUARY 5, 2018			
TITLE:	Bid Award for 2018 Aviator Avenue Project		
FISCAL IMPACT:	$ 1,004,660.40		
APPLICANT:	Christopher T. Trusty, City Engineer		
GENERAL PLAN DESIGNATION N/A	**CURRENT ZONE** N/A	**ACREAGE** N/A	**COMMUNITY**

NOTICES:

REQUIRED FINDINGS:

Public Works Board Recommendation

Vote: N/A

Prepared By:
Chris T. Trusty

NOTES/COMMENTS:

RECOMMENDATION:

That the City Council approves the Bid Award for the 2018 Aviator Avenue Project to Kenny Seng Construction in the amount of $1,004,660.40 and authorizes the Mayor to sign the contract.

BACKGROUND:

With the opening of the Cedar Valley High school in the fall of 2019, this road project will connect Pony Express Parkway to Eagle Mountain Boulevard. With the traffic that the high school is expected to generate, having the ability to access the high school from two separate directions will be critical to maintain adequate traffic circulation. The project also includes a trail along the south side of the road to accommodate for pedestrian traffic from the west and south.

This project also includes the installation of a 12 inch water line to connect to existing water lines in front of the high school and the existing subdivision to the west. This water line is part of the water looping needed for this area and is impact fee eligible. Aldo included in this project is a sanitary sewer line that would serve the Murdoch property on the north side of the right of way.

An additive alternate was included in this bid that would remove infrastructure on the south side of the existing roadway so that the east end of Aviator Avenue can be widened to the south and accommodate the additional width of right of way. This was Additive Alternate #1.

Also included in the bid was a storm drain retention system, as Additive Alternate #2. At this time, there is no outlet for the storm drain system, so the options are to construct an on-site retention system. Or to use Impact Fee Funds to construct a storm drain main line to connect this location with an existing storm drain system on Bobby Wren Blvd. Staff recommendations is to construct the storm drain main line as a separate project, and award the Base Bid and Additive Alternate #1.

Green Construction was the low bid on the project. However, their bid as submitted was incomplete. As such, the recommendation is to remove them from contention and award the bid to the next lowest bidder, Kenny Seng Construction.

Contractor	Base Bid	Alt #1	Alt #2	Total Base + Alt 1
Green Construction	$552,728.06	$306,151.30	$48,785.77	$858,879.36
Silver Spur	$709,879.80	$317,558.30	$55,356.00	$1,027,438.10
Kenny Seng	$665,765.70	$338,591.20	$129,559.40	$1,004,660.40
Kilgore	$737,694.40	$331,591.20	$73,808.00	$1,069,285.60
Miller X	$727,963.00	$358,566.00	$112,030.00	$1,086,529.00

Staker Parson	$800,273.77	$283,916.50	$121,783.20	$1,084,190.27
Landmark Ex	$747,795.60	$349,877.50	$154,535.50	$1,097,674.10
Knife River	$754,081.04	$357,545.50	$166,727.00	$1,111,626.54
Van Con	$754,221.00	$356,197.00	$173,317.00	$1,110,418.00
Stapp Const.	$761,520.80	$319,173.00	$204,290.00	$1,080,693.80
Geneva Rock	$978,674.00	$397,351.10	$168,045.00	$1,376,025.10
Beck Const.	$1,552,717.00	$582,825.00	$183,520.00	$2,135,542.00

EAGLE MOUNTAIN	**EAGLE MOUNTAIN CITY** **CITY COUNCIL MEETING** **FEBRUARY 5, 2019**		
TITLE:	Eagle Mountain Reuse Storage, Pump Station, and Distribution Line		
ITEM TYPE:	Bid Award		
FISCAL IMPACT:	$5,564,592.10		
APPLICANT:	Chris Trusty		
GENERAL PLAN DESIGNATION	**CURRENT ZONE**	**ACREAGE**	**COMMUNITY**

PUBLIC HEARING:
No

REQUIRED FINDINGS:

PLANNING COMMISSION ACTION / RECOMMENDATION

PREPARED BY:
Chris Trusty, Public Works

RECOMMENDATION:
That the City Council approves the Bid Award for the Steeplechase Re-Use and Winter Storage Project to Kenny Seng Construction in the amount of $5,564,592.10 and authorizes the Mayor to sign the contract.

BACKGROUND:
The intent of this project is to be able to collect water that has been processed through the Facebook project and to provide a beneficial use to the City in providing irrigation at City parks and open spaces.

As part of the improvements being built by the City and funded by Facebook, this project will construct storage ponds west of the existing sewer ponds in the south area of the City. The project also includes a pump house and a distribution line between the winter storage ponds and Cory Wride Memorial Park.

Attachments:
Received Bids

Contractor	Base Bid	Alt #1	Total Bid
Kenny Seng Construction	$5,064,592.10	$500,000.00	$5,564,592.10
Vancon	$5,077,500.00	$552,000.00	$5,629,500.00
BD Bush	$5,133,763.00	$512,500	$5,646,263.00
Silver Spur	$5,258,324.70	$468,670.00	$5,726,994.70
Grand Enterprises	$5,355,087.50	$426,063.00	$5,781,150.50
S & L	$5,389,890.00	$525,000.00	$5,914,890.00
Guardian	$5,415,800.80	$684,592.73	$6,100,393.53
H & R	$5,415,972.50	$511,275.00	$5,927,247.50
Terry Brothers	$5,670,713.27	$691,064.30	$6,361,777.57
Knife River	$5,845,910.00	$600,000.00	$6,445,910.00
MK Wheeton	$6,023,559.25	$485,000.00	$6,508,559.25
Whittaker	$6,246,850.00	$673,000.00	$6,919,850.00
Reynolds Excavating	$6,630,152.72	$425,000.00	$7,055,152.75

EAGLE MOUNTAIN	**EAGLE MOUNTAIN CITY** **CITY COUNCIL MEETING** **FEBRUARY 5, 2019**		
TITLE:	2019 Concrete Collar Replacement		
ITEM TYPE:	Bid Award		
FISCAL IMPACT:			
APPLICANT:	Jeff Weber Facilities/Operations Director		
GENERAL PLAN DESIGNATION	**CURRENT ZONE**	**ACREAGE**	**COMMUNITY**

PUBLIC HEARING:
No

REQUIRED FINDINGS:

PLANNING COMMISSION ACTION / RECOMMENDATION

PREPARED BY:
Jeff Weber, Public Works

RECOMMENDATION:
That the City Council award the bid for the 2019 concrete collar replacement contract to Precision Manholes.

BACKGROUND:
The Water, Wastewater, Storm Drain departments each budget $15,000 annually to replace and repair manhole and water valve collars. Precision Manhole has bid the contract to replace manholes collars for $850.00 each and water valve collars for $500.00 each. J. Lyne Roberts & Sons bid the contract to replace manhole collars for $1,400.00 each and water valve collars for $950.00 each. England Construction bid the contract to replace manhole collars for $1,200.00 each and water valve collars for $1,000.00 each.

Attachments:

EAGLE MOUNTAIN	**EAGLE MOUNTAIN CITY** **CITY COUNCIL MEETING** **FEBRUARY 5, 2019**		
TITLE:	3.5 MG Water Tank Project		
ITEM TYPE:	Bid Award		
FISCAL IMPACT:	$2,741,138		
APPLICANT:	Chris Trusty		
GENERAL PLAN DESIGNATION	**CURRENT ZONE**	**ACREAGE**	**COMMUNITY**

PUBLIC HEARING:
No

REQUIRED FINDINGS:

PLANNING COMMISSION ACTION / RECOMMENDATION

PREPARED BY:
Chris Trusty, Public Works

RECOMMENDATION:
That the City Council approves the Bid Award for the Eagle Mountain 3.5 MG Water Tank Project to Pro Build in the amount of $2,741,138 and authorizes the Mayor to sign the contract.

BACKGROUND:
As part of the improvements being built by the City and funded by Facebook, this project will construct a 3.5 million gallons culinary water tank. The tank will be located near the existing water tank in the City Center.

Pro Build Bid Amount: $2,741,138
Gerber Bid Amount: $2,948,072
FX Construction Bid Amount: $3,101,469

Attachments:

EAGLE MOUNTAIN	**EAGLE MOUNTAIN CITY** **CITY COUNCIL MEETING** **FEBRUARY 5, 2019**		
TITLE:	Spring Run Phase A Plat 3		
ITEM TYPE:	Bond Release - Into Warranty		
FISCAL IMPACT:			
APPLICANT:			
GENERAL PLAN DESIGNATION	**CURRENT ZONE**	**ACREAGE**	**COMMUNITY**

PUBLIC HEARING:

REQUIRED FINDINGS:

PLANNING COMMISSION ACTION / RECOMMENDATION

PREPARED BY:
Lianne Pengra, Public Works

RECOMMENDATION:

BACKGROUND:

Attachments:

BR--Spring Run A-3 Into Warranty

EAGLE MOUNTAIN

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

Tuesday, December 4, 2018

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

SUBJECT: **Spring Run phase "A" plat 3 into warranty Bond Release**

City Recorder:

The above referenced subdivision has completed the all 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's which have been completed. A warranty bond for the remaining warranty amount must be issued and maintained until released from the warranty period by the city.

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

Sincerely,

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

Cc: Fionnuala Kofoed, City Recorder

EAGLE MOUNTAIN	**EAGLE MOUNTAIN CITY** **CITY COUNCIL MEETING** **FEBRUARY 5, 2019**		
TITLE:	Oak Hollow Phase A Plat 1		
ITEM TYPE:	Bond Release - Out of Warranty		
FISCAL IMPACT:			
APPLICANT:			
GENERAL PLAN DESIGNATION	**CURRENT ZONE**	**ACREAGE**	**COMMUNITY**

PUBLIC HEARING:

REQUIRED FINDINGS:

PLANNING COMMISSION ACTION / RECOMMENDATION

PREPARED BY:
Lianne Pengra, Public Works

RECOMMENDATION:

BACKGROUND:

Attachments:

BR--Oak Hollow A-1 Out of Warranty

EAGLE MOUNTAIN

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

Thursday, December 13, 2018

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

SUBJECT: **Oak Hollow phase "A" plat 1 exit warranty Release**

City Recorder:

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

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

Sincerely,

Christopher T. Trusty, P.E.
City Engineer
Eagle Mountain City

Cc: Fionnuala Kofoed, City Recorder
Melanie Lahman, Deputy City Recorder

EAGLE MOUNTAIN	**EAGLE MOUNTAIN CITY** **CITY COUNCIL MEETING** **FEBRUARY 5, 2019**		
TITLE:	Oak Hollow Phase A Plat 2		
ITEM TYPE:	Bond Release - Out of Warranty		
FISCAL IMPACT:			
APPLICANT:			
GENERAL PLAN DESIGNATION	**CURRENT ZONE**	**ACREAGE**	**COMMUNITY**

PUBLIC HEARING:

REQUIRED FINDINGS:

PLANNING COMMISSION ACTION / RECOMMENDATION

PREPARED BY:
Lianne Pengra, Public Works

RECOMMENDATION:

BACKGROUND:

Attachments:

BR--Oak Hollow A-2 Out of Warranty

EAGLE MOUNTAIN

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

Thursday, December 13, 2018

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

SUBJECT: **Oak Hollow phase "A" plat 2 exit warranty Release**

City Recorder:

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

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

Sincerely,

Christopher T. Trusty, P.E.
City Engineer
Eagle Mountain City

Cc: Fionnuala Kofoed, City Recorder
Melanie Lahman, Deputy City Recorder

EAGLE MOUNTAIN	**EAGLE MOUNTAIN CITY** **CITY COUNCIL MEETING** **FEBRUARY 5, 2019**		
TITLE:	January 15, 2019 Minutes		
ITEM TYPE:	Minutes		
FISCAL IMPACT:			
APPLICANT:			
GENERAL PLAN DESIGNATION	**CURRENT ZONE**	**ACREAGE**	**COMMUNITY**

PUBLIC HEARING:

REQUIRED FINDINGS:

PLANNING COMMISSION ACTION / RECOMMENDATION

PREPARED BY:
Lianne Pengra, Recorder's Office

RECOMMENDATION:

BACKGROUND:

Attachments:

01.15.2019 City Council Minutes

EAGLE MOUNTAIN
CITY COUNCIL MEETING Minutes

January 15, 2019
Eagle Mountain City Council Chambers
1650 East Stagecoach Run, Eagle Mountain, Utah 84005

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

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

CITY STAFF PRESENT: Ifo Pili, City Administrator; Paul Jerome, Assistant City Administrator/Finance Director; Jeremy Cook, City Attorney; Fionnuala Kofoed, City Recorder; Lianne Pengra, Recording Secretary; Evan Berrett, Management Analyst; Linda Peterson, Communications and Community Relations Director; Steve Mumford, Community Development Director; Mike Hadley, Planning Manager; Tayler Jensen, Planner; Chris Trusty, City Engineer; Mack Straw, Public Utilities Manager; Brad Hickman, Parks and Recreation Director; Zac Hilton, Streets and Storm Drain Manager; Ross Fowlks, Fire Chief; Eric McDowell, Chief Deputy.

Mayor Westmoreland called the meeting to order at 4:06 p.m.

1. CITY ADMINISTRATOR INFORMATION ITEMS

2. AGENDA REVIEW

10. FY 2018 AUDIT – Acceptance of the FY 2018 Financial Audit – Ron Stewart

Ron Stewart with Gilbert and Stewart CPAs stated his firm performed the 2018 audit for Eagle Mountain City. The purpose of the audit is to ensure the City's financial statements are materially correct, financial controls in place are effective, and that financial procedures are in compliance with State regulations. The audit found the City's financial statements to be materially correct and accurate, and in accordance with generally accepted accounting principles. Mr. Stewart stated the opinion of the firm is considered an unmodified opinion, and is the best opinion that can be received.

To obtain that opinion, the firm tested different areas of the City's finances. Confirmations were sent to the City's banking institution to ensure cash balances on City records match those of the bank. Confirmations were also sent to confirm the City's records of property and sales taxes match County and State records. The firm also inspected invoices to ensure proper approvals and codings were in place, and that capital assets were purchased and received.

The CPA firm also interviewed staff and walked through a selection of invoices from the point of order to when the information was entered into the financial record. This process ensured internal controls are in place to safeguard the City's assets, and checks for material weaknesses and significant deficiencies. The audit did not find either of those errors.

A State compliance review finding showed the General Fund and some special revenue funds exceeded their budgets. The auditors considered the findings immaterial, and advised the City to continue to monitor the funds and make budget amendments, as needed.

14. PRELIMINARY PLAT & SITE PLAN

A. Scenic Mountain Preliminary Plat & Site Plan

Councilmember Curtis asked if the Council approves the consent agenda as originally proposed, if the Planning Commission's recommendation of 35 units would be included in the Scenic Mountain preliminary plat and site plan approval, or if the applicant's proposal of 40 units would be approved. City Recorder Fionnuala Kofoed said the Council can discuss the item and if their decision differs from the Planning Commission's recommendations, the item should be removed from the consent agenda to be discussed as a scheduled item.

Councilmember Curtis stated there are differences of opinion regarding what the master development agreement allows, as far as changes to density and numbers of units. He said he would like to approve the item with the Planning Commissioners' recommendation of limiting the units to 35, instead of 40. Community Development Director Steve Mumford expressed concerns regarding approving the item without allowing the applicant to discuss the final number of units. He recommended removing the item from the consent agenda to allow for further discussion.

B. Arctic Circle Site Plan

Planner Tayler Jensen explained staff's understanding of the wall requirement for the dental office is that the dental office completed the wall as directed in the conditions of approval for their applications. Councilmember Curtis said he understood the wall was to be built across the entire property. He asked for options for completion of the wall, as no master site plan is in place, which would typically state such requirements.

Planning Manager Michael Hadley said that once the piece of property that abuts the residential area is developed, the property owner of the commercial lot will be required to complete the wall. Councilmember Burnham asked if the City can require the current property owner to build the wall now. Councilmember Curtis said the land owner is selling the lots individually, versus developing the area with a master development plan. This places Council in a difficult position, as Council does not want to require businesses such as Arctic Circle to install infrastructure that they did not know would be required of them.

Councilmember Clark asked how the development under discussion had begun without a master site plan in place. Mr. Hadley explained even without a master site plan, developers are required to install lighting, fencing, and other improvements when commercial property abuts residential areas. When the dental office was approved, Planning staff was attempting to work with the land owner to institute a master site plan.

Councilmember Curtis said when the dental office was approved, Council directed staff to ensure a master site plan be put in place. He explained he was hesitant to approve the Arctic Circle site plan, as it will continue to add to the problems caused due to development without a master site plan.

Mr. Mumford explained that staff's understanding is that the dental office was required to build the wall on their property, but not along the entire development. He said staff could not have required

the dental office to build the wall along the entire property because the development contains property not owned by them. He confirmed that staff is working with other commercial projects to ensure master site plans are in place. He stated Arctic Circle has agreed to build a sidewalk along Ira Hodges Scenic Parkway, and the Planning Department is working with applicants to install streetlights along Eagle Mountain Boulevard. He said staff can record a notice on the property adjacent to existing homes that a wall is required with the next development, or work with the property owner to install the wall now.

Councilmember Curtis said previous approvals stated no new development will happen unless the wall is built, but he does not want to hold up Arctic Circle, as it is not their fault that the wall has not been completed. City Attorney Jeremy Cook explained he was unaware of the issue and can offer guidance once he has reviewed the information.

Council agreed to remove the item from the consent agenda for further discussion.

15. ALTERNATIVE FENCING PROPOSAL
    A. Lake View Estates

Councilmember Curtis stated his concern that if Council grants the exception based on the future freeway location, and removes the requirement to install a fence, it could be many years before the freeway is built.

Steve Allred, Principal of RCA 68 LC, the developer of Lake View Estates, said the property in question is a 65-lot subdivision west of the Maverik gas station. He said a condition of approval for Lake View Estates Phase 2 was to install fence on the north boundary abutting Wride Memorial Highway. That boundary is 2,285 feet long. He explained that since the approval of Phase 2, UDOT has stated they are no longer planning to install a sound wall along Wride Memorial Highway. This change is due to the anticipated elevation change of 50 to 100 feet between the homes and the highway. He expressed his belief that the significant elevation change negates the need for a fence. He stated an additional reason a fence should not be required is that no arterial or collector roads are planned for this location.

Mr. Allred explained the Municipal Code requires a cedar post fence, which does not align with the CC&R requirement of wrought iron or white vinyl fences. He stated that a fence would block homeowner views, but if the Council determines that one is required, he requests approval to install a white vinyl fence.

Discussion ensued regarding fencing maintenance and view obstruction. Mr. Allred stated his primary concern relates to the need for a fence, and reiterated his opinion that one is not required due to the fact that no arterial or collector roads are planned for the area.

Mr. Jensen explained a collector road has a right-of-way of 77 feet, which is smaller than the right-of-way requirement for highways. He stated the City requires privacy fencing along arterial or collector roads, and vinyl fencing is not an approved material. Staff and Council discussed the reasoning for the fence requirement, which includes aesthetics and safety.

Councilmember Gricius said the elevation change is significant in the area, and will be greater once the highway is expanded. Mr. Allred explained the fence would be located at the top of the hill, not the bottom at the highway, and would not serve the purpose of safety. He said the land will slope towards the highway, versus a drop off from the homes to the road. Commissioner

Reaves expressed his belief that a fence would be a needed barrier between the residents and the highway, and would not obstruct views.

Mayor Westmoreland asked Mr. Cook if the City could legally grant the exception and allow the individual homeowners to install fencing, if they so desire. Councilmember Clark asked if the City would assume liability if the waiver is granted, and if the Municipal Code would need to be amended if the exception is approved.

Mr. Cook explained if the exception is granted, the City would not necessarily assume liability, but Council would be waiving requirements in Municipal Code. He confirmed that property owners can install fencing, but that would increase the potential of multiple fence types along the highway.

Mr. Allred said the landowners prefer vinyl fencing over cedar post fencing. Councilmember Gricius stated the area will regularly have high winds. Discussion ensued regarding fence materials, durability, and maintenance responsibilities.

Council agreed to remove the item from the consent agenda for further discussion.

16. ORDINANCE – An Ordinance of Eagle Mountain City, Utah, Adopting the Third Amendment to the Fiscal Year 2018-2019 Annual Budget.

Assistant City Administrator/Finance Director Paul Jerome explained there are three General Fund increases in the proposed amendment. One of the increases is to allow the City to hire a lobbyist. The City is working with Mountainland Association of Governments (MAG) and Saratoga Springs to designate Pony Express Parkway as a State road. This would allow future widening or infrastructure changes to be made using State funds. In MAG's 2040 plan, Pony Express Parkway is slated to extend to I-15 or to Vineyard Connector Road. MAG recommended Saratoga Springs and Eagle Mountain hire a lobbyist to present the designation proposal to the State. The budget amendment of $12,500 covers half of the anticipated cost of the lobbyist, with Saratoga Springs covering the remaining $12,500.

Mr. Jerome said the second General Fund amendment is for an additional $3,000 to be budgeted towards security cameras for City Hall. This is due to staff receiving more definite estimates for the cameras.

Mr. Jerome explained the final amendment of $20,000 is for Office 365 subscriptions, and to increase the contracted hours of the City's IT firm from 40 to 45 hours per week. The increase in contracted hours for the IT firm will not be long-term, but enables the contractor to complete outstanding projects while maintaining service for City staff.

Mr. Jerome said the St. Andrews reimbursement agreement is for the road widening and park relocation costs that the developer assumed. The developer will be reimbursed through impact fees. He explained this project is in the Capital Facilities Plan, so staff will present future budget amendments for impact fees, as well.

Mr. Jerome explained the amendment for streetlight installations is to correct an audit finding. Developers are required to pay for streetlights, and the City recorded funds received for streetlights as liabilities. The auditor explained the line items needed to be recorded as expenses, as the streetlights are City infrastructure. The final amendment is similar to the streetlight installation

amendment. Facebook is paying for City infrastructure on their site, so the amendment adjusts the record from a liability to an expense.

Councilmember Burnham asked if Saratoga Springs' goals regarding the lobbyist align with those of Eagle Mountain. She stated the State designation is very beneficial for Eagle Mountain, but Pony Express Parkway is already widened in Saratoga Springs, and does not want the State road designation to end at Redwood Road in Saratoga Springs and not continue on to Eagle Mountain.

Councilmember Curtis stated there have been issues in the past that arose from Saratoga Springs and Eagle Mountain goals not aligning on MAG projects. He expressed concern that Eagle Mountain could potentially fund a lobbyist to benefit Saratoga Springs' interests only. Mr. Jerome explained he has spoken with Saratoga Springs City Manager Mark Christensen and MAG Director of Regional Planning Shawn Seager, and the desire of both entities is to extend Pony Express Parkway. Mayor Westmoreland said a reason MAG would like Pony Express Parkway designated as a State road is that the widening project would utilize a quarter of MAG's budget.

Mr. Jerome clarified if the amendment is approved and Saratoga Springs decides against hiring the lobbyist, Eagle Mountain will not move forward with obtaining a lobbyist. Councilmember Curtis asked if a memorandum of understanding could be drafted between the cities to ensure the goals are clearly stated. City Administrator Ifo Pili said City staff would be communicating directly with the lobbyist and will set clear expectations; a single point-person would not be assigned for all entities.

17. An Ordinance of Eagle Mountain City, Utah, Amending Municipal Code Chapter 17.38 for the Commercial Storage Zone.

Mr. Jensen explained the applicant-proposed amendment would allow additional moving trailers outside of walls at storage facilities throughout the City. The proposal allows for more flexibility in determining the total number of trailers allowed. The Planning Commission recommended denial with a vote of 4:1. If approved, the applicant will submit an application to increase the number of trailers allowed at his storage facility.

Councilmember Burnham asked how "available space" is defined. She asked, if companies have more than the required number of parking stalls for the business operation, could the extra stalls potentially be filled with moving vehicles? Mr. Jensen said the moving vehicle parking remains a conditional use and will still require Planning Commission review and approval. He stated businesses with more parking stalls than required by Municipal Code could potentially apply to utilize all additional stalls for moving vehicles.

Mr. Jensen advised Council to review the item as a City-wide amendment, not as one specifically for the applicant's storage facility. Councilmember Clark asked if the applicant's email to Council was accurate regarding the zoning of the applicant's property. Mr. Jensen stated the email was inaccurate and clarified the site is in the Commercial zone, not the Industrial zone. He also clarified that the Municipal Code was written and adopted at the same time, not added to the applicant's property at a later date, as stated in the email.

Mr. Jensen stated staff did change the proposed amendment regarding the approval authority. The applicant's proposed approval authority was the Planning Director, and staff changed that to the Planning Commission, to keep the approval authority as it currently stands.

18. An Ordinance of Eagle Mountain City, Utah, Amending Municipal Code Chapter 17.10 for Kitchens and Chapter 17.72 for Commercial and Multifamily Design Standards.

A. Definitions

Mr. Jensen said staff is proposing to remove "wet bar" from the kitchen definition, and to create a definition for wet bar. This allows homeowners to install wet bars in homes that have two kitchens, as currently more than two kitchens are not allowed per Municipal Code.

B. Commercial and Multifamily Design Standards

Mr. Jensen explained the design standard amendment was requested by the Fire Chief. The amendment would require a man door to be installed off the alley for homes with service drives, and requires the units to be addressed off the alleyway. This amendment will apply to future development only.

19. An Ordinance of Eagle Mountain City, Utah, Amending Municipal Code Chapter 1.20 for Elections, Chapter 3.20 for Purchasing and Chapter 10.10 for Parking.

Ms. Kofoed stated the amendment regarding elections is to change the date of the Primary election; the Primary election was previously held in June and now is held in August. She explained the purchasing policy currently requires all sealed bids be advertised in the newspaper. The proposed amendment regarding purchasing removes the requirement of newspaper advertisement in order to be in compliance with State statute, which requires the City to advertise through SciQuest. She said the City currently uses SciQuest for bid advertising.

Mr. Jerome said some items in the Parking Municipal Code amendment reference items and transportation services that are not currently developed in the City, but will likely be developed in the future. Section A.1. of the proposed amendment lists nine places where vehicles cannot stop, stand, or park. The Council and staff clarified that item A.1.(i) references double parking. Section A.2. lists eight places vehicles cannot stand or park.

Councilmember Gricius stated homeowners should be able to block their own driveways, and asked if wording could be added to note residents can park in front of their own driveways. Councilmember Reaves said he liked the restriction. If his neighbor blocks his own driveway, it impedes Councilmember Reaves' ability to back out of his own driveway.

The Council discussed the distance from intersections where parking would be prohibited. Mr. Jerome clarified the 30-foot prohibited parking areas begin at the corner of intersections. Streets and Storm Drain Manager Zac Hilton said the parking restrictions will apply to roundabouts, as those are considered intersections.

Mr. Jerome stated the proposed amendment is for safety, and making the Municipal Code more robust will also assist City snowplow drivers in safely clearing streets of snow. Sections E and F relate to possible restrictions on parking on one side of roadways. Mr. Jerome stated staff added "may be restricted" to allow the City to decide if streets with a width less than 28 feet, or 36 feet with vehicle average daily trips exceeding 6,000, will be restricted or not.

Councilmember Curtis asked if HOAs can paint curbs red in prohibited parking areas such as the 30-foot distance from intersections. Mr. Jerome said allowing that may cause continuity issues between neighborhoods, and expressed concerns regarding HOA's maintenance of curb painting.

Councilmember Burnham clarified with staff that residents will receive a notice before any fines are assessed. Mr. Pili said the City does not want to assess fines or use notices as a source of revenue; the intent is to ensure safety for residents.

Councilmember Clark expressed concerns about parking being prohibited within 30 feet of intersections, and stated many areas in the City will not have parking in front of residences, if the amendment is implemented.

Councilmember Reaves stated construction zones are not covered in the amendment, and asked staff if language could be added that addresses construction equipment on City roads. Staff clarified that construction equipment will need to follow the parking regulations as written. Councilmember Reaves asked staff to distribute this section of the Code to developers and builders.

Discussion ensued regarding parking regulations at "T" intersections. Mr. Jerome stated the street going straight would not have parking restrictions; the road that stops and must turn either right or left is where parking restrictions would be placed.

Councilmember Curtis stated his concerns regarding the wording on the parallel parking section. He said the way it is written will prevent people from turning wheels towards curbs when parking downhill. Mr. Jerome said he will edit the wording to clarify that vehicles are to park parallel to, and within twelve inches of the right-hand curb, or as close as practicable to the right edge of the right-hand shoulder.

3. ADJOURN TO A CLOSED EXECUTIVE SESSION

MOTION: ***Councilmember Burnham moved to adjourn into a Closed Executive Session for the purpose of discussing reasonably imminent litigation pursuant to Section 52-4-205(1) of the Utah Code, Annotated. Councilmember Gricius seconded the motion. Those voting aye: Donna Burnham, Melissa Clark, Colby Curtis, Stephanie Gricius and Benjamin Reaves. The motion passed with a unanimous vote.***

The meeting was adjourned at 6:07 p.m.

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

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

CITY STAFF PRESENT: Ifo Pili, City Administrator; Paul Jerome, Assistant City Administrator/Finance Director; Jeremy Cook, City Attorney; Fionnuala Kofoed, City Recorder; Lianne Pengra, Recording Secretary; Evan Berrett, Management Analyst; Linda Peterson, Communications and Community Relations Director; Steve Mumford, Community Development Director; Mike Hadley, Planning Manager; Tayler Jensen, Planner; Chris Trusty, City Engineer; Ross Fowlks, Fire Chief; Eric McDowell, Chief Deputy.

4. CALL TO ORDER

Mayor Westmoreland called the meeting to order at 7:11 p.m.

5. PLEDGE OF ALLEGIANCE

Mayor Westmoreland led the Pledge of Allegiance.

6. INFORMATION ITEMS/UPCOMING EVENTS

- **Eagle Mountain Symphony Orchestra –** The Eagle Mountain Symphony Orchestra is holding rehearsals on Friday evenings at 7:00 p.m. at Faith Community Church, 3535 Ranches Parkway. They will be playing Vaughn Williams, Haydn, and The Greatest Showman. Email eaglemountainsymphony@gmail.com if you are interested in joining the orchestra.
- **Miss Eagle Mountain and Outstanding Teen Pageant Orientation --** An orientation meeting for those interested in participating in the Miss Eagle Mountain and Eagle Mountain's Outstanding Teen pageant will be held Thursday, January 17, 2019 at Garden Near the Green at 7:00 p.m. The meeting is open to all young women ages 13-24 who live, work, or attend school in Eagle Mountain, Cedar Fort or Fairfield. The Miss Eagle Mountain & Outstanding Teen Scholarship Pageants are preliminaries to the Miss Utah and Miss America Organizations.
- **Christmas Tree Disposal –** Eagle Mountain residents may drop off live Christmas trees, stripped of all decorations, in the asphalt parking area at the Pony Express Park rodeo grounds at 4447 Major St. through January 19, 2019.
- **Utah Valley Visioning Workshops --** Utah County is projected to double in population by 2050 and add approximately one million people by 2065. The implications of this growth for our quality of life—and our future economy—depend on us taking proactive steps to create the future Utah County residents want. With this in mind, Envision Utah has launched Valley Visioning, which will bring Utah County stakeholders and residents together to form a common vision for the future. They are also holding a series of public workshops to get more hands-on feedback and information from community members throughout the County. A workshop will be held in Eagle Mountain on Wednesday, January 23, 2019 at Pony Express Elementary from 6:00 to 8:00 p.m. The workshop will include instant polling questions, interactive mapping activities, and refreshments. All residents are invited and highly encouraged to come voice their desires, concerns, and opinions.
- **City Offices & Library Closures –** The City offices and Library will be closed Monday, January 21, 2019, in observance of the Martin Luther King, Jr. holiday.
- **City Notifications –** We encourage residents to sign up for City notifications to be aware of public safety emergencies and stay informed about City news and events. Register at www.emcity.org/notifyme. Notifications can be received by email and/or text.

7. PUBLIC COMMENTS

Mayor Westmoreland opened public comment at 7:17 p.m.

Adam Ferre spoke in regards to the commercial development in City Center. He said without a master development agreement, the site is being developed piecemeal. A retention pond was built behind his property, but a full wall has not been constructed. The lights from vehicles in the commercial area shine into the adjacent homes; a consistent wall is necessary for buffering.

Carla Smith spoke as a representative from the Mountain Trails Elementary School Community Council. She requested the City restrict parking on the east side of Wood Road in front of the school during pick up and drop off times.

Assistant City Administrator/Finance Director Paul Jerome stated with the presented amendment on parking, the City can prohibit parking where deemed necessary. Councilmember Reaves asked if the school is involved in restricting parent parking on the road. Ms. Smith said the school encourages parents to park elsewhere during pick up and drop off times.

Mayor Westmoreland closed public comment at 7:28 p.m.

8. CITY COUNCIL/MAYOR'S ITEMS

Councilmember Curtis
Councilmember Curtis said the Valley Visioning workshop on January 23, 2019 is important due to the possibility that outside entities may attend in order to direct future plans of the City. He encouraged residents to attend to share their views on how the City should be developed.

Councilmember Burnham
Councilmember Burnham shared that some of her family members and friends were able to catch cancer early due to screenings. She encouraged residents to obtain cancer screenings.

Councilmember Reaves
Councilmember Reaves welcomed those in attendance and expressed appreciation for the Sheriff's Office and Fire Department. He said the Martin Luther King, Jr. holiday is also a national day of service. He encouraged residents to visit www.justserve.org to find local service projects.

Councilmember Clark
Councilmember Clark stated the importance of attending the Valley Visioning workshops. She said the Eagle Mountain Community Theater is performing Shakespeare's Twelfth Night at Frontier Middle school on February 14-16, 2019. She informed residents that a pre-legislative session town hall meeting will be held on January 26, 2019 at 10:00 a.m. at the North Saratoga Springs fire station. This is open to all residents of Eagle Mountain and Saratoga Springs. She also encouraged residents to run for public office if they have the passion and time to do so, as it is a great way to make an impact and contribute to the community.

Councilmember Gricius
Councilmember Gricius stated she agreed with the other Councilmembers' comments.

Mayor Westmoreland
Mayor Westmoreland said he will ensure residents have the ability to speak on the public hearing agenda items.

9. CEMETERY BOARD APPOINTMENT
   A. Steve Conger – 3-year term

MOTION: ***Councilmember Gricius moved to appoint Steve Conger to the Cemetery Board for a three-year term ending December 31, 2021. Councilmember Curtis seconded the motion. Those voting aye: Donna Burnham, Melissa Clark, Colby Curtis, Stephanie Gricius and Benjamin Reaves. The motion passed with a unanimous vote.***

City Recorder Fionnuala Kofoed administered the oath of office to Mr. Conger.

CONSENT AGENDA

10. FY 2018 AUDIT – Acceptance of the FY 2018 Financial Audit

11. BOND RELEASES
   A. Sage Park Phase A, Plat 1 & Sewer Off-sites – Into Warranty
   B. Evans Ranch K-3 – Into Warranty
   C. SilverLake 8 – Out of Warranty
   D. The Village at Porter's Crossing Plats 1 & 2 – Out of Warranty

12. BID AWARDS
   A. Steeplechase Lift Station Project – FX Construction

13. MINUTES
   A. December 4, 2018 – Regular City Council Meeting

MOTION: ***Councilmember Burnham moved to approve the Consent Agenda, removing items 14A, 14B, and 15A for discussion. Councilmember Reaves seconded the motion. Those voting aye: Donna Burnham, Melissa Clark, Colby Curtis, Stephanie Gricius, and Benjamin Reaves. The motion passed with a unanimous vote.***

SCHEDULED ITEMS

14. PRELIMINARY PLAT & SITE PLAN
   A. Scenic Mountain Preliminary Plat & Site Plan

This item was discussed after Item 20.

Councilmember Curtis stated much discussion took place during the previous approval process for Scenic Mountain and, at that time, the Council was concerned that if UDOT purchased less land than originally planned for, the density would increase in the project.

Dylan Young with Fieldstone Homes stated when the master development agreement was approved in 2016, Fieldstone Homes was unsure of the amount of land UDOT would be purchasing. He explained they added verbiage to the master development agreement to ensure it addressed situations such the one being discussed. Councilmember Curtis stated the business deal

between UDOT and Fieldstone was a private transaction and should not be used to adjust the plan with the City.

Mr. Young said during the Planning Commission meeting when this item was being discussed, one of the Commissioners stated that he did not want to address the master development agreement. Mr. Young felt the Commission needed to take the agreement into account, as it is an approved planning document. He said the master development agreement allows for the movement of units in planning areas, and they are not requesting anything not permitted in the agreement.

Councilmember Curtis said the Council's intent was for the agreement to ensure the movement of units stays within the same uses.

Mr. Cook stated there are two separate issues in the master development agreement under discussion. His opinion is that the agreement allows for slight modifications of uses within each planning area. He believes that part of the agreement was included to accommodate flexibility of unit types within each planning area. The second section of the agreement addressing UDOT's land purchase states if more land is purchased than originally planned for, the density in that area would be decreased proportionally.

Mr. Young disagreed with Mr. Cook's interpretation and said the agreement allows for overall density up to 10.15 dwelling units per acre throughout the project. He believes they are permitted to move units between planning areas, as long as the overall density does not exceed 10.15 dwelling units per acre. Mr. Cook said his opinion is modifications are allowed within planning areas, as long as the uses are similar. The intent was to allow the developer flexibility, as it was not known what product types were going to be built in each planning area.

Councilmember Clark stated flexibility does not have to fall to the City or its residents. She said if flexibility is needed due to UDOT's purchase, Fieldstone should adjust their plans. Mr. Young said he felt Fieldstone did adjust the plan, as they were approved for 86 single-family units, but only have 80 units. He stated the current request does not give Fieldstone additional units in the overall plan.

Councilmember Curtis stated density transfer is not something he is comfortable approving. Councilmember Clark said the plan can be tabled, delaying the project, or the Council can approve the plan with 35 units and let the developer begin building houses.

Mr. Young said the plan is not feasible with only 35 units and requested the Council table the plan instead of approving it with fewer units. He reiterated his belief that the master development agreement was specifically worded to address this situation and allows for his request.

Councilmember Reaves stated the developer made money on the transaction with UDOT and is now asking for more concessions from the City. Mr. Young stated Fieldstone is only requesting to be evaluated based on the master development agreement and the City's Municipal Code.

Councilmember Clark asked Mr. Cook to clarify the two separate issues in the master development agreement regarding unit transfers. Mr. Cook explained the agreement states if a portion of the townhome parcel is taken by UDOT, the vested number of residential units for the townhome parcel will be reduced in the same proportion as the acreage of the townhome parcel taken. The other section under discussion states the developer may modify the planning areas to accommodate a relatively similar use and mix; this could mean modifying within the planning areas, or

modifying between planning areas. Mr. Cook said his interpretation is that it allows for modification within planning areas.

Mr. Young reiterated his understanding that the sections of the agreement under discussion are not separate issues; they both specifically relate to UDOT's land purchase.

Councilmember Clark stated townhomes and single-family homes are not relatively similar uses. Councilmember Burnham asked if staff considered the uses similar. Planner Tayler Jensen explained cluster homes are like townhomes but they have separate walls. He said cluster homes are typically considered Tier 3, and stated the uses are similar.

Mayor Westmoreland was excused at 9:03 p.m. Mayor Pro Tempore Gricius conducted the meeting in Mayor Westmoreland's absence.

Mr. Young explained Fieldstone Homes was concerned the master development plan and master development agreement dictated details that were not confirmed, so they included language allowing the changes in the item under discussion. He said the developer's belief is cluster homes and townhomes are similar uses, and they are not asking for an overall increase in density.

Mr. Cook stated he has not been able to fully discuss the concerns with staff or the applicant, and if the Council tables the item, he can work with them to clarify interpretations.

MOTION: ***Councilmember Burnham moved to table the Scenic Mountain Preliminary Plat & Site Plan to the next scheduled City Council meeting. Councilmember Curtis seconded the motion. Those voting aye: Donna Burnham, Melissa Clark, Colby Curtis, Stephanie Gricius, and Benjamin Reaves. The motion passed with a unanimous vote.***

B. Arctic Circle Site Plan

Planning Manager Michael Hadley showed the location and elevations of the building, and said the plan meets landscaping requirements and complies with the dark sky ordinance. He explained the applicant is aware the project will need to go through the final plat process, and said the Planning Commission unanimously recommended approval.

Councilmember Clark said the Council is supportive of the business, but wants to ensure the original landowner who still owns property in the project knows the buffering wall needs to be completed. Mr. Cook noted all site plans require fencing or other buffering between commercial and residential areas. He stated his opinion that the business should prevent headlights from shining into nearby homes, and the best option to mitigate that concern is to complete the wall. Councilmember Clark asked how the City can require the applicant to place a wall on property that is not theirs. Mr. Cook stated hedges could be placed along the Arctic Circle property, but the best and easiest solution is to complete the wall.

Applicant Joey Totorica stated it is not their place to install a wall 300 to 400 feet from their property. He said headlights from cars leaving the drive-through may reach the homes, but no other lights would be. He understands the homeowners' concerns, but the wall will be on another landowner's property.

Mr. Cook said he does not want to hold up the project, but visual buffering should be required. The problem is the result of one developer developing the site without a master site plan.

Councilmember Clark expressed frustration that Pizza Hut was not required to add any buffering to shield headlights, and stated she wanted a solution for the residents. Councilmember Curtis said the responsibility of the wall falls to the developer.

Mr. Hadley showed the Council the lot layout and explained the drive-through traffic headlights will shine into the church building, not homes. Mr. Joey Totorica, the applicant, said since the headlights will not be pointing into homes, the Council should not table the item, nor should unfair conditions of approval be placed upon him.

Another of the applicants, Mr. Joe Totorica, expressed frustration that this project may be required to finish the wall, when the other businesses on the site were not required to do so. Councilmember Burnham explained the Council does not want to place an unfair burden on Arctic Circle.

Mr. Cook said the wall will be required when the lot adjacent to existing homes is developed, but understands the Council's desire to have the wall built prior to that lot being developed.

Adam Ferre expressed frustration that the wall has not been completed and that the project does not have a master site plan.

Councilmember Reaves expressed his desire to find a solution that mitigates residents' concerns. Mr. Cook said the challenge is that there are now multiple property owners and it would be difficult to have the original property owner complete a master site plan at this point. He said the City does not want to delay the project, but also does not want to create a poor situation for nearby homeowners.

Mr. Hadley said the landowner's argument against building the wall is that the final plan for each lot is unknown; therefore, they do not know what the final design of the wall will be. Mr. Jensen explained staff made multiple attempts to have the landowner complete a master site plan, but were unsuccessful.

Councilmember Curtis asked if the City can legally allow Arctic Circle to begin construction, while prohibiting future development until the wall is completed. Mr. Cook stated a wall will be required for buffering when the remaining empty lot is either developed or subdivided,.

Discussion ensued regarding the retention pond location and conditions of approval for a business in 2016.

Mr. Cook reiterated that the wall will be completed once the remaining lot is developed. He said staff can work with the landowner to have the wall completed before development happens, as it will be required eventually. The Municipal Code's intent regarding buffering is to ensure customer traffic headlights do not shine into residential developments.

Community Development Director Steve Mumford stated the traffic lights from Arctic Circle customers will not affect the nearby homes. He said it would be reasonable to include a condition stating if staff finds that lights from the project are impacting homes, temporary buffering would

be required at that time. Ms. Kofoed stated that could be a condition of the business license approval.

Mr. Mumford explained staff has a meeting scheduled with the landowner regarding a different topic, and they can discuss the wall at that time. He offered to bring a discussion item to a future City Council meeting that shows a simplified version of a site plan which includes the wall, sidewalks, streetlights, and any other master site plan items that staff and the landowner agree upon.

Mr. Mumford said the applicant is required to put in a five-foot sidewalk, and the applicant has paid for the streetlights; Black and McDonald will install the lights.

Discussion ensued regarding streetlight placement requirements for the applicant's lot, and requirements for streetlight placement throughout the City.

Councilmember Curtis directed staff to inform the landowner that the Council would like to speak with them at a later meeting, and asked staff to bring the agreed-upon site plan to a future meeting.

MOTION: ***Councilmember Burnham moved to approve the Arctic Circle site plan with the following conditions:***

1. ***The applicant will improve the sidewalk, curb and gutter along Ira Hodges Scenic Parkway, and will improve the trail on the north side of the property along Eagle Mountain Boulevard to the entrance of the City Center commercial development;***
2. ***The applicant will install a streetlight, working with the Planning Director to determine its location, unless the other developer agrees to place a streetlight on the other side;***
3. ***If staff finds the lights from this project are impacting neighboring homes, a buffer will be required or their business license will be impacted; and***
4. ***A final plat will be approved and recorded to create the lot.***

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

15. ALTERNATIVE FENCING PROPOSAL
    A. Lake View Estates

Mayor Pro Tempore Gricius stated the applicant requested that the Council remove the requirement to install a fence, due to the elevation change and distance between the homes and the projected freeway. If the Council chooses to require the fence, the applicant requests approval to install a white vinyl fence, instead of the required cedar post fence.

Councilmember Burnham stated she is inclined to allow an alternate fence, but it would need to be a durable, metal reinforced vinyl fence. Councilmember Curtis stated he does not want to waive the fence requirement, and he prefers Trex over vinyl, until the reinforced vinyl fence has proven to be durable.

Mr. Jensen recommended denying the waiver to the fence requirement, as the alternative fence proposal was to not have a fence. He said he can speak with the applicant and direct him to bring back an application with a fence alternative.

MOTION: ***Councilmember Burnham moved to deny the Lake View Estates alternative fencing proposal. Councilmember Curtis seconded the motion. Those voting aye: Donna Burnham, Melissa Clark, Colby Curtis, Stephanie Gricius, and Benjamin Reaves. The motion passed with a unanimous vote.***

PUBLIC HEARING

16. ORDINANCE – An Ordinance of Eagle Mountain City, Utah, Adopting the Third Amendment to the Fiscal Year 2018-2019 Annual Budget.

This item was discussed after the Consent Agenda.

Mr. Jerome stated the three items in the General Fund amendment are contracting a lobbyist to assist in the request to designate Pony Express Parkway as a State road, a change in cost for security cameras for City Hall, and an increase in IT costs.

In the Capital Projects amendments, there is a reimbursement agreement for the St. Andrews Drive construction, and an increase of $5,000 for the City entrance/wayfinding signage design.

Mr. Jerome explained the other two items in the amendment were paid for by developers, but needed to be included in the City budget as expenses, rather than as liabilities. Those items are streetlight installation and improvements to City infrastructure at the Facebook site.

Mayor Westmoreland opened the public hearing at 7:41 p.m. As there were no comments, he closed the hearing.

MOTION: ***Councilmember Curtis moved to adopt an ordinance of Eagle Mountain City, Utah, adopting the Third Amendment to the Fiscal Year 2018-2019 Annual Budget. Councilmember Clark seconded the motion. Those voting aye: Donna Burnham, Melissa Clark, Colby Curtis, Stephanie Gricius and Benjamin Reaves. The motion passed with a unanimous vote.***

PUBLIC HEARING

17. ORDINANCE – An Ordinance of Eagle Mountain City, Utah, Amending Municipal Code Chapter 17.38 for the Commercial Storage Zone.

Mr. Jensen stated the applicant-proposed amendment is to allow additional moving trailers to be stored in front of walls at storage facilities. The Planning Commission recommended denial with a vote of 4:1, as they believed the current limitation of six vehicles is appropriate.

Mayor Westmoreland opened the public hearing at 7:43 p.m.

Scott Weber, an owner of Sunset Storage, stated they have proposed this amendment because his business has space for additional vehicles. He explained the amendment will only affect two businesses in the City, and businesses will not park the vehicles in such a way as to impede traffic, or in a way that will not be visually appealing. He said he wants to park the trailers in the front of the business as it is a liability to have customers pick up trailers in the back of the facility. He

noted Saratoga Springs does not have an ordinance similar to Eagle Mountain's regarding moving vehicle parking limitations.

Councilmember Clark disagreed with Mr. Weber's statement regarding businesses not parking in a way that impedes traffic or is visually unappealing, as businesses do park that way. She said the Council needs to consider how the amendment will affect the entire City, not just Mr. Weber's property.

Mayor Westmoreland closed the public hearing at 7:48 p.m.

Councilmember Curtis asked if the amendment would only apply to storage facilities, and said he has encountered moving and storage facilities with too many vehicles parked in front of the business. He expressed concern that the Council will be required to use discretion to determine how many vehicles are allowed at Mr. Weber's facility, and again for Mr. Weber's competitor in the City; this involves the Council in private business operations.

Mr. Jensen clarified for the Council that the amendment would apply to moving and storage businesses, which are a conditional use in the Commercial Storage zone.

Councilmember Clark asked how many parking stalls are required for this specific site, and how parking stall requirements are determined. Mr. Jensen said a parking table lists how many stalls are required, and the requirement is determined by business type. Fourteen parking stalls were included in Sunset Storage's site plan.

Councilmember Clark said she is not comfortable with a discretionary number. She stated in order to approve the amendment, it needs to state a set amount of stalls with a specific formula that applies to all businesses within the Commercial Storage zone.

Councilmember Reaves asked if Sunset Storage's parking lot is ever filled to capacity. Mr. Weber stated the only time parking is an issue is when they open their parking lot to the adjacent elementary school for special functions.

Councilmember Curtis asked if a screening fence or wall was an option for Sunset Storage, as that would not require an amendment to the Municipal Code. Mr. Weber said fencing would be cost prohibitive.

Councilmember Clark asked Mr. Weber if not receiving approval for additional vehicle storage would prohibit business operations, and if he could park the trailers in the back, behind the existing wall. Mr. Weber said there is not room in the back, and if there was room, a liability issue is created when renters go behind the wall. He said if he does not receive approval, he will no longer rent trailers and the business and tax base will go to Saratoga Springs and American Fork.

Councilmember Burnham asked for the distance between the road and the end of the trailers as they are currently parked. Mr. Weber said the parking area is 230 feet long and can fit fifteen trailers. He stated the trailers are not in designated parking stalls, but they have been using the area for parking since they began renting moving trailers.

Councilmember Clark asked how the City would enforce conditions placed by the Council. Ms. Kofoed stated conditions of approval are included in business license approvals, and are regulated

through feedback from residents. Mr. Cook explained conditional use permits can be revoked if the conditions of approval are no longer being met.

Councilmember Gricius asked why the Planning Commission recommended denial. Mr. Jensen stated the Planning Commission felt that six trailers stored outside of the wall was sufficient.

Councilmember Curtis expressed concern that storage facilities in Eagle Mountain may look similar to a U-Haul business in West Valley. Mr. Weber stated the West Valley business is not a storage facility; it is a commercial location for U-Haul.

Councilmember Gricius asked if a vegetation screen was an option for Sunset Storage, in order for the parking to meet current Municipal Code. Mr. Weber stated there is not room for a fence or screen, as it would be located in the area where he is currently parking trailers.

Councilmember Curtis expressed concern regarding giving the Planning Commission discretion in determining the number of trailers allowed. He stated their role is to review items based on the application of Municipal Code; the Code needs to state a specific number. Councilmember Clark agreed that the amendment needs to state a specific number of trailers allowed.

The Council discussed screening options and ways to determine a number of trailers allowed. They agreed that the amendment presented needed to include a process that determines a set number of trailers permitted.

MOTION: ***Councilmember Gricius moved to table an ordinance of Eagle Mountain City, Utah, amending Municipal Code Chapter 17.38 for the Commercial Storage Zone until staff and the applicant create an amendment with an improved process to determine a specific number of trailers allowed. Councilmember Clark seconded the motion. Those voting aye: Donna Burnham, Melissa Clark, Colby Curtis, Stephanie Gricius and Benjamin Reaves. The motion passed with a unanimous vote.***

PUBLIC HEARING

18. ORDINANCE – An Ordinance of Eagle Mountain City, Utah, Amending Municipal Code Chapter 17.10 for Definitions and Chapter 17.72 for Commercial and Multifamily Design Standards.
    A. Definitions
    B. Commercial and Multifamily Design Standards

This item was discussed after Item 15B.

Mr. Jensen stated the staff-proposed amendment to Chapter 17.10 of the Municipal Code allows a dwelling to have two kitchens and a wet bar. Wet bars are currently considered kitchens in the Municipal Code. It is staff's opinion that a wet bar is not a kitchen, and should not count as a kitchen. This amendment also adds a definition for Wet Bar.

At the Fire Marshal's request, staff is proposing an amendment to Chapter 17.72 to assist in emergency service response times. For emergency purposes, homes must be addressed to a man door, which causes confusion in alley-loaded units where the most direct access is through a service drive, but addresses must come from the front of a unit. This code will require man-doors on rear-entry units so they may be addressed by the alley address.

Mayor Pro Tempore Gricius opened the public hearing at 10:03 p.m. As there were no comments, he closed the hearing.

MOTION: ***Councilmember Curtis moved to adopt an ordinance of Eagle Mountain City, Utah, amending Municipal Code Chapter 17.10 for Definitions and Chapter 17.72 for Commercial and Multifamily Design Standards. Councilmember Burnham seconded the motion. Those voting aye: Donna Burnham, Melissa Clark, Colby Curtis, Stephanie Gricius and Benjamin Reaves. The motion passed with a unanimous vote.***

19. ORDINANCE – An Ordinance of Eagle Mountain City, Utah, Amending Municipal Code Chapter 1.20 for Elections, Chapter 3.20 for Purchasing and Chapter 10.10 for Parking.
    A. Chapter 1.20 Elections
    B. Chapter 3.20 Purchasing
    C. Chapter 10.10 Parking

Mr. Jerome confirmed section 2.(vii) would not prohibit parking along the straight side of a "T" intersection. He stated section B has been clarified and no longer references vehicle wheels being parallel to curbs.

MOTION: ***Councilmember Burnham moved to adopt an ordinance of Eagle Mountain City, Utah, amending Municipal Code Chapter 1.20 for Elections, Chapter 3.20 for Purchasing and Chapter 10.10 for Parking. Councilmember Curtis seconded the motion.***

Councilmember Curtis asked staff to administratively manage painting curbs red and parking signage. Councilmember Reaves asked if construction equipment language was added. Mr. Jerome said construction language was not added; however, staff will distribute the new Municipal Code to developers in the area, as construction vehicles will be required to follow the rules outlined in the parking ordinance.

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

20. AGREEMENT – Limitless Event Agreement between CBRS, LLC and Eagle Mountain City.

This item was discussed after Item 17.

Economic Development Director Aaron Sanborn stated in 2018, CBRS, LLC planned and managed the Limitless Supercar Shootout at Cory Wride Memorial Park and along Eagle Mountain Boulevard, and they would like to continue holding the event. He explained the current agreement did not state the City will provide fire and police services, but staff would like to add that clause.

Councilmember Burnham asked why indemnification was removed from the contract. Mr. Cook stated CBRS, LLC requested mutual indemnification, but in his opinion, it was better not to indemnify either party. He stated the agreement shows the City is not a partner of the event, but rather a sponsor, and said the insurance requirement will be utilized for liability coverage for the City.

Commissioner Clark asked why the City would pay for the fire and police service for this event, as some organizations are required to cover those costs, and if the City would absorb the cost of the manpower hours. She stated she did not want the City to commit to costs that may go up in the future.

Mr. Cook explained if the City had to pay hard costs, a 10-8-2 public hearing is required. The contract does not cover out-of-pocket expenses to the City. He recommended stating the City may provide those services, as long as the scope of the service fits within the contracts the City has with the Utah County Sheriff's Office and Unified Fire Authority.

Chief Deputy Eric McDowell said the deputies at last year's event were those already assigned in the area, and Volunteers in Police Service (VIPS) personnel were utilized. He said there are costs associated with shutting down roads for an event this size, but last year's staffing was absorbed within the annual contract.

Rob Shelton, the event organizer, said last year's event went well. He said he would like indemnification included in the agreement, but understands Mr. Cook's point of view. He stated the proceeds from the non-profit event go to the Make-A-Wish foundation.

MOTION: ***Councilmember Clark moved to approve the Limitless Event agreement between CBRS, LLC and Eagle Mountain City. Councilmember Reaves seconded the motion.***

AMENDED MOTION: ***Councilmember Clark moved to approve the Limitless Event agreement between CBRS, LLC and Eagle Mountain City, with the amendment that the City may offer law enforcement and fire services. Councilmember Reaves seconded the motion.***

Mr. Shelton asked that the contract include a time limit for notification if the City does not elect to provide law enforcement and fire services. Mr. Cook stated they could add a six-month notification requirement in the agreement. Mr. Shelton explained a clause in the agreement allows either side to terminate based on hardship, with a nine-month notice., and that clause could be utilized for notification.

Mr. Cook clarified that if the Council wishes to have the City provide safety services, the agreement needs to state the City will provide law enforcement and fire services, as long as it does not create a hard cost to the City.

AMENDED MOTION: ***Councilmember Clark moved to approve the Limitless Event agreement between CBRS, LLC and Eagle Mountain City, with an addition that the City will provide law enforcement and fire services, as long as it does not create a hard cost to the City, and the City will inform CBRS, LLC by December 31 if unable to provide said services. Councilmember Reaves seconded the motion. Those voting aye: Donna Burnham, Melissa Clark, Colby Curtis, Stephanie Gricius and Benjamin Reaves. The motion passed with a unanimous vote.***

21. CITY COUNCIL/MAYOR'S BUSINESS

Councilmember Clark

Councilmember Clark said she went to the Small Business Meet-Up hosted by Six Sisters Deli and Grille, Eagle Mountain City, and the Eagle Mountain Chamber of Commerce, and was pleased with the turnout; there were 25 to 35 business owners in attendance.

Councilmember Curtis
Councilmember Curtis asked Ms. Kofoed to supply contact information to the Council for the new liaison assignments.

Councilmember Burnham
No comment.

Councilmember Reaves
No comment.

Mayor Pro Tempore Gricius
No comment.

22. CITY COUNCIL BOARD LIAISON REPORTS

Liaison Assignments:

Councilmember Burnham – Planning Commission, Pony Express Events, and Chamber of Commerce

Councilmember Gricius – Planning Commission, Utah League of Cities and Towns, Utah County Sheriff's Office, and Unified Fire Authority

Councilmember Curtis – Senior Citizens Advisory Council and Mountainland Association of Governments

Councilmember Clark – Youth Council, Military and Veterans Advisory Board, Eagle Mountain Arts Alliance, and Emergency Preparedness

Councilmember Reaves – Parks and Recreation Advisory Board, Cemetery Advisory Board, and Library Board

Ms. Kofoed stated she can get contact info to Councilmembers, as needed.

23. COMMUNICATION ITEMS
    A. Upcoming Agenda Items
    B. Financial Report

24. ADJOURNMENT

MOTION: ***Councilmember Burnham moved to adjourn the meeting at 10:17 p.m. Councilmember Curtis seconded the motion. Those voting aye: Donna Burnham, Melissa Clark, Colby Curtis, Stephanie Gricius, and Benjamin Reaves. The motion passed with a unanimous vote.***

EAGLE MOUNTAIN	**EAGLE MOUNTAIN CITY** **CITY COUNCIL MEETING** **FEBRUARY 5, 2019**		
TITLE:	Scenic Mountain Phase B Preliminary Plat and Site Plan		
ITEM TYPE:	Preliminary Plat & Site Plan		
FISCAL IMPACT:			
APPLICANT:	Dylan Young		
GENERAL PLAN DESIGNATION	**CURRENT ZONE**	**ACREAGE**	**COMMUNITY**

PUBLIC HEARING:
No

REQUIRED FINDINGS:

PLANNING COMMISSION ACTION / RECOMMENDATION

RECOMMENDATION:

BACKGROUND:

The Eagle Mountain Planning Commission recommended approval of the Scenic Mountain Phase B Preliminary Plat and Site Plan with the following conditions: 1) The Site Plan must be approved prior to any building permits being issued; 2) Hurstbourne Drive must connect to Vernham Lane prior to any building permits being issued; 3) The sewer lify station to be maintained by the HOA; 4) The plans comply with all requirements within UDOT's traffic permit 5) Townhome elevations provide additional features such as a pop-out, bay window, or awning on side and rear elevations facing a public ROW; 6) Applicant shall provide model numbers of Playground equipment to the Parks and Recreation Director; and 7) The maximum density is 8.23 DU/AC with maximum number of units permitted in this pod being 35

PREPARED BY:
Tayler Jensen, Planning

Attachments:
Master Development Plan
Preliminary Plat and Landscaping Plans
Traffic Report (2018 Revision)
Elevations
Confidential Correspondence - Jeremy Cook

NORTH

0 40 80 160

(IN FEET)
1 inch = 80 ft.

GENERAL NOTE:

MINIMUM 10 FOOT SEPARATION BETWEEN BUILDINGS.

FLEX USE

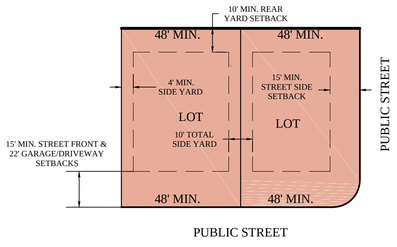
TOWNHOMES

CLUSTER HOMES

Description	Square Feet	Acres	Percent
Total A crea of Overall Project	1,516,629	34.82	100%
Total Unbuildable Land (25%+ Slopes)	275,175	6.32	18%
Total Buildable A creage	1,241,454	28.50	82%
Tier III Cluster Homes	681,913	15.65	45%
Tier III Town Homes	439,459	10.09	29%
Flex Use A rea	314,477	7.22	21%
Improved Open Space	289,000	6.63	

Denisites	Upto No. Units	Units/Acre
Tier III Cluster Home Density	86	5.49
Tier III Town Home Density	83	8.23
Units Outside UDOT A quistions Parcel (area=4.87 acres) = 40		
Units Within UDOT A quistion Parcel (area=5.23 acres) = 43		
Flex Use Density	120	16.69
Units Outside UDOT A quistions Parcel (area=5.48 acres) = 91		
Units Within UDOT A quistion Parcel (area=1.74 acres) = 29		
Overall Density	289	10.16

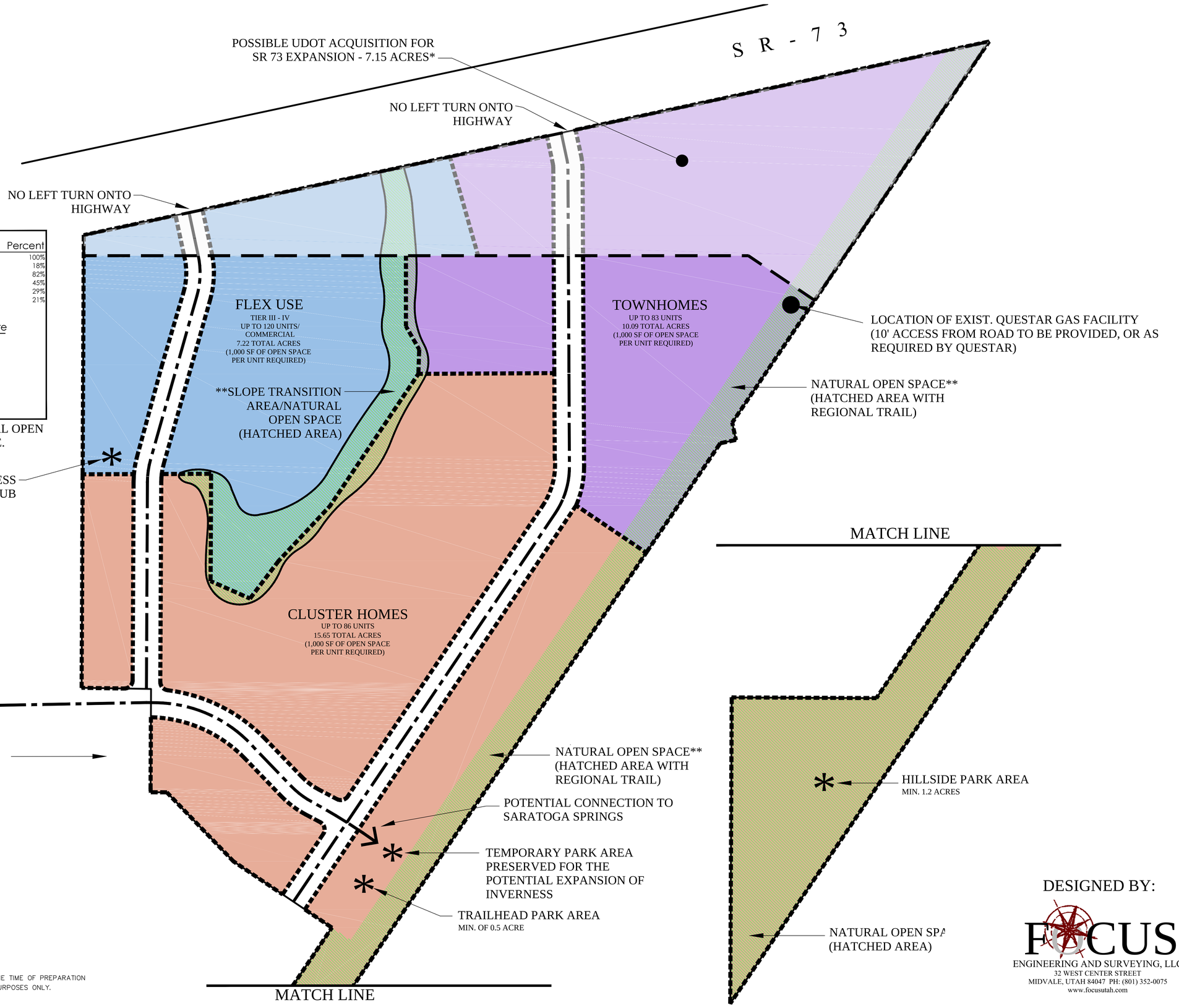
** PORTIONS OF THE NATURAL OPEN SPACE MAY BE BUILDABLE.



CLUSTER SETBACK DETAIL

GENERAL NOTE:

INFORMATION PROVIDED ON THIS PLAN IS BASED ON THE BEST AVAILABLE DATA AT THE TIME OF PREPARATION AND MAY CHANGE AT ANYTIME FOR ANY REASON. THIS PLAN IS FOR ILLUSTRATIVE PURPOSES ONLY.



DESIGNED BY:

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ENGINEERING AND SURVEYING, LLC
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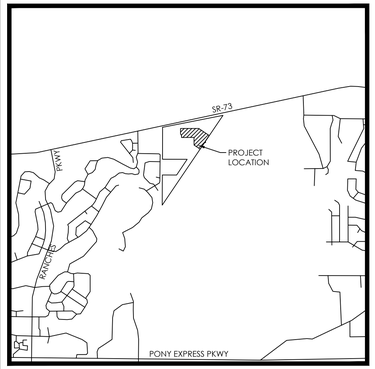
Z:_2015\15-220 Scenic Mountain\design 15-220\dwg\concept\Concept 0.1 Bubble map 101516.dwg



VICINITY MAP

LEGEND

- BOUNDARY
- SECTION LINE
- EASEMENT
- RIGHT-OF-WAY LINE
- BUILDING SETBACK
- EXISTING PROPERTY LINE
- SECTION MONUMENT (FOUND)
- LIMITS OF PRIVATE OWNERSHIP
- LIMITS OF LIMITED COMMON OWNERSHIP
- LIMITS OF COMMON OWNERSHIP

NOTES:

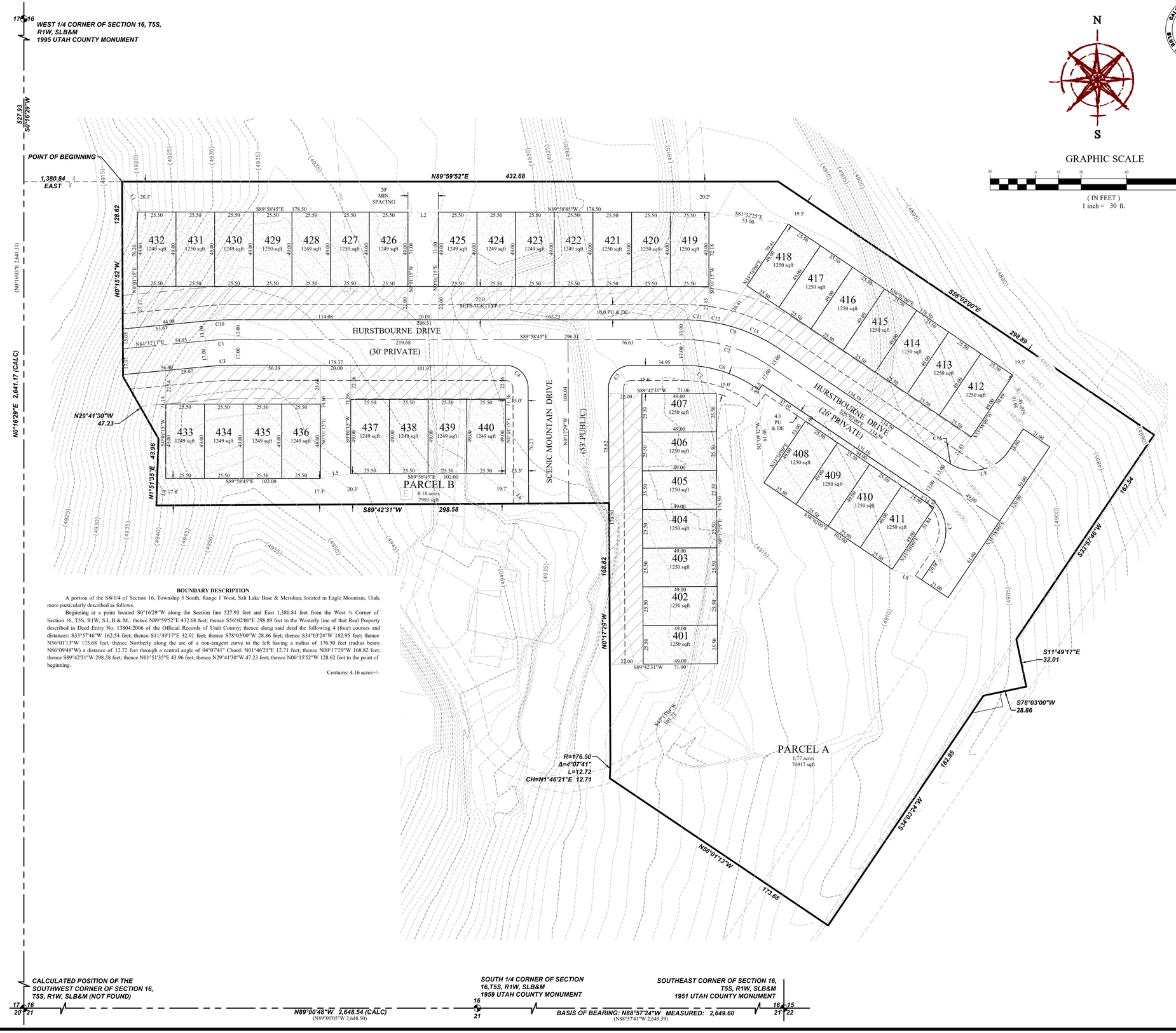
1. PARCELS A & B WILL BE DEEDED TO THE HOA.
2. #5 REBAR AND CAP (FOCUS ENG) TO BE SET AT ALL LOT CORNERS. LEAD PLUGS TO BE SET IN THE TOP BACK OF CURB ON THE PROJECTION OF SIDE LOT LINES.
3. P.U. & D.E. = PUBLIC UTILITY & DRAINAGE EASEMENT. DIRECT COMMUNICATIONS HAS ACCESS TO THE P.U. & D.E..

PLAT CALCULATIONS

TOTAL ACREAGE:	4.16 ACRES
BUILDABLE ACREAGE:	4.16 ACRES
TOTAL ACREAGE IN LOTS:	1.11 ACRES
TOTAL OPEN SPACE:	2.14 ACRES
TOTAL IMPROVED OPEN SPACE:	2.14 ACRES
OVERALL DENSITY:	9.61 LOTS/ACRE
TOTAL # OF UNITS:	40 UNITS

Curve Table					
CURVE	RADIUS	DELTA	LENGTH	CHORD DIRECTION	CHORD LENGTH
C1	202.00	5°28'58"	19.33	S87°16'46"W	19.32
C2	100.00	33°56'45"	59.25	N73°00'22"W	58.38
C3	185.00	5°28'58"	17.70	S87°16'46"W	17.70
C4	15.00	89°41'16"	23.48	N45°08'07"W	21.16
C5	15.00	90°18'44"	23.64	S44°51'53"W	21.27
C6	83.00	33°56'45"	49.17	N73°00'22"W	48.46
C7	28.00	90°00'00"	43.98	N11°02'00"W	39.60
C8	28.00	90°00'00"	43.98	N78°58'00"E	39.60
C9	113.00	33°56'45"	66.95	N73°00'22"W	65.97
C10	215.00	5°28'58"	20.57	S87°16'46"W	20.57
C11	113.00	8°16'43"	16.33	N85°50'23"W	16.31
C12	113.00	4°10'02"	8.22	N79°37'01"W	8.22
C13	113.00	21°29'59"	42.40	N66°47'00"W	42.15
C14	28.00	16°36'06"	8.11	S47°43'57"E	8.08
C15	28.00	5°07'16"	2.50	N58°35'38"W	2.50

Line Table		
LINE	DIRECTION	LENGTH
L1	N26°32'18"W	22.42
L2	S89°58'45"E	20.00
L3	N33°58'00"E	4.00
L4	S19°09'53"W	18.91
L5	N81°11'05"E	20.24
L6	S38°02'57"E	24.94
L7	N48°56'26"W	27.94
L8	S70°04'48"E	20.62



BOUNDARY DESCRIPTION

A portion of the SW1/4 of Section 16, Township 5 South, Range 1 West, Salt Lake Base & Meridian, located in Eagle Mountain, Utah, more particularly described as follows:

Beginning at a point located S0°16'29"W along the Section line 527.93 feet and East 1,380.84 feet from the West ¼ Corner of Section 16, T5S, R1W, S.L.B.& M.; thence N89°59'52"E 432.68 feet; thence S56°02'00"E 298.89 feet to the Westerly line of that Real Property described in Deed Entry No. 13804:2006 of the Official Records of Utah County; thence along said deed the following 4 (four) courses and distances: S33°57'46"W 162.54 feet; thence S11°49'17"E 32.01 feet; thence S78°03'00"W 28.86 feet; thence S34°03'24"W 182.95 feet; thence N56°01'13"W 173.68 feet; thence Northerly along the arc of a non-tangent curve to the left having a radius of 176.50 feet (radius bears: N86°09'48"W) a distance of 12.72 feet through a central angle of 04°07'41" Chord: N01°46'21"E 12.71 feet; thence N00°17'29"W 168.82 feet; thence S89°42'31"W 298.58 feet; thence N01°51'35"E 43.96 feet; thence N29°41'30"W 47.23 feet; thence N00°15'52"W 128.62 feet to the point of beginning.

Contains: 4.16 acres+/-

CALL BEFORE YOU DIG! IT'S THE LAW! BLUE STAKES 1-800-662-4111

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MIDVALE, UTAH 84047 PH: (801) 352-0075
www.focusutah.com

LICENSED PROFESSIONAL ENGINEER No. 9028650-2202 THOMAS M. ROMNEY STATE OF UTAH

SCENIC MOUNTAIN PRELIMINARY PHASE B

EAGLE MOUNTAIN, UT

PRELIMINARY PLAT

REVISION BLOCK

#	DATE	DESCRIPTION
1	----	----
2	----	----
3	----	----
4	----	----
5	----	----
6	----	----

PRELIMINARY PLAT

Scale:	1"=30'	Drawn:	MPM
Date:	7/26/18	Job #:	18-259
Sheet:	C2		

Z:_2018\18-259 Scenic Mountain East Townhomes\design 18-259\dwg\sheets\PRELIM\C2 PRELIM PLAT.dwg

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

N

S

MATCHLINE A-A

HURSTBOURNE DRIVE
(26' PRIVATE)

HURSTBOURNE DRIVE
(30' PRIVATE)

SCENIC MOUNTAIN DRIVE
(53' PUBLIC)

COBBLE ROCK IN BASIN

NATIVE SHRUBS & GRASS SEED MIX

TURF SOD

5 PON

4 POL

5 PMP

4 PON

2 HSO
1 RMC
4 SNE
9 HSO
2 PAH
2 SBA
3 SNE
2 PMP
2 TME
2 RMC
2 MAC
5 PAR
4 CAK

CLUBHOUSE

POOL

NOTES:
1. HATCHED AREA TO BE LANDSCAPED WITH THE CONSTRUCTION OF THE HOME.
2. NATIVE SHRUBS AND GRASS SEED MIX TO BE APPLIED ONLY IN THE AREAS THAT ARE DISTURBED.

CALL BEFORE YOU DIG! IT'S THE LAW! BLUE STAKES 1-800-662-4111

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LICENSED LANDSCAPE ARCHITECT
No. 103994
ALAN K WEAVER
STATE OF UTAH

SCENIC MOUNTAIN PRELIMINARY PHASE B

EAGLE MOUNTAIN, UT

LANDSCAPE PLAN

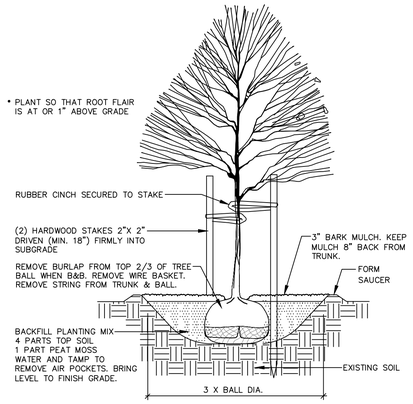
REVISION BLOCK

#	DATE	DESCRIPTION
1	----	----
2	----	----
3	----	----
4	----	----
5	----	----
6	----	----

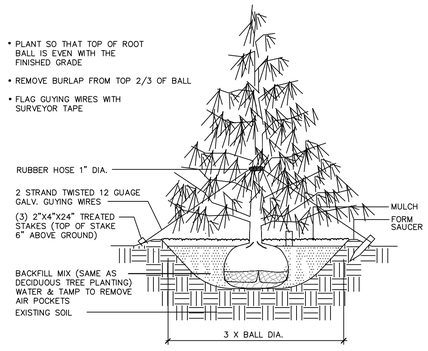
LANDSCAPE PLAN

Scale: 1"=20'	Drawn: AW
Date: 7/26/18	Job #: 18-259
Sheet: L1	

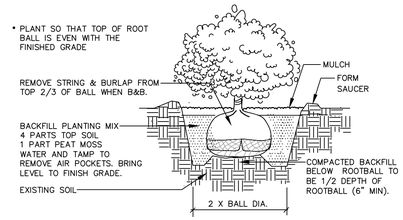
Z:_2018\18-259 Scenic Mountain East Townhomes\design 18-259\dwg\sheets\PRELIM\L1-LANDSCAPE PLAN.dwg



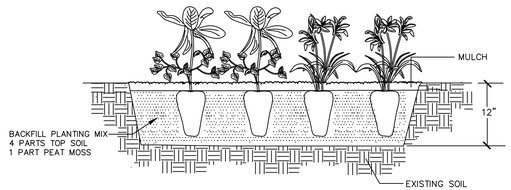
A TREE PLANTING & STAKING
NOT TO SCALE



B EVERGREEN PLANTING & GUYING
NOT TO SCALE



C SHRUB PLANTING
NOT TO SCALE



D PERENNIAL PLANTING
NOT TO SCALE

TREE LEGEND

Acer truncatum x platanoides 'Pacific Sunset' (2 total)
Pacific Sunset Maple 1 1/2" cal. (Waterwise)

Prunus virginiana 'Canada Red' (3 total)
Canada Red Chokecherry 1 1/2" cal. (Waterwise)

PLANT SCHEDULE

Symbol	Scientific Name	Common Name	Size	Maturation Size	Quantity	Waterwise
SHRUBS						
MAC	Mahonia aquifolium 'Compacta'	Compact Oregon Grape	5 Gal	3'x4'	2	Yes
POL	Physocarpus opulifolius 'Little Devil'	Little Devil Ninebark	2 Gal	4'x4'	8	Yes
PON	Physocarpus opulifolius 'Nugget'	Dwarf Ninebark	2 Gal	5'x4'	9	Yes
PMP	Pinus mugo 'Pumilio'	Dwarf Mugo Pine	5 Gal	4'x5'	7	Yes
RMC	Rosa 'Meidiland Crimson'	Shrub Rose	2 Gal	2'x5'	3	
SBA	Spiraea bumalda 'Anthony Waterer'	Anthony Waterer Spiraea	2 Gal	3'x4'	2	
TME	Taxus media 'Everlow'	Everlow Yew	5 Gal	2'x5'	2	Yes
PERENNIALS & ORNAMENTAL GRASSES						
CAK	Calamagrostis acutiflora 'Karl Foerster'	Feather Reed Grass	1 Gal	4'x2.5'	4	Yes
HSO	Hemerocallis 'Stella de Oro'	Stella de Oro Daylilly	1 Gal	1'x2'	11	Yes
PAH	Pennisetum alopecuroides 'Hameln'	Hameln Fountain Grass	1 Gal	2'x2'	2	Yes
PAR	Pennisetum alopecuroides 'Red Head'	Red Head Fountain Grass	1 Gal	3'x2.5'	5	Yes
SNE	Salvia nemorosa 'East Friesland'	East Friesland Salvia	1 Gal	18"x18"	7	Yes

LANDSCAPE NOTES

1. LAWN AREAS WILL BE SODDED WITH KENTUCKY BLUEGRASS BLEND OVER 4 INCHES GOOD GRADE TOPSOIL.
2. TOP DRESS ALL SHRUB BED AREAS WITH 3" DEEP DARK BROWN LONG STRAND SHREDDED BARK MULCH.
3. AREAS LABELED COBBLE ROCK WILL HAVE 6" DEEP OF 4" TO 6" COBBLE ROCK.
4. INSTALL DEWITT PRO-5 WEED BARRIER FABRIC UNDER BARK MULCH AND ROCK MULCH. FABRIC SHALL BE INSTALLED AFTER PRE-EMERGENT HAS BEEN APPLIED.
5. INSTALL PLASTIC EDGING FOR MOW STRIPS BETWEEN LAWN AREAS AND PLANTING BEDS.
6. NATIVE GRASS AREA SHALL NOT HAVE MULCH OR WEED BARRIER.

LANDSCAPE TABLE

ITEM	AMOUNT	%
TOTAL LANDSCAPE AREA	93,357 SQ.FT.	100
LAWN (TURF GRASS)	63,351 SQ.FT.	67.9
SHRUB BEDS	10,731 SQ.FT.	11.5
NATIVE SHRUBS & GRASSES	17,275 SQ.FT.	18.5
COBBLE ROCK AREA	2,000 SQ.FT.	2.1

NATIVE SHRUBS & GRASS SEED MIX:

SPECIES	PERCENTAGE
• SLENDER WHEATGRASS	15
• WESTERN WHEATGRASS	17.5
• BLUEBUNCH WHEATGRASS	16.25
• SHEEP FESCUE	3.5
• SANDBERG BLUEGRASS	2.75
• INDIAN RICEGRASS	10
• RUBBER RABBIT BRUSH	5
• WESTERN SAGE	5
• BLANKET FLOWER	5
• BLUE FLAX	10
• CALIFORNIA POPPY	10

APPLICATION:
1. APPLY 4 INCHES OF NATIVE TOP SOIL TO NATIVE GRASS SEED AREAS. TOPSOIL SHALL COME FROM THE LOCAL AREA OR STOCKPILED TOPSOIL FROM AREAS BEING DISTURBED. NO SUBSURFACE SOIL SHALL BE USED. IT IS IMPORTANT TO USE SOIL THAT HAS MINIMAL AMOUNT OF WEED SEED.
2. APPLY SEED MIX AT A RATE OF TWENTY POUNDS PER ACRE (20 LBS./AC.). APPLY SEED MIX BY DRILLING OR LIGHTLY RAKE INTO 1/4" OF SOIL.
3. AFTERWARDS, APPLY HYDROMULCH OVER DRILL SEEDED AREAS USING SILVA FIBRE MULCH AT 1400 LBS. PER ACRE.
4. SEED MIX APPLICATION TO BE FROM OCTOBER 15 TO DECEMBER 15 AND WHEN SOIL TEMPERATURE IS CONSISTENTLY BELOW 50 DEGREES F. (SEED MIX PROVIDED BY GRANITE SEED, LEHI, UTAH)

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LICENSED LANDSCAPE ARCHITECT
No. 103994
ALAN K WEAVER
STATE OF UTAH

SCENIC MOUNTAIN PRELIMINARY PHASE B
EAGLE MOUNTAIN, UT
LANDSCAPE SCHEDULE & DETAILS

REVISION BLOCK

#	DATE	DESCRIPTION
1	----	----
2	----	----
3	----	----
4	----	----
5	----	----
6	----	----

LANDSCAPE SCHEDULE & DETAILS

Scale: 1"=20' | Drawn: AW
Date: 7/26/18 | Job #: 18-259
Sheet: L2

Z:_2018\18-259 Scenic Mountain East Townhomes\design 18-259\dwg\sheets\PRELIM\L2-LANDSCAPE SCHEDULE & DETAILS.dwg

TRAFFIC STUDY

Residential Development
SR 73
Traffic Impact Study

Eagle Mountain, UT

October 2018

TRANSPORTATION ENGINEERING

A-Trans Engineering
P.O. Box 521651
Salt Lake City, Utah 84152
(801) 949-0348 telephone
(801) 582-6252 fax

Residential Development
SR 73
Traffic Impact Analysis

Eagle Mountain, Utah

October 2018

Prepared by:

A-Trans Engineering
Joseph Perrin, PhD, PE, PTOE
P.O. Box City, 521651
Salt Lake City, Utah 84152
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I. Introduction and Summary

The proposed residential community is located on the south side of SR 73 in Eagle Mountain, Utah. This is approximately milepost 34 – 34.3 on SR 73. The proposed site is planned to include 211 residential units, 80 single family, 40 townhomes and 91 condominiums. Based on this land use, the site is projected to generate 119 AM and 152 PM peak hour trips with 1,714 daily trips.

The intersection of SR 73 / Mt. Airey Drive currently operates at overall LOS C in the AM and overall LOS B in the PM. This is maintained in 2019 without the site. With the site traffic the delay increases to LOS D in the AM peak period. In 2024 the intersection operates with overall LOS F in the AM and overall LOS D in the PM without the site. With the site traffic the delay increases to LOS E in the PM peak period. Site traffic at this intersection represents 1.4% of traffic in the AM and 2.8% of traffic in the PM.

The site is proposing one right in right out accesses along SR 73. The access is planned with channelized deceleration and acceleration lanes and therefore minimal delay is expected. The analysis shows the delay projected by SimTraffic as LOS B or better for all movements.

Recommendations:

The site access to SR 73 is planned as a right in right out access with a right turn deceleration and acceleration lane. A raised concrete channelizing median is planned at this location.

II. Study Area Conditions

The study area includes the following intersection.

- Mt Airey Drive / SR 73
- SR 73 / Access 1

The site plan is shown in Figure 1. Figure 2 shows the location of the site. Figure 3 shows existing intersection geometry

SR 73

SR 73 is currently a five lane facility with a 2016 AADT of 25,000 vehicles per day and a speed limit of 55 MPH. SR 73 is a Category 5 Roadway with required street spacing of 660 feet and access spacing of 350 feet.

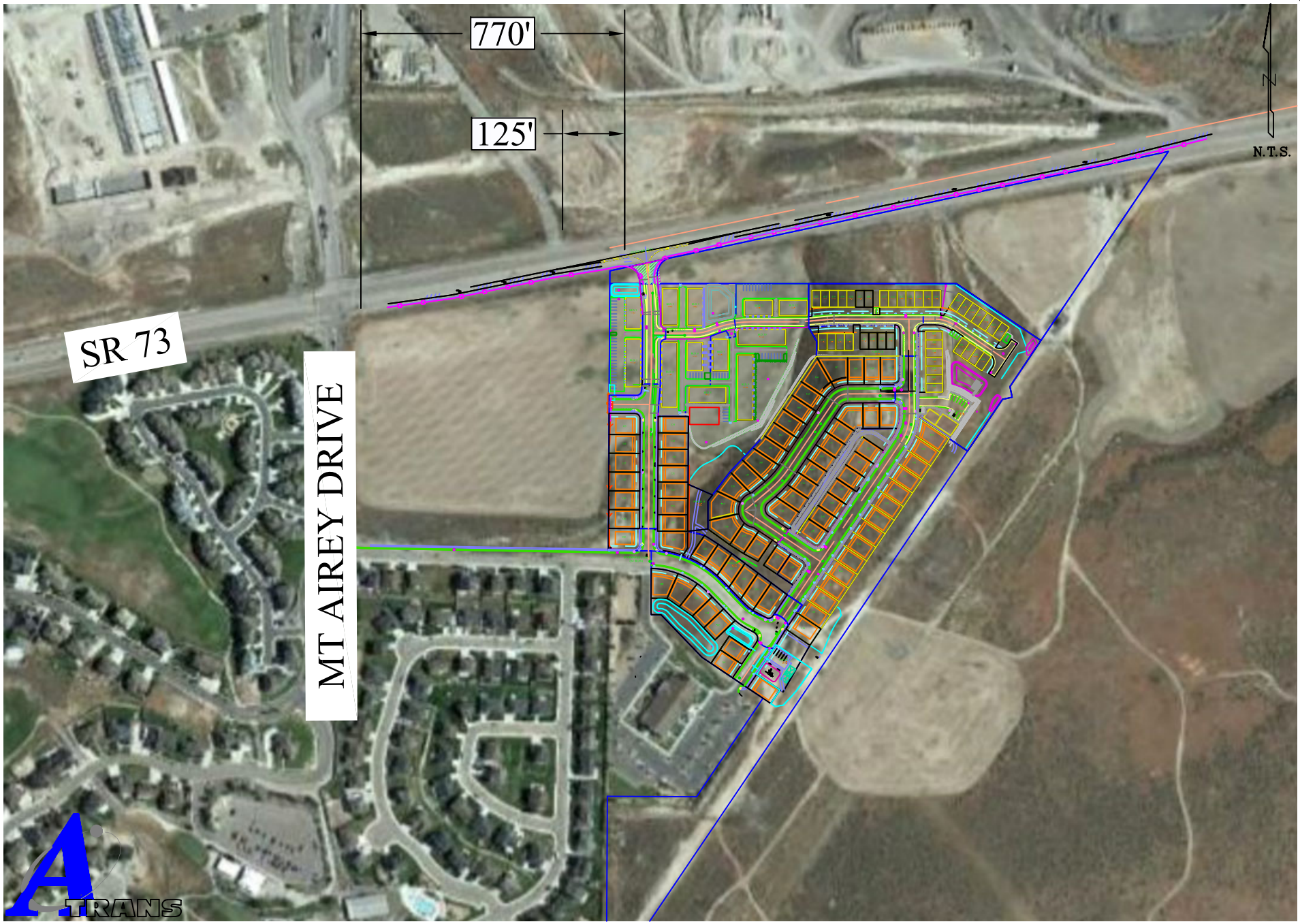

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Figure 1

Conceptual Site Plan

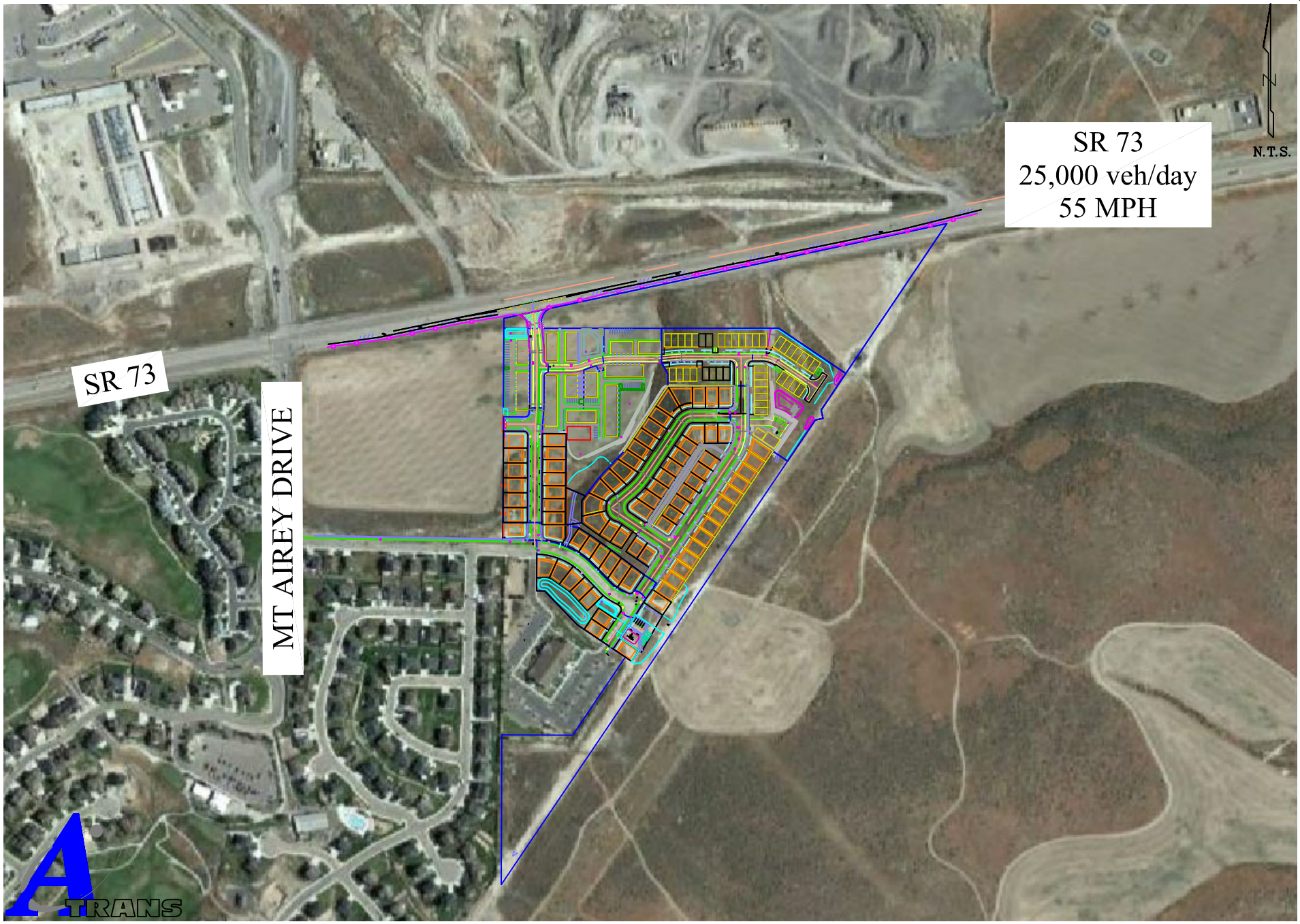

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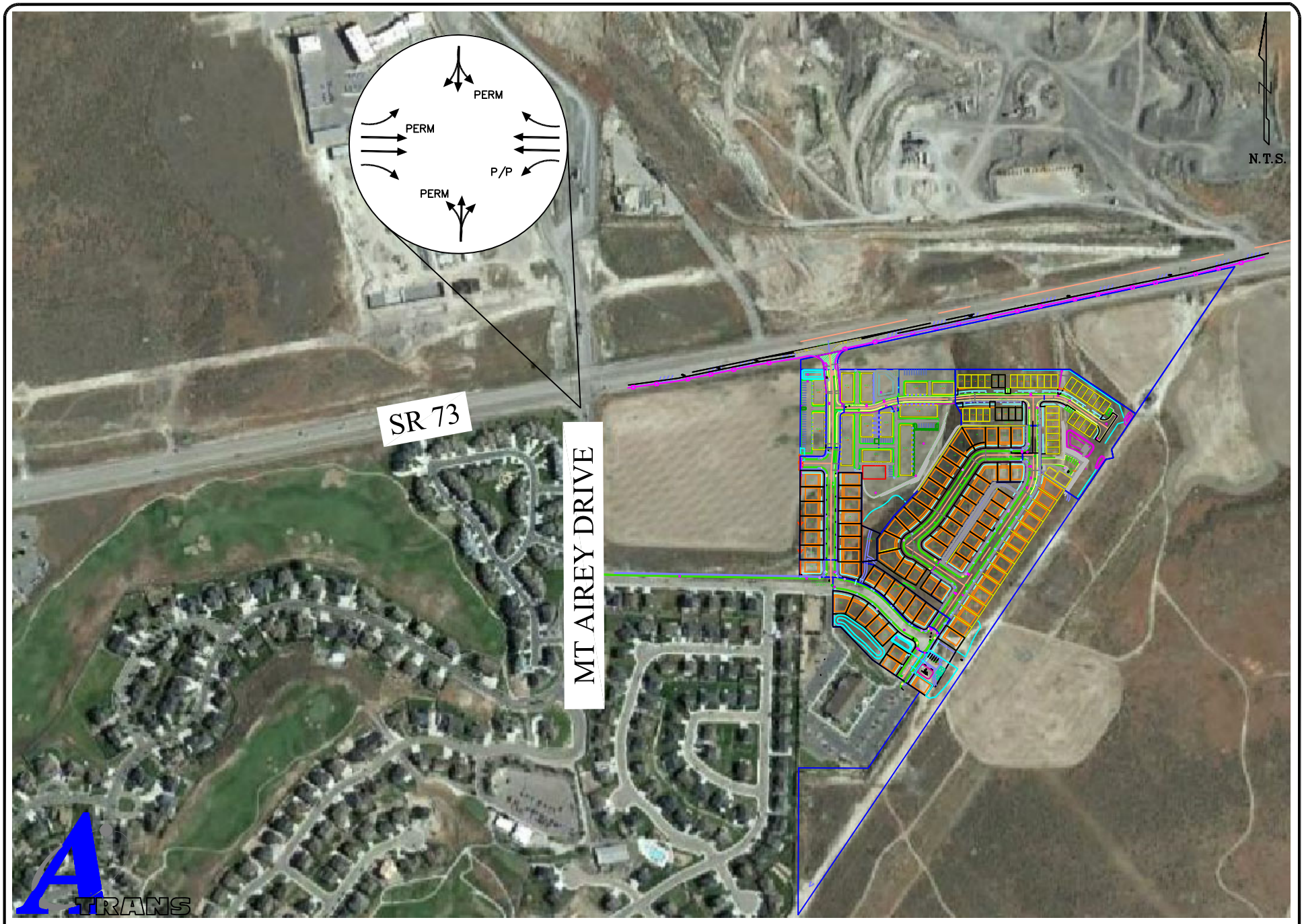
Figure 2

Site Location



A-TRANS TRANSPORTATION ENGINEERING P.O. BOX 521651, SLC, UT 84152 Phone: 801-949-0348 Fax: 801-582-6252	Figure 3	Proposed Geometry

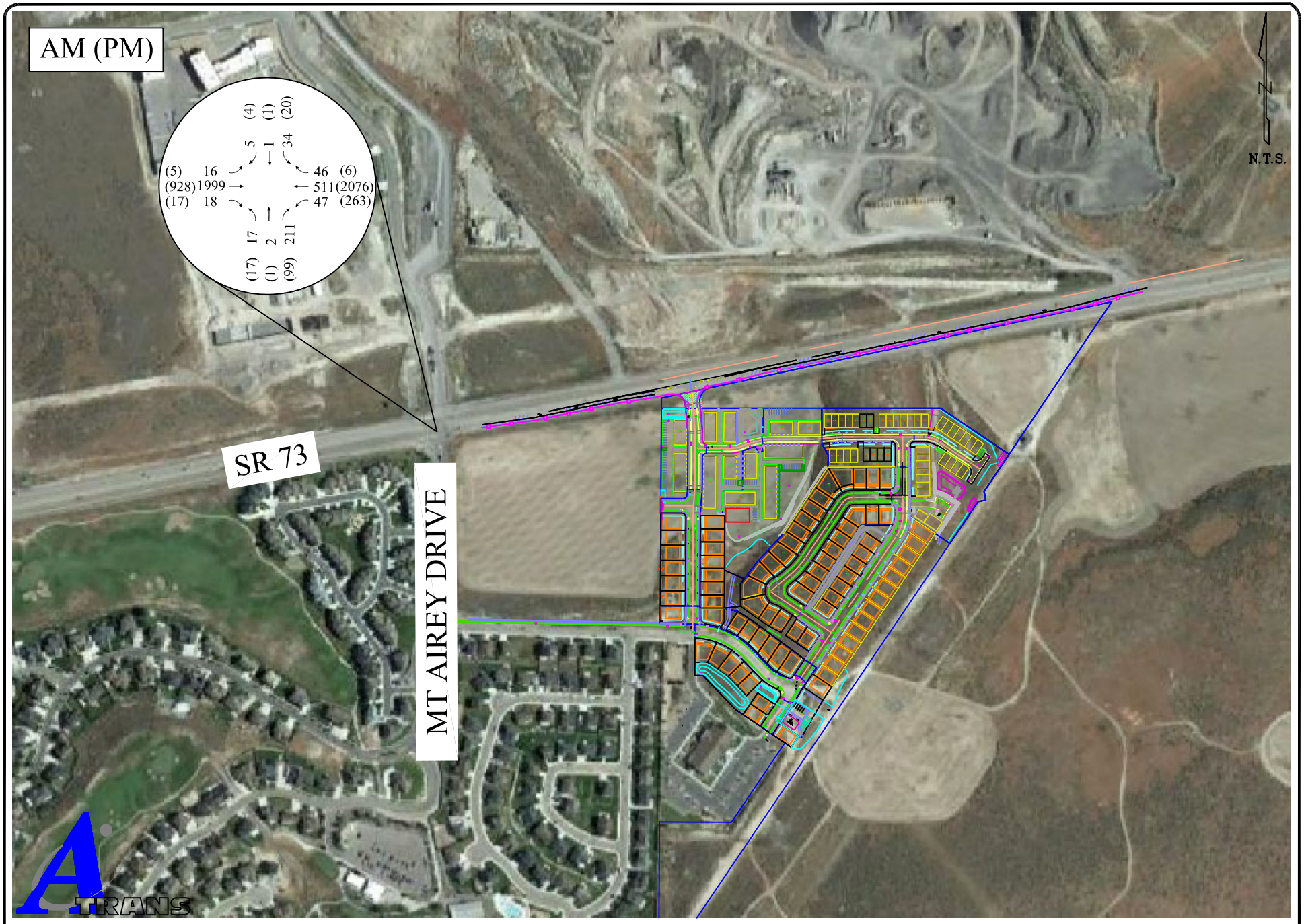
III. Analysis of Existing Condition

The existing traffic counts were performed Tuesday October 9, 2018 during the AM and PM peak periods. The peak hour factor for the AM was found at 0.85 and 0.88 for the PM peak period. This study is an update to the October 2016 study performed by A-Trans Engineering for the same parcel. The counts done in 2018 show an increase in background traffic of 28% in the AM and 39% in the PM. The AADT along SR 73 increased from 20,000 in 2016 to 25,000 in 2018. Figure 4 shows existing traffic counts utilized in the study.

SR 73 / Mt. Airey Drive operates at an overall LOS C in the AM and overall LOS B in the PM peak period. Table 1 shows the Existing LOS.

Table 1: Existing Level of Service

	SR 73 / Mt Airey Drive (Overall)	
AM	22.6	C
PM	12.8	B



A-TRANS TRANSPORTATION ENGINEERING P.O. BOX 521651, SLC, UT 84152 Phone: 801-949-0348 Fax: 801-582-6252	Figure 4	Existing Traffic

IV. Projected Traffic

A. Trip Generation

Trip generation for the site was done using The Institute of Transportation Engineers (ITE) *Trip Generation* (10th Edition) handbook. The proposed site is planned to include 211 residential units; 80 single family, 40 townhomes and 91 condominiums. Based on this land use, the site is projected to generate 119 AM and 152 PM peak hour trips with 1,714 daily trips. Trip generation is shown in Table 2.

Table 2: Trip Generation

			Trip Rate		Trips		Trips			
	Size	Land Use	AM	PM	AM	PM	AM IN	AM Out	PM IN	PM OUT
Single Family	80	210	0.74	0.99	59	79	15	44	50	29
Multifamily	131	220	0.46	0.56	60	73	14	46	46	27
Total					**119**	**152**	**29**	**90**	**96**	**56**

B. Trip Distribution

Project site traffic was applied to the origin-destination (O-D) for the site. Origin-destination was determined from evaluating the existing traffic patterns and hourly traffic volumes at the intersection of Mt Airey Drive and SR 73 as well as the location of retail centers and freeways relative to this site. This was used as a baseline for origin destination and engineering judgment was applied to this to determine the following OD for the site.

- 15% to/from west along SR 73
- 85% to/from east along SR 73

Origin Destination is shown in Figure 5. Site trip distribution is shown in Figure 6.

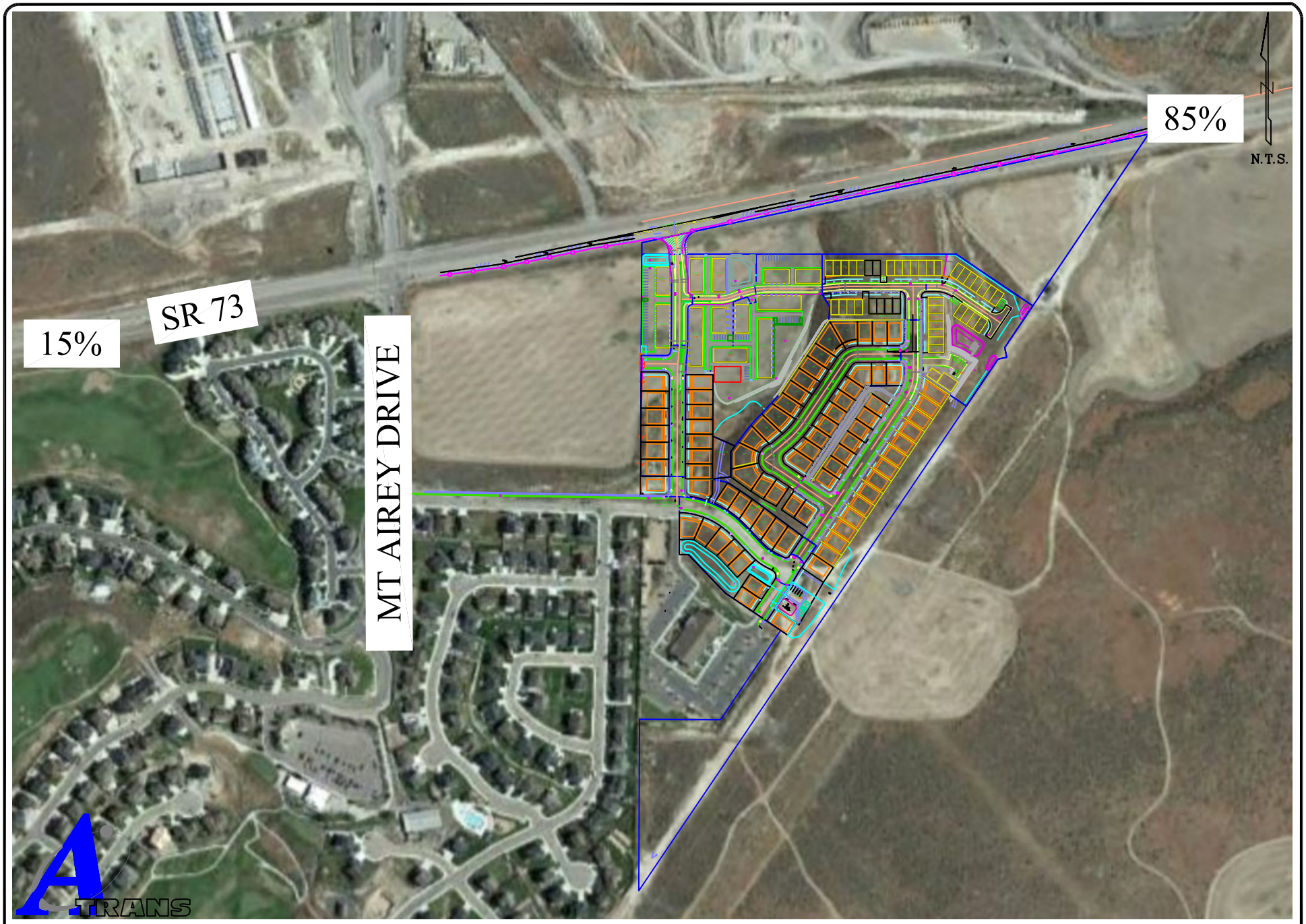


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Figure 5

Origin Destination

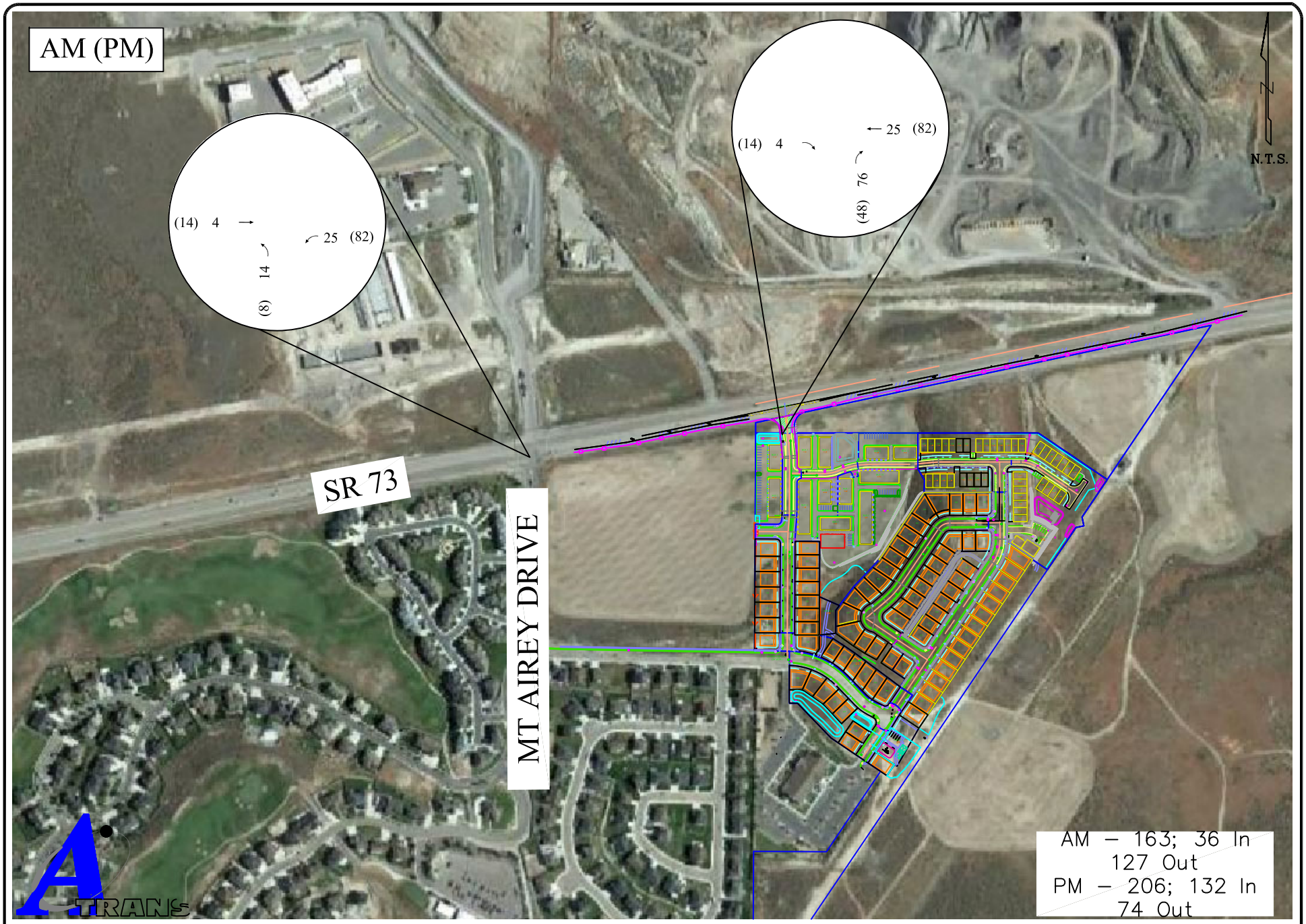

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Figure 6

Site Trip Distribution

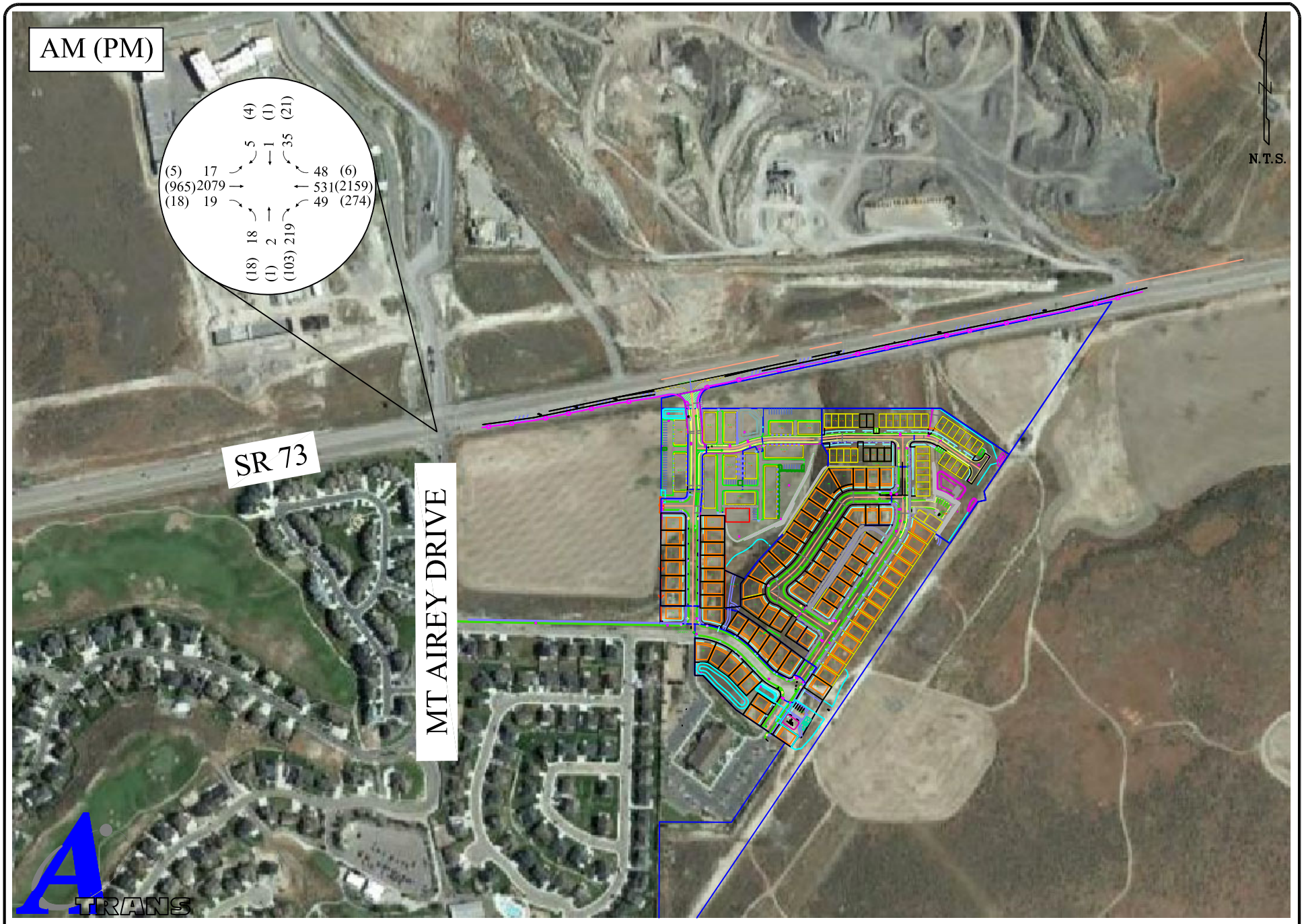
C. Growth

Growth in the area was determined from historic growth along SR 73. The 2004 - 2016 AADT was taken from UDOT's Traffic on Utah Highways. The volumes and projections utilized to determine growth in the area is shown in Table 3. Based on this information an average growth of 4.09% was found. The growth rate for 2019 is 1.04 and for 2024 is 1.27.

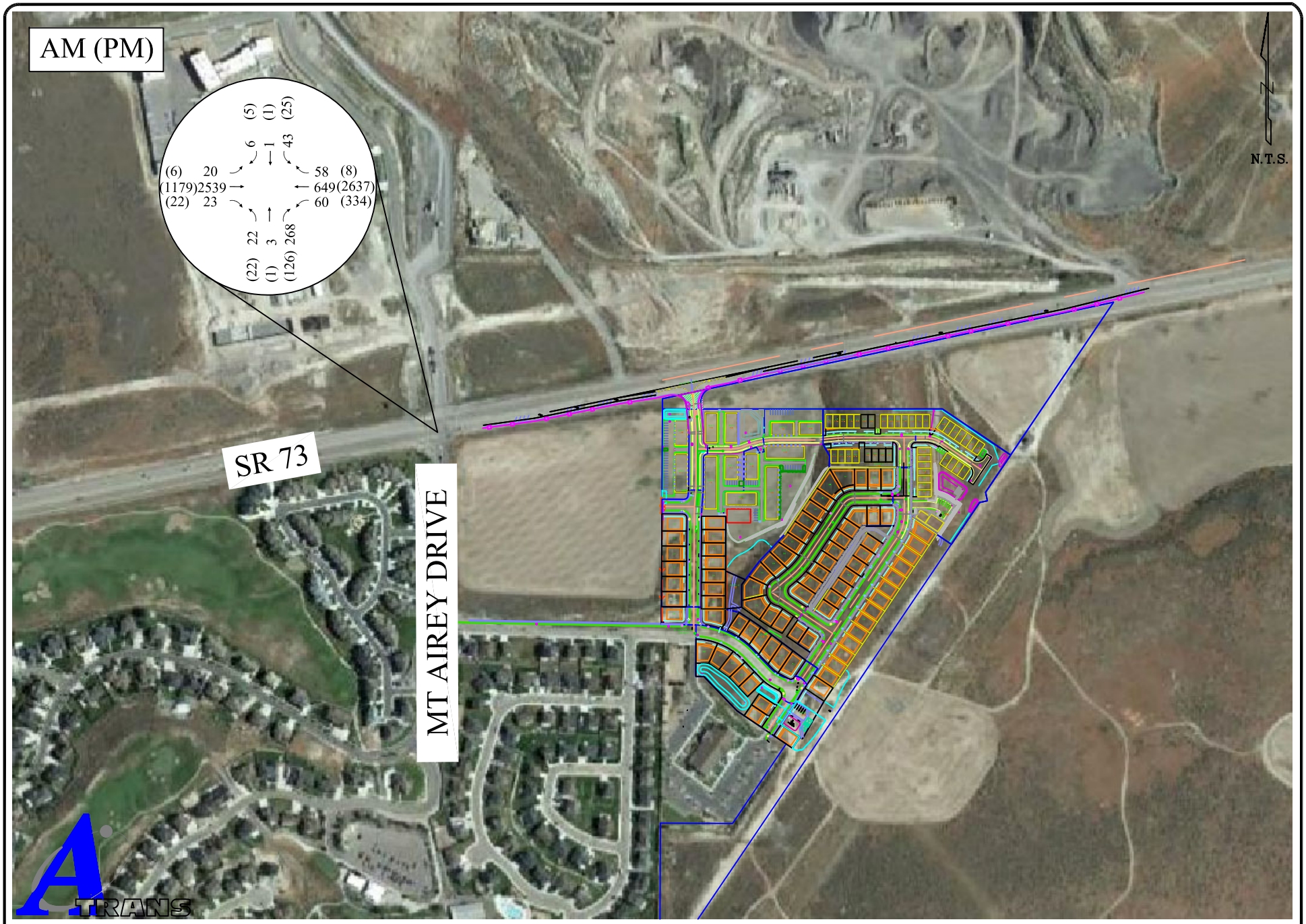
Table 3: Historical AADT

SR 73		
Year	AADT	Growth
2004	16,000	
2005	18,000	13%
2006	20,000	11%
2007	22,000	10%
2008	22,000	0%
2009	22,000	0%
2010	20,000	-9%
2011	20,000	0%
2012	18,000	-10%
2013	19,000	6%
2014	20,000	5%
2015	23,000	15%
2016	25,000	9%
		4.09%

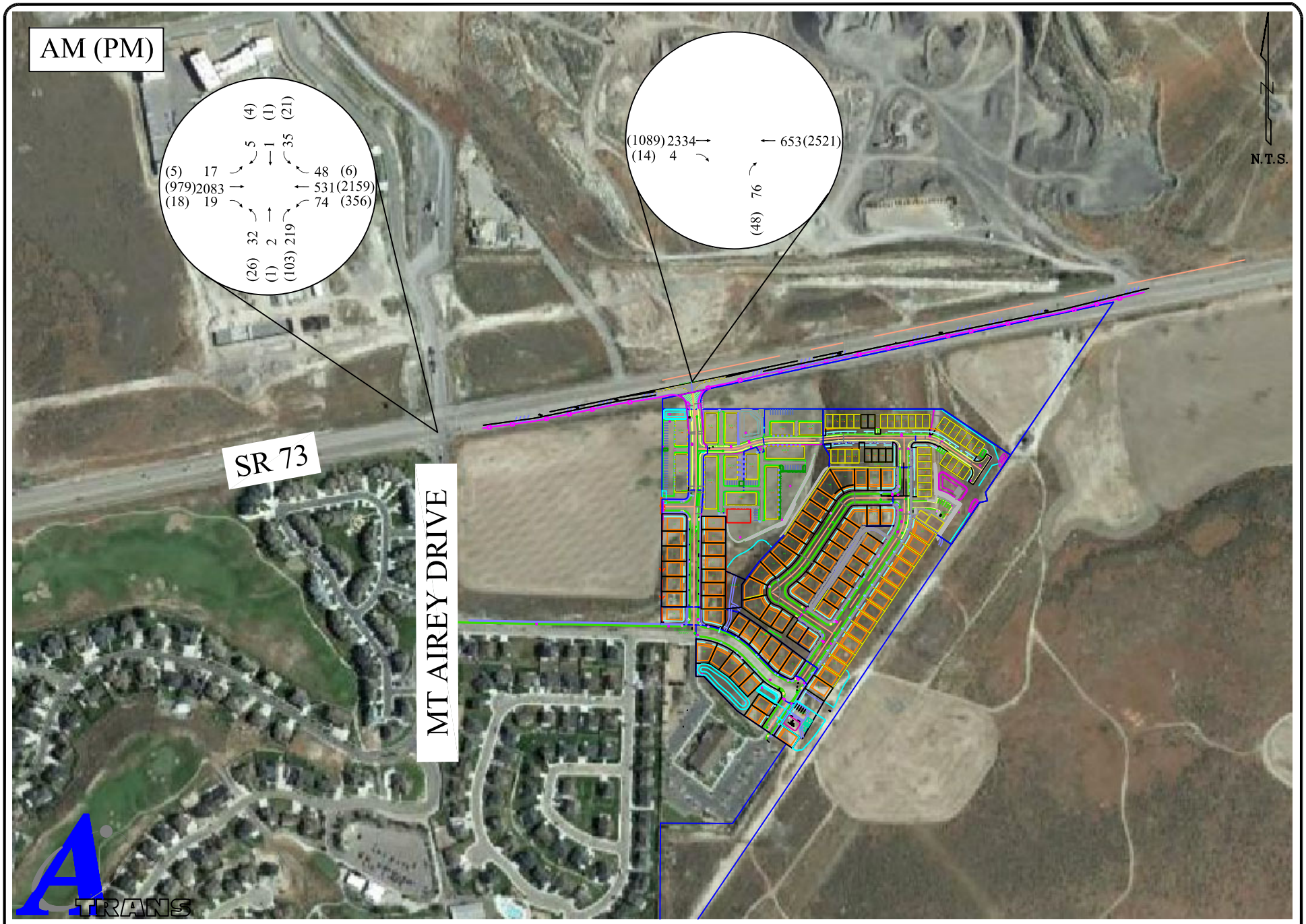
Background traffic is derived from multiplying the existing traffic counts by the growth factor. 2019 Background Traffic is shown in Figure 7. 2024 Background Traffic is shown in Figure 8. Total traffic in the area for the future projection years is derived by adding the non-site volume forecasts to the site trip distribution. 2019 Total Traffic is shown in Figure 9 and 2024 Total Traffic is shown in Figure 10.



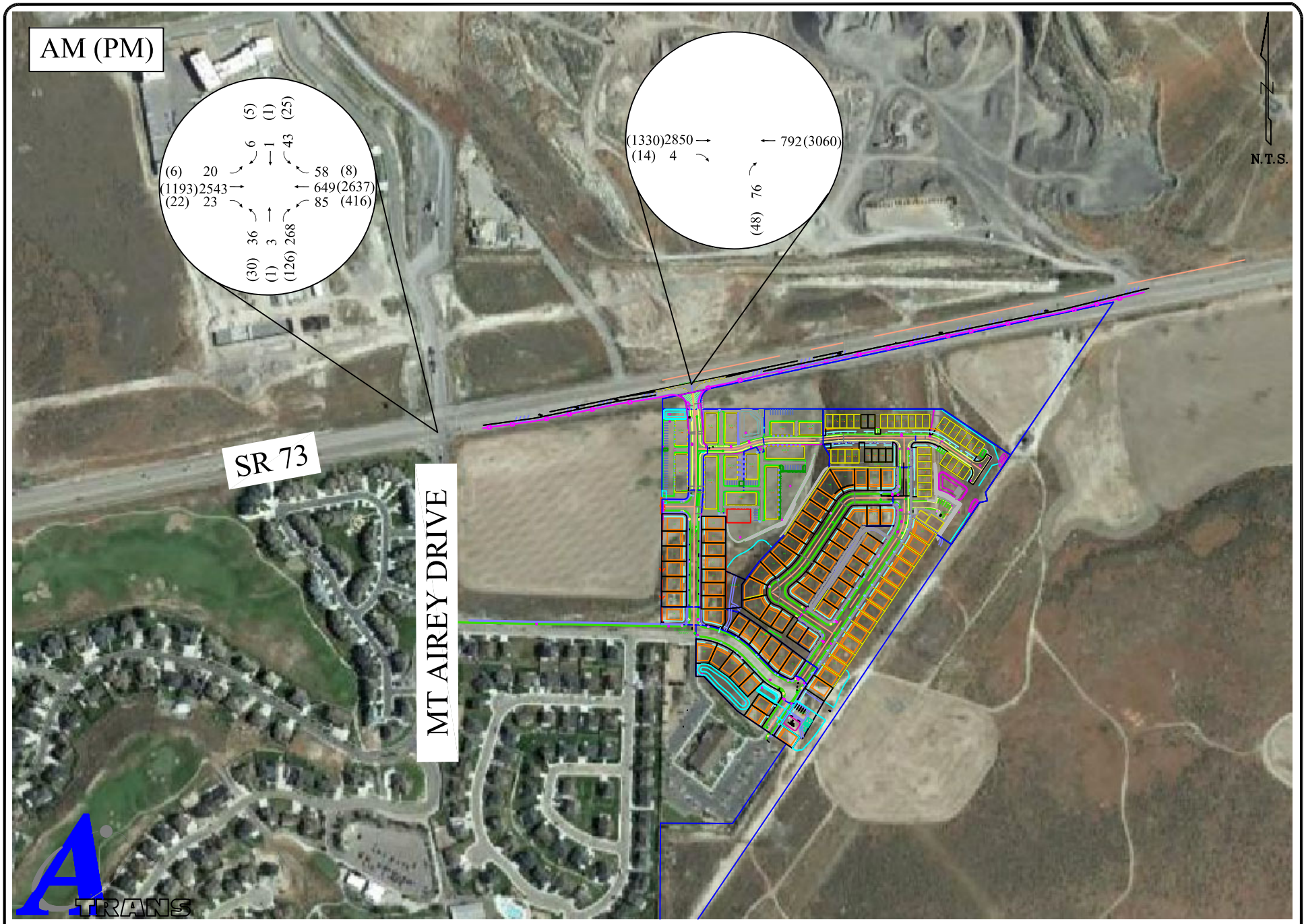
A-TRANS TRANSPORTATION ENGINEERING P.O. BOX 521651, SLC, UT 84152 Phone: 801-949-0348 Fax: 801-582-6252	Figure 7	2019 Background Traffic



A-TRANS TRANSPORTATION ENGINEERING P.O. BOX 521651, SLC, UT 84152 Phone: 801-949-0348 Fax: 801-582-6252	Figure 8	2024 Background Traffic



A-TRANS TRANSPORTATION ENGINEERING P.O. BOX 521651, SLC, UT 84152 Phone: 801-949-0348 Fax: 801-582-6252	Figure 9	2019 Total Traffic



A-TRANS TRANSPORTATION ENGINEERING P.O. BOX 521651, SLC, UT 84152 Phone: 801-949-0348 Fax: 801-582-6252	Figure 10	2024 Total Traffic

V. Traffic Analysis

A. Level of Service Analysis

The 2010 Highway Capacity Manual defines the Level of Service (LOS) for both signalized and unsignalized intersections as a range of average experienced delay. LOS is a qualitative rating of traveler satisfaction from A to F whereby LOS A is good and LOS F poor. Table 4 shows the LOS range by delay for unsignalized and signalized intersections and accesses.

Table 4: Intersection LOS-Delay Relationship

	Unsignalized	Signalized
Level of Service	Total Delay per Vehicle (sec)	Total Delay per Vehicle (sec)
A	$\leq$ 10.0	$\leq$ 10.0
B	> 10.0 and $\leq$ 15.0	> 10.0 and $\leq$ 20.0
C	> 15.0 and $\leq$ 25.0	> 20.0 and $\leq$ 35.0
D	> 25.0 and $\leq$ 35.0	> 35.0 and $\leq$ 55.0
E	> 35.0 and $\leq$ 50.0	> 55.0 and $\leq$ 80.0
F	> 50.0	> 80.0

The intersection and access analysis evaluates the performance of each intersection and access using the measure of performance of delay and level of service (LOS). Tables 5 - 6 show the intersection analysis.

Analysis Results

- The intersection of SR 73 / Mt. Airey Drive currently operates at overall LOS C in the AM and overall LOS B in the PM. This is maintained in 2019 without the site. With the site traffic the delay increases to LOS D in the AM peak period. In 2024 the intersection operates with overall LOS F in the AM and overall LOS D in the PM without the site. With the site traffic the delay increases to LOS E in the PM peak period. Site traffic at this intersection represents 1.4% of traffic in the AM and 2.8% of traffic in the PM.
- The accesses is planned with channelized deceleration and acceleration lanes and therefore minimal delay is expected. The analysis shows the delay projected by SimTraffic as LOS B or better for all movements.
- The site traffic represents 3.4% in the AM and 3.7% in the PM of total traffic along SR 73 east of the site.

Table 5: SR 73 / Mt. Airey Drive Intersection Analysis

		EBL		EBT		EBR		WBL		WBT		WBR		NBLTR		SBLTR		INT	
2018 Existing	AM	6.5	A	26.1	C	0.1	A	13.5	B	3.7	A	0.9	A	32.7	C	79.8	E	22.6	C
	PM	12.8	B	11.3	B	0.1	A	13.8	B	13.0	B	0.8	A	15.8	B	41.1	D	12.8	B
2019 Background	AM	6.6	A	32.8	C	0.1	A	14.3	B	3.8	A	0.9	A	36.0	D	88.2	F	27.6	C
	PM	12.8	B	11.7	B	0.1	A	17.5	B	15.0	B	0.8	A	15.9	B	41.5	D	14.4	B
2019 Total	AM	7.2	A	44.6	D	0.1	A	23.0	C	3.8	A	0.9	A	42.2	D	73.0	E	36.0	D
	PM	12.8	B	12.4	B	0.1	A	47.4	D	15.0	B	0.8	A	17.9	B	41.6	D	17.7	B
2024 Background	AM	7.0	A	117.3	F	0.4	A	18.3	B	4.0	A	0.8	A	63.6	E	154.8	F	88.9	F
	PM	13.8	B	14.0	B	0.3	A	90.3	F	61.7	E	1.0	A	16.1	B	44.5	D	48.8	D
2024 Total	AM	7.8	A	142.1	F	0.5	A	27.2	C	4.0	A	0.8	A	77.3	E	127.7	F	106.2	F
	PM	13.8	B	14.2	B	0.3	A	203.1	F	61.8	E	1.0	A	17.8	B	44.3	D	60.1	E

Table 6: SR 73 / Access 1 Intersection Analysis

		EB		WB		NB		INT	
2019 Total	AM	2.4	A	0.3	A	3.0	A	1.9	A
	PM	3.2	A	1.8	A	0.1	A	2.2	A
2024 Total	AM	8.9	A	0.4	A	0.3	A	6.8	A
	PM	2.7	A	11.1	B	2.2	A	8.4	A

B. Queue Analysis

Based on the projected traffic, queue storage length requirements can be determined. To determine if sufficient storage space exists to accommodate the projected demand, the intersection and accesses included in this traffic study are analyzed for queue storage capacity. The queue lengths are provided by the HCS analysis. Once the storage length is determined, this can typically be compared to the available storage length within the provided turn pockets or between intersections. Table 7 shows the minimum recommended queue storage length that should be provided based on the critical unsignalized and signalized calculation and projected traffic demand.

Table 7: 2024 Queue Analysis

		EBL	EBR	WBL	WBR
Mt Airey Drive / SR 73	Available	100	100	100	100
	Recommended	100	100	400	100
Access 1 / SR 73	Recommended			50	

C. Auxiliary Lanes

The site is proposing two full motion accesses along SR 73. SR 73 is a Category 5 roadway and not a part of the National Highway System. A category 5 roadway requires a minimum signal spacing of 2,640 feet, a minimum street spacing of 660 feet and a minimum access spacing of 350 feet. According to UDOT's Administrative Rule R930-6, access spacing is measured from end of radius to end of radius. Access 1 is located approximately 770 feet east of Mt Airey Drive and 125 feet east of a gated entrance on the north side of SR 73.

Access 1 is located an appropriate distance from the signal but is within 125 feet of the access on the north side of SR 73, therefore a variance is required for this access. Asa proposed right-in / right-out, the alignment with the northern access is not critical.

According to UDOT's Administrative Rule R930-6, a Category 4 and 5 roadway requires:

(I) A left turn deceleration lane with taper and storage length is required for any access with a projected peak hour left ingress turning volume greater than 10 vehicles per hour. The taper length must be included in the required deceleration length.

(II) A right turn deceleration lane and taper length is required for any access with a projected peak hour right ingress turning volume greater than 25 vehicles per hour. The taper length must be included in the required deceleration length.

(III) A right turn acceleration lane and taper length is required for any access with a projected peak hour right turning volume greater than 50 vehicles per hour when the posted speed on the highway is greater than 40 mph. The taper length must be included in the required acceleration length. A right turn acceleration lane may also be required at a signalized intersection if a free-right turn is needed to maintain an appropriate level of service for the intersection.

(IV) Right turn deceleration and acceleration lanes are generally not required on roadways with three or more travel lanes in the direction of the right turn.

(V) A left turn acceleration lane may be required if it will be a benefit to the safety and operation of the roadway.

(VI) A left turn acceleration lane is generally not required where the posted speed is less than 45 mph, the intersection is signalized, or the acceleration lane would interfere with the left turn ingress movements to any other access.

According to the standards no auxiliary lanes are required at this access. However, the site is planning to build Access 1 with channelized right turn declaration and acceleration lanes.

VI. Conclusions

The proposed residential community is located on the south side of SR 73 in Eagle Mountain, Utah. This is approximately milepost 34 – 34.3 on SR 73. The proposed site is planned to include 211 residential units; 80 single family, 40 townhomes and 91 condominiums. Based on this land use, the site is projected to generate 119 AM and 152 PM peak hour trips with 1,714 daily trips.

The following comments are made about the site:

- The intersection of SR 73 / Mt. Airey Drive currently operates at overall LOS C in the AM and overall LOS B in the PM. This is maintained in 2019 without the site. With the site traffic the delay increases to LOS D in the AM peak period. In 2024 the intersection operates with overall LOS F in the AM and overall LOS D in the PM without the site. With the site traffic the delay increases to LOS E in the PM peak period. Site traffic at this intersection represents 1.4% of traffic in the AM and 2.8% of traffic in the PM.
- The accesses is planned with channelized deceleration and acceleration lanes and therefore minimal delay is expected. The analysis shows the delay projected by SimTraffic as LOS B or better for all movements.
- The site traffic represents 3.4% in the AM and 3.7% in the PM of total traffic along SR 73 east of the site.
- According to the standards no auxiliary lanes are required at this access. However, the site is planning to build Access 1 with channelized right turn declaration and acceleration lanes.

APPENDICES

Appendix A	Traffic Counts and Projections
Appendix B	Intersection Analyses
Appendix C	Access Analyses

Appendix A Traffic Counts and Projections

AM PEAK HOUR VOLUMES

Ped = 0

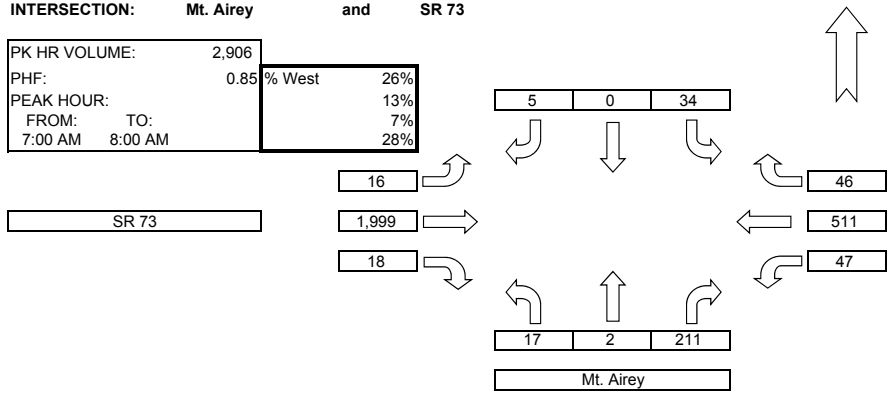
INTERSECTION: **Mt. Airey** **and** **SR 73**

N-S STREET: **Mt. Airey**
E-W STREET: **SR 73**

COUNT DATE: **October 9, 2018**
Day of the Week: **Tuesday**
NOTES:

COUNT TIME:
FROM: **7:00 AM**
TO: **9:00 AM**

PK HR VOLUME:	2,906		
PHF:	0.85	% West	26%
PEAK HOUR:			13%
FROM:	TO:		7%
7:00 AM	8:00 AM		28%



AM Traffic

COUNT DATA INPUT: Name: Austin Name: Austin Name: Austin Name: Austin

TIME PERIOD		NORTHBOUND			EASTBOUND			SOUTHBOUND			WESTBOUND			TOTAL 5'	TOTAL 15'	PEDESTRIAN	
FROM:	TO:	NBL	NBT	NBR	EBL	EBT	EBR	SBL	SBT	SBR	WBL	WBT	WBR	VOLUMES	VOLUMES	E/W	N/S
7:00 AM	7:05 AM	0	2	12	2	156	2	3	0	0	1	43	3	224	699	0	0
7:05 AM	7:10 AM	0	0	13	2	182	0	1	0	0	3	31	2	234	743	0	0
7:10 AM	7:15 AM	1	0	20	5	165	2	2	0	1	1	39	5	241	775	0	0
7:15 AM	7:20 AM	1	0	23	1	182	1	5	0	0	3	48	4	268	816	0	0
7:20 AM	7:25 AM	1	0	24	6	181	1	4	0	0	4	36	9	266	852	0	0
7:25 AM	7:30 AM	1	0	20	0	204	0	5	0	2	7	42	1	282	836	0	0
7:30 AM	7:35 AM	1	0	16	0	227	1	4	0	0	3	43	9	304	780	0	0
7:35 AM	7:40 AM	2	0	25	0	163	0	0	0	0	6	52	2	250	687	0	0
7:40 AM	7:45 AM	3	0	18	0	150	2	4	0	0	5	42	2	226	632	0	0
7:45 AM	7:50 AM	4	0	18	0	139	2	0	0	1	3	42	2	211	611	0	0
7:50 AM	7:55 AM	2	0	9	0	122	2	5	0	0	4	47	4	195	586	0	0
7:55 AM	8:00 AM	1	0	13	0	128	5	1	0	1	7	46	3	205	600	0	0
8:00 AM	8:05 AM	1	0	13	0	122	1	3	0	0	3	41	2	186	589	0	0
8:05 AM	8:10 AM	0	0	15	0	129	1	2	0	0	10	49	3	209	589	0	0
8:10 AM	8:15 AM	0	0	16	1	108	1	4	0	1	7	54	2	194	600	0	0
8:15 AM	8:20 AM	0	0	11	1	112	1	7	0	0	3	46	5	186	586	0	0
8:20 AM	8:25 AM	1	0	10	1	143	1	5	0	0	8	50	1	220	560	0	0
8:25 AM	8:30 AM	0	0	12	2	109	1	2	0	0	9	43	2	180	525	0	0
8:30 AM	8:35 AM	1	0	19	0	85	1	5	0	1	2	41	5	160	499	0	0
8:35 AM	8:40 AM	1	0	19	3	103	1	5	0	2	5	43	3	185	493	0	0
8:40 AM	8:45 AM	1	0	7	6	91	1	3	0	2	8	32	3	154	492	0	0
8:45 AM	8:50 AM	3	1	13	1	93	2	2	0	0	9	29	1	154	502	0	0
8:50 AM	8:55 AM	7	0	17	1	107	2	1	0	0	6	41	2	184	348	0	0
8:55 AM	9:00 AM	1	0	10	1	90	1	2	0	1	4	49	5	164	164	0	0

PM PEAK HOUR VOLUMES

INTERSECTION: **Mt. Airey** **and** **SR 73**

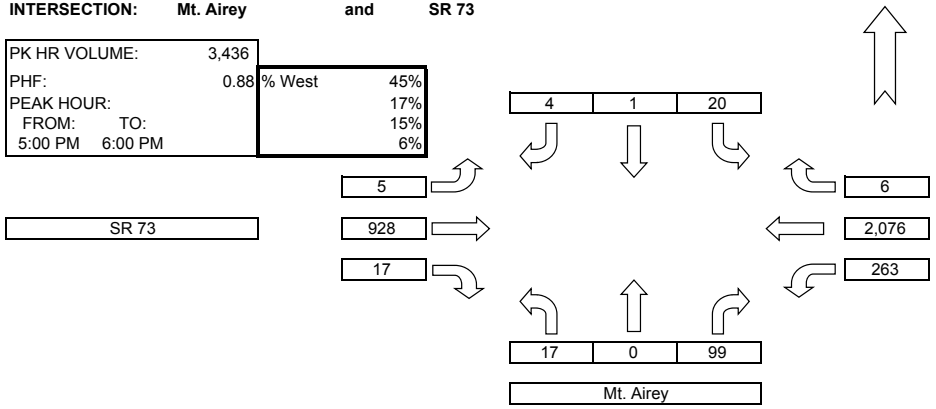
Ped = 0

N-S STREET: **Mt. Airey**
E-W STREET: **SR 73**

COUNT DATE: **October 9, 2018**
Day of the Week: **Tuesday**
NOTES:

COUNT TIME:
FROM: **4:00 PM**
TO: **6:00 PM**

PK HR VOLUME:	3,436		
PHF:	0.88	% West	45%
PEAK HOUR:			17%
FROM:	TO:		15%
5:00 PM	6:00 PM		6%



PM Traffic

COUNT DATA INPUT: Name: Austin Name: Austin Name: Austin Name: Austin

TIME PERIOD		NORTHBOUND			EASTBOUND			SOUTHBOUND			WESTBOUND			TOTAL 5'	TOTAL 15'	PEDESTRIAN	
FROM:	TO:	NBL	NBT	NBR	EBL	EBT	EBR	SBL	SBT	SBR	WBL	WBT	WBR	VOLUMES	VOLUMES	E/W	N/S
4:00 PM	4:05 PM	2	0	5	0	62	0	16	0	2	11	102	3	203	655	0	0
4:05 PM	4:10 PM	2	0	7	1	70	3	8	0	2	24	99	1	217	685	0	0
4:10 PM	4:15 PM	0	0	6	1	86	1	3	0	0	14	123	1	235	726	0	0
4:15 PM	4:20 PM	3	0	6	0	73	1	1	0	1	14	133	1	233	740	0	0
4:20 PM	4:25 PM	2	0	4	2	76	1	2	0	1	18	151	1	258	778	0	0
4:25 PM	4:30 PM	1	0	11	1	73	0	2	0	0	18	143	0	249	764	0	0
4:30 PM	4:35 PM	1	0	8	0	61	0	1	1	0	9	190	0	271	789	0	0
4:35 PM	4:40 PM	1	0	12	2	72	3	2	0	0	9	143	0	244	748	0	0
4:40 PM	4:45 PM	1	0	6	0	82	2	3	0	2	16	161	1	274	770	0	0
4:45 PM	4:50 PM	2	0	9	0	73	0	0	0	0	7	139	0	230	720	0	0
4:50 PM	4:55 PM	1	0	4	0	72	1	0	0	1	14	173	0	266	736	0	0
4:55 PM	5:00 PM	3	0	5	0	52	1	3	0	0	12	146	2	224	789	0	0
5:00 PM	5:05 PM	2	0	9	0	85	1	0	0	0	14	134	1	246	823	0	0
5:05 PM	5:10 PM	1	0	9	0	82	0	6	0	0	20	200	1	319	826	0	0
5:10 PM	5:15 PM	4	0	11	0	77	1	2	0	2	13	148	0	258	809	0	0
5:15 PM	5:20 PM	2	0	7	1	71	2	3	0	0	18	144	1	249	885	0	0
5:20 PM	5:25 PM	1	0	8	3	76	2	0	1	1	17	193	0	302	980	0	0
5:25 PM	5:30 PM	1	0	10	0	77	7	0	0	0	34	205	0	334	961	0	0
5:30 PM	5:35 PM	1	0	8	0	93	1	0	0	0	45	195	1	344	884	0	0
5:35 PM	5:40 PM	1	0	11	0	72	1	2	0	1	27	166	2	283	824	0	0
5:40 PM	5:45 PM	4	0	9	0	77	1	3	0	0	18	145	0	257	819	0	0
5:45 PM	5:50 PM	0	0	7	0	88	1	2	0	0	21	165	0	284	844	0	0
5:50 PM	5:55 PM	0	0	7	0	73	0	0	0	0	15	183	0	278	560	0	0
5:55 PM	6:00 PM	0	0	3	1	57	0	2	0	0	21	198	0	282	282	0	0

TRIP GENERATION

			Trip Rate			Trips			In / Out %				New			
ITE 9th Ed	Size	Land Use	AM	PM	Daily	AM	PM	Daily	AM IN	AM Out	PM IN	PM OUT	AM IN	AM Out	PM IN	PM OUT
Single Family	80	210	0.74	0.99	9.44	59	79	755	25%	75%	63%	37%	15	44	50	29
Multi Family	131	220	0.46	0.56	7.32	60	73	959	23%	77%	63%	37%	14	46	46	27
Total						**119**	**153**	**1714**					**29**	**90**	**96**	**56**

Historic Growth

Traffic on Utah Highways

	SR 138	
Year	AADT	Growth
2004	16,000	
2005	18,000	13%
2006	20,000	11%
2007	22,000	10%
2008	22,000	0%
2009	22,000	0%
2010	20,000	-9%
2011	20,000	0%
2012	18,000	-10%
2013	19,000	6%
2014	20,000	5%
2015	23,000	15%
2016	25,000	9%
		4.09%

4.09%	Growth Factc	Years	Analysis Year
	1.04	1	2019
	1.27	6	2024
	2.95	27	2040

SR 73 / Mt Airey Drive	1.04			1.27		
	2018	Site	2019	2019	2024	2024
AM	Existing	Trips	Background	Total	Background	Total
EBL	16		17	17	20	20
EBT	1999	4	2079	2083	2539	2543
EBR	18		19	19	23	23
WBL	47	25	49	74	60	85
WBT	511		531	531	649	649
WBR	46		48	48	58	58
NBL	17	14	18	32	22	36
NBT	2		2	2	3	3
NBR	211		219	219	268	268
SBL	34		35	35	43	43
SBT	1		1	1	1	1
SBR	5		5	5	6	6
East	2848				3617	3646
West	2566				3259	3277
North	104				132	132
South	296				376	415

1.40%

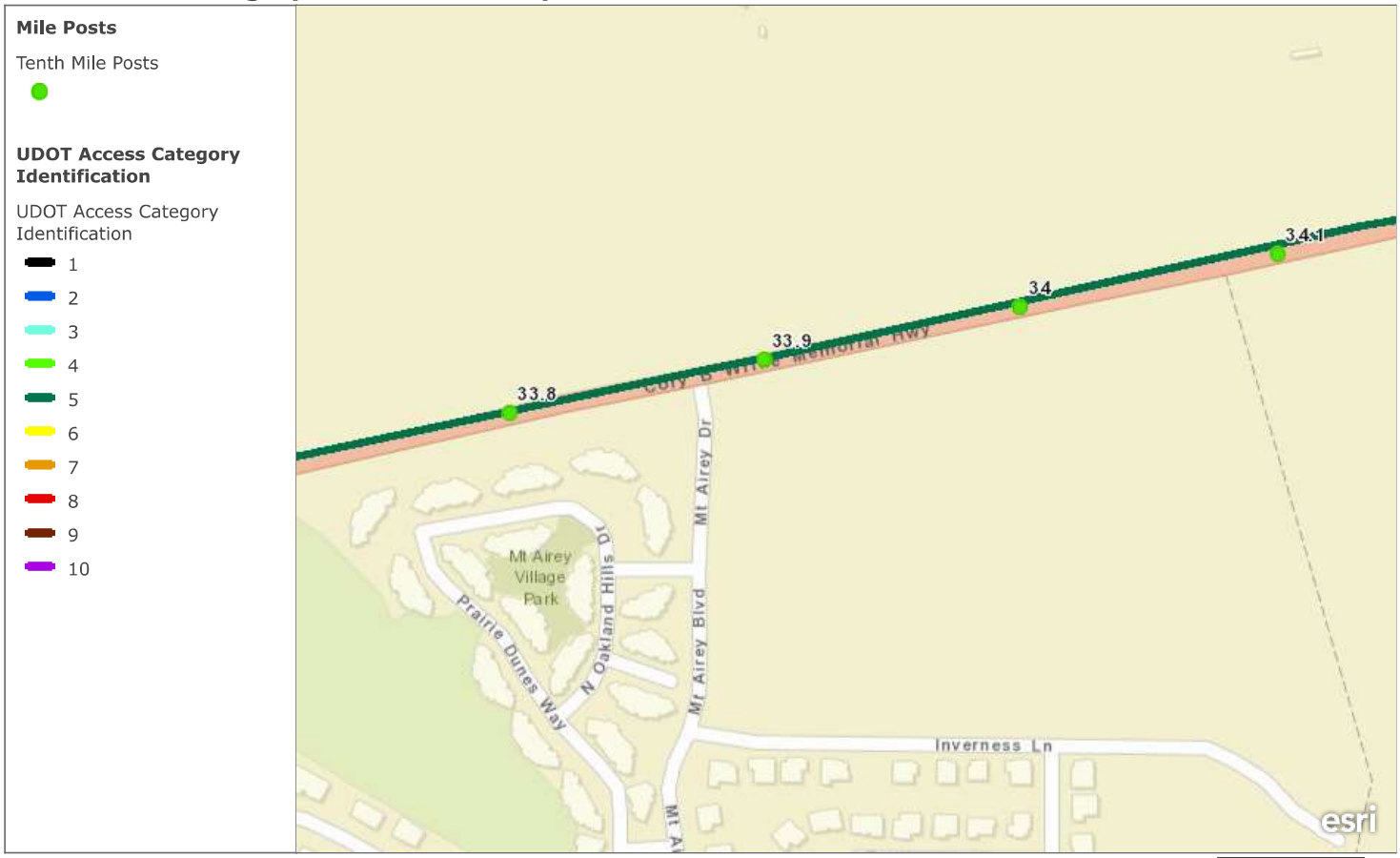
SR 73 / Access	1.04			1.27		
	2018	Site	2019	2019	2024	2024
AM	Existing	Trips	Background	Total	Background	Total
EBL			0	0	0	0
EBT	2244		2334	2334	2850	2850
EBR		4	0	4	0	4
WBL		0	0	0	0	0
WBT	604	25	628	653	767	792
WBR			0	0	0	0
NBL		0	0	0	0	0
NBT			0	0	0	0
NBR		76	0	76	0	76
SBL			0	0	0	0
SBT			0	0	0	0
SBR			0	0	0	0
East	2848	101		3.4%	3617	3718
West	2848	29			3617	3646
North	0	0			0	0
South	0	80			0	80

	2018	Site	2019	2019	2024	2024
PM	Existing	Trips	Background	Total	Background	Total
EBL	5		5	5	6	6
EBT	928	14	965	979	1179	1193
EBR	17		18	18	22	22
WBL	263	82	274	356	334	416
WBT	2076		2159	2159	2637	2637
WBR	6		6	6	8	8
NBL	17	8	18	26	22	30
NBT	1		1	1	1	1
NBR	99		103	103	126	126
SBL	20		21	21	25	25
SBT	1		1	1	1	1
SBR	4		4	4	5	5
East	3392				4308	4404
West	3047				3870	3892
North	37				47	47
South	398				505	595

2.83%

	2018	Site	2019	2019	2024	2024
PM	Existing	Trips	Background	Total	Background	Total
EBL			0	0	0	0
EBT	1047		1089	1089	1330	1330
EBR		14	0	14	0	14
WBL		0	0	0	0	0
WBT	2345	82	2439	2521	2978	3060
WBR			0	0	0	0
NBL		0	0	0	0	0
NBT			0	0	0	0
NBR		48	0	48	0	48
SBL			0	0	0	0
SBT			0	0	0	0
SBR			0	0	0	0
East	3392	130		3.7%	4308	4438
West	3392	96			4308	4404
North	0	0			0	0
South	0	62			0	62

UDOT Access Category Identification Map



This map shows the Access Management Inventory classifications for the state of Utah state roads. Data is maintained by UDOT.

UDOT - GIS | County of Utah, Bureau of Land Management, Utah AGRC, Esri, HERE, Garmin, INCREMENT P, NGA, USGS

ATSPM
Automated Traffic Signal Performance Measures

UDOT Keeping Utah Moving
(http://udot.utah.gov)

Signal

Signal Selection

Signal ID

6185 Select **Cory Wride Hwy (SR-73) @ Mt Airey Dr**

Signal List

Signal Map

Region

--Select Region--

Metric Type

--Select a Metric--

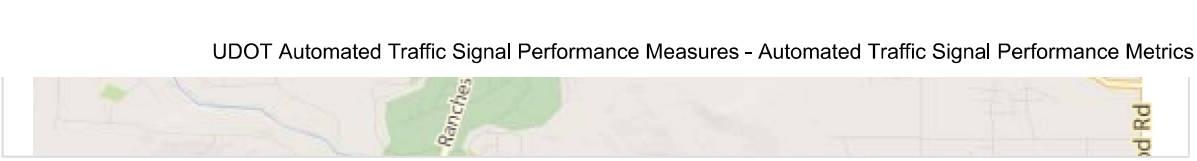


Chart Selection

Metrics List

- Purdue Phase Termination
- Split Monitor
- Pedestrian Delay
- Preemption Details
- Turning Movement Counts
- Purdue Coordination Diagram
- Approach Volume
- Approach Delay
- Arrivals On Red
- Approach Speed
- Yellow and Red Actuations
- Purdue Split Failure

Split Monitor Options

Y-axis Max

Auto

Percentile Split

85

- [x] **Show Plans**
- [x] **Show Ped Activity**
- [x] **Show Average Split**
- [x] **Show % Max Out/ForceOff**
- [x] **Show Percent GapOuts**
- [x] **Show Percent Skip**

Date Selection

Start Date

October 2018

10/09/2018 7:00 AM

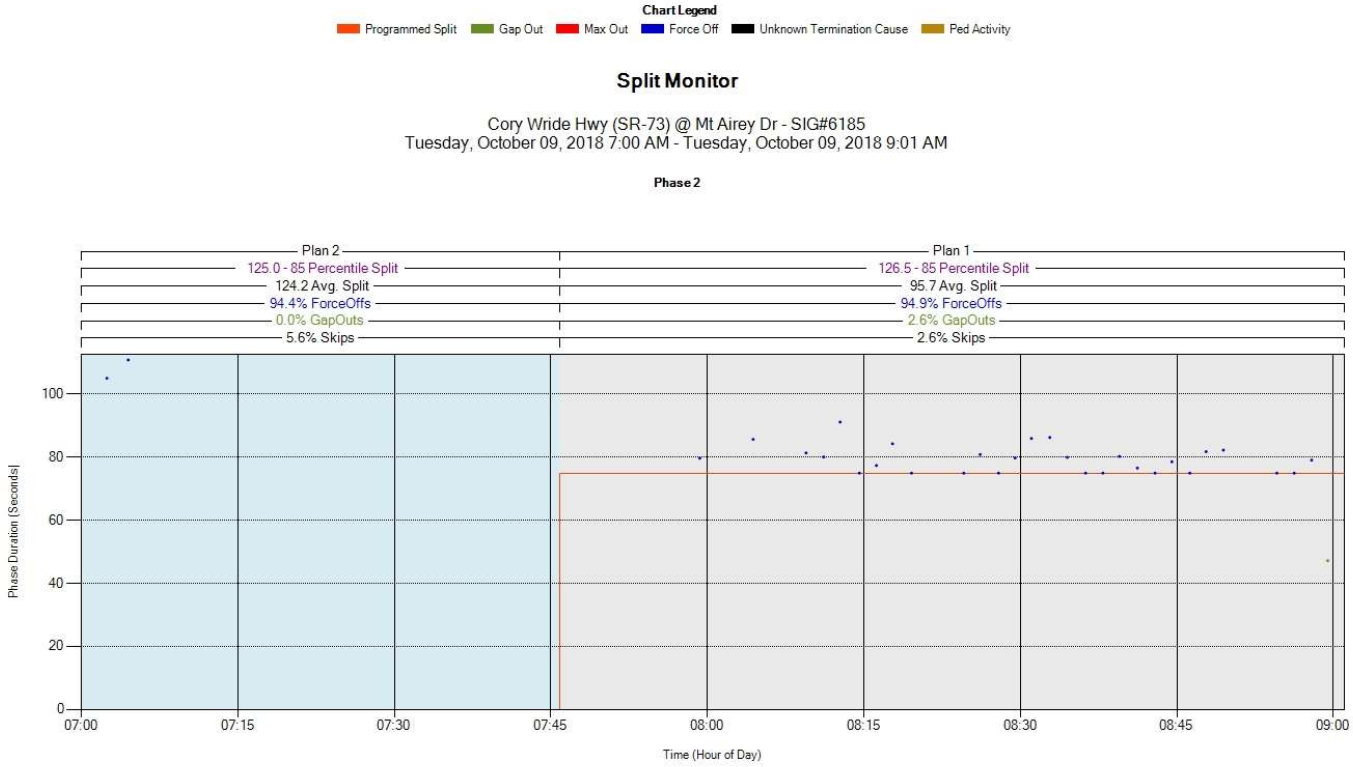
End Date

10/09/2018 9:00 AM

Reset Date

Su	Mo	Tu	We	Th	Fr	Sa
	1	2	3	4	5	6
7	8	9	10	11	12	13
14	15	16	17	18	19	20
21	22	23	24	25	26	27
28	29	30	31			

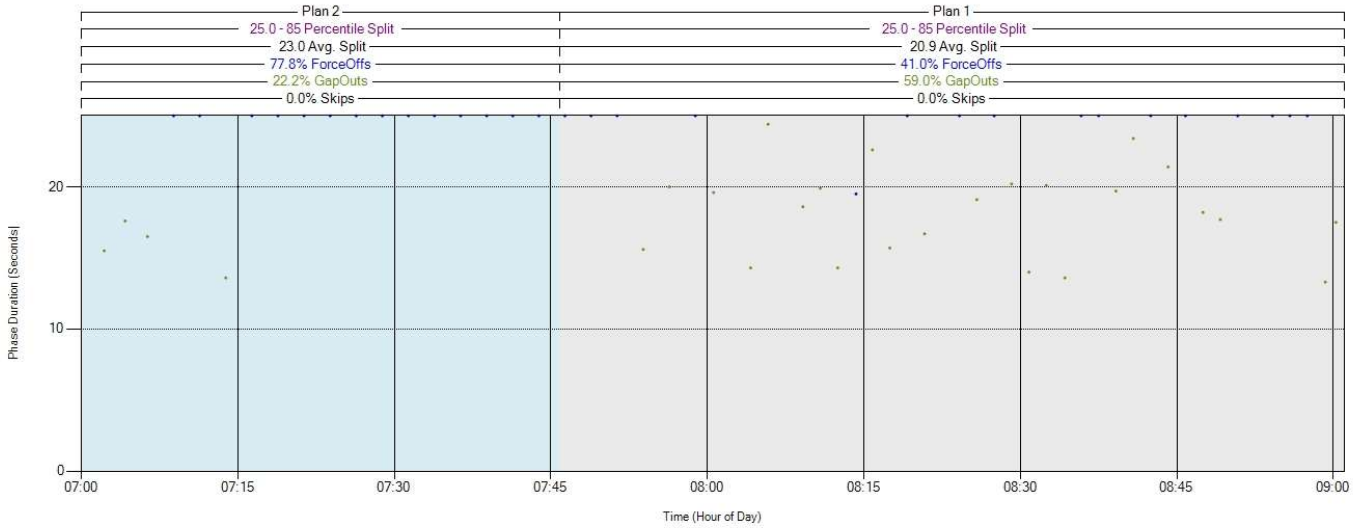
Create Chart



Split Monitor

Cory Wride Hwy (SR-73) @ Mt Airey Dr - SIG#6185
Tuesday, October 09, 2018 7:00 AM - Tuesday, October 09, 2018 9:01 AM

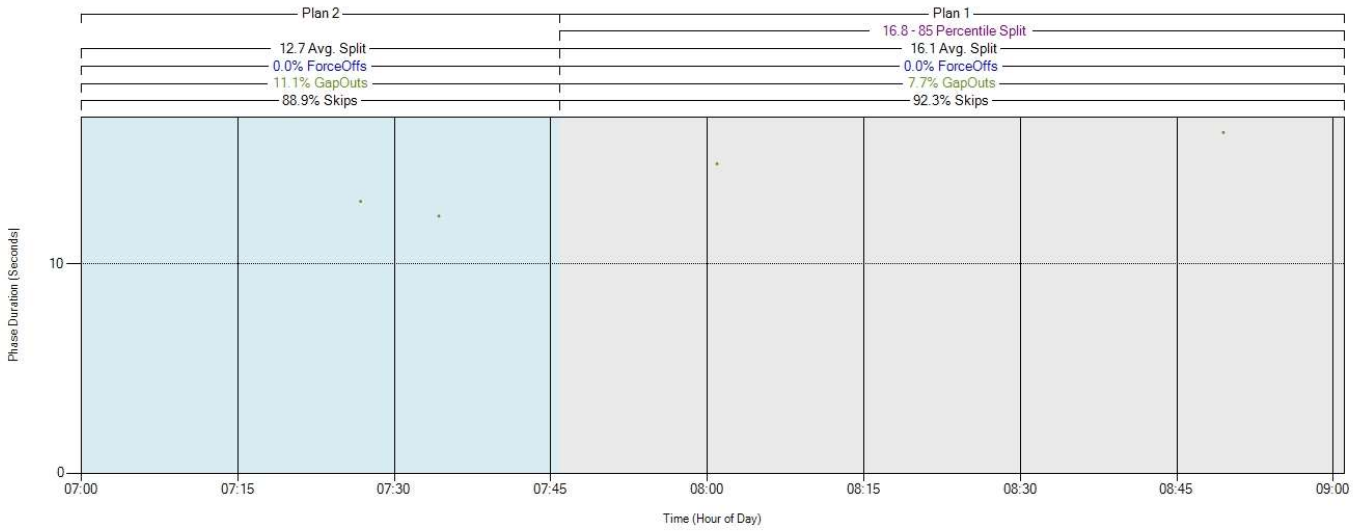
Phase 4



Split Monitor

Cory Wride Hwy (SR-73) @ Mt Airey Dr - SIG#6185
Tuesday, October 09, 2018 7:00 AM - Tuesday, October 09, 2018 9:01 AM

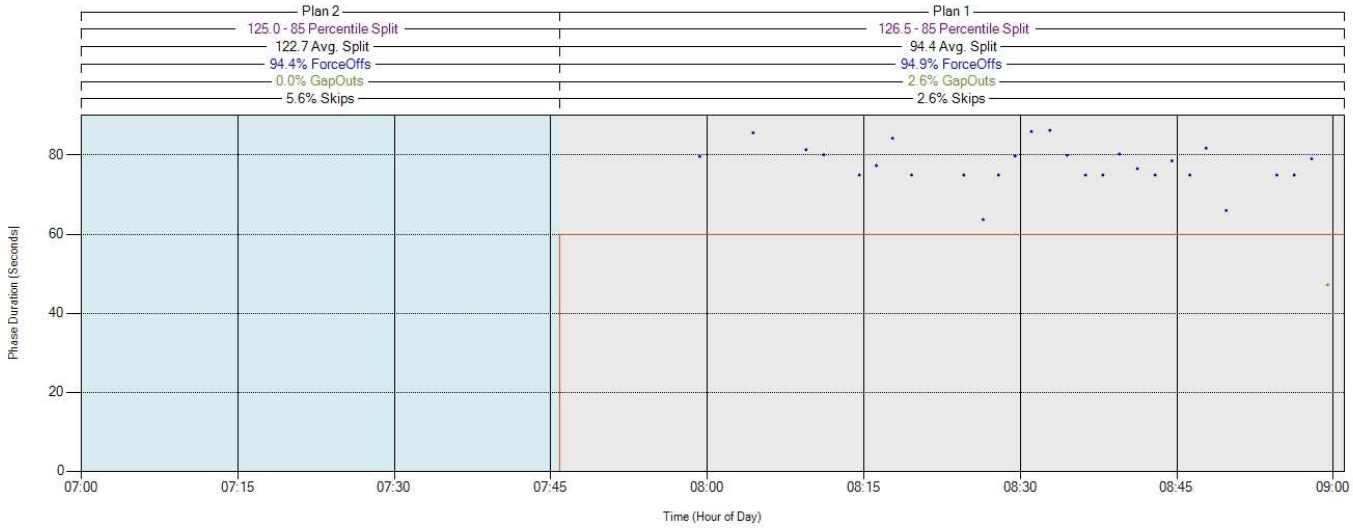
Phase 5



Split Monitor

Cory Wride Hwy (SR-73) @ Mt Airey Dr - SIG#6185
Tuesday, October 09, 2018 7:00 AM - Tuesday, October 09, 2018 9:01 AM

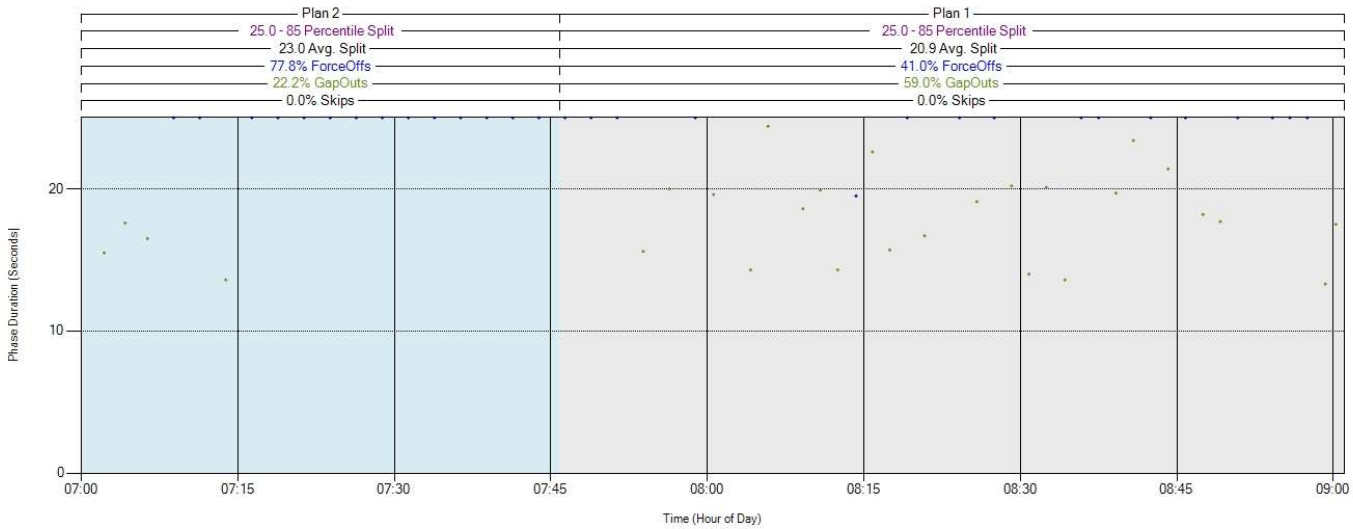
Phase 6



Split Monitor

Cory Wride Hwy (SR-73) @ Mt Airey Dr - SIG#6185
Tuesday, October 09, 2018 7:00 AM - Tuesday, October 09, 2018 9:01 AM

Phase 8



Automated Traffic Signal Performance Measures Ver 4.2

ATSPM
Automated Traffic Signal Performance Measures

UDOT Keeping Utah Moving
(http://udot.utah.gov)

Signal

Signal Selection

Signal ID

6185 Select **Cory Wride Hwy (SR-73) @ Mt Airey Dr**

Signal List

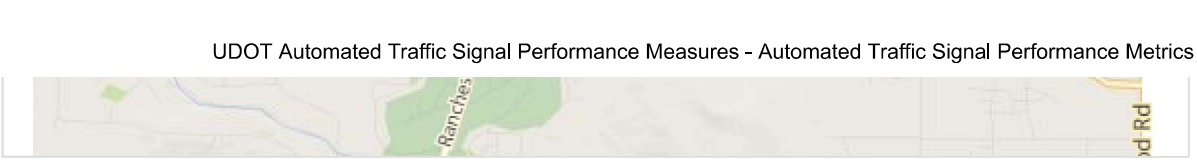
Signal Map

Region

--Select Region--

Metric Type

--Select a Metric--



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- Purdue Coordination Diagram
- Approach Volume
- Approach Delay
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- Approach Speed
- Yellow and Red Actuations
- Purdue Split Failure

Split Monitor Options

Y-axis Max

Auto

Percentile Split

85

- [x] **Show Plans**
- [x] **Show Ped Activity**
- [x] **Show Average Split**
- [x] **Show % Max Out/ForceOff**
- [x] **Show Percent GapOuts**
- [x] **Show Percent Skip**

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Start Date

October 2018

10/09/2018 4:00 PM

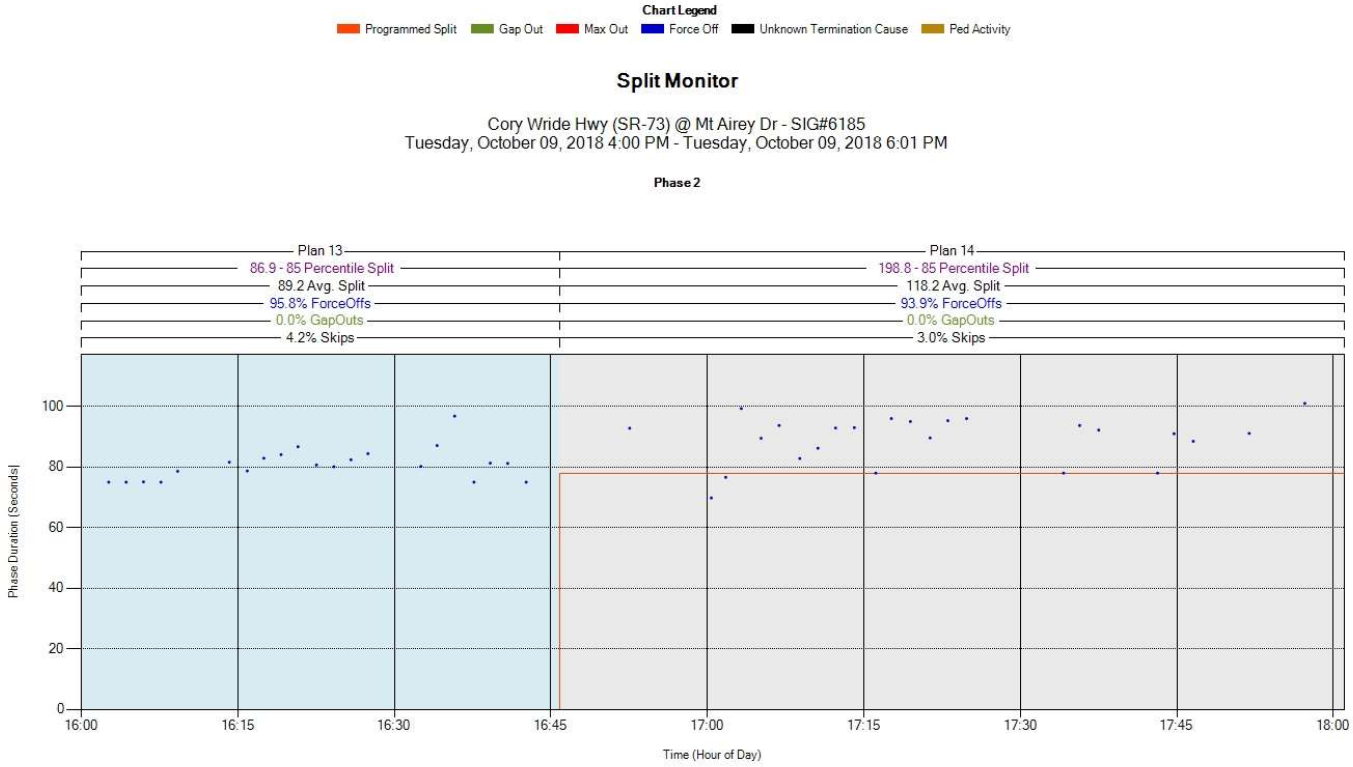
End Date

10/09/2018 6:00 PM

Reset Date

Su	Mo	Tu	We	Th	Fr	Sa
	1	2	3	4	5	6
7	8	9	10	11	12	13
14	15	16	17	18	19	20
21	22	23	24	25	26	27
28	29	30	31			

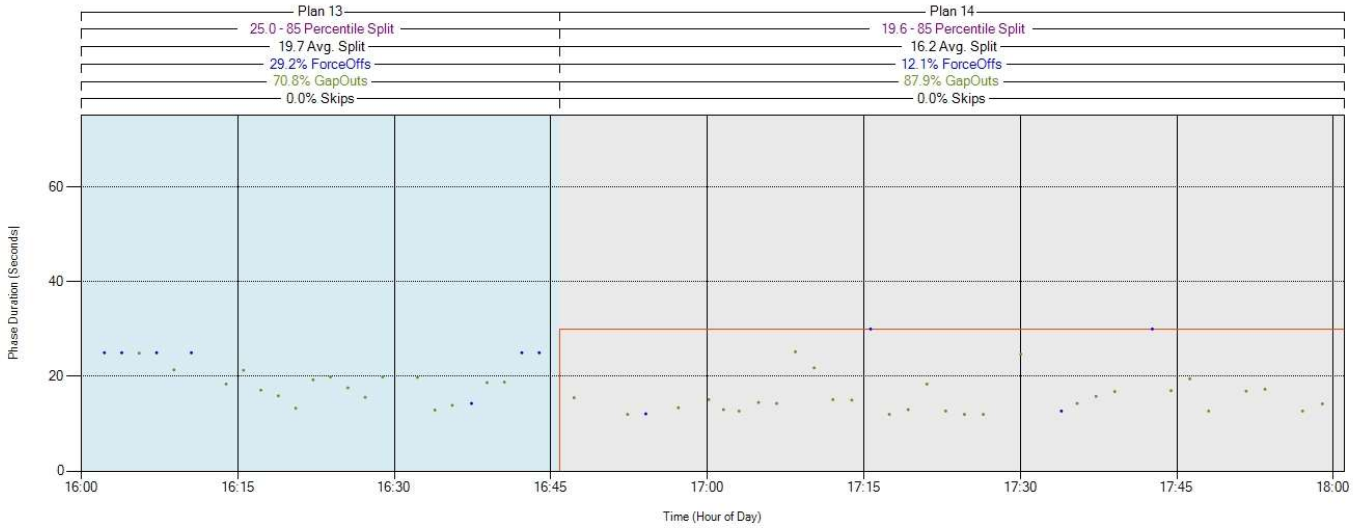
Create Chart



Split Monitor

Cory Wride Hwy (SR-73) @ Mt Airey Dr - SIG#6185
Tuesday, October 09, 2018 4:00 PM - Tuesday, October 09, 2018 6:01 PM

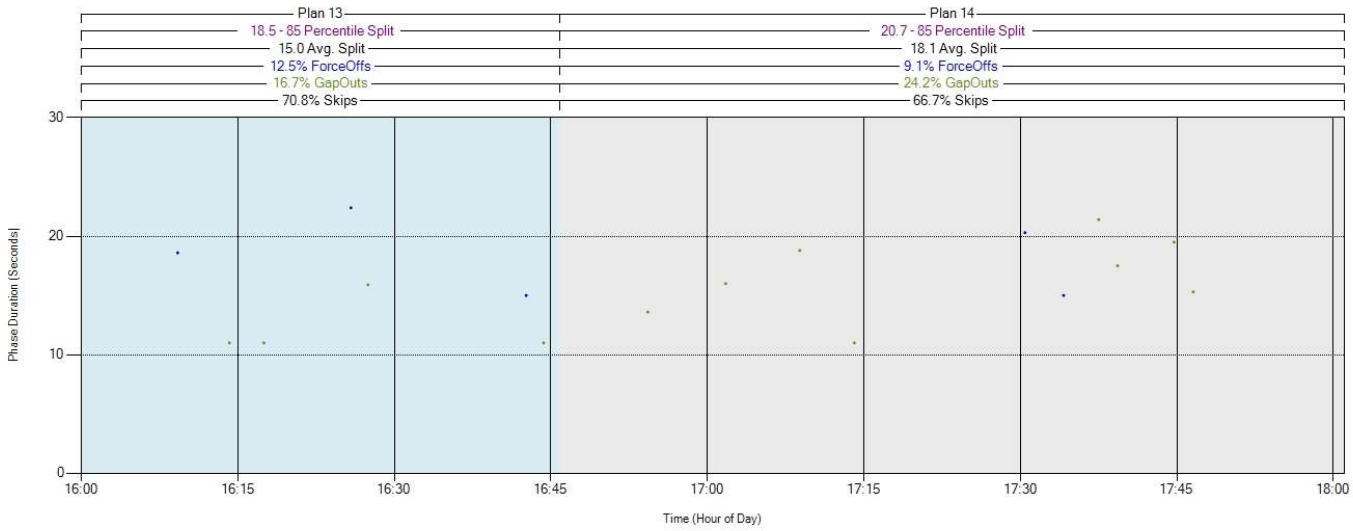
Phase 4



Split Monitor

Cory Wride Hwy (SR-73) @ Mt Airey Dr - SIG#6185
Tuesday, October 09, 2018 4:00 PM - Tuesday, October 09, 2018 6:01 PM

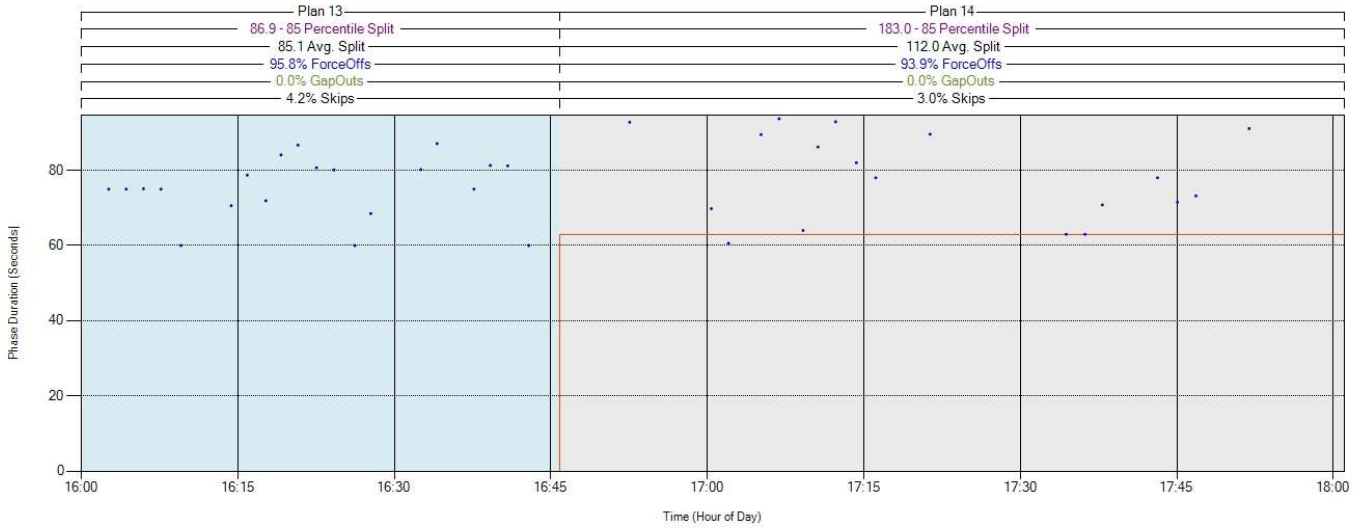
Phase 5



Split Monitor

Cory Wride Hwy (SR-73) @ Mt Airey Dr - SIG#6185
Tuesday, October 09, 2018 4:00 PM - Tuesday, October 09, 2018 6:01 PM

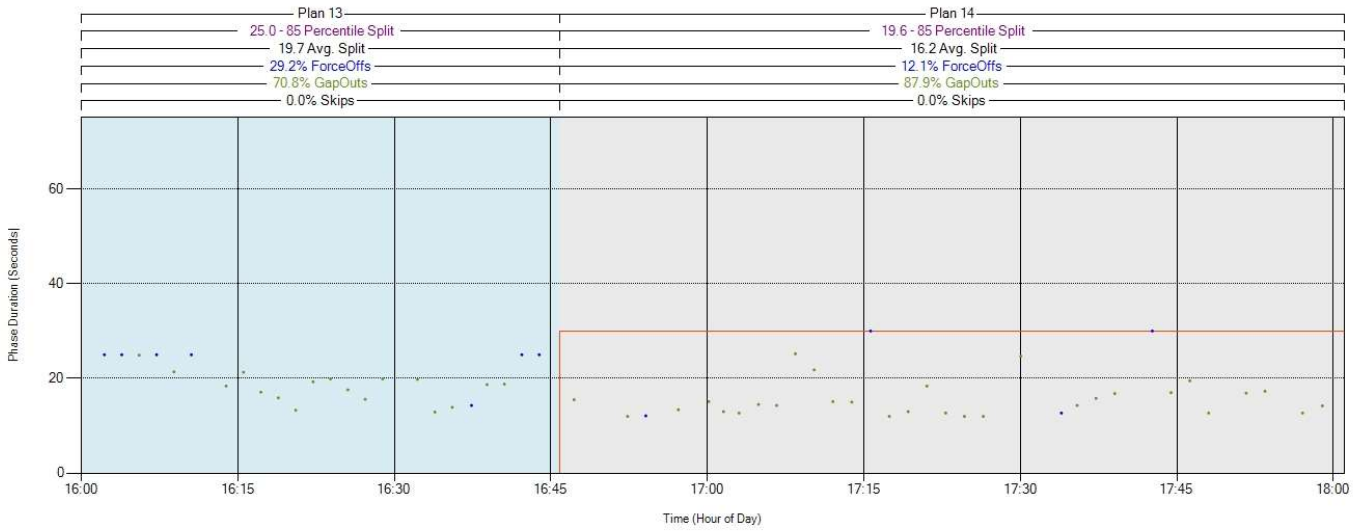
Phase 6



Split Monitor

Cory Wride Hwy (SR-73) @ Mt Airey Dr - SIG#6185
Tuesday, October 09, 2018 4:00 PM - Tuesday, October 09, 2018 6:01 PM

Phase 8



Automated Traffic Signal Performance Measures Ver 4.2

Appendix B Intersection Analyses

Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	SBL	SBT
Lane Configurations										
Traffic Volume (vph)	16	1999	18	47	511	46	17	2	34	1
Future Volume (vph)	16	1999	18	47	511	46	17	2	34	1
Turn Type	Perm	NA	Perm	pm+pt	NA	Perm	Perm	NA	Perm	NA
Protected Phases		2		1	6			8		4
Permitted Phases	2		2	6		6	8		4	
Detector Phase	2	2	2	1	6	6	8	8	4	4
Switch Phase										
Minimum Initial (s)	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0
Minimum Split (s)	22.5	22.5	22.5	9.5	22.5	22.5	22.5	22.5	22.5	22.5
Total Split (s)	81.0	81.0	81.0	17.0	98.0	98.0	22.0	22.0	22.0	22.0
Total Split (%)	67.5%	67.5%	67.5%	14.2%	81.7%	81.7%	18.3%	18.3%	18.3%	18.3%
Yellow Time (s)	3.5	3.5	3.5	3.5	3.5	3.5	3.5	3.5	3.5	3.5
All-Red Time (s)	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0	0.0		0.0		0.0
Total Lost Time (s)	4.5	4.5	4.5	4.5	4.5	4.5		4.5		4.5
Lead/Lag	Lag	Lag	Lag	Lead						
Lead-Lag Optimize?	Yes	Yes	Yes	Yes						
Recall Mode	C-Max	C-Max	C-Max	None	C-Max	C-Max	Max	Max	Max	Max
Act Effct Green (s)	84.5	84.5	84.5	93.5	93.5	93.5		17.5		17.5
Actuated g/C Ratio	0.70	0.70	0.70	0.78	0.78	0.78		0.15		0.15
v/c Ratio	0.03	0.94	0.02	0.35	0.22	0.04		0.73		0.63
Control Delay	6.5	26.1	0.1	13.5	3.7	0.9		32.7		79.8
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0		0.0		0.0
Total Delay	6.5	26.1	0.1	13.5	3.7	0.9		32.7		79.8
LOS	A	C	A	B	A	A		C		E
Approach Delay		25.8			4.3			32.7		79.8
Approach LOS		C			A			C		E

Intersection Summary	
Cycle Length: 120	
Actuated Cycle Length: 120	
Offset: 0 (0%), Referenced to phase 2:EBTL and 6:WBTL, Start of Green	
Natural Cycle: 110	
Control Type: Actuated-Coordinated	
Maximum v/c Ratio: 0.94	
Intersection Signal Delay: 22.6	Intersection LOS: C
Intersection Capacity Utilization 76.6%	ICU Level of Service D
Analysis Period (min) 15	

Splits and Phases: 1: Mt Airey Drive & SR 73

Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	SBL	SBT
Lane Configurations										
Traffic Volume (vph)	5	928	17	263	2076	6	17	1	20	1
Future Volume (vph)	5	928	17	263	2076	6	17	1	20	1
Turn Type	Perm	NA	Perm	pm+pt	NA	Perm	Perm	NA	Perm	NA
Protected Phases		2		1	6			8		4
Permitted Phases	2		2	6		6	8		4	
Detector Phase	2	2	2	1	6	6	8	8	4	4
Switch Phase										
Minimum Initial (s)	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0
Minimum Split (s)	22.5	22.5	22.5	9.5	22.5	22.5	22.5	22.5	22.5	22.5
Total Split (s)	81.0	81.0	81.0	17.0	98.0	98.0	22.0	22.0	22.0	22.0
Total Split (%)	67.5%	67.5%	67.5%	14.2%	81.7%	81.7%	18.3%	18.3%	18.3%	18.3%
Yellow Time (s)	3.5	3.5	3.5	3.5	3.5	3.5	3.5	3.5	3.5	3.5
All-Red Time (s)	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0	0.0		0.0		0.0
Total Lost Time (s)	4.5	4.5	4.5	4.5	4.5	4.5		4.5		4.5
Lead/Lag	Lag	Lag	Lag	Lead						
Lead-Lag Optimize?	Yes	Yes	Yes	Yes						
Recall Mode	C-Max	C-Max	C-Max	None	C-Max	C-Max	Max	Max	Max	Max
Act Effct Green (s)	78.3	78.3	78.3	93.5	93.5	93.5		17.5		17.5
Actuated g/C Ratio	0.65	0.65	0.65	0.78	0.78	0.78		0.15		0.15
v/c Ratio	0.10	0.46	0.02	0.70	0.86	0.01		0.41		0.15
Control Delay	12.8	11.3	0.1	13.8	13.0	0.8		15.8		41.1
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0		0.0		0.0
Total Delay	12.8	11.3	0.1	13.8	13.0	0.8		15.8		41.1
LOS	B	B	A	B	B	A		B		D
Approach Delay		11.1			13.0			15.8		41.1
Approach LOS		B			B			B		D

Intersection Summary	
Cycle Length: 120	
Actuated Cycle Length: 120	
Offset: 0 (0%), Referenced to phase 2:EBTL and 6:WBTL, Start of Green	
Natural Cycle: 90	
Control Type: Actuated-Coordinated	
Maximum v/c Ratio: 0.86	
Intersection Signal Delay: 12.8	Intersection LOS: B
Intersection Capacity Utilization 79.6%	ICU Level of Service D
Analysis Period (min) 15	

Splits and Phases: 1: Mt Airey Drive & SR 73

Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	SBL	SBT
Lane Configurations										
Traffic Volume (vph)	16	1999	18	47	511	46	17	2	34	1
Future Volume (vph)	16	1999	18	47	511	46	17	2	34	1
Turn Type	Perm	NA	Perm	pm+pt	NA	Perm	Perm	NA	Perm	NA
Protected Phases		2		1	6			8		4
Permitted Phases	2		2	6		6	8		4	
Detector Phase	2	2	2	1	6	6	8	8	4	4
Switch Phase										
Minimum Initial (s)	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0
Minimum Split (s)	22.5	22.5	22.5	9.5	22.5	22.5	22.5	22.5	22.5	22.5
Total Split (s)	81.0	81.0	81.0	17.0	98.0	98.0	22.0	22.0	22.0	22.0
Total Split (%)	67.5%	67.5%	67.5%	14.2%	81.7%	81.7%	18.3%	18.3%	18.3%	18.3%
Yellow Time (s)	3.5	3.5	3.5	3.5	3.5	3.5	3.5	3.5	3.5	3.5
All-Red Time (s)	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0	0.0		0.0		0.0
Total Lost Time (s)	4.5	4.5	4.5	4.5	4.5	4.5		4.5		4.5
Lead/Lag	Lag	Lag	Lag	Lead						
Lead-Lag Optimize?	Yes	Yes	Yes	Yes						
Recall Mode	C-Max	C-Max	C-Max	None	C-Max	C-Max	Max	Max	Max	Max
Act Effct Green (s)	84.4	84.4	84.4	93.5	93.5	93.5		17.5		17.5
Actuated g/C Ratio	0.70	0.70	0.70	0.78	0.78	0.78		0.15		0.15
v/c Ratio	0.04	0.98	0.02	0.37	0.23	0.04		0.77		0.68
Control Delay	6.6	32.8	0.1	14.3	3.8	0.9		36.0		88.2
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0		0.0		0.0
Total Delay	6.6	32.8	0.1	14.3	3.8	0.9		36.0		88.2
LOS	A	C	A	B	A	A		D		F
Approach Delay		32.3			4.4			36.0		88.2
Approach LOS		C			A			D		F

Intersection Summary	
Cycle Length: 120	
Actuated Cycle Length: 120	
Offset: 0 (0%), Referenced to phase 2:EBTL and 6:WBTL, Start of Green	
Natural Cycle: 120	
Control Type: Actuated-Coordinated	
Maximum v/c Ratio: 0.98	
Intersection Signal Delay: 27.6	Intersection LOS: C
Intersection Capacity Utilization 79.4%	ICU Level of Service D
Analysis Period (min) 15	

Splits and Phases: 1: Mt Airey Drive & SR 73

Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	SBL	SBT
Lane Configurations										
Traffic Volume (vph)	5	928	17	263	2076	6	17	1	20	1
Future Volume (vph)	5	928	17	263	2076	6	17	1	20	1
Turn Type	Perm	NA	Perm	pm+pt	NA	Perm	Perm	NA	Perm	NA
Protected Phases		2		1	6			8		4
Permitted Phases	2		2	6		6	8		4	
Detector Phase	2	2	2	1	6	6	8	8	4	4
Switch Phase										
Minimum Initial (s)	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0
Minimum Split (s)	22.5	22.5	22.5	9.5	22.5	22.5	22.5	22.5	22.5	22.5
Total Split (s)	81.0	81.0	81.0	17.0	98.0	98.0	22.0	22.0	22.0	22.0
Total Split (%)	67.5%	67.5%	67.5%	14.2%	81.7%	81.7%	18.3%	18.3%	18.3%	18.3%
Yellow Time (s)	3.5	3.5	3.5	3.5	3.5	3.5	3.5	3.5	3.5	3.5
All-Red Time (s)	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0	0.0		0.0		0.0
Total Lost Time (s)	4.5	4.5	4.5	4.5	4.5	4.5		4.5		4.5
Lead/Lag	Lag	Lag	Lag	Lead						
Lead-Lag Optimize?	Yes	Yes	Yes	Yes						
Recall Mode	C-Max	C-Max	C-Max	None	C-Max	C-Max	Max	Max	Max	Max
Act Effct Green (s)	78.0	78.0	78.0	93.5	93.5	93.5		17.5		17.5
Actuated g/C Ratio	0.65	0.65	0.65	0.78	0.78	0.78		0.15		0.15
v/c Ratio	0.10	0.48	0.02	0.75	0.89	0.01		0.42		0.16
Control Delay	12.8	11.7	0.1	17.5	15.0	0.8		15.9		41.5
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0		0.0		0.0
Total Delay	12.8	11.7	0.1	17.5	15.0	0.8		15.9		41.5
LOS	B	B	A	B	B	A		B		D
Approach Delay		11.5			15.3			15.9		41.5
Approach LOS		B			B			B		D

Intersection Summary	
Cycle Length: 120	
Actuated Cycle Length: 120	
Offset: 0 (0%), Referenced to phase 2:EBTL and 6:WBTL, Start of Green	
Natural Cycle: 90	
Control Type: Actuated-Coordinated	
Maximum v/c Ratio: 0.89	
Intersection Signal Delay: 14.4	Intersection LOS: B
Intersection Capacity Utilization 82.2%	ICU Level of Service E
Analysis Period (min) 15	

Splits and Phases: 1: Mt Airey Drive & SR 73

Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	SBL	SBT
Lane Configurations										
Traffic Volume (vph)	17	2083	19	74	531	48	32	2	35	1
Future Volume (vph)	17	2083	19	74	531	48	32	2	35	1
Turn Type	Perm	NA	Perm	pm+pt	NA	Perm	Perm	NA	Perm	NA
Protected Phases		2		1	6			8		4
Permitted Phases	2		2	6		6	8		4	
Detector Phase	2	2	2	1	6	6	8	8	4	4
Switch Phase										
Minimum Initial (s)	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0
Minimum Split (s)	22.5	22.5	22.5	9.5	22.5	22.5	22.5	22.5	22.5	22.5
Total Split (s)	81.0	81.0	81.0	17.0	98.0	98.0	22.0	22.0	22.0	22.0
Total Split (%)	67.5%	67.5%	67.5%	14.2%	81.7%	81.7%	18.3%	18.3%	18.3%	18.3%
Yellow Time (s)	3.5	3.5	3.5	3.5	3.5	3.5	3.5	3.5	3.5	3.5
All-Red Time (s)	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0	0.0		0.0		0.0
Total Lost Time (s)	4.5	4.5	4.5	4.5	4.5	4.5		4.5		4.5
Lead/Lag	Lag	Lag	Lag	Lead						
Lead-Lag Optimize?	Yes	Yes	Yes	Yes						
Recall Mode	C-Max	C-Max	C-Max	None	C-Max	C-Max	Max	Max	Max	Max
Act Effct Green (s)	81.3	81.3	81.3	93.5	93.5	93.5		17.5		17.5
Actuated g/C Ratio	0.68	0.68	0.68	0.78	0.78	0.78		0.15		0.15
v/c Ratio	0.04	1.02	0.02	0.49	0.23	0.04		0.82		0.59
Control Delay	7.2	44.6	0.1	23.0	3.8	0.9		42.2		73.0
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0		0.0		0.0
Total Delay	7.2	44.6	0.1	23.0	3.8	0.9		42.2		73.0
LOS	A	D	A	C	A	A		D		E
Approach Delay		43.9			5.7			42.2		73.0
Approach LOS		D			A			D		E

Intersection Summary	
Cycle Length: 120	
Actuated Cycle Length: 120	
Offset: 0 (0%), Referenced to phase 2:EBTL and 6:WBTL, Start of Green	
Natural Cycle: 130	
Control Type: Actuated-Coordinated	
Maximum v/c Ratio: 1.02	
Intersection Signal Delay: 36.0	Intersection LOS: D
Intersection Capacity Utilization 83.8%	ICU Level of Service E
Analysis Period (min) 15	

Splits and Phases: 1: Mt Airey Drive & SR 73

Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	SBL	SBT
Lane Configurations										
Traffic Volume (vph)	5	979	18	356	2159	6	26	1	21	1
Future Volume (vph)	5	979	18	356	2159	6	26	1	21	1
Turn Type	Perm	NA	Perm	pm+pt	NA	Perm	Perm	NA	Perm	NA
Protected Phases		2		1	6			8		4
Permitted Phases	2		2	6		6	8		4	
Detector Phase	2	2	2	1	6	6	8	8	4	4
Switch Phase										
Minimum Initial (s)	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0
Minimum Split (s)	22.5	22.5	22.5	9.5	22.5	22.5	22.5	22.5	22.5	22.5
Total Split (s)	81.0	81.0	81.0	17.0	98.0	98.0	22.0	22.0	22.0	22.0
Total Split (%)	67.5%	67.5%	67.5%	14.2%	81.7%	81.7%	18.3%	18.3%	18.3%	18.3%
Yellow Time (s)	3.5	3.5	3.5	3.5	3.5	3.5	3.5	3.5	3.5	3.5
All-Red Time (s)	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0	0.0		0.0		0.0
Total Lost Time (s)	4.5	4.5	4.5	4.5	4.5	4.5		4.5		4.5
Lead/Lag	Lag	Lag	Lag	Lead						
Lead-Lag Optimize?	Yes	Yes	Yes	Yes						
Recall Mode	C-Max	C-Max	C-Max	None	C-Max	C-Max	Max	Max	Max	Max
Act Effct Green (s)	76.5	76.5	76.5	93.5	93.5	93.5		17.5		17.5
Actuated g/C Ratio	0.64	0.64	0.64	0.78	0.78	0.78		0.15		0.15
v/c Ratio	0.10	0.49	0.02	0.96	0.89	0.01		0.45		0.16
Control Delay	12.8	12.4	0.1	47.4	15.0	0.8		17.9		41.6
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0		0.0		0.0
Total Delay	12.8	12.4	0.1	47.4	15.0	0.8		17.9		41.6
LOS	B	B	A	D	B	A		B		D
Approach Delay		12.2			19.6			17.9		41.6
Approach LOS		B			B			B		D

Intersection Summary	
Cycle Length: 120	
Actuated Cycle Length: 120	
Offset: 0 (0%), Referenced to phase 2:EBTL and 6:WBTL, Start of Green	
Natural Cycle: 90	
Control Type: Actuated-Coordinated	
Maximum v/c Ratio: 0.96	
Intersection Signal Delay: 17.7	Intersection LOS: B
Intersection Capacity Utilization 82.6%	ICU Level of Service E
Analysis Period (min) 15	

Splits and Phases: 1: Mt Airey Drive & SR 73

Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	SBL	SBT
Lane Configurations										
Traffic Volume (vph)	16	1999	18	47	511	46	17	2	34	1
Future Volume (vph)	16	1999	18	47	511	46	17	2	34	1
Turn Type	Perm	NA	Perm	pm+pt	NA	Perm	Perm	NA	Perm	NA
Protected Phases		2		1	6			8		4
Permitted Phases	2		2	6		6	8		4	
Detector Phase	2	2	2	1	6	6	8	8	4	4
Switch Phase										
Minimum Initial (s)	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0
Minimum Split (s)	22.5	22.5	22.5	9.5	22.5	22.5	22.5	22.5	22.5	22.5
Total Split (s)	81.0	81.0	81.0	17.0	98.0	98.0	22.0	22.0	22.0	22.0
Total Split (%)	67.5%	67.5%	67.5%	14.2%	81.7%	81.7%	18.3%	18.3%	18.3%	18.3%
Yellow Time (s)	3.5	3.5	3.5	3.5	3.5	3.5	3.5	3.5	3.5	3.5
All-Red Time (s)	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0	0.0		0.0		0.0
Total Lost Time (s)	4.5	4.5	4.5	4.5	4.5	4.5		4.5		4.5
Lead/Lag	Lag	Lag	Lag	Lead						
Lead-Lag Optimize?	Yes	Yes	Yes	Yes						
Recall Mode	C-Max	C-Max	C-Max	None	C-Max	C-Max	Max	Max	Max	Max
Act Effct Green (s)	84.0	84.0	84.0	93.5	93.5	93.5		17.5		17.5
Actuated g/C Ratio	0.70	0.70	0.70	0.78	0.78	0.78		0.15		0.15
v/c Ratio	0.05	1.21	0.02	0.42	0.28	0.06		0.94		0.97
Control Delay	7.0	117.3	0.4	18.3	4.0	0.8		63.6		154.8
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0		0.0		0.0
Total Delay	7.0	117.3	0.4	18.3	4.0	0.8		63.6		154.8
LOS	A	F	A	B	A	A		E		F
Approach Delay		115.4			4.9			63.6		154.8
Approach LOS		F			A			E		F

Intersection Summary	
Cycle Length: 120	
Actuated Cycle Length: 120	
Offset: 0 (0%), Referenced to phase 2:EBTL and 6:WBTL, Start of Green	
Natural Cycle: 150	
Control Type: Actuated-Coordinated	
Maximum v/c Ratio: 1.21	
Intersection Signal Delay: 88.9	Intersection LOS: F
Intersection Capacity Utilization 95.3%	ICU Level of Service F
Analysis Period (min) 15	

Splits and Phases: 1: Mt Airey Drive & SR 73

Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	SBL	SBT
Lane Configurations										
Traffic Volume (vph)	5	928	17	263	2076	6	17	1	20	1
Future Volume (vph)	5	928	17	263	2076	6	17	1	20	1
Turn Type	Perm	NA	Perm	pm+pt	NA	Perm	Perm	NA	Perm	NA
Protected Phases		2		1	6			8		4
Permitted Phases	2		2	6		6	8		4	
Detector Phase	2	2	2	1	6	6	8	8	4	4
Switch Phase										
Minimum Initial (s)	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0
Minimum Split (s)	22.5	22.5	22.5	9.5	22.5	22.5	22.5	22.5	22.5	22.5
Total Split (s)	81.0	81.0	81.0	17.0	98.0	98.0	22.0	22.0	22.0	22.0
Total Split (%)	67.5%	67.5%	67.5%	14.2%	81.7%	81.7%	18.3%	18.3%	18.3%	18.3%
Yellow Time (s)	3.5	3.5	3.5	3.5	3.5	3.5	3.5	3.5	3.5	3.5
All-Red Time (s)	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0	0.0		0.0		0.0
Total Lost Time (s)	4.5	4.5	4.5	4.5	4.5	4.5		4.5		4.5
Lead/Lag	Lag	Lag	Lag	Lead						
Lead-Lag Optimize?	Yes	Yes	Yes	Yes						
Recall Mode	C-Max	C-Max	C-Max	None	C-Max	C-Max	Max	Max	Max	Max
Act Effct Green (s)	76.5	76.5	76.5	93.5	93.5	93.5		17.5		17.5
Actuated g/C Ratio	0.64	0.64	0.64	0.78	0.78	0.78		0.15		0.15
v/c Ratio	0.11	0.59	0.02	1.08	1.09	0.01		0.48		0.23
Control Delay	13.8	14.0	0.3	90.3	61.7	1.0		16.1		44.5
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0		0.0		0.0
Total Delay	13.8	14.0	0.3	90.3	61.7	1.0		16.1		44.5
LOS	B	B	A	F	E	A		B		D
Approach Delay		13.8			64.7			16.1		44.5
Approach LOS		B			E			B		D

Intersection Summary	
Cycle Length: 120	
Actuated Cycle Length: 120	
Offset: 0 (0%), Referenced to phase 2:EBTL and 6:WBTL, Start of Green	
Natural Cycle: 150	
Control Type: Actuated-Coordinated	
Maximum v/c Ratio: 1.09	
Intersection Signal Delay: 48.8	Intersection LOS: D
Intersection Capacity Utilization 97.0%	ICU Level of Service F
Analysis Period (min) 15	

Splits and Phases: 1: Mt Airey Drive & SR 73

Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	SBL	SBT
Lane Configurations										
Traffic Volume (vph)	20	2543	23	85	649	58	36	3	43	1
Future Volume (vph)	20	2543	23	85	649	58	36	3	43	1
Turn Type	Perm	NA	Perm	pm+pt	NA	Perm	Perm	NA	Perm	NA
Protected Phases		2		1	6			8		4
Permitted Phases	2		2	6		6	8		4	
Detector Phase	2	2	2	1	6	6	8	8	4	4
Switch Phase										
Minimum Initial (s)	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0
Minimum Split (s)	22.5	22.5	22.5	9.5	22.5	22.5	22.5	22.5	22.5	22.5
Total Split (s)	81.0	81.0	81.0	17.0	98.0	98.0	22.0	22.0	22.0	22.0
Total Split (%)	67.5%	67.5%	67.5%	14.2%	81.7%	81.7%	18.3%	18.3%	18.3%	18.3%
Yellow Time (s)	3.5	3.5	3.5	3.5	3.5	3.5	3.5	3.5	3.5	3.5
All-Red Time (s)	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0	0.0		0.0		0.0
Total Lost Time (s)	4.5	4.5	4.5	4.5	4.5	4.5		4.5		4.5
Lead/Lag	Lag	Lag	Lag	Lead						
Lead-Lag Optimize?	Yes	Yes	Yes	Yes						
Recall Mode	C-Max	C-Max	C-Max	None	C-Max	C-Max	Max	Max	Max	Max
Act Effct Green (s)	80.6	80.6	80.6	93.5	93.5	93.5		17.5		17.5
Actuated g/C Ratio	0.67	0.67	0.67	0.78	0.78	0.78		0.15		0.15
v/c Ratio	0.05	1.26	0.02	0.54	0.28	0.05		1.00		0.88
Control Delay	7.8	142.1	0.5	27.2	4.0	0.8		77.3		127.7
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0		0.0		0.0
Total Delay	7.8	142.1	0.5	27.2	4.0	0.8		77.3		127.7
LOS	A	F	A	C	A	A		E		F
Approach Delay		139.8			6.3			77.3		127.7
Approach LOS		F			A			E		F

Intersection Summary	
Cycle Length: 120	
Actuated Cycle Length: 120	
Offset: 0 (0%), Referenced to phase 2:EBTL and 6:WBTL, Start of Green	
Natural Cycle: 150	
Control Type: Actuated-Coordinated	
Maximum v/c Ratio: 1.26	
Intersection Signal Delay: 106.2	Intersection LOS: F
Intersection Capacity Utilization 96.1%	ICU Level of Service F
Analysis Period (min) 15	

Splits and Phases: 1: Mt Airey Drive & SR 73

Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	SBL	SBT
Lane Configurations										
Traffic Volume (vph)	6	1193	22	416	2637	8	30	1	25	1
Future Volume (vph)	6	1193	22	416	2637	8	30	1	25	1
Turn Type	Perm	NA	Perm	pm+pt	NA	Perm	Perm	NA	Perm	NA
Protected Phases		2		1	6			8		4
Permitted Phases	2		2	6		6	8		4	
Detector Phase	2	2	2	1	6	6	8	8	4	4
Switch Phase										
Minimum Initial (s)	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0
Minimum Split (s)	22.5	22.5	22.5	9.5	22.5	22.5	22.5	22.5	22.5	22.5
Total Split (s)	81.0	81.0	81.0	17.0	98.0	98.0	22.0	22.0	22.0	22.0
Total Split (%)	67.5%	67.5%	67.5%	14.2%	81.7%	81.7%	18.3%	18.3%	18.3%	18.3%
Yellow Time (s)	3.5	3.5	3.5	3.5	3.5	3.5	3.5	3.5	3.5	3.5
All-Red Time (s)	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0	0.0		0.0		0.0
Total Lost Time (s)	4.5	4.5	4.5	4.5	4.5	4.5		4.5		4.5
Lead/Lag	Lag	Lag	Lag	Lead						
Lead-Lag Optimize?	Yes	Yes	Yes	Yes						
Recall Mode	C-Max	C-Max	C-Max	None	C-Max	C-Max	Max	Max	Max	Max
Act Effct Green (s)	76.5	76.5	76.5	93.5	93.5	93.5		17.5		17.5
Actuated g/C Ratio	0.64	0.64	0.64	0.78	0.78	0.78		0.15		0.15
v/c Ratio	0.11	0.60	0.02	1.36	1.09	0.01		0.51		0.22
Control Delay	13.8	14.2	0.3	203.1	61.8	1.0		17.8		44.3
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0		0.0		0.0
Total Delay	13.8	14.2	0.3	203.1	61.8	1.0		17.8		44.3
LOS	B	B	A	F	E	A		B		D
Approach Delay		13.9			80.9			17.8		44.3
Approach LOS		B			F			B		D

Intersection Summary	
Cycle Length: 120	
Actuated Cycle Length: 120	
Offset: 0 (0%), Referenced to phase 2:EBTL and 6:WBTL, Start of Green	
Natural Cycle: 150	
Control Type: Actuated-Coordinated	
Maximum v/c Ratio: 1.36	
Intersection Signal Delay: 60.1	Intersection LOS: E
Intersection Capacity Utilization 97.4%	ICU Level of Service F
Analysis Period (min) 15	

Splits and Phases: 1: Mt Airey Drive & SR 73

Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	SBL	SBT
Lane Configurations										
Traffic Volume (vph)	20	2543	23	85	649	58	36	3	43	1
Future Volume (vph)	20	2543	23	85	649	58	36	3	43	1
Turn Type	Perm	NA	Perm	pm+pt	NA	Perm	Perm	NA	Perm	NA
Protected Phases		2		1	6			8		4
Permitted Phases	2		2	6		6	8		4	
Detector Phase	2	2	2	1	6	6	8	8	4	4
Switch Phase										
Minimum Initial (s)	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0
Minimum Split (s)	22.5	22.5	22.5	9.5	22.5	22.5	22.5	22.5	22.5	22.5
Total Split (s)	86.5	86.5	86.5	9.5	96.0	96.0	24.0	24.0	24.0	24.0
Total Split (%)	72.1%	72.1%	72.1%	7.9%	80.0%	80.0%	20.0%	20.0%	20.0%	20.0%
Yellow Time (s)	3.5	3.5	3.5	3.5	3.5	3.5	3.5	3.5	3.5	3.5
All-Red Time (s)	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0	0.0		0.0		0.0
Total Lost Time (s)	4.5	4.5	4.5	4.5	4.5	4.5		4.5		4.5
Lead/Lag	Lag	Lag	Lag	Lead						
Lead-Lag Optimize?	Yes	Yes	Yes	Yes						
Recall Mode	C-Max	C-Max	C-Max	None	C-Max	C-Max	Max	Max	Max	Max
Act Effct Green (s)	82.0	82.0	82.0	91.5	91.5	91.5		19.5		19.5
Actuated g/C Ratio	0.68	0.68	0.68	0.76	0.76	0.76		0.16		0.16
v/c Ratio	0.05	1.24	0.02	0.74	0.28	0.06		1.17		0.76
Control Delay	6.7	132.3	0.4	49.3	4.6	0.9		141.5		95.6
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0		0.0		0.0
Total Delay	6.7	132.3	0.4	49.3	4.6	0.9		141.5		95.6
LOS	A	F	A	D	A	A		F		F
Approach Delay		130.1			9.1			141.5		95.6
Approach LOS		F			A			F		F

Intersection Summary	
Cycle Length: 120	
Actuated Cycle Length: 120	
Offset: 0 (0%), Referenced to phase 2:EBTL and 6:WBTL, Start of Green	
Natural Cycle: 150	
Control Type: Actuated-Coordinated	
Maximum v/c Ratio: 1.24	
Intersection Signal Delay: 104.9	Intersection LOS: F
Intersection Capacity Utilization 96.1%	ICU Level of Service F
Analysis Period (min) 15	

Splits and Phases: 1: Mt Airey Drive & SR 73

Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	SBL	SBT
Lane Configurations										
Traffic Volume (vph)	6	1193	22	416	2637	8	30	1	25	1
Future Volume (vph)	6	1193	22	416	2637	8	30	1	25	1
Turn Type	Perm	NA	Perm	pm+pt	NA	Perm	Perm	NA	Perm	NA
Protected Phases		2		1	6			8		4
Permitted Phases	2		2	6		6	8		4	
Detector Phase	2	2	2	1	6	6	8	8	4	4
Switch Phase										
Minimum Initial (s)	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0
Minimum Split (s)	22.5	22.5	22.5	22.5	22.5	22.5	22.5	22.5	22.5	22.5
Total Split (s)	60.1	60.1	60.1	37.4	97.5	97.5	22.5	22.5	22.5	22.5
Total Split (%)	50.1%	50.1%	50.1%	31.2%	81.3%	81.3%	18.8%	18.8%	18.8%	18.8%
Yellow Time (s)	3.5	3.5	3.5	3.5	3.5	3.5	3.5	3.5	3.5	3.5
All-Red Time (s)	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0	0.0		0.0		0.0
Total Lost Time (s)	4.5	4.5	4.5	4.5	4.5	4.5		4.5		4.5
Lead/Lag	Lag	Lag	Lag	Lead						
Lead-Lag Optimize?	Yes	Yes	Yes	Yes						
Recall Mode	C-Max	C-Max	C-Max	None	None	None	Max	Max	Max	Max
Act Effct Green (s)	58.2	58.2	58.2	93.0	93.0	93.0		18.0		18.0
Actuated g/C Ratio	0.48	0.48	0.48	0.78	0.78	0.78		0.15		0.15
v/c Ratio	0.11	0.79	0.03	0.92	1.09	0.01		0.50		0.21
Control Delay	24.2	30.7	0.7	56.7	64.5	1.1		17.4		43.4
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0		0.0		0.0
Total Delay	24.2	30.7	0.7	56.7	64.5	1.1		17.4		43.4
LOS	C	C	A	E	E	A		B		D
Approach Delay		30.1			63.3			17.4		43.4
Approach LOS		C			E			B		D

Intersection Summary	
Cycle Length: 120	
Actuated Cycle Length: 120	
Offset: 0 (0%), Referenced to phase 2:EBTL, Start of Green	
Natural Cycle: 150	
Control Type: Actuated-Coordinated	
Maximum v/c Ratio: 1.09	
Intersection Signal Delay: 52.5	Intersection LOS: D
Intersection Capacity Utilization 97.4%	ICU Level of Service F
Analysis Period (min) 15	

Splits and Phases: 1: Mt Airey Drive & SR 73

Appendix C Access Analyses

2: Site Access & SR 73 Performance by movement

Movement	EBT	WBT	NBR	All
Denied Delay (hr)	0.0	0.0	0.0	0.0
Denied Del/Veh (s)	0.0	0.0	0.2	0.0
Total Delay (hr)	0.3	0.0	0.0	0.3
Total Del/Veh (s)	2.4	0.3	3.0	1.9

2: Site Access & SR 73 Performance by movement

Movement	EBT	EBR	WBT	NBR	All
Denied Delay (hr)	0.0	0.0	0.0	0.0	0.0
Denied Del/Veh (s)	0.0	0.0	0.0	0.1	0.0
Total Delay (hr)	0.2	0.0	0.2	0.0	0.4
Total Del/Veh (s)	3.2	0.2	1.8	0.1	2.2

2: Site Access & SR 73 Performance by movement

Movement	EBT	EBR	WBT	NBR	All
Denied Delay (hr)	0.0	0.0	0.0	0.0	0.0
Denied Del/Veh (s)	0.0	0.0	0.0	0.1	0.0
Total Delay (hr)	1.1	0.0	0.0	0.0	1.1
Total Del/Veh (s)	8.9	1.0	0.4	0.3	6.8

2: Site Access & SR 73 Performance by movement

Movement	EBT	EBR	WBT	NBR	All
Denied Delay (hr)	0.0	0.0	0.0	0.0	0.0
Denied Del/Veh (s)	0.0	0.0	0.0	0.1	0.0
Total Delay (hr)	0.2	0.0	1.7	0.0	1.8
Total Del/Veh (s)	2.7	0.8	11.1	2.2	8.4

1 Front Elevation

1/16" = 1'-0" ON 11" X 17" PAPER

1/4" = 1'-0" ON 24" X 36" PAPER

FieldStone HOMES
12896 S. Pony Express Road Suite #400 Draper, UT 84020
Phone (801)233-8300 Fax (801)233-8600

SCENIC MOUNTAIN TOWNHOMES

1/8/2018

TOWNHOMES

SCENIC MTN.

FRONT/REAR ELEVATIONS

A2.1

1 Rear Elevation

1/16" = 1'-0" ON 11" X 17" PAPER

1/4" = 1'-0" ON 24" X 36" PAPER

2 Left Elevation

1/16" = 1'-0" ON 11" X 17" PAPER

1/4" = 1'-0" ON 24" X 36" PAPER

3 Right Elevation

1/16" = 1'-0" ON 11" X 17" PAPER

1/4" = 1'-0" ON 24" X 36" PAPER

FieldStone HOMES
12896 S. Pony Express Road Suite #400 Draper, UT 84020
Phone (801)233-8300 Fax (801)233-8600

SCENIC MOUNTAIN TOWNHOMES

1/8/2018

TOWNHOMES

SCENIC MTN.

SIDE ELEVATIONS

A2.2

1 Front Elevation

1/16" = 1'-0" ON 11" X 17" PAPER

1/4" = 1'-0" ON 24" X 36" PAPER

2 Rear Elevation

1/16" = 1'-0" ON 11" X 17" PAPER

1/4" = 1'-0" ON 24" X 36" PAPER

3 Left Elevation

1/16" = 1'-0" ON 11" X 17" PAPER

1/4" = 1'-0" ON 24" X 36" PAPER

4 Right Elevation

1/16" = 1'-0" ON 11" X 17" PAPER

1/4" = 1'-0" ON 24" X 36" PAPER

FieldStone HOMES
12896 S. Pony Express Road Suite #400 Draper, UT 84020
Phone (801)233-8300 Fax (801)233-8600

SCENIC MOUNTAIN TOWNHOMES

1/8/2018

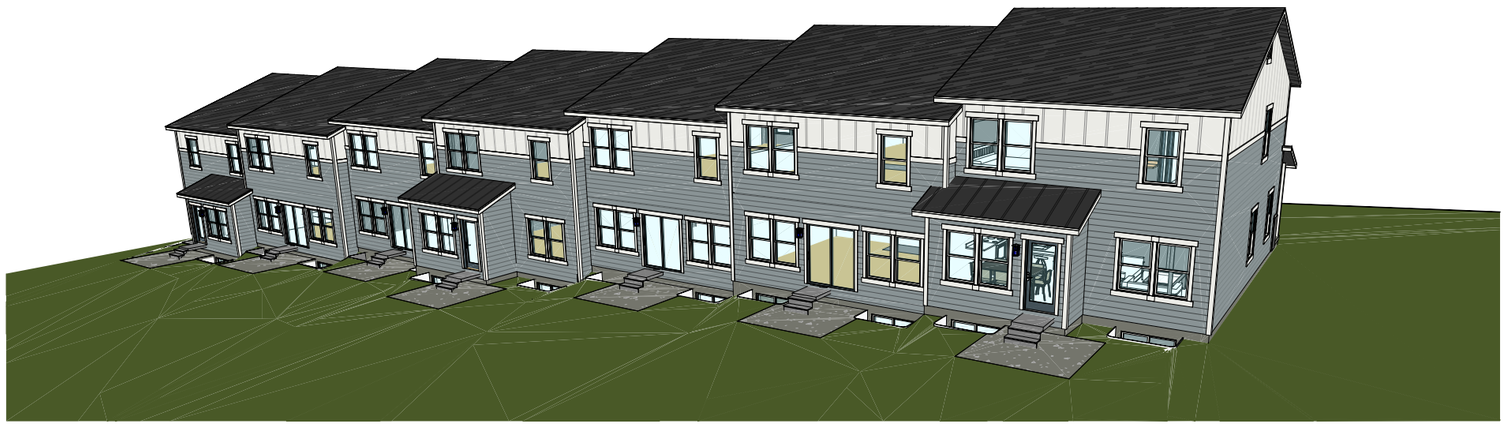
TOWNHOMES

SCENIC MTN.

FRONT/REAR ELEVATIONS

A2.1

1 Left Front Corner
SCALE: N.T.S.



2 Left Rear Corner
SCALE: N.T.S.

FieldStone HOMES
12896 S. Pony Express Road Suite #400 Draper, UT 84020
Phone (801)233-8300 Fax (801)233-8600

SCENIC MOUNTAIN TOWNHOMES

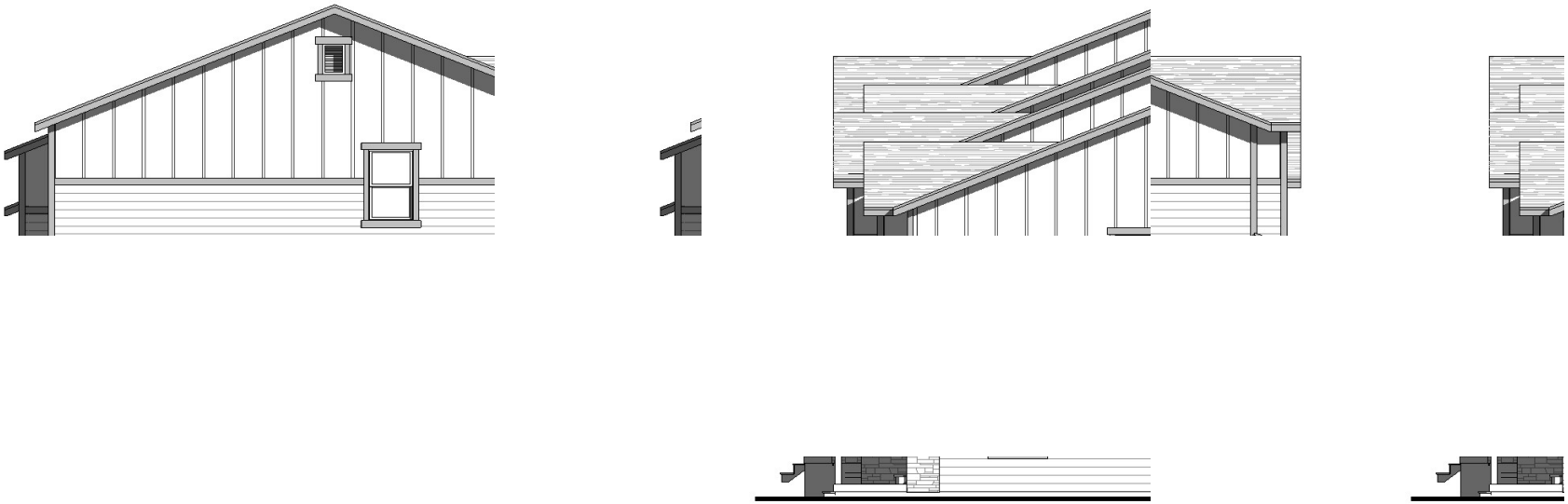
1/8/2018

TOWNHOMES

SCENIC MTN.

3D ELEVATIONS

A2.3



Fionnuala Kofoed

From: Steve Mumford
Sent: Thursday, January 31, 2019 4:06 PM
To: Fionnuala Kofoed
Subject: Confidential

Importance: High

Finn – please attach this to Granicus for Scenic Mountain Phase B as a confidential document. Let me know if you need it in a different format. Thank you.

EAGLE MOUNTAIN

Steve Mumford, AICP
Community Development Director
SMumford@Emcity.org
801-789-6616
www.eaglemountaincity.com

From: Jeremy Cook [mailto:jcook@cohnekinghorn.com]
Sent: Thursday, January 31, 2019 4:00 PM
To: Steve Mumford
Subject: Confidential
Importance: High

Steve,

Will you distribute this to Council as **Confidential / Attorney Client Privileged**

The Scenic Mountain Master Development Plan was approved with the following unit and area distribution:

- Tier III Cluster Homes 86 units
- Tier III Townhomes 83 units
- Flex Use Area 120 units
- **Total** **289 units**

The master plan map indicated that the following units were located within UDOT Acquisition parcels:

- Tier III Townhomes (5.23 acres at 8.23 du/ac) 43 units
- Flex Use Area (1.74 acres at 16.69 du/ac) 29 units
- **Total** **72 units**

The actual acreage purchased by UDOT is as follows:

- Tier III Townhomes 5.51 acres (at 8.23 du/ac = 45 units)
- Flex Use Area 1.734 acres (at 16.69 du/ac = 29 units)

- Total 7.25 acres (74 units)

UDOT's appraisal of the property stated that "A second extraordinary assumption is that the subject property had the ability to develop 289 units in the before condition and will be able to develop 227 units in the after condition." That could be interpreted to mean that UDOT purchased only 62 units instead of 74 (the number that should have been purchased based upon the 7.25 acres purchased), thinking that the developer had the ability to still build 227 units.

Based upon the acreage that UDOT actually purchased in the townhome area (5.51 acres), that leaves 4.58 acres remaining, or 37 units.

The proposed townhome project is 40 units on 4.16 acres. At the master plan density of 8.23 du/ac, that equals 34 units.

Considerations that may support the applicant's proposal:

- The Tier III Cluster Home area was approved with 86 units, but the Phase A preliminary plat included only 80 units, leaving 6 additional unused units.
- The UDOT appraisal indicates that while they purchased 7.25 acres, their purchase price may have only included 62 units, leaving an additional 12 units (based on the acreage).
- The purchase price by UDOT was $5.17 per square foot
- The MDA language is somewhat ambiguous, and there is a reasonable interpretation that the language does allow them to modify the planning areas to the extent that UDOT takes more land than anticipated, as long as the remaining property doesn't exceed an average of 10.15 units per acre.
- 6 less cluster homes and 6 more townhomes is not a significant modification and is supported by the language, which was intended to allow some flexibility in the event that UDOT took extra land.
- The UDOT process significantly delayed the project, costing the developer time and money.
- The townhomes will not create any more traffic than the cluster homes. According to the ITE manual, townhomes produce 5.81 trips per unit while detached single-family homes produce 9.57 trips per unit.
- This is an appropriate place for density, up against a highway/freeway, where the traffic impact will be minimal in other neighborhoods.

Considerations that don't support the applicant's proposal:

- The MDA states that "If, and only if, a portion of the Townhome Parcel is taken by UDOT...with the power of eminent domain, the vested number of residential units for the Townhome Parcel...will be reduced in the same proportion as the acreage of Townhome Parcel taken in comparison with the total acreage of the Townhome Parcel." That would mean that there should be 37 units remaining, rather than 40.
- The acreage of the townhome parcel was reduced even further, down to 4.16 acres, which, at the approved density of 8.23 du/ac, means that this project should include 34 units.
- The Phase A preliminary plat (cluster homes) was approved with 80 units, but no indication or request was made at that time that the remaining 6 units were planned to be moved to the townhome parcel.

EAGLE MOUNTAIN	**EAGLE MOUNTAIN CITY** **CITY COUNCIL MEETING** **FEBRUARY 5, 2019**		
TITLE:	Overland Phase C Preliminary Plat		
ITEM TYPE:	Preliminary Plat		
FISCAL IMPACT:			
APPLICANT:	Bryon Prince (Ivory Homes)		
GENERAL PLAN DESIGNATION	**CURRENT ZONE**	**ACREAGE**	**COMMUNITY**

PUBLIC HEARING:
No

REQUIRED FINDINGS:

PLANNING COMMISSION ACTION / RECOMMENDATION
The Eagle Mountain Planning Commission Recommended approval of the Overland Phase C Preliminary Plat to the City Council with the following conditions: 1) Applicant shall provide a detailed park plan to be approved by the City Council. 2) An additional road stub shall be provided to the west of the project, between the middle and the south portion of the project; and 3) Two egress lanes are provied on Sheps Ridge Road accessing onto Pony Express Parkway (4-0)

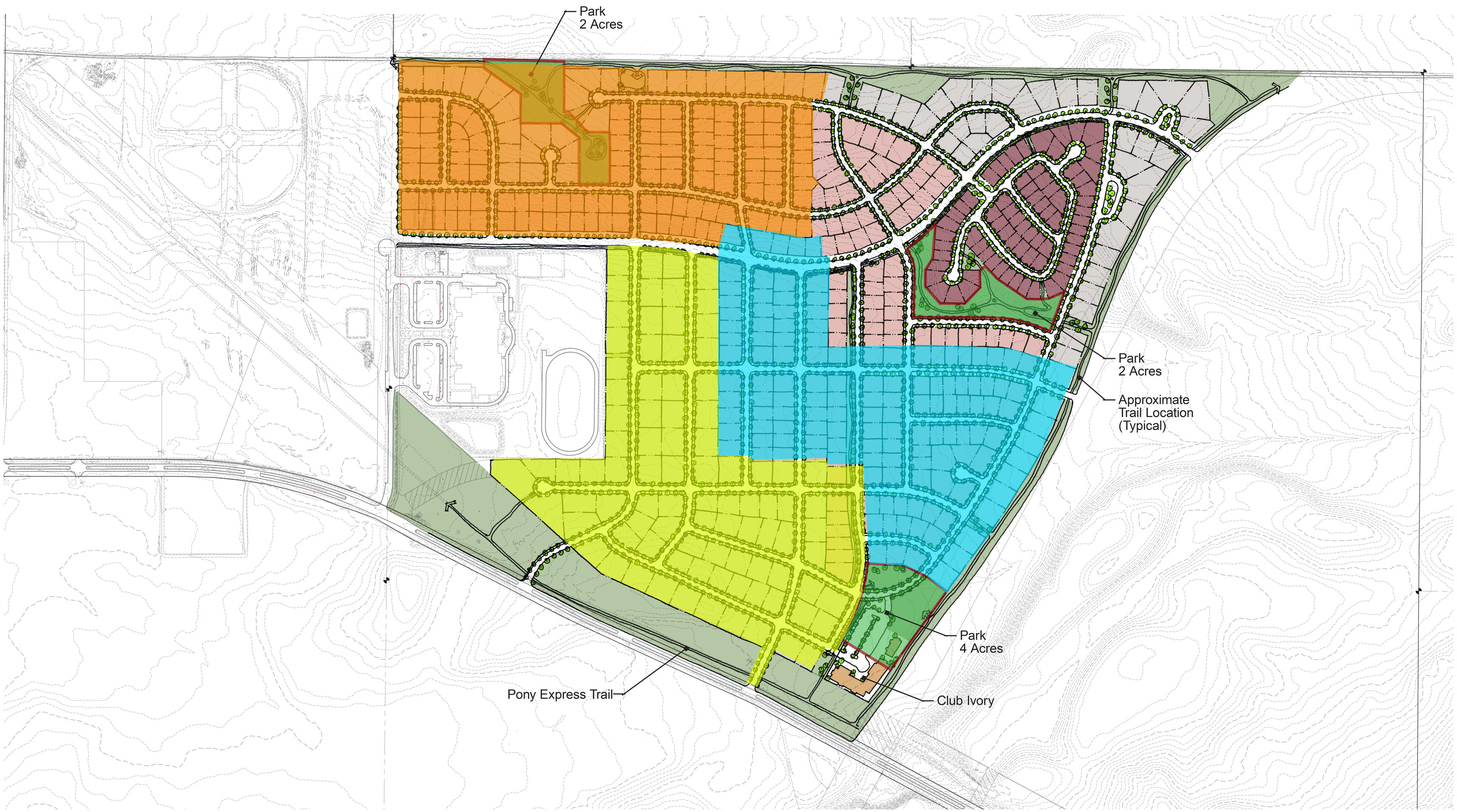
PREPARED BY:
Tayler Jensen, Planning

RECOMMENDATION:

BACKGROUND:

Overland Phase C is the 3rd Preliminary Plat within the Overland Master Development Plan, all three of which are located within Village 1. The Overland MDA/MDP which was approved on December 5th 2017 designated Village 1 with between 431 and 647 total units, pending the approval of Overland Phase C the developer will be 215 units under the village's maximum unit count.

Attachments:
Overland Village 1 Concept Plan
Overland Master Trails Plan - 2017
Overland Village One Master Trail Exhibit - 12.20.18
Park Landscape Plan
OVERLAND PHASE C 01.29.19



Legend

- Cottages - Active Adult (71 Lots)
- Village Lots (302 Lots)
- Estate Residential (166 Lots)
- Park/Open Space

N

0 100 200 400 600

SCALE: 1"=200'

Overland Village 1 Plan

LDG

IVORY HOMES

Overland
Eagle Mountain City, Utah
November 2017

Legend

Trails - 10' Width

0 150 300 600 900

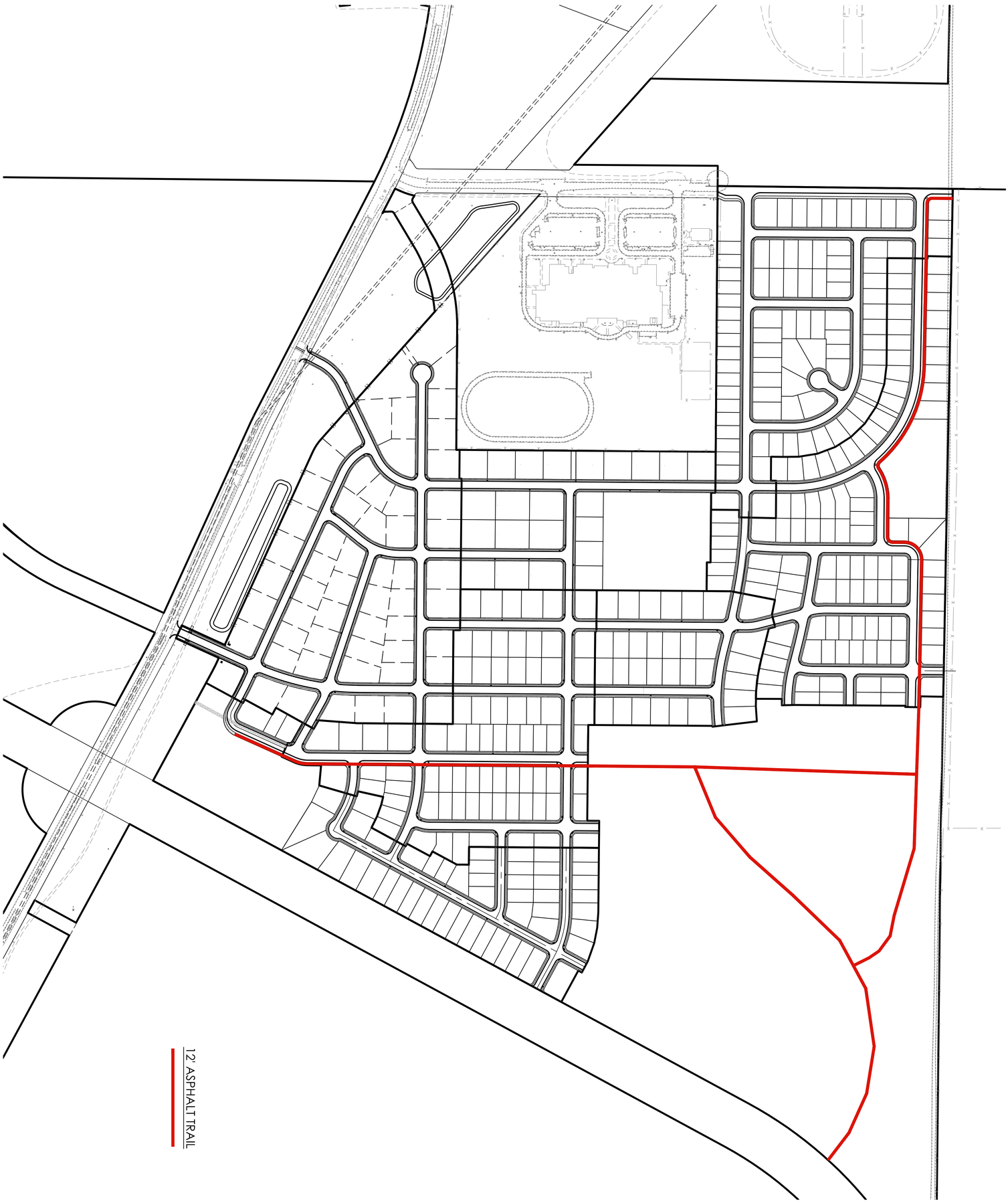
SCALE: 1"=300'

Overland Master Trails Plan

LANGVARDT DESIGN GROUP

IVORY HOMES

Overland
Eagle Mountain City, Utah
November 2017



GRAPHIC SCALE
(IN FEET)
1 inch = 200ft.

S
N

OVERLAND VILLAGE ONE

EAGLE MOUNTAIN, UTAH COUNTY, UTAH

MASTER TRAIL EXHIBIT

REVISION BLOCK		
#	DATE	DESCRIPTION
1	----	----
2	----	----
3	----	----
4	----	----
5	----	----
6	----	----

MASTER TRAIL EXHIBIT

Scale: 1"=200'
Date: 12/20/18
Drawn: MW
Job #: 17-427
Sheet: 1 OF 1

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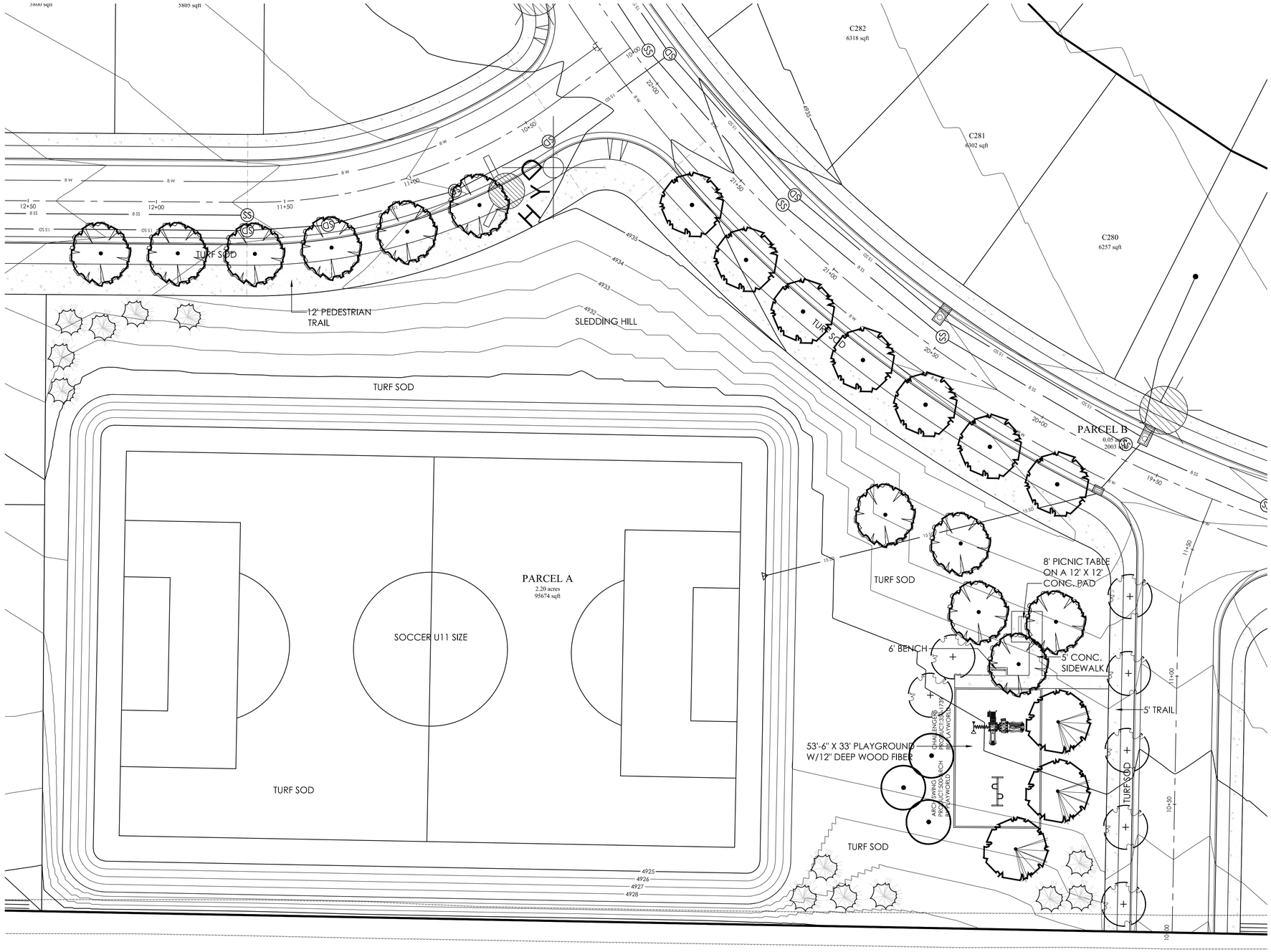
Z:_2017\17-427 Overland Village 1\design 17-427\dwg\exhibits\17-427 Overland Village One Trail Exhibit.dwg



TREE LEGEND

Fraxinus mandshurica (11 total)
Mandshurian Ash 2" cal.

Malus 'Royal Raindrops' (3 total)
Royal Raindrops Crab 1 1/2" cal.

Pyrus calleryana 'Redspire' (7 total)
Redspire Flowering Pear 2" cal.

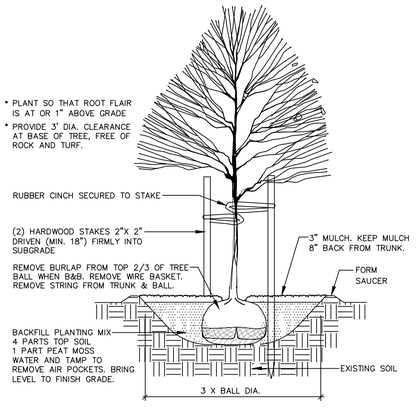
Tilia cordata 'Greenspire' (7 total)
Greenspire Linden 2" cal.

Ulmus x 'Accolade' (3 total)
Accolade Elm 1 1/2" cal.

Pinus leucodermis 'Heldreichii' (13 total)
Bosnian Pine 5' ht.

LANDSCAPE NOTES:

1. LAWN AREAS WILL BE SODDED WITH KENTUCKY BLUEGRASS BLEND OVER 4 INCHES GOOD GRADE TOPSOIL.
2. TOTAL TREES REQUIRED: 2.20 ACRES X 20= 44 TREES



A TREE PLANTING & STAKING
NOT TO SCALE

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

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LICENSED LANDSCAPE ARCHITECT
No. 103994
ALAN K WEAVER
STATE OF UTAH

OVERLAND PHASE C

A PORTION OF THE SW1/4 & THE SE1/4 OF SECTION 36, TOWNSHIP 5 SOUTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN, LOCATED IN EAGLE MOUNTAIN, UTAH

PARK LANDSCAPE PLAN

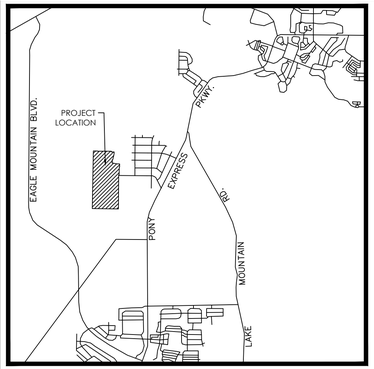
REVISION BLOCK

#	DATE	DESCRIPTION
1	---	---
2	---	---
3	---	---
4	---	---
5	---	---
6	---	---

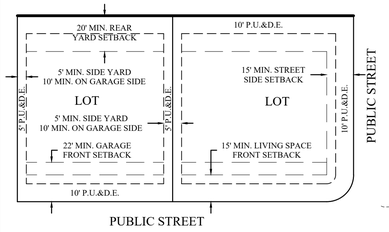
PARK LANDSCAPE PLAN

Scale: 1"=20' | Drawn: AW
Date: 01/29/19 | Job #: 18-320
Sheet: L01

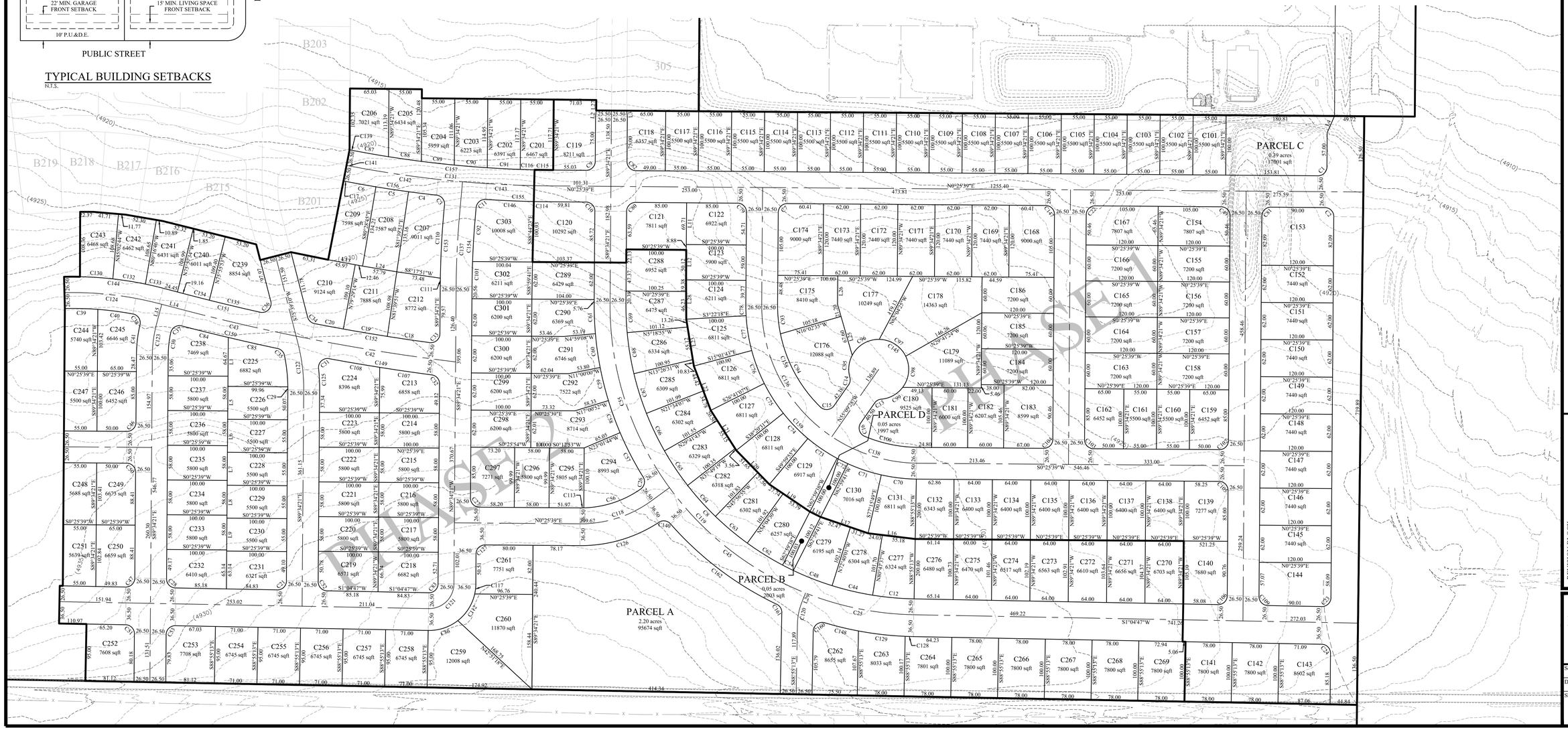
P:_2018\18-320 Overland Phase C\design\18-320.dwg\sheets\L01 - PARK LANDSCAPE PLAN.dwg



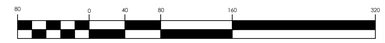
VICINITY MAP
N.T.S



TYPICAL BUILDING SETBACKS
N.T.S.



GRAPHIC SCALE



(IN FEET)
1 inch = 80 ft.

PLAT CALCULATIONS

TOTAL ACREAGE:	46.14± ACRES
BUILDABLE ACREAGE:	46.14± ACRES
ACREAGE IN ROW:	13.10±ACRES
TOTAL ACREAGE IN LOTS:	30.36± ACRES
TOTAL OPEN SPACE:	2.68± ACRES
TOTAL IMPROVED OPEN SPACE:	2.68± ACRES
AVERAGE LOT SIZE:	0.16± ACRES (6,825 SF)
LARGEST LOT SIZE:	0.33± ACRES (14,363 SF)
SMALLEST LOT SIZE:	0.13± ACRES (5,500 SF)
OVERALL DENSITY:	4.18 LOTS/ACRE
TOTAL # OF LOTS:	189 LOTS

NOTES:

SEE SHEET C01.1 FOR CURVE AND LINE TABLES.

LOTS C144 - C153 WILL NOT FRONT ONTO MID VALLEY ROAD AND MUST FRONT ONTO BURKHILL DRIVE

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LICENSED PROFESSIONAL ENGINEER
No. 8028950-2202
THOMAS M. ROMNEY
STATE OF UTAH

OVERLAND PHASE C

A PORTION OF THE SW1/4 & THE SE1/4 OF SECTION 36, TOWNSHIP 5 SOUTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN, LOCATED IN EAGLE MOUNTAIN, UTAH

PRELIMINARY PLAT

REVISION BLOCK

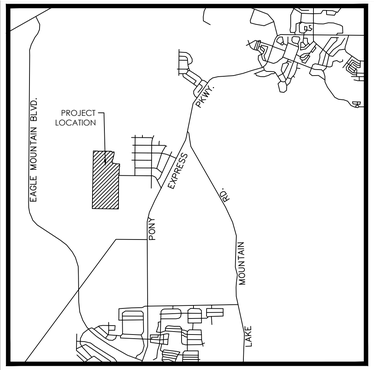
#	DATE	DESCRIPTION
1	----	----
2	----	----
3	----	----
4	----	----
5	----	----
6	----	----

PRELIMINARY PLAT

Scale:	1"=80'	Drawn:	CMC
Date:	01/29/19	Job #:	18-320
Sheet:	C01		

127

Z:_20 8-320 Overland Phase C\design 18-320\dwg\sheets\C01 - PRELIMINARY PLAT.dwg



VICINITY MAP

N.T.S

GRAPHIC SCALE

80 0 40 80 160 320

(IN FEET)
1 inch = 80 ft.

Line Table		
LINE	DIRECTION	LENGTH
L1	N89°34'21"W	81.69
L2	S83°51'43"E	10.05
L3	S84°43'01"W	10.05
L4	S66°22'26"E	30.46
L5	N89°34'21"W	55.00
L6	N89°34'21"W	55.00
L7	N89°34'21"W	55.00
L8	N89°34'21"W	55.00
L9	N89°34'21"W	55.00
L10	S00°25'54"W	31.20
L11	N89°34'21"W	69.71
L12	S89°34'21"E	59.00
L13	N10°26'00"E	45.97
L14	N14°40'42"E	43.61
L15	S75°19'18"E	36.12
L16	N06°54'46"E	79.21
L17	N18°57'08"E	83.73
L18	N26°22'08"E	20.00
L19	N33°59'14"E	81.53
L20	N45°49'47"E	79.21
L21	N57°29'11"E	79.21
L22	N69°08'35"E	79.21
L23	N80°47'59"E	79.21
L24	N09°30'34"E	57.79
L25	N73°57'25"E	88.80
L26	S89°34'21"E	43.42
L27	S89°34'21"E	17.52
L28	N89°40'45"E	65.62
L29	N68°22'26"W	17.48

Curve Table					
CURVE	RADIUS	DELTA	LENGTH	CHORD DIRECTION	CHORD LENGTH
C1	15.00	90°00'00"	23.56	S44°34'21"E	21.21
C2	15.00	90°00'00"	23.56	N45°25'39"E	21.21
C3	15.00	89°15'34"	23.37	N50°53'34"E	21.08
C4	1864.50	1°26'46"	47.06	N06°59'10"E	47.06
C5	1864.50	1°41'25"	55.00	N08°33'16"E	55.00
C6	1864.50	1°26'29"	46.91	N10°07'13"E	46.91
C7	15.00	90°00'00"	23.56	N44°34'21"W	21.21
C8	490.00	89°20'52"	764.11	S45°45'13"W	689.01
C9	15.00	90°00'00"	23.56	S44°34'21"E	21.21
C10	15.00	90°00'00"	23.56	N45°25'39"E	21.21
C11	15.00	88°10'48"	23.09	N40°21'27"W	20.87
C12	490.00	8°07'36"	69.50	S05°08'35"W	69.44
C13	15.00	50°19'22"	13.17	N29°59'47"W	12.76
C14	15.00	50°19'22"	13.17	S80°19'09"E	12.76
C15	15.00	99°29'04"	26.04	S05°24'56"E	22.89
C16	15.00	102°04'09"	26.72	S73°48'27"W	23.33
C17	3139.50	0°08'52"	8.09	N10°54'53"E	8.09
C18	3382.50	1°12'40"	71.50	S08°19'53"W	71.50
C19	3382.50	1°15'36"	74.39	S09°34'01"W	74.39
C20	3382.50	0°49'36"	48.80	S10°36'38"W	48.80
C21	15.00	90°39'08"	23.73	S44°14'47"E	21.33
C22	15.00	90°00'00"	23.56	N44°34'21"W	21.21
C23	15.00	90°39'08"	23.73	S44°14'47"E	21.33
C24	15.00	89°20'52"	23.39	N45°45'13"E	21.09
C25	516.50	20°32'47"	185.22	N11°21'10"E	184.23
C26	15.00	86°47'40"	22.72	S78°26'05"E	20.61
C27	15.00	90°00'00"	23.56	S45°25'39"W	21.21
C28	15.00	89°20'52"	23.39	S45°45'13"W	21.09
C29	273.50	12°05'27"	57.72	N84°22'55"E	57.61
C30	173.50	12°18'17"	37.26	N83°25'13"W	37.19

Curve Table					
CURVE	RADIUS	DELTA	LENGTH	CHORD DIRECTION	CHORD LENGTH
C31	15.00	106°21'03"	27.84	N42°44'09"W	24.01
C32	15.00	82°52'41"	21.70	N48°59'18"E	19.85
C33	15.00	97°17'54"	25.47	S40°55'24"E	22.52
C34	15.00	64°37'45"	16.92	S43°20'18"W	16.04
C35	15.00	66°25'57"	17.39	N45°07'13"E	16.43
C36	15.00	116°56'39"	30.62	S45°52'30"E	25.57
C37	15.00	91°54'28"	24.06	N31°18'50"W	21.56
C38	15.00	92°27'52"	24.21	N56°51'27"E	21.66
C39	539.50	5°50'40"	55.03	N01°26'11"E	55.01
C40	539.50	6°16'00"	59.01	N07°29'31"E	58.98
C41	226.50	12°39'44"	50.06	S83°14'29"E	49.95
C42	3409.00	4°31'54"	269.63	N09°12'00"E	269.56
C43	3409.00	3°12'45"	191.14	N13°04'19"E	191.12
C44	490.00	8°07'36"	69.50	S13°16'11"W	69.44
C45	516.50	32°16'39"	290.97	N37°45'53"E	287.14
C46	15.00	90°00'00"	23.56	S44°34'21"E	21.21
C47	15.00	90°39'08"	23.73	S44°14'47"E	21.33
C48	490.00	8°07'36"	69.50	S21°23'47"W	69.44
C49	15.00	90°00'00"	23.56	N45°25'39"E	21.21
C50	15.00	90°00'00"	23.56	N45°25'39"E	21.21
C51	15.00	89°20'52"	23.39	N45°45'13"E	21.09
C52	15.00	89°20'52"	23.39	S45°45'13"W	21.09
C53	15.00	90°39'08"	23.73	N44°14'47"W	21.33
C54	490.00	2°20'19"	20.00	S26°37'44"W	20.00
C55	516.50	36°31'26"	329.25	N72°09'56"E	323.70
C56	173.50	33°28'29"	101.37	S18°18'01"E	99.93
C57	543.00	8°48'11"	83.43	N62°34'10"E	83.35
C58	543.00	6°00'52"	57.00	N69°58'42"E	56.97
C59	543.00	6°00'52"	57.00	N75°59'34"E	56.97
C60	543.00	6°00'52"	57.00	N82°00'26"E	56.97

Curve Table					
CURVE	RADIUS	DELTA	LENGTH	CHORD DIRECTION	CHORD LENGTH
C61	543.00	5°24'47"	51.30	N87°43'16"E	51.28
C62	490.00	8°07'36"	69.50	S31°51'42"W	69.44
C63	490.00	8°07'36"	69.50	S39°59'18"W	69.44
C64	490.00	8°07'36"	69.50	S48°06'53"W	69.44
C65	490.00	8°07'36"	69.50	S56°14'29"W	69.44
C66	490.00	8°07'36"	69.50	S64°22'05"W	69.44
C67	490.00	8°07'36"	69.50	S72°29'41"W	69.44
C68	490.00	8°07'36"	69.50	S80°37'17"W	69.44
C69	490.00	5°44'34"	49.11	S87°33'22"W	49.09
C70	290.00	11°37'29"	58.84	N06°55'27"E	58.74
C71	290.00	11°39'24"	59.00	N18°33'53"E	58.90
C72	290.00	3°57'05"	20.00	N26°22'08"E	20.00
C73	290.00	11°39'24"	59.00	N34°10'23"E	58.90
C74	290.00	11°39'24"	59.00	N45°49'47"E	58.90
C75	290.00	11°39'24"	59.00	N57°29'11"E	58.90
C76	290.00	11°39'24"	59.00	N69°08'35"E	58.90
C77	290.00	11°39'24"	59.00	N80°47'59"E	58.90
C78	290.00	3°47'57"	19.23	N88°31'40"E	19.23
C79	15.00	90°00'00"	23.56	N45°25'39"E	21.21
C80	15.00	90°00'00"	23.56	N44°34'21"W	21.21
C81	15.00	90°00'00"	23.56	N44°34'21"W	21.21
C82	15.00	90°00'00"	23.56	S45°25'39"W	21.21
C83	15.00	90°39'08"	23.73	S44°14'47"E	21.33
C84	3435.50	1°19'57"	79.90	N13°58'25"E	79.90
C85	3435.50	1°24'12"	84.15	N12°36'20"E	84.14
C86	78.00	39°00'12"	53.10	N18°27'50"W	52.08
C87	1811.50	1°50'05"	58.01	S09°55'25"W	58.00
C88	1811.50	1°45'20"	55.50	S08°07'43"W	55.50
C89	1811.50	1°44'57"	55.30	S06°22'35"W	55.30
C90	1811.50	1°44'40"	55.15	S04°37'46"W	55.15

Curve Table					
CURVE	RADIUS	DELTA	LENGTH	CHORD DIRECTION	CHORD LENGTH
C91	1811.50	1°44'29"	55.05	S02°53'12"W	55.05
C92	1473.50	3°30'48"	90.36	N86°12'15"W	90.34
C93	237.00	11°57'23"	49.46	S84°26'57"W	49.37
C94	237.00	34°08'40"	141.24	S61°23'56"W	139.16
C95	50.00	43°24'19"	37.88	S83°46'41"E	36.98
C96	50.00	63°01'31"	55.00	S30°33'45"E	52.27
C97	50.00	63°01'31"	55.00	S32°27'46"W	52.27
C98	50.00	63°01'31"	55.00	N84°30'43"W	52.27
C99	50.00	48°09'51"	42.03	N28°55'02"W	40.80
C100	237.00	21°37'27"	89.45	S11°57'39"W	88.92
C101	1473.50	1°36'42"	41.45	N88°46'00"W	41.45
C102	15.00	90°00'00"	23.56	S44°34'21"E	21.21
C103	15.00	90°00'00"	23.56	S45°25'39"W	21.21
C104	15.00	90°00'00"	23.56	S44°34'21"E	21.21
C105	15.00	90°00'00"	23.56	N45°25'39"E	21.21
C106	15.00	90°39'08"	23.73	S44°14'47"E	21.33
C107	3435.50	1°27'45"	87.68	N08°16'50"E	87.68
C108	3435.50	1°25'40"	85.61	N09°43'32"E	85.60
C109	15.00	89°20'52"	23.39	S45°45'13"W	21.09
C110	1526.50	4°35'50"	122.48	S86°46'34"E	122.45
C111	1526.50	0°29'52"	13.27	S89°19'25"E	13.27
C112	78.00	39°24'12"	53.64	N57°40'02"W	52.59
C113	173.50	1°59'25"	6.03	S00°34'04"E	6.03
C114	1864.50	0°49'58"	27.10	N00°50'38"E	27.10
C115	1811.50	1°35'19"	50.22	S01°13'19"W	50.22
C116	1811.50	1°35'19"	50.22	S01°13'19"W	50.22
C117	78.00	12°12'13"	16.61	N83°28'15"W	16.58
C118	200.00	35°27'55"	123.80	S17°18'18"E	121.83
C119	516.50	89°20'52"	805.44	S45°45'13"W	726.27
C120	100.00	20°32'47"	35.86	N78°38'50"W	35.67

Curve Table					
CURVE	RADIUS	DELTA	LENGTH	CHORD DIRECTION	CHORD LENGTH
C121	41.50	90°39'08"	65.66	S44°14'47"E	59.02
C122	300.00	14°46'29"	77.36	N83°02'25"E	77.15
C123	200.00	14°15'03"	49.74	N82°26'50"W	49.62
C124	566.00	16°09'51"	159.68	N06°35'46"E	159.15
C125	326.50	6°20'20"	36.12	S87°15'29"W	36.10
C126	236.50	33°45'11"	139.32	N16°26'57"W	137.32
C127	15.00	90°00'00"	23.56	N44°34'21"W	21.21
C128	553.00	1°25'36"	13.77	N01°47'35"E	13.77
C129	553.00	8°07'32"	78.43	N06°34'09"E	78.36
C130	592.50	5°19'18"	55.03	S03°44'29"W	55.01
C131	1838.00	10°24'48"	334.05	S05°38'03"W	333.59
C132	592.50	5°19'15"	55.02	S09°03'46"W	55.00
C133	592.50	2°57'19"	30.56	S13°12'03"W	30.56
C134	3382.50	0°36'25"	35.84	S14°22'29"W	35.84
C135	3382.50	1°28'27"	87.02	S13°20'03"W	87.02
C136	263.50	56°39'18"	260.55	S62°06'00"W	250.07
C137	1500.00	4°43'26"	123.67	N87°12'38"W	123.64
C138	263.50	32°39'39"	150.21	S17°26'32"W	148.18
C139	3086.50	0°08'52"	7.96	S10°54'53"W	7.96
C140	15.00	82°03'12"	21.48	N07°42'04"E	19.69
C141	3113.00	0°08'52"	8.02	S10°54'53"W	8.02
C142	1838.00	5°50'43"	187.52	S07°55'06"W	187.43
C143	1838.00	4°34'05"	146.54	S02°42'42"W	146.50
C144	592.50	16°09'51"	167.16	N06°35'46"E	166.60
C145	50.00	280°38'44"	244.91	N34°50'32"E	63.85
C146	1864.50	2°28'21"	80.46	N02°29'47"E	80.45
C147	15.00	90°00'00"	23.56	N45°25'39"E	21.21
C148	553.00	5°59'52"	57.89	N13°37'51"E	57.86
C149	3435.50	2°53'24"	173.29	S08°59'40"W	173.27
C150	3435.50	2°44'09"	164.05	S13°16'19"W	164.03

Curve Table					
CURVE	RADIUS	DELTA	LENGTH	CHORD DIRECTION	CHORD LENGTH
C151	3382.50	2°04'52"	122.86	S13°38'16"W	122.86
C152	3382.50	3°17'52"	194.69	S09°22'29"W	194.67
C153	1526.50	5°05'43"	135.75	N87°01'30"W	135.70
C154	1473.50	5°07'30"	131.80	N87°00'36"W	131.76
C155	1864.50	3°18'18"	107.55	S02°04'48"W	107.54
C156	1864.50	4°34'40"	148.97	S08°33'07"W	148.93
C157	1811.50	10°24'48"	329.23	S05°38'03"W	328.78
C158	237.00	46°06'03"	190.69	S67°22'38"W	185.59
C159	290.00	89°18'57"	452.07	S45°46'11"W	407.67
C160	15.00	105°33'00"	27.63	N36°08'43"W	23.89
C161	15.00	65°31'50"	17.16	N58°18'52"E	16.24
C162	553.00	23°10'43"	223.71	N37°08'18"E	222.19

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LICENSED PROFESSIONAL ENGINEER
No. 8028950-2202
THOMAS M. ROMNEY
STATE OF UTAH

OVERLAND PHASE C

A PORTION OF THE SW1/4 & THE SE1/4 OF SECTION 36, TOWNSHIP 5 SOUTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN, LOCATED IN EAGLE MOUNTAIN, UTAH

PRELIMINARY PLAT

REVISION BLOCK

#	DATE	DESCRIPTION
1	----	----
2	----	----
3	----	----
4	----	----
5	----	----
6	----	----

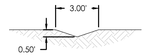
PRELIMINARY PLAT

Scale: 1"=80' | Drawn: CMC
Date: 01/29/19 | Job #: 18-320
Sheet: C01.1

Z:_2019 Projects\18-320 Overland Phase C\Design\18-320 vDwg\sheets\C01.1 - PRELIMINARY PLAT.dwg

ROW WIDTHS

BOULTER PEAK LANE:	53 FEET
KELSEY DRIVE:	53 FEET
SHEPS RIDGE ROAD:	53&63 FEET
BISMARK PEAK:	63 FEET
PINYON WAY:	53 FEET
WANLASS HILL:	53 FEET
PACKARD DRIVE:	53 FEET
BUCKHORN MOUNTAIN:	53&63 FEET
LONG RIDGE:	63 FEET
WHITE ROCK:	53 FEET
BLACK ROCK HILL:	53 FEET
GRANITE PEAK:	53 FEET
BURKHILL DRIVE:	53 FEET
MID VALLEY ROAD:	134 FEET
BOOT WAY:	53 FEET



DRAINAGE SWALE (3' - WIDE)

LEGEND

- BOUNDARY
- ROW
- CENTERLINE
- LOT LINE
- EASEMENT
- 15"SD — 15" STORM DRAIN
- 8"SS — 8" SANITARY SEWER
- 8"W — 8" CULINARY WATER
- 8"SW — 8" SECONDARY WATER
- XXXX — CONTOUR MAJOR
- XXXX — CONTOUR MINOR
- Ex.SD — EXIST. STORM DRAIN
- Ex.SS — EXIST. SANITARY SEWER
- Ex.W — EXIST. CULINARY WATER
- EXIST. FENCE
- (XXXX) — EXIST. CONTOUR MAJOR
- (XXXX) — EXIST. CONTOUR MINOR
- SIGN
- STREET SIGN (W/ OR WO STOP SIGN)
- STREET LIGHT
- SD MH, INLET, AND COMBO
- SEWER MANHOLE
- VALVE, TEE & BEND
- WATER BLOW-OFF
- FIRE HYDRANT
- STREET MONUMENT (TO BE SET)
- EXIST. STREET MONUMENT
- EXIST. SD INLET & MH
- EXIST. SEWER MH
- EXIST. VALVE, TEE, & BEND
- EXIST. FIRE HYDRANT
- o XXXX.XX — SPOT ELEVATION

NOTES:

LOTS C144 - C153 WILL NOT FRONT ONTO MID VALLEY ROAD AND MUST FRONT ONTO BURKHILL DRIVE

N S

GRAPHIC SCALE

80 0 40 80 160 320

(IN FEET)
1 inch = 80 ft.

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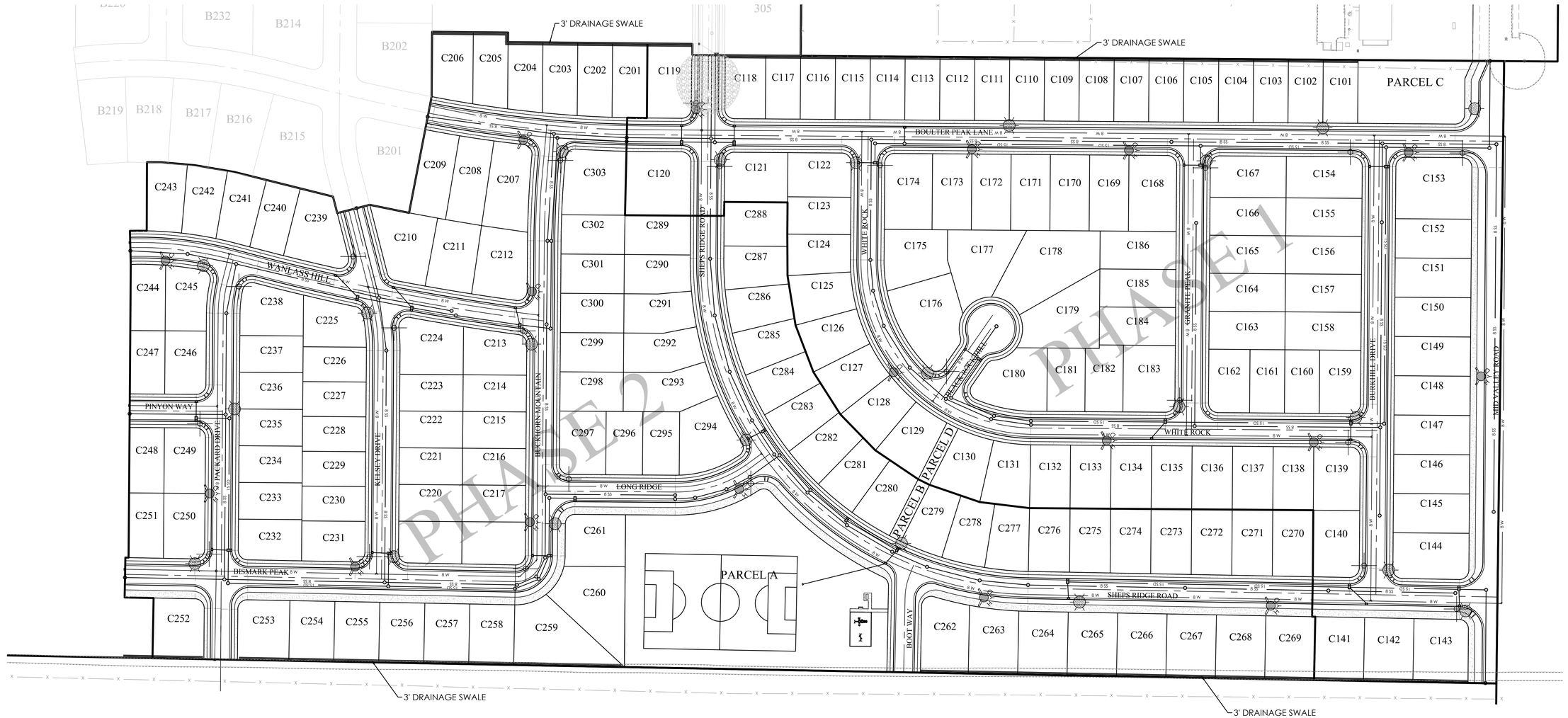

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OVERLAND PHASE C

A PORTION OF THE SW1/4 & THE SE1/4 OF SECTION 36, TOWNSHIP 5 SOUTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN, LOCATED IN EAGLE MOUNTAIN, UTAH

PRELIMINARY SITE AND UTILITY PLAN

REVISION BLOCK

#	DATE	DESCRIPTION
1	----	----
2	----	----
3	----	----
4	----	----
5	----	----
6	----	----

PRELIMINARY SITE AND UTILITY PLAN

Scale: 1"=80'	Drawn: CMC
Date: 01/29/19	Job #: 18-320
Sheet: C02	

Z:_2018\18-320 Overland Phase C\design 18-320\dwg\sheets\C02 - PRELIM SITE AND UTILITY PLAN.dwg

MAJOR BASIN CHARACTERISTICS:

THE PROPERTY FALLS WITHIN "ZONE X" OF THE CURRENT FEMA FLOOD-PLAIN MAP (PANEL No. 49551701115B). "ZONE X" CONTAINS AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOOD-PLAIN.

SUB-BASIN DESCRIPTIONS:

THE PROPERTY CURRENTLY RESIDES ON UNDEVELOPED LAND ON THE WEST SIDE OF PONY EXPRESS PARKWAY. HISTORICALLY THE PROPERTY DRAINS FROM NORTH TO SOUTH AND WEST TO EAST . THERE ARE CURRENTLY NO KNOW WASHES OR UNDERGROUND STORM DRAIN FACILITIES IN THE AREA. THE HOMES WILL BE GRADED IN SUCH A FASHION AS TO PROMOTE POSITIVE DRAINAGE AWAY FROM ANY STRUCTURE IN ACCORDANCE WITH ALL APPLICABLE CODES AND REGULATIONS.

PROPOSED SYSTEM NARATIVE:

THE PROPOSED STORM DRAIN CONVEYANCE SYSTEM WILL BE DESIGNED TO ACCOMMODATE THE 10-YEAR STORM EVENT AND IN ACCORDANCE WITH EAGLE MOUNTAIN STANDARDS AND SPECIFICATIONS. NO MAJOR EARTHWORK IS EXPECTED ON THE SITE, WHICH WOULD ALTER THE HISTORICAL DRAINAGE PATTERNS. VARIOUS RETENTION FACILITIES WILL BE CONSTRUCTED TO ACCOMMODATE THE NEEDS OF THIS VILLAGE.

EROSION CONTROL NARRATIVE:

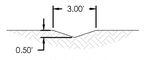
EROSION CONTROL BEST MANAGEMENT PRACTICES SHALL BE IMPLEMENTED IN ACCORDANCE WITH AN APPROVED STORM WATER POLLUTION PREVENTION PLAN. THESE BEST MANAGEMENT PRACTICES (BMP'S) SHALL CONTROL BOTH ONSITE WATER AND OFFSITE WATER ENTERING THE PROPOSED DEVELOPMENT AND SHALL PREVENT ANY SILTS AND/OR DEBRIS FROM ENTERING INTO THE PUBLIC STORM WATER SYSTEM.

SLOPE ANALYSIS:

THE PROPERTY CONTAINS NO SLOPES GREATER THAT 15%.

DRAINAGE CALCULATIONS:

SEE SHEET C04 FOR PRELIMINARY DRAINAGE CALCULATIONS.



DRAINAGE SWALE (3' - WIDE)

LEGEND

- BOUNDARY
- ROW
- CENTERLINE
- LOT LINE
- EASEMENT
- 15"SD — 15" STORM DRAIN
- 8"SS — 8" SANITARY SEWER
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- EXIST. FIRE HYDRANT
- o XXXX.XX — SPOT ELEVATION

N S

GRAPHIC SCALE

80 0 40 80 160 320

(IN FEET)
1 inch = 80 ft.

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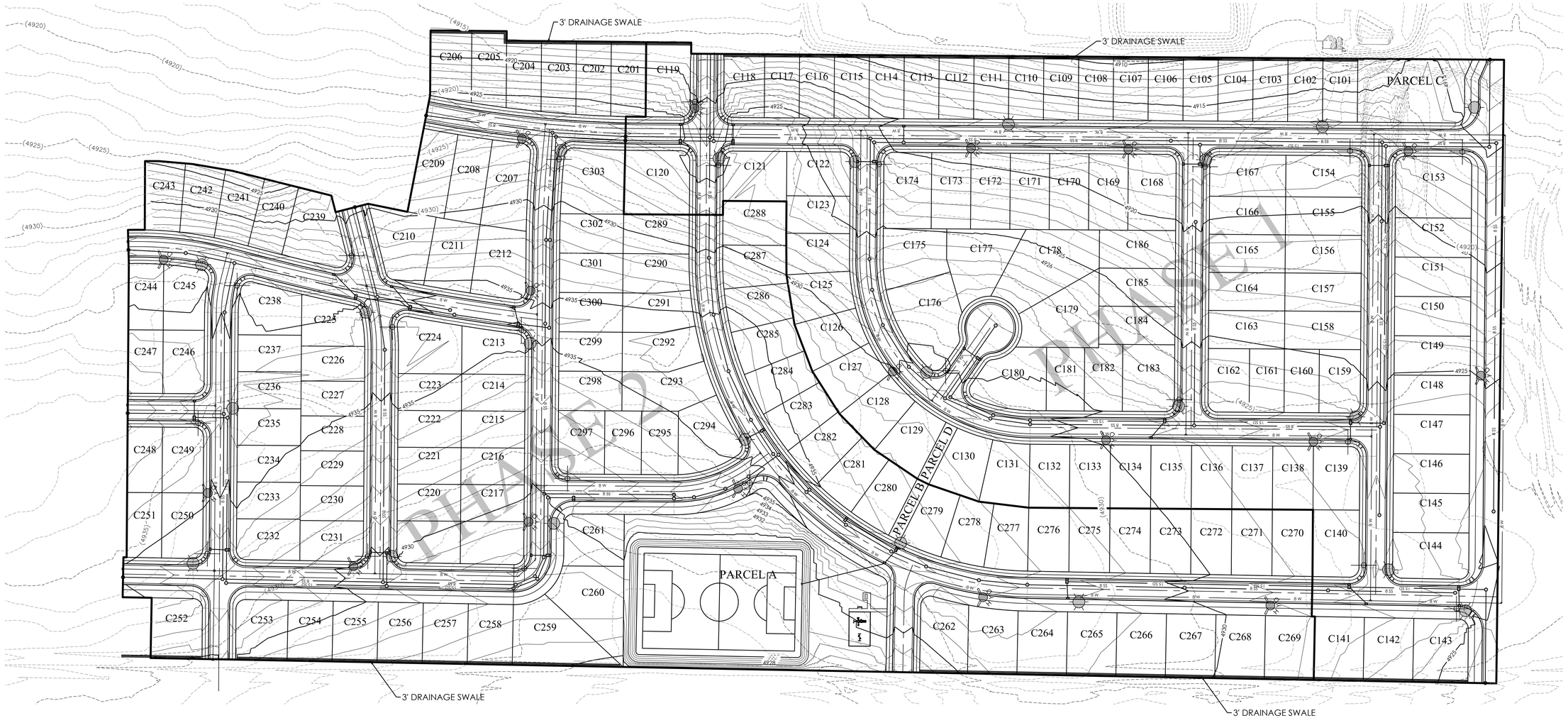

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STATE OF UTAH

OVERLAND PHASE C

A PORTION OF THE SW1/4 & THE SE1/4 OF SECTION 36, T5S, R2W, SALT LAKE BASE & MERIDIAN, LOCATED IN EAGLE MOUNTAIN, UTAH

PRELIMINARY GRADING AND DRAINAGE PLAN

REVISION BLOCK

#	DATE	DESCRIPTION
1	----	----
2	----	----
3	----	----
4	----	----
5	----	----
6	----	----

PRELIMINARY GRADING AND DRAINAGE PLAN

Scale: 1"=80'	Drawn: CMC
Date: 01/29/19	Job #: 18-320
Sheet: C03	

Z:_2018\18-320 Overland Phase C\design 18-320.dwg\sheet\C03 - PRELIM GRADING AND DRAINAGE PLAN.dwg

MAJOR BASIN CHARACTERISTICS:

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SLOPE ANALYSIS:

THE PROPERTY CONTAINS NO SLOPES GREATER THAT 15%.

Retention Pond

Project: Preliminary Overland Phase C
Location Eagle Mountain, Utah
Date: 12/3/2018
Designer: Mathew Wangsgaard, E.I.T.

FOCUS ENGINEERING & SURVEYING

100-Year Retention Sizing

Design Criteria

Intensity Table: Per NOAA Atlas 14
Return Period: **100 year**
Allowable Discharge: **0.00 cfs/acre** Per Eagle Mountain City Standards

Allowable Discharges

Storm Drain Discharge: 0.00 cfs
Other Discharge: 0.00 cfs Source:
Total Discharge: **0 cfs**

Weighted "C" Value

Surface Type	*Area (sf)*	*"C" Value*	*C*A*
Homes (rooftops)	398,000	0.90	358,200
Drives	87,560	0.80	70,048
Roadway and Sidewalk	519,402	0.85	441,492
Landscape	1,000,810	0.20	200,162
Totals	2,005,772		1,069,902
Weighted "C" Value		**0.53**	

Drainage Calculations

Duration	Intensity	Runoff C	Area	Rainfall	Accumulated Flow	Allowable Discharge	Discharge	Required Storage
min	*in/hr*		*Ac*	*cfs*	*cf*	*cfs*	*cf*	*cf*
15.0	3.62	0.53	46.05	88.91	80,022	0.00	0	80,022
30.0	2.44	0.53	46.05	59.93	107,874	0.00	0	107,874
60.0	1.51	0.53	46.05	37.09	133,517	0.00	0	133,517
120.0	0.80	0.53	46.05	19.65	141,475	0.00	0	141,475
180.0	0.54	0.53	46.05	13.26	143,243	0.00	0	143,243
360.0	0.28	0.53	46.05	6.88	148,548	0.00	0	148,548
720.0	0.15	0.53	46.05	3.68	159,159	0.00	0	159,159
1440.0	0.08	0.53	46.05	1.96	169,770	0.00	0	169,770

Maximum Storage Requirement: ***169,770***
Maximum Storage Requirement (ac-ft): 3.90

Retention Basin Design

Storage Requirement: 169,770 cf
Future Basin 1: 63,843 cf
Basin C: 92,280 cf
Basin B: 29,966 cf

Total Storage Requirment: 111,366 cf

Notes:
Basin C will be retained in Parcel C.

Basin B will drain into Phase A Plat 3 and has been accounted for in previous calculations.
Will be retained in Parcel A.

LEGEND

- BOUNDARY
- ROW
- CENTERLINE
- LOT LINE
- EASEMENT
- 15" STORM DRAIN
- 8" SANITARY SEWER
- 8" CULINARY WATER
- 8" SECONDARY WATER
- CONTOUR MAJOR
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- EXIST. SD INLET & MH
- EXIST. SEWER MH
- EXIST. VALVE, TEE, & BEND
- EXIST. FIRE HYDRANT
- o XXXX.XX SPOT ELEVATION

GRAPHIC SCALE

150 0 75 150 300 600

(IN FEET)
1 inch = 150ft.

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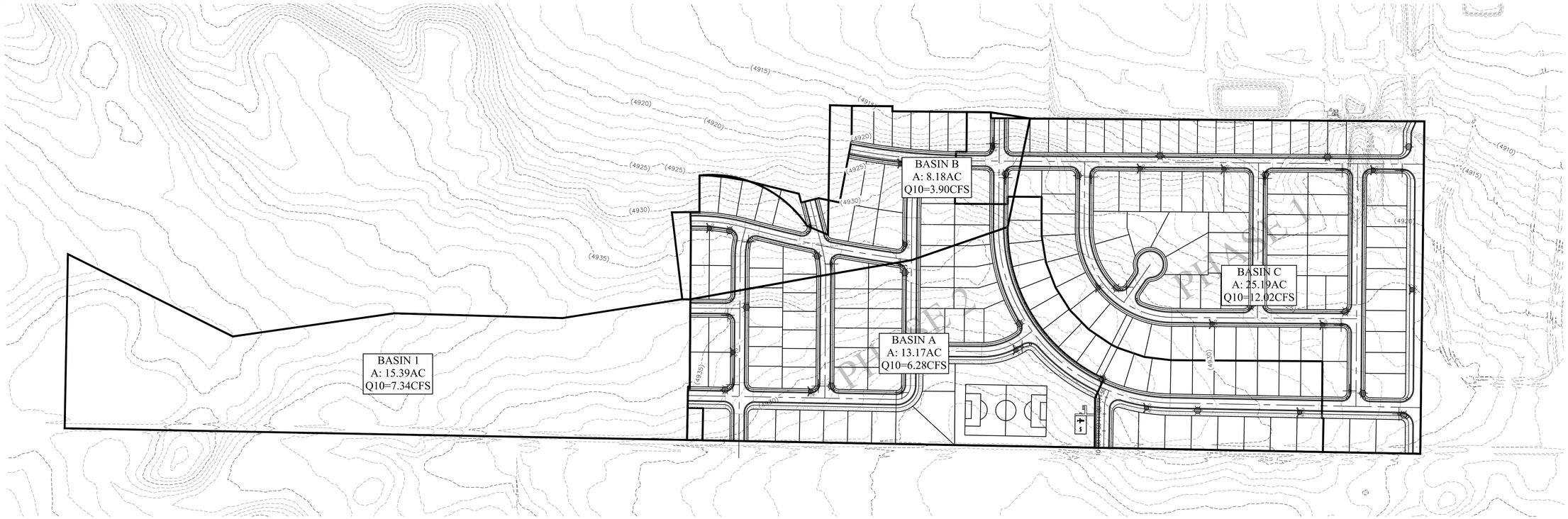
Future Basin 100 Retention Volume Calculations

Basin	Area (CF)	Area (Acre)	C Value	Rainfall	Storage Required
Future Basin 1:	670575	15.39	0.6	0.74	63843
Basin C:	1109202	25.19	0.53	1.07	92280
Basin B:	366812	8.18	0.53	0.35	29966



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OVERLAND PHASE C

A PORTION OF THE SW1/4 & THE SE1/4 OF SECTION 36, TOWNSHIP 5 SOUTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN, LOCATED IN EAGLE MOUNTAIN, UTAH

PRELIMINARY DRAINAGE CALCULATIONS

REVISION BLOCK

#	DATE	DESCRIPTION
1	----	----
2	----	----
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PRELIMINARY DRAINAGE CALCULATIONS

Scale: 1"=150' | Drawn: CMC
Date: 01/29/19 | Job #: 18-320
Sheet: C04

Z:\...2018\18-320 Overland Phase C\Design 18-320\Dwg\sheet\C04 - PRELIM DRAINAGE CALCULATIONS.dwg

EROSION CONTROL LEGEND

- CONSTRUCTION ENTRANCE
- MATERIALS STORAGE
- FUEL TANKS
- CONCRETE WASHOUT
- TRASH BIN
- PORTABLE TOILET
- CONSTRUCTION TRAILER
- INLET PROTECTION
- SURFACE WATERS
- OUTFALL
- SILT FENCE
- CUTBACK CURB
- FIBER ROLL

N S

GRAPHIC SCALE

80 0 40 80 160 320

(IN FEET)
1 inch = 80 ft.

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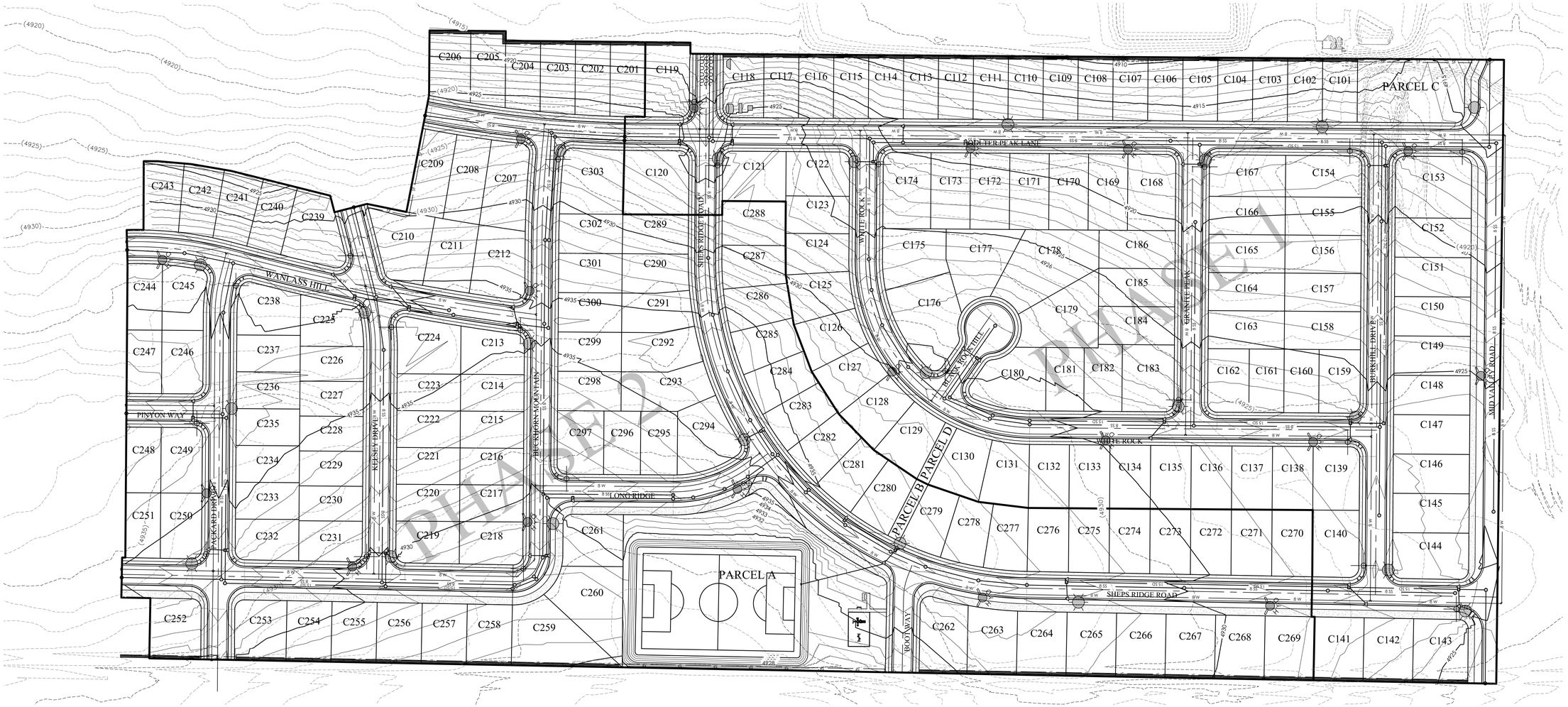

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PRELIMINARY EROSIOIN CONTROL PLAN

REVISION BLOCK

#	DATE	DESCRIPTION
1	----	----
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3	----	----
4	----	----
5	----	----
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PRELIMINARY EROSIOIN CONTROL PLAN

Scale: 1"=80'	Drawn: CMC
Date: 01/29/19	Job #: 18-320
Sheet: C05	

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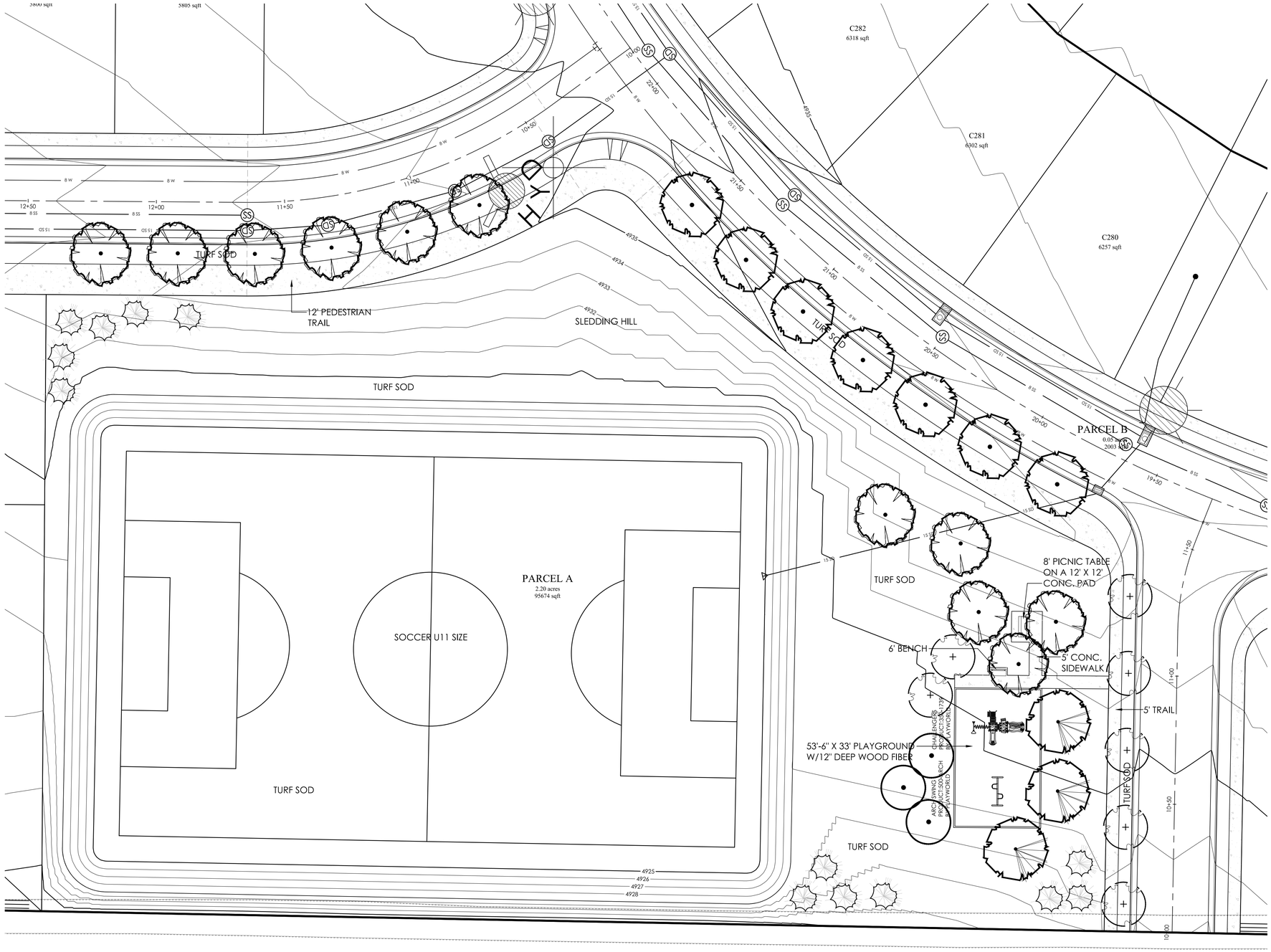
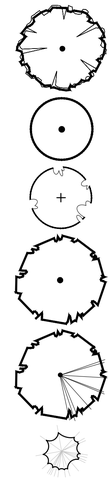


TREE LEGEND



Fraxinus mandshurica (11 total)
Mandshurian Ash 2" cal.

Malus 'Royal Raindrops' (3 total)
Royal Raindrops Crab 1 1/2" cal.

Pyrus calleryana 'Redspire' (7 total)
Redspire Flowering Pear 2" cal.

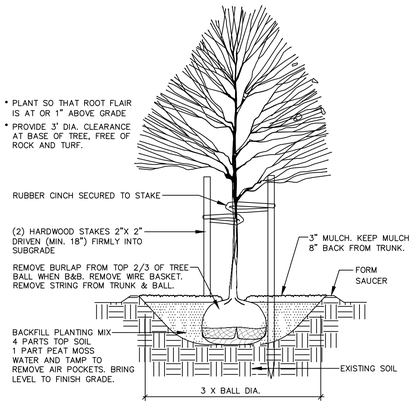
Tilia cordata 'Greenspire' (7 total)
Greenspire Linden 2" cal.

Ulmus x 'Accolade' (3 total)
Accolade Elm 1 1/2" cal.

Pinus leucodermis 'Heldreichii' (13 total)
Bosnian Pine 5' ht.

LANDSCAPE NOTES:

1. LAWN AREAS WILL BE SODDED WITH KENTUCKY BLUEGRASS BLEND OVER 4 INCHES GOOD GRADE TOPSOIL.
2. TOTAL TREES REQUIRED: 2.20 ACRES X 20= 44 TREES



A TREE PLANTING & STAKING
NOT TO SCALE

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

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LICENSED LANDSCAPE ARCHITECT
No. 103994
ALAN K WEAVER
STATE OF UTAH

OVERLAND PHASE C

A PORTION OF THE SW1/4 & THE SE1/4 OF SECTION 36, TOWNSHIP 5 SOUTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN, LOCATED IN EAGLE MOUNTAIN, UTAH

PARK LANDSCAPE PLAN

REVISION BLOCK

#	DATE	DESCRIPTION
1	----	----
2	----	----
3	----	----
4	----	----
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PARK LANDSCAPE PLAN

Scale: 1"=20' | Drawn: AW
Date: 01/29/19 | Job #: 18-320
Sheet: L01

Z:_2018\18-320 Overland Phase C\design\18-320.dwg\sheets\L01 - PARK LANDSCAPE PLAN.dwg

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

TITLE:	SilverLake Clubhouse and Pool Site Plan
ITEM TYPE:	Site Plan
FISCAL IMPACT:	
APPLICANT:	Bronson Tatton (Flagship Homes)

GENERAL PLAN DESIGNATION	CURRENT ZONE	ACREAGE	COMMUNITY

PUBLIC HEARING:
No

REQUIRED FINDINGS:

PLANNING COMMISSION ACTION / RECOMMENDATION
The Planning Commission recommended approval of the SilverLake Clubhouse and Pool Site Plan to the City Council with the following conditions: 1) Collector and arterial road fencing shall be built along SilverLake Parkway and Golden Eagle Road, north and east of the parcel. Fencing shall be consistent with the approved SilverLake collector road fencing; 2) Additional physical articulation added to clubhouse elevations; and 3) Additional colors be used for the clubhouse, including colors that match the townhomes in the development (4-0)

PREPARED BY:
Tayler Jensen, Planning

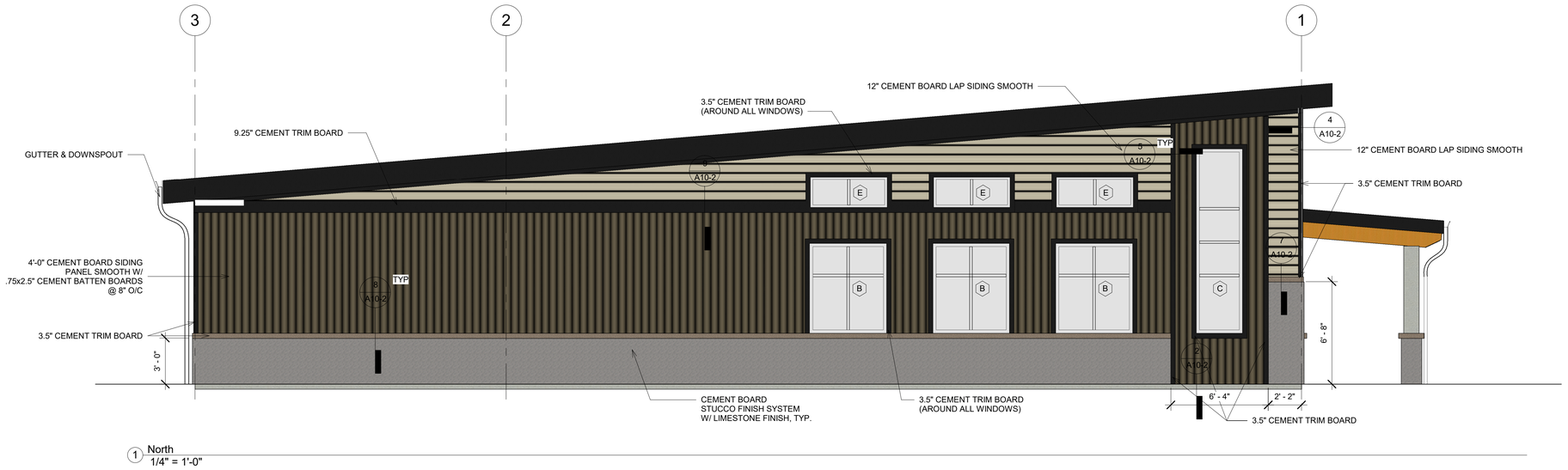
RECOMMENDATION:

BACKGROUND:
The proposed SilverLake Clubhouse is located south of the Tickville wash, on a lot that was included in SilverLake Plat 20.

Attachments:

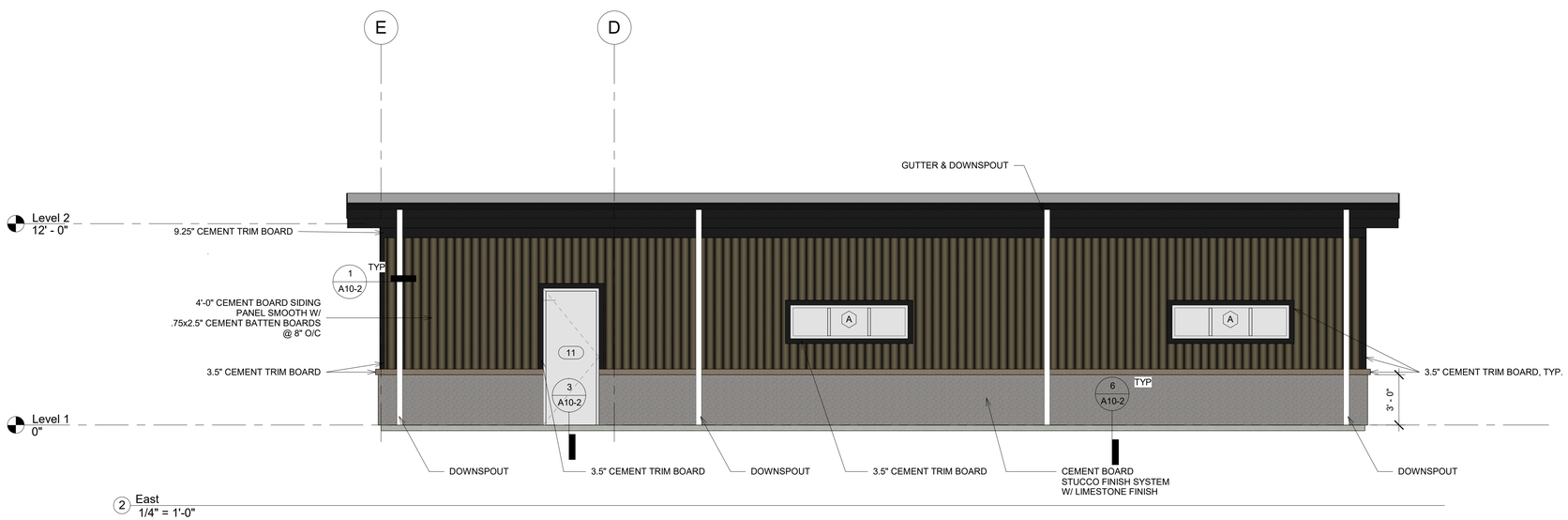
Clubhouse Elevations, Landscape Plans, and Site Plan

SilverLake Clubhouse Renderings - Revised 02.05.19

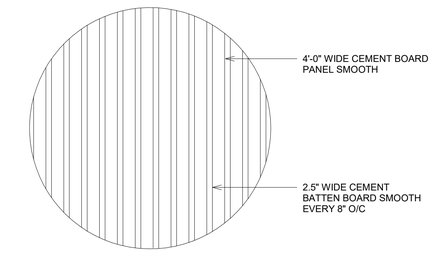


1 North
1/4" = 1'-0"

ALL TRIM IS 3.5" CEMENT TRIM BOARDS UNLESS OTHERWISE NOTED



2 East
1/4" = 1'-0"



3 VERTICAL SIDING
3/8" = 1'-0"

NOTE: SEE A10-3 FOR DOOR AND WINDOW DETAILS

STATE OF UTAH
RUSSELL COLBY RICKS
No. 9789752 0301
LICENSED ARCHITECT
10/23/18

DATE

A NEW FACILITY FOR:
SILVER LAKE CLUB HOUSE
UTAH
EXTERIOR ELEVATIONS

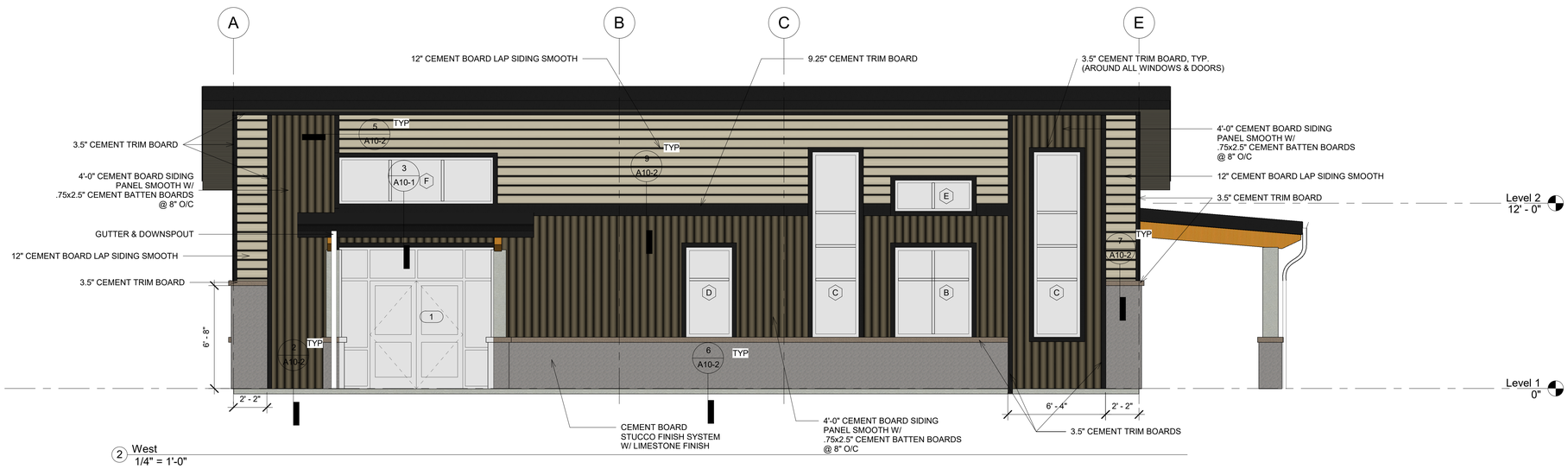
Laughlin Ricks Architecture
architecture/planning
935 Shoshone Street North * Twin Falls, Idaho 83301
(208) 736-8050 Fax: (208) 733-0950

DATE: 10/23/18
KM Drawn
RCR Checked

A3-1

1 South
1/4" = 1'-0"

ALL TRIM IS 3.5" CEMENT TRIM BOARDS UNLESS OTHERWISE NOTED



2 West
1/4" = 1'-0"

NOTE: SEE A10-3 FOR DOOR AND WINDOW DETAILS

STATE OF UTAH
RUSSELL COLBY RICKS
No. 9789752 0301
LICENSED ARCHITECT
10/23/18

DATE

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EXTERIOR ELEVATIONS

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DATE: 10/23/18
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RCR Checked

A3-2

PLANT SCHEDULE

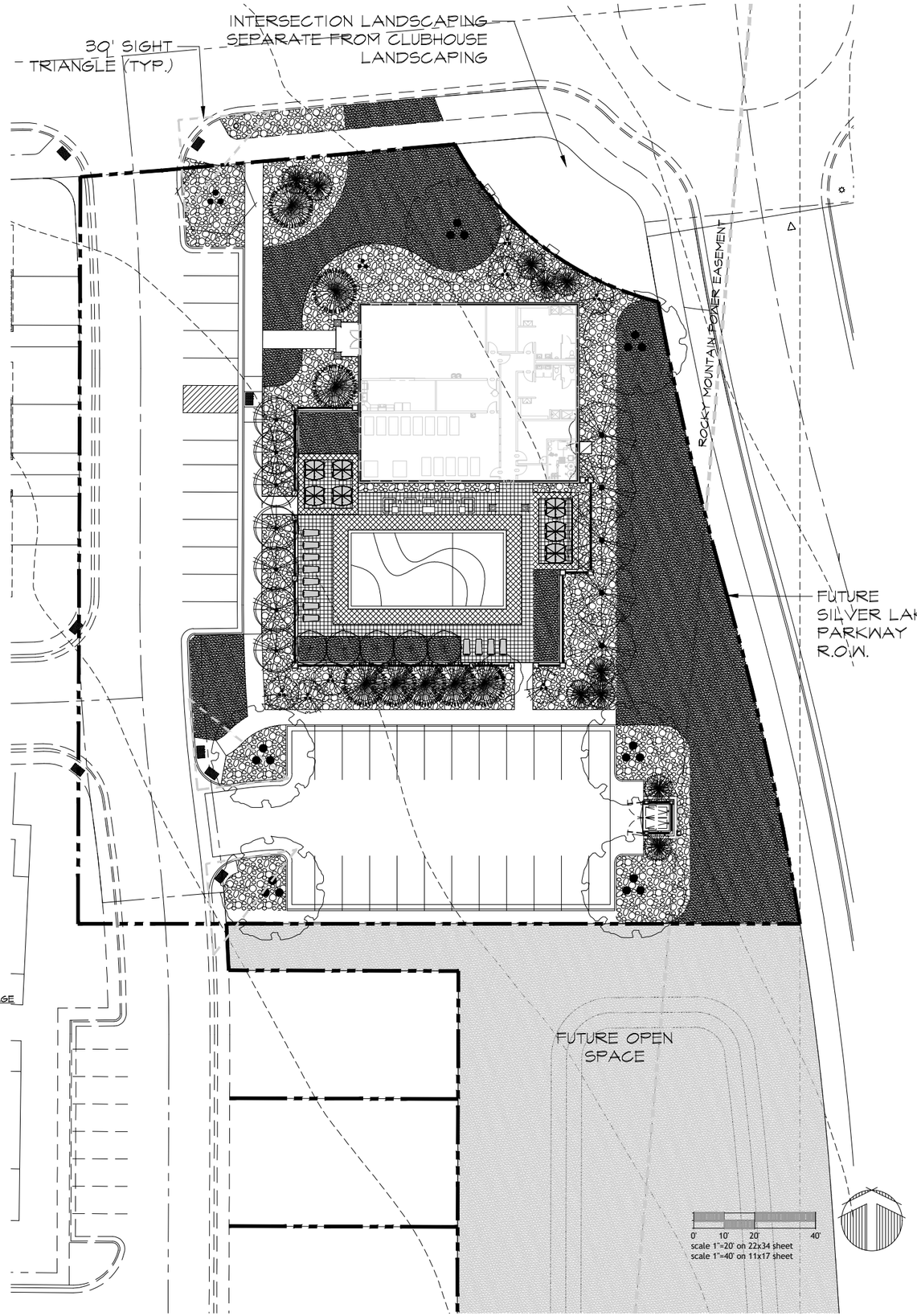
TREES	BOTANICAL NAME / COMMON NAME	CONT	CAL	SIZE	QTY
	Acer tataricum 'Hot Wings' / Hot Wings Tatarian Maple Mature Size: H20' W24'	B & B	2"Cal		7
	Calocedrus decurrens / Incense Cedar Mature Size: H30-50' W8-10'	B & B	Varies	10-12' HT.	10
	Crataegus phaenopyrum / Washington Hawthorn Mature Size: H25-30' W20-25'	B & B	Clump		2
	Fagus sylvatica 'Dawyck' / Dawyck Beech Mature Size: H45' W15'	B & B	2"Cal		5
	Fraxinus pennsylvanica 'Cimarron' / Green Ash Mature Size: H50' W30'	B & B	2"Cal		5
	Gleditsia triacanthos 'Skyline' / Skyline Honey Locust Mature Size: H35-45' W25-35'	B & B	2"Cal		1
	Liriodendron tulipifera 'Fastigiata' / Tulip Tree Mature Size: H50-60' W20'	B & B	2"Cal		7
	Picea pungens / Green Phase Colorado Spruce Mature Size: H30-60' W10-20'	B & B		10-12' HT.	8
	Quercus borealis / Northen Red Oak Mature Size: H50' W45'	B & B	2"Cal		6

SHRUBS	BOTANICAL NAME / COMMON NAME	SIZE	QTY
	Buxus microphylla 'Winter Gem' / Winter Gem Boxwood Mature Size: H3' W3'	5 gal	36
	Cotoneaster acutifolius / Peking Cotoneaster Mature Size: H8-10' W4-6'	5 gal	12
	Physocarpus opulifolius 'Summer Wine' / Summer Wine Ninebark Mature Size: H5-6' W4-5'	5 gal	25
	Pinus sylvestris 'Hillside Creeper' / Hillside Creeper Scotch Pine Mature Size: H18-24" W6'	5 gal	53
	Ribes aureum / Golden Currant Mature Size: H6' W5-6'	5 gal	23
	Rosa floribunda 'Livin' Easy' / Rose Mature Size: H2.5-5' W2-6'	5 gal	13
	Salix purpurea 'Nana' / Dwarf Arctic Willow Mature Size: H3-5' W3-5'	1 gal	55

GRASSES	BOTANICAL NAME / COMMON NAME	SIZE	QTY
	Calamagrostis x acutiflora 'Karl Foerster' / Feather Reed Grass Mature Size: H3-5' W2-3'	1 gal	61
	Helictotrichon sempervirens 'Blue Oats' / Blue Oat Grass Mature Size: H2-3' W2-3'	1 gal	12
	Pennisetum alopecuroides 'Hameln' / Hameln Dwarf Fountain Grass Mature Size: H2' W3'	1 gal	97
	Stipa tenacissima / Mexican Feather Grass Mature Size: H2' W2'	1 gal	116

PERENNIALS	BOTANICAL NAME / COMMON NAME	SIZE	QTY
	Agastache aurantiaca 'Apricot Sprite' / Apricot Sprite Hyssop Mature Size: 15-18" W24"	1 gal	11
	Penstemon digitalis 'Huskers Red' / Beard-tongue	1 gal	42
	Perovskia atriplicifolia / Russian Sage Mature Size: H3-4' W3-4'	1 gal	11

GROUND COVERS	BOTANICAL NAME / COMMON NAME	CONT	QTY	PERCENTAGE
	3'x3' Scored Concrete with Medium Broom Finish	None	1,954 sf	8.5%
	Decorative Paver	None	1,168 sf	5%
	Planting Bed Area / Shredded Bark Mulch (3" Depth)	mulch	9,650 sf	42%
	Poa pratensis / Kentuck Blue Grass Blend (approved by Owner)	sod	10,241 sf	44.5%
			23,030 sf TOTAL	100%



flagship homes

1250 East 200 South, Ste. 1D
Lehi | Utah | 84043

STATE OF UTAH
BRONSON R. ...
12/07/2018
LICENSED LANDSCAPE ARCHITECT

preliminary plans not for construction

call **811** or visit www.bluestakes.org before you dig to have all utilities located and marked

SILVER LAKE SOUTH CLUBHOUSE

SILVER LAKE MASTER PLANNED COMMUNITY

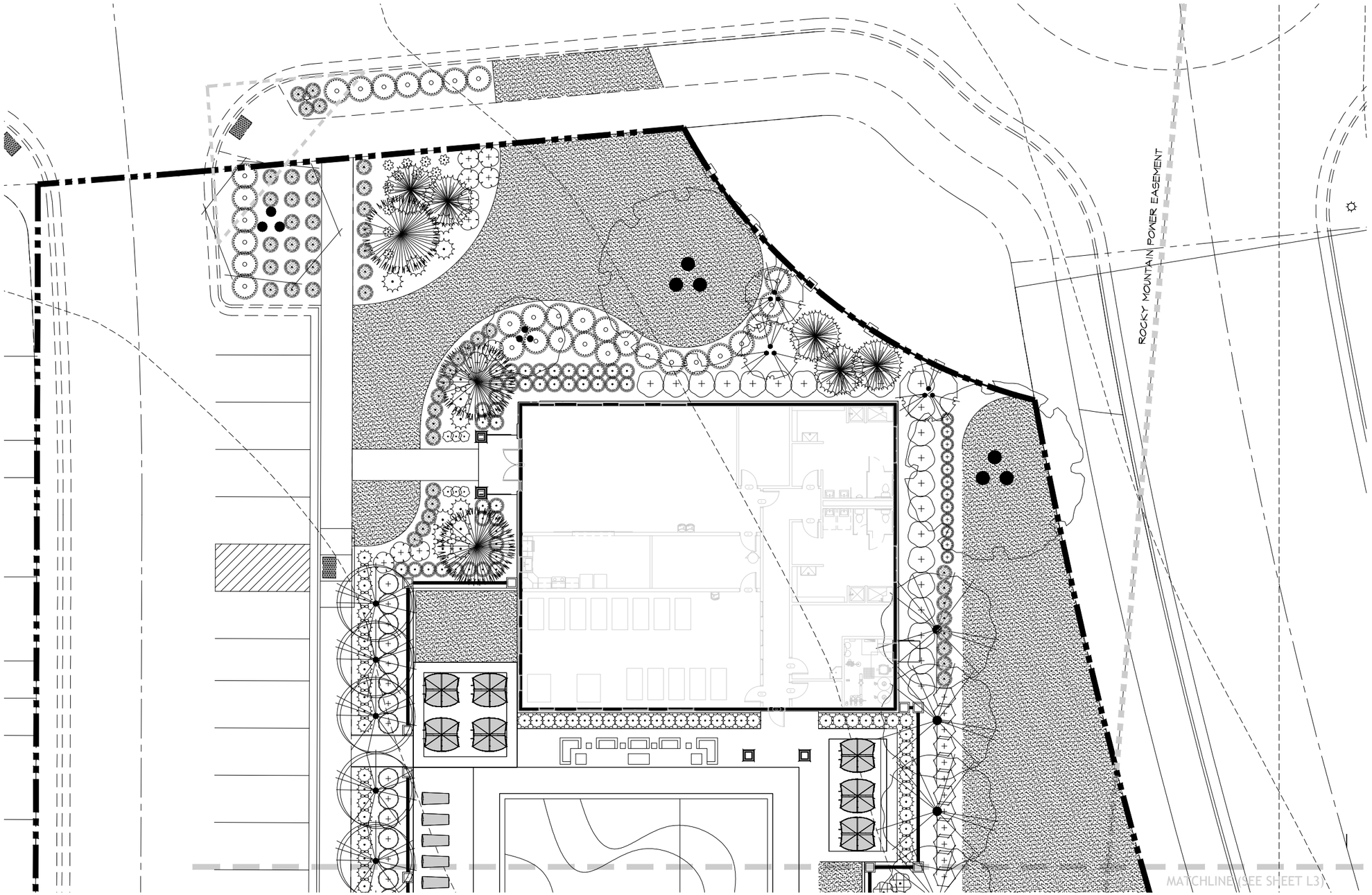
Eagle Mountain, Utah

DECEMBER 2018

LANDSCAPE Overvi

138

L1



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SILVER LAKE SOUTH CLUBHOUSE

SILVER LAKE MASTER PLANNED COMMUNITY

Eagle Mountain, Utah

DECEMBER 2018

LANDSCAPE
Planting P1391

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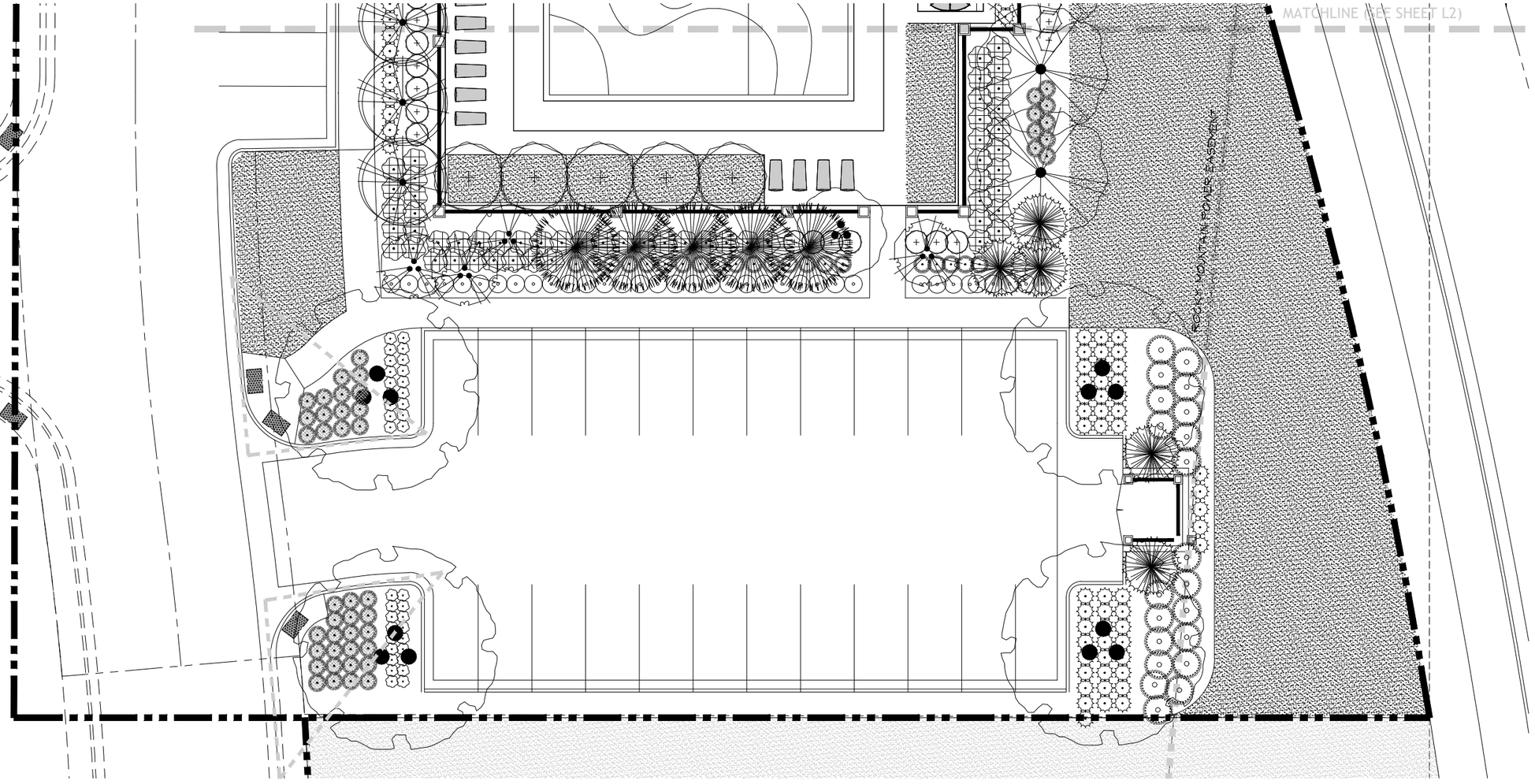
scale 1"=10' on 22x34 sheet
scale 1"=20' on 11x17 sheet

L2



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SILVER LAKE MASTER PLANNED COMMUNITY

Eagle Mountain, Utah

DECEMBER 2018

LANDSCAPE
Planting F1401

0' 5' 10' 20'
scale 1"=10' on 22x34 sheet
scale 1"=20' on 11x17 sheet

L3

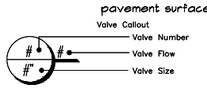
IRRIGATION SCHEDULE

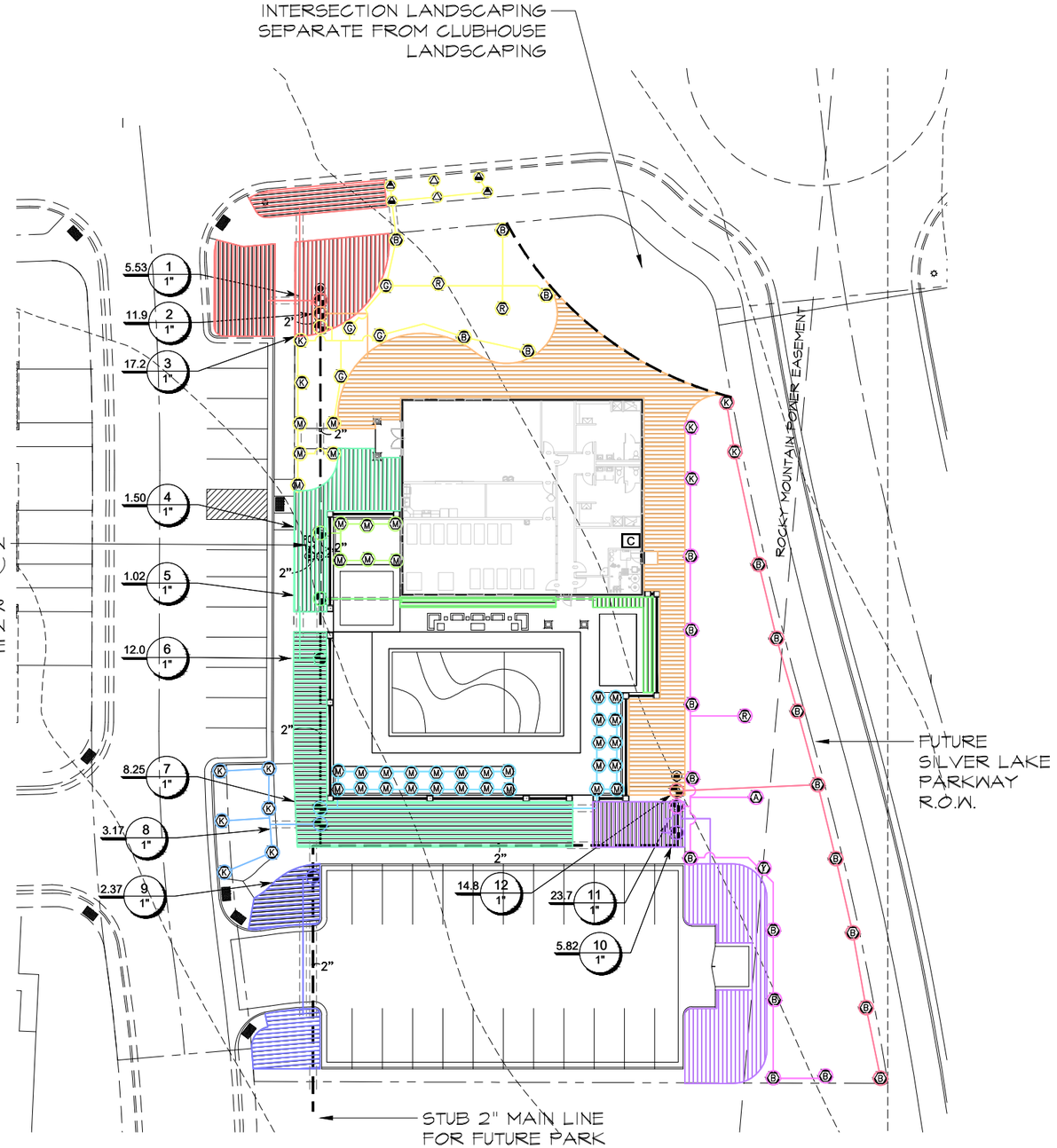
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	PSI	DETAIL
LST RST SST	Hunter MP Strip PROS-04-PRS40-CV Turf Rotator, 4" (10.16 cm) pop-up with factory installed check valve, pressure regulated to 40 psi (2.76 bar), MP Rotator nozzle on PRS40 body. LST=Ivory left strip, SST=Brown side strip, RST=Copper right strip.	6	40	
M L O	Hunter MP1000 PROS-04-PRS40-CV Turf Rotator, 4" (10.16 cm) pop-up with check valve, pressure regulated to 40 psi (2.76 bar), MP Rotator nozzle on PRS40 body. M=Maroon adj arc 90 to 210, L=Light Blue 210 to 270 arc, O=Olive 360 arc.	37	40	
K G R	Hunter MP2000 PROS-04-PRS40-CV Turf Rotator, 4" (10.16 cm) pop-up with factory installed check valve, pressure regulated to 40 psi (2.76 bar), MP Rotator nozzle on PRS40 body. K=Black adj arc 90-210, G=Green adj arc 210-270, R=Red 360 arc.	19	40	
B Y A	Hunter MP3000 PROS-04-PRS40-CV Turf Rotator, 4" (10.16 cm) pop-up with factory installed check valve, pressure regulated to 40 psi (2.76 bar), MP Rotator nozzle on PRS40 body. B=Blue adj arc 90-210, Y=Yellow adj arc 210-270, A=Gray 360 arc.	24	40	

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	DETAIL
	Electric Remote Control Drip Valve Assembly Netafim LVCZ50100075-HF, Pre-Assembled Control Zone Kit, with 1" Series 50 Control Valve, 3/4" Disc Filter, and High Flow Pressure Regulator 4.56PM to 17.66PM.	6	
	Area to Receive Dripline Dripper Line Assembly Netafim TLHCVXR8-12 (18), Techline HCVXR Pressure Compensating Landscape Dripline with Check Valve and Anti-Siphon feature. 0.336PH emitters at 12.0" O.C. Dripline laterals spaced at 18.0" apart, with emitters offset for triangular pattern. 17mm.	9,302 s.f.	

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	DETAIL
	Electric Remote Control Valve Hunter ICV-G, 1", 1-1/2", 2", and 3" Plastic Electric Remote Control Valves, Globe Configuration, with NPT Threaded Inlet/Outlet, for Commercial/Municipal Use.	6	
	Quick Coupler Valve Assembly Hunter HQ-44LRC, Quick coupler valve, yellow rubber locking cover, red brass and stainless steel, with 1" NPT inlet, 2-piece body.	2	
M	Meter Assembly City Standard Meter Assembly	1	
BF	Backflow Device Assembly 1-1/2" Wilkins 975XL Reduced Pressure Backflow device with Strong Box Enclosure (SBBC-45AL).	1	
C	Controller Assembly (2-Wire) Hunter ACC-99D-PED-SS, 2-wire decoder controller with 99 station capacity, metal cabinet, stainless steel pedestal with Hunter WRF-CLIK, Rain/freeze Sensor, install within 1000 ft of controller, in line of sight. 22-28 VAC/VDC 100 mA power from timer transformer. Mount as noted. Includes Gutter Mount.	1	
POC	Point of Connection 2"	1	
	Irrigation Lateral Line: PVC Schedule 40	1,557 l.f.	
	Irrigation Mainline: PVC Schedule 40	379.5 l.f.	
	Pipe Sleeve: PVC Class 200 SDR 21 Sleeve shall be twice the size of pipe being sleeved. Sleeve shall extend 18" beyond pavement surface.	177.0 l.f.	

Valve Callout





0' 10' 20' 40'
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flagship homes
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Lehi | Utah | 84043

preliminary plans not for construction
12/07/2018

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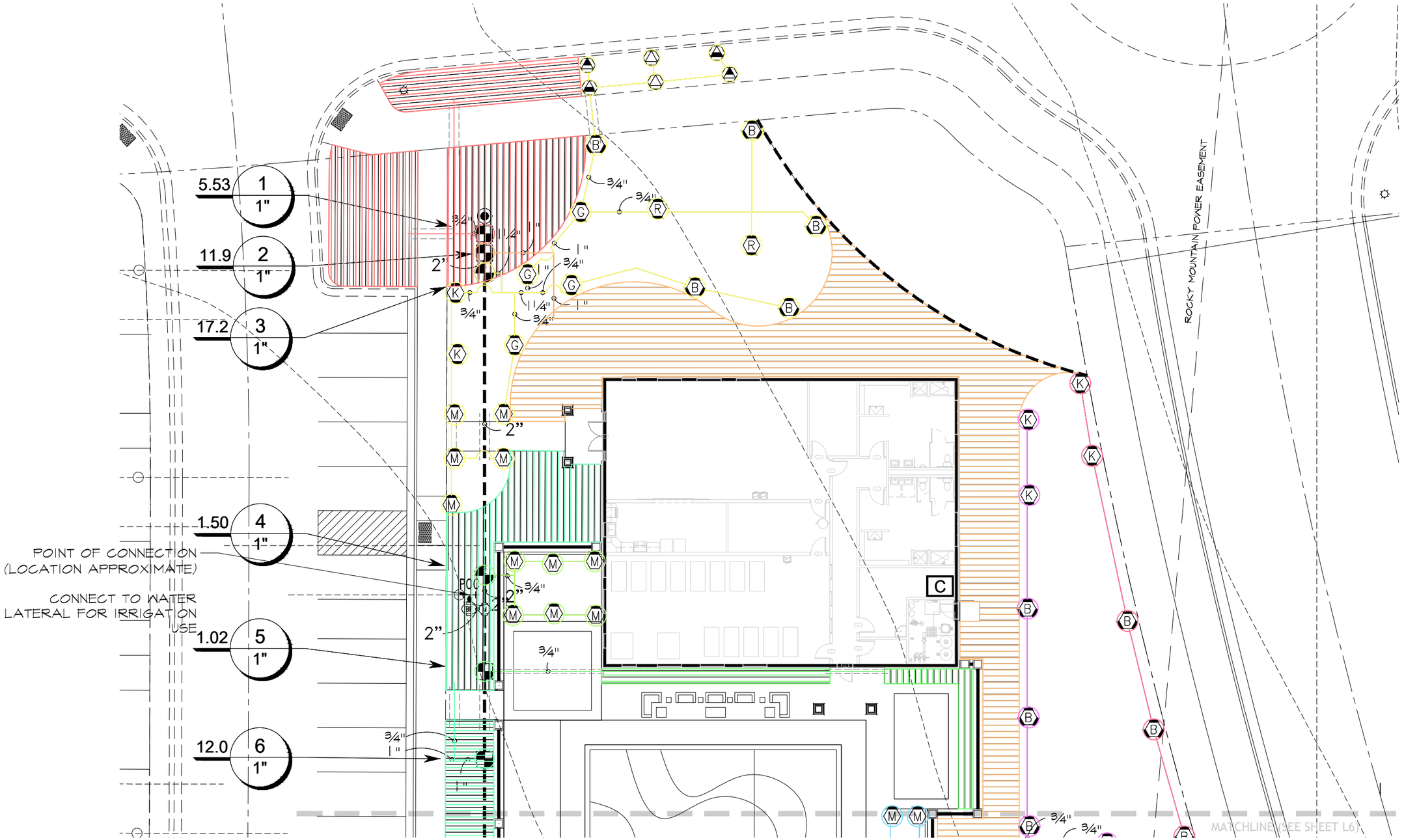
SILVER LAKE SOUTH CLUBHOUSE

SILVER LAKE MASTER PLANNED COMMUNITY
Eagle Mountain, Utah

DECEMBER 2018

LANDSCAPE
Irrigation Overview

L4



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STATE OF UTAH
BRONSON R. [illegible]
LICENSED LANDSCAPE ARCHITECT
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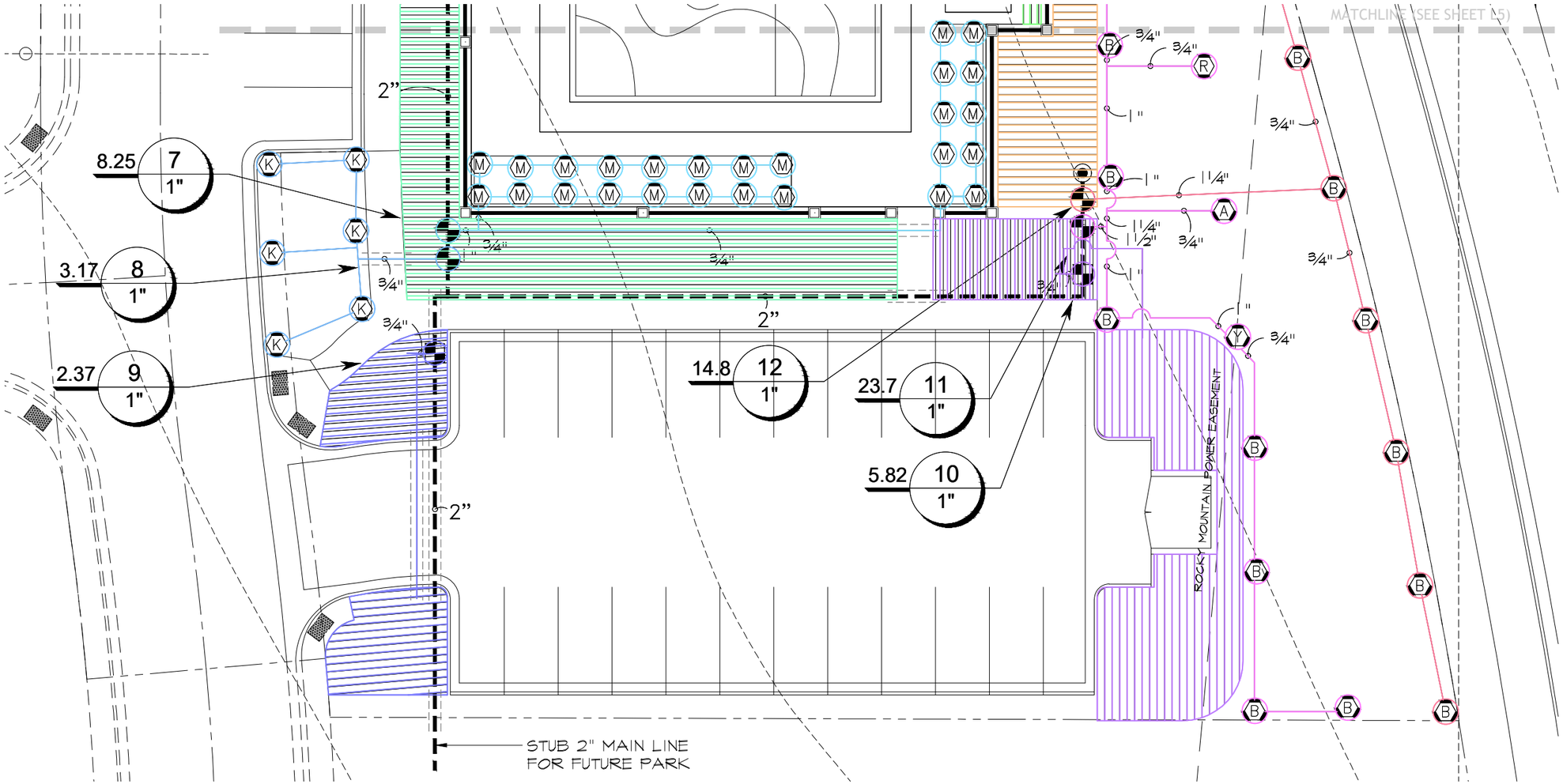
SILVER LAKE SOUTH CLUBHOUSE

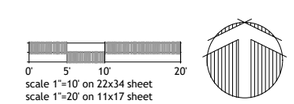
SILVER LAKE MASTER PLANNED COMMUNITY
Eagle Mountain, Utah

DECEMBER 2018

LANDSCAPE
Irrigation [1421]

L5





flagship homes

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STATE OF UTAH
BRONSON R.
12/07/2018
LICENSED LANDSCAPE ARCHITECT

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SILVER LAKE SOUTH CLUBHOUSE

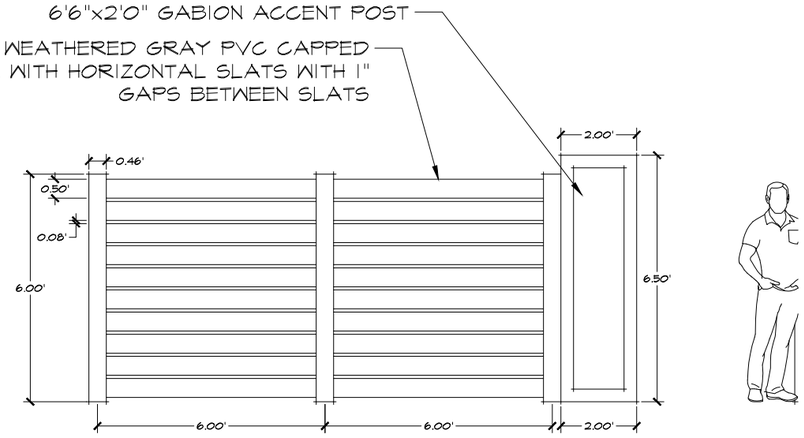
SILVER LAKE MASTER PLANNED COMMUNITY

Eagle Mountain, Utah

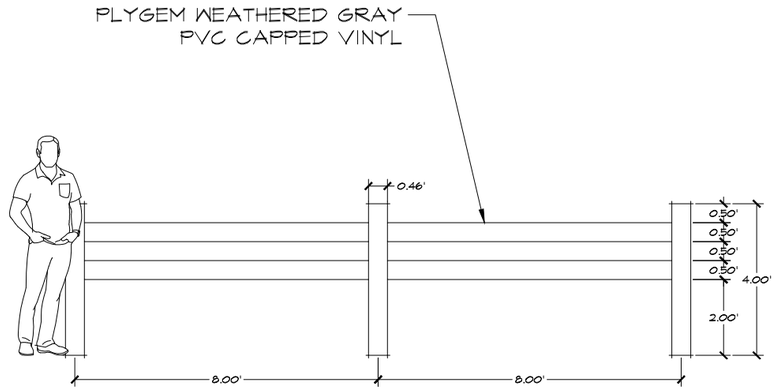
DECEMBER 2018

LANDSCAPE
Irrigation |143

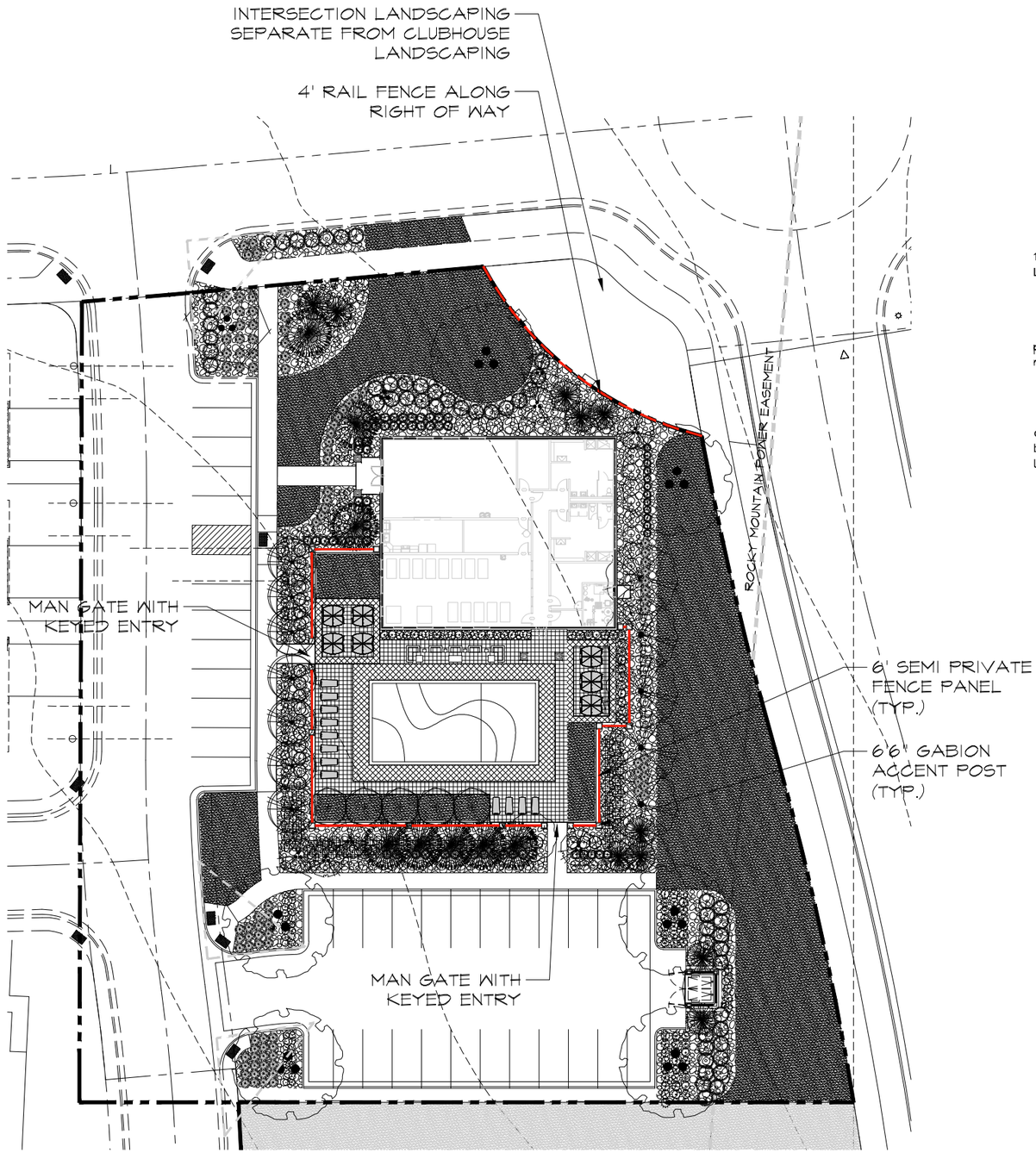
L6



6' SEMI-PRIVATE FENCE



4' RAIL FENCE



0' 10' 20' 40'
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SILVER LAKE SOUTH CLUBHOUSE

SILVER LAKE MASTER PLANNED COMMUNITY
Eagle Mountain, Utah

DECEMBER 2018

LANDSCAPE
fenci 1443

L7

SILVERLAKE SOUTH CLUB HOUSE CONSTRUCTION PLANS

EAGLE MOUNTAIN, UTAH

prepared for:

SILVER LAKE LAND L.L.C.
170 SOUTH INTERSTATE PLAZA SUITE 250
LEHI, UT 84043
PHONE: (801)766-2592

prepared by:

TRANE ENGINEERING
27 EAST MAIN STREET
LEHI, UT 84043
PHONE: (801) 768-4544

SHEET INDEX

SHEET NO.	SHEET NAME
1	COVER SHEET
2	SITE PLAN

GENERAL NOTES:

1) AS-BUILT DRAWING, FORMATTED IN ACCORDANCE WITH EAGLE MOUNTAIN CITY STANDARD SPECIFICATIONS AND DRAWINGS, SHALL BE SUBMITTED TO THE CITY UPON COMPLETION OF THE PUBLIC IMPROVEMENTS; INCLUDING GPS COORDINATES AND ELEVATIONS FOR UTILITIES.
2) ALL CONSTRUCTION IS TO BE DONE AS PER EAGLE MOUNTAIN CITY STANDARD SPECIFICATIONS AND DRAWINGS.
3) CONTRACTOR TO ENSURE ALL ADA REQUIREMENTS ARE MET AND CONSTRUCTED IN ACCORDANCE WITH EAGLE MOUNTAIN CITY STANDARD SPECIFICATIONS AND DRAWINGS.
4) PRIOR TO COMMENCEMENT OF ANY WORK, A PRECONSTRUCTION MEETING WILL BE HELD WITH THE EAGLE MOUNTAIN CITY STAFF, THE CONTRACTOR, ALL SUBCONTRACTORS AND THE PROPERTY OWNER.

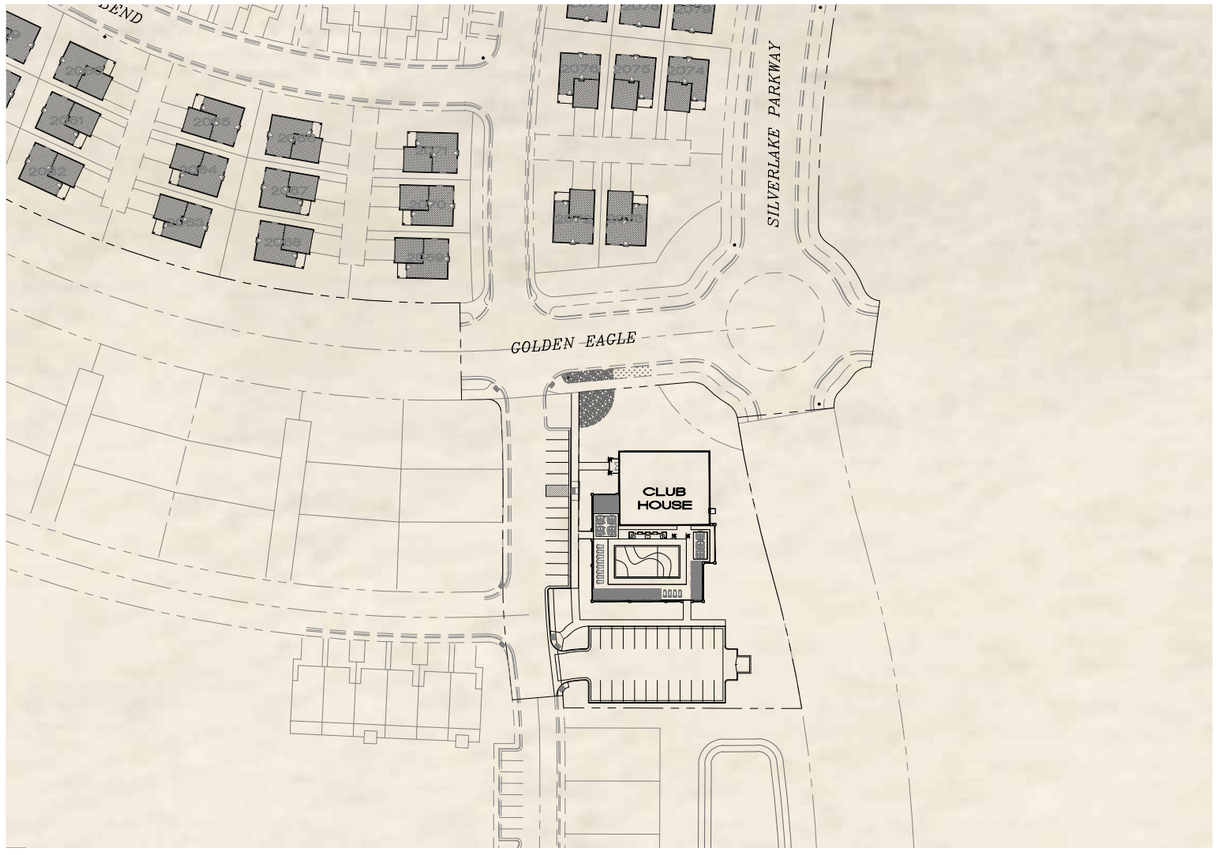
EAGLE MOUNTAIN CITY GENERAL NOTES:

SEWER-
Pipe bedding: ¾"gravel required 6"below, on the sides & 12"above the pipe (minimum).
Depth : Sewer main/laterals to maintain 4' of cover (minimum) from finished grade, 3' minimum from top of pipe at time of installation.
Separation: sewer mains & laterals to maintain 10' separation (minimum) from culinary water mains & laterals.
Sewer Y's: 3' minimum separation between sewer Y's.
Lateral stubs: A) stubs must extend 15' into property and be marked with 2x4 painted B) All laterals must be GIS (shot in) at the Y's and stubs. Also slopes (2% min. on 4"pipe) to be checked before backfill.
Manholes: manholes to be within 1' of finished grade. 12"of grade rings (max) and no flat rings allowed. 12"of ¾"gravel required under manholes/boxes.

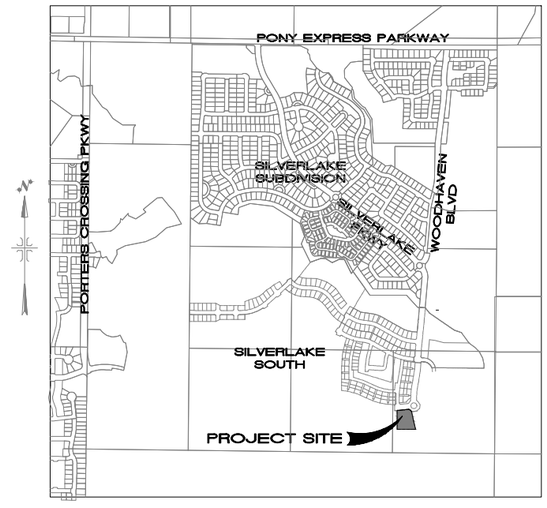
WATER-
Valves: 1. Valves must be flanged to tee's (fittings). 2. Valves 12"and larger to be butterfly valves.
Bedding: sand must meet AASHTO (A-3) gradation with 100% passing the #4 sieve. 6" below pipe on the sides & 12"above pipe (minimum).
Depth: water main & laterals must maintain 4' cover from finished grade (minimum), 3' minimum from top of pipe at time of installation.
Services & Fittings: services & fittings to maintain 3' minimum separation from pipe joints and other fittings.
Setters: all setters to be 21"tall (minimum), have unions at the base and be dual check model, also ¾"setters to have double braces. Setters to be set at: 18"to 22"from the top of setter to top of lid.
Water can lid: all lids to say "Eagle Mountain"on them recessed with a hole for the ERT and to be set at level to 1"above the plane of the curb & sidewalk.
Hydrants: hydrants to be 5' bury (minimum).
Laterals: all laterals need to be GIS (shot in) at the corp. stop & setter, and also visual inspection on poly inserts before backfill. Water laterals to extend 15' into property and be marked with a 2x4 painted blue. All poly lines to have visual poly insert inspection.
Tracer wire: run tracer wire along main & extend up setters and hydrants, do not run up valve boxes.
Water fittings: all water fittings to be checked for thrust blocks (pre &post) and GIS (shot before backfill.
Vertical separation: water main to maintain 12"minimum separation from storm drain or other obstacles/utilities.
Water line fittings: all fittings to have mega-lug followers.

STORM DRAIN-
Bedding: ¾"gravel 6"below and on sides of pipe & 12"above pipe (minimum).
all ADS pipe to be "HP"brand.
Collars: collars to be 1'x1' around pipe, 4000 psi concrete, inspection is needed pre & and post collar pour.
Man holes: manholes to be within 1' of finished grade. 12"of grade rings (max) and no flat rings allowed. 12"of ¾"gravel required under manholes/boxes

ROAD SECTION-
Proof rolls: proof roll required on all sections of road: i.e. sub-grade, sub-base, and curb base and road base. Curb stakes required for sub-grade inspection and string line required for sub-base and road base inspection.
state spec. road base required for all roads, commercial base acceptable for the sidewalks & trails.
Collars: all collars to be 1' wide by 1' deep with a 6000 psi concrete with 1.5# fiber mesh per cubic yard (3/4"monofilament) required for all street collars, Manhole covers and water valve towers to be ½"down from asphalt edge and concrete to be ¼"to 3/8"down from asphalt edge.



SITE MAP
NTS



VICINITY MAP

REGISTERED PROFESSIONAL ENGINEER # 3693446 TONY G. TRANE STATE OF UTAH

REVISIONS					
NO.	DATE	DESCRIPTION	BY		
1				DESIGNED BY:	TGT
2				DRAWN BY:	WMS
3				CHECK BY:	TGT
4				DATE:	11/29/18
				COGO FILE:	

J:\DAI\SILVERLAKE\dwg\Phase10\01_COVER.dwg

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

EAGLE MOUNTAIN, UTAH

CLUB HOUSE
SILVERLAKE SOUTH

COVER SHEET

JOB SLCH

SHEET NO. 1

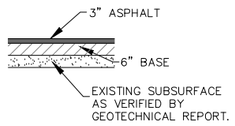
LAND USE TABULATION:	
TOTAL PROJECT AREA =	1.20 ACRES
LANDSCAPED AREA =	0.59 ACRES (30%)
ZONING =	RESIDENTIAL
BUILDING & POOL FOOT PRINT =	10,440 SQ. FT.
PARKING PROVIDED =	37 STALLS
(2 VAN ACCESSIBLE ADA STALLS PROVIDED)	

KEYED NOTES

1. CONSTRUCT 6' CONCRETE SIDEWALK PER EAGLE MOUNTAIN CITY STANDARDS
2. EXISTING 6" SEWER LATERAL
3. EXISTING 2" WATER LATERAL
4. EXISTING 6' CONCRETE SIDEWALK
5. CONCRETE LANDING TO SLOPE 2% AND TO MEET ADA STANDARDS
6. PLANTING BED AREA (SEE LANDSCAPE PLANS)
7. LANDSCAPE GRASS AREA (SEE LANDSCAPE PLANS)
8. INSTALL DUMPSTER ENCLOSURE PER EAGLE MOUNTAIN CITY STANDARDS

GENERAL NOTES

1. UTILITY LATERALS TO BE CONSTRUCTED AS PART OF SILVERLAKE SOUTH PLAT 20 PROJECT
2. THE OVERALL DRAINAGE PLAN, DRAINAGE REPORT, SWPPP AND EROSION PLANS WERE INCLUDED AND ARE BEING MANAGED AS PART OF THE SILVERLAKE SOUTH PLAT 20 PROJECT.



PARKING ASPHALT SECTION

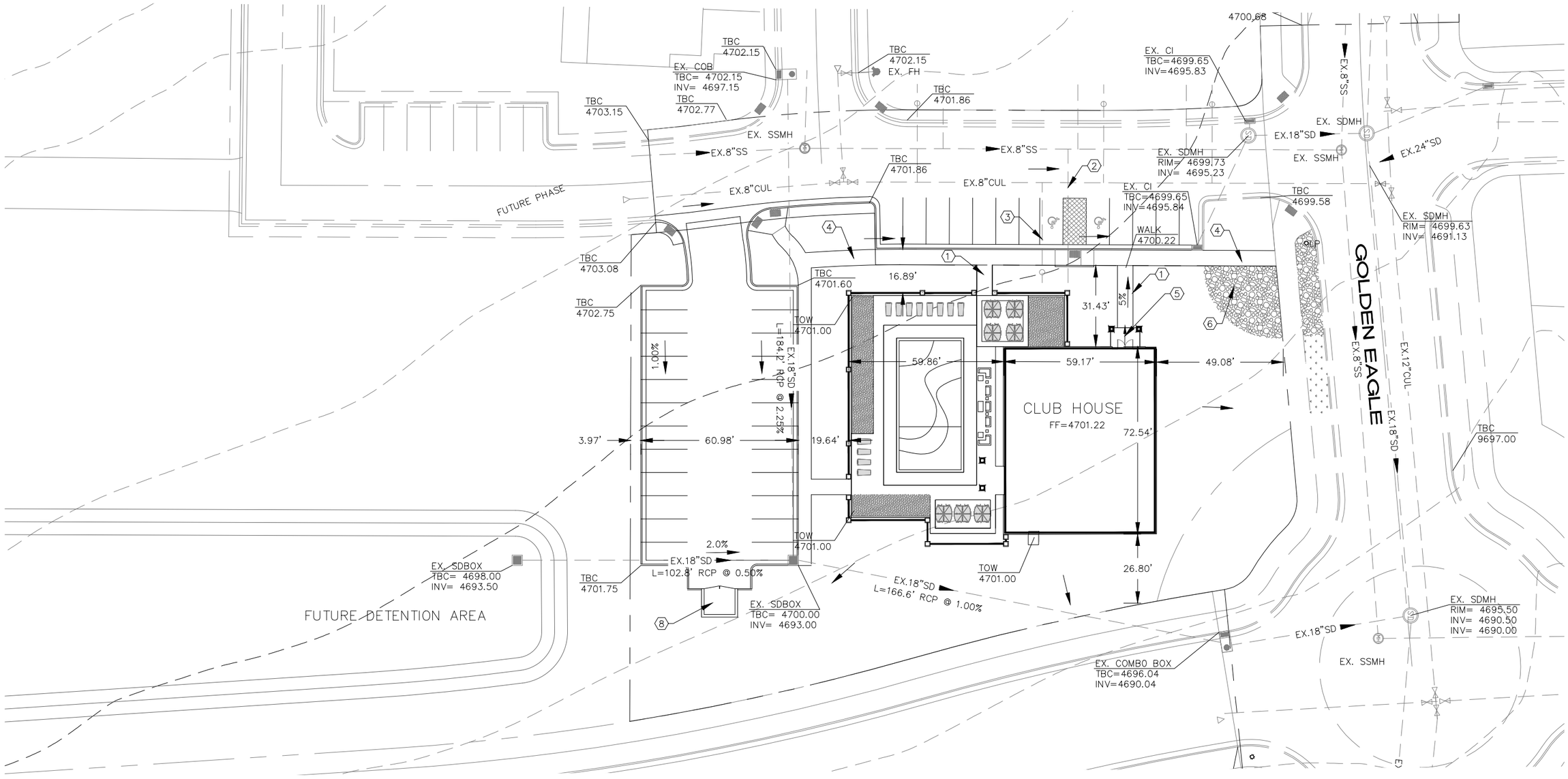
-NTS-

UTILITY NOTES

1. ALL CONSTRUCTION TO BE DONE ACCORDING TO EAGLE MOUNTAIN CITY STANDARDS AND SPECIFICATIONS.
2. CONTRACTOR TO MEET ALL ELEMENTS OF THE AMERICANS WITH DISABILITIES ACT ACCESSIBILITY GUIDELINES FOR THIS SITE.
3. CULINARY WATER – 48" MIN. DEPTH TO TOP OF PIPE 8" & 12" C900 PVC.
4. SEWER 8" SDR-35 PVC PIPE WITH MANHOLES AS NOTED.
5. WATER TEES, ELBOWS, PIPE BEDDING AND TRENCHES SHALL BE INSTALLED AS PER EAGLE MOUNTAIN CITY STANDARDS.
6. ALL VALVES ARE TO BE FLANGED TO THE TEE.
7. 3 FOOT MIN. SEPARATION ON LATERALS AT CONNECTION POINT TO MAIN.

0 50 100 150

(24"x36")
SCALE: 1" = 50'
(11"x17")
SCALE: 1" = 100'



REVISIONS					
NO.	DATE	DESCRIPTION	BY		
1				DESIGNED BY:	TGT
2				DRAWN BY:	WMS
3				CHECK BY:	TGT
4				DATE:	11/29/18
				COGO FILE:	

J:\DAI\SILVERLAKE\dwg\Phase10\04_GRADING.dwg

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

EAGLE MOUNTAIN, UTAH

CLUB HOUSE
SILVERLAKE SOUTH

SITE PLAN
UTILITY AND GRADING

JOB SLCH

SHEET NO. 2

A NEW FACILITY FOR:

SILVER LAKE CLUB HOUSE

SHEET INDEX	
Sheet Number	Sheet Name
A0-0	TITLE SHEET
L1	LANDSCAPE OVERVIEW
L2	LANDSCAPE PLANTING PLAN
L3	LANDSCAPE PLANTING PLAN
L4	LANDSCAPE IRRIGATION OVERVIEW
L5	LANDSCAPE IRRIGATION PLAN
L6	LANDSCAPE IRRIGATION PLAN
A0-1	EXITING & CODE ANALYSIS
A0-2	CODE REQUIREMENTS
A0-3	CODE REQUIREMENTS
A1-0	SITE PLAN
A2-1	FLOOR PLAN WITH POOL
A2-2	FLOOR PLAN
A2-3	DIMENSION PLAN
A3-1	EXTERIOR ELEVATIONS
A3-2	EXTERIOR ELEVATIONS
A4-1	ROOF PLAN
A5-1	BUILDING SECTION
A7-1	REFLECTED CEILING PLAN
A8-1	INTERIOR ELEVATIONS
A8-2	INTERIOR ELEVATIONS
A8-3	INTERIOR ELEVATIONS
A9-1	ROOM & FLOOR FINISHES
A9-2	DOOR & WINDOW TYPES
A10-1	DETAILS
A10-2	DETAILS
A10-3	DETAILS
SN	GENERAL STRUCTURAL NOTES
S0.0	FOOTING & FOUNDATION PLAN
S1.1	MAIN FLOOR SHEER WALL PLAN
S3.0	ROOF FRAMING PLAN
SD1	STRUCTURAL DETAILS
P1-0	WATER & GAS PIPING FLOOR PLAN
P1-1	WASTE & VENT PIPING FLOOR PLAN
P2-0	PLUMBING DETAILS & SCHEDULES
M1-0	MECHANICAL FLOOR PLAN
M2-0	MECHANICAL DETAILS & SCHEDULES
E0.0	ELECTRICAL SYMBOLS & DETAILS
E1.0	FLOOR PLAN - LIGHTING
E2.0	FLOOR PLAN - POWER/DATA
E3.0	POWER RISER & SCHEDULES
SP100	OVERALL POOL PLAN
SP101	NOTES
SP200	POOL PLAN
SP300	POOL PIPING PLAN
SP400	EQUIPMENT ROOM PLAN
SP500	STRUCTURAL DETAILS
SP600	DETAILS

GENERAL NOTES:

1. ALL WORK SHALL MEET CURRENT STATE, LOCAL CODES, ORDINANCES, & 2018 IBC
2. ALL MECHANICAL, ELECTRICAL, & PLUMBING WORK SHALL MEET ALL CURRENT APPLICABLE STATE & LOCAL CODES.
3. ALL UTILITIES SHALL BE PROPERLY IDENTIFIED & LOCATED BEFORE WORK BEGINS ON PROJECT.
4. CONTRACTOR SHALL VERIFY ALL CONDITIONS & DIMENSIONS AT THE JOB SITE & NOTIFY THE ARCHITECT OF ANY DIMENSIONAL ERRORS, OMISSIONS, OR DISCREPANCIES BEFORE BEGINING OR FABRICATING ANY WORK.
5. DO NOT SCALE DRAWINGS.
6. ALL DOOR HANDLES SHALL BE LEVER TYPE, ALL DOOR HARDWARE SHALL BE A.D.A COMPLIANT AS PER CURRENT ANSI 117.1
7. AT MAIN ENTRANCE DOOR SHALL HAVE SINGLE ACTION LOCKING DEVICE &/ OR SIGNED "THIS DOOR TO REMAIN UNLOCKED WHEN BUILDING IS OCCUPIED."
8. VERIFY ALL INTERIOR FINISHES W/ OWNER.

PLAN ANALYSIS
Based on 2015 Edition of I.B.C

Architect of Engineer of Record: Laughlin Ricks Architecture, L.L.C.

Job Address: _____

Legal Description: _____

Occupancy Classification: A-3 Occupant Load Per Area: A-3 110

Number of Stories: 1 Vestibule Req'd: Yes: ____ No: ____ Total: 110

Floor Area: Basement: ____ 1st: 4,225 SQ. FT Exits Required: Basement: ____ 1st: 2 REQ 2 PROVIDED

Mezzanine: ____ 3rd: ____ 4th: ____ 2nd: ____ 3rd: ____ 4th: ____

Actual furthest travel distance to exit: 83'-0" (IBC Table 1017.2 & 1006.2.1)

Type of Construction: VB Allowable Area Calc's: 6,000 SQ. FT

Area Increase: _____

Sprinkler System: Yes: ____ No: X Exit Signs: Yes: X No: ____

Maximum Floor Area Allowed: 6,000 SQ. FT Emergency Lights: Yes: X No: ____

Special Inspections Required? Yes: X No: ____

Firewalls Required? Yes: X No: ____ (If yes, please provide cross section & UL listing)

Occupancy Separation Required? Yes: ____ No: X (If yes, please provide cross section & UL listing)

Area Separation Required? Yes: ____ No: X (If yes, please Provide cross section & UL listing)

Classified Areas? Yes: ____ No: X

Comments: _____

1 PLAN ANALYSIS
1/4" = 1'-0"

3 RENDER 2.4
12" = 1'-0"

STATE OF UTAH
RUSSELL COLBY RICKS
No. 9789752-0301
LICENSED ARCHITECT
10/23/18

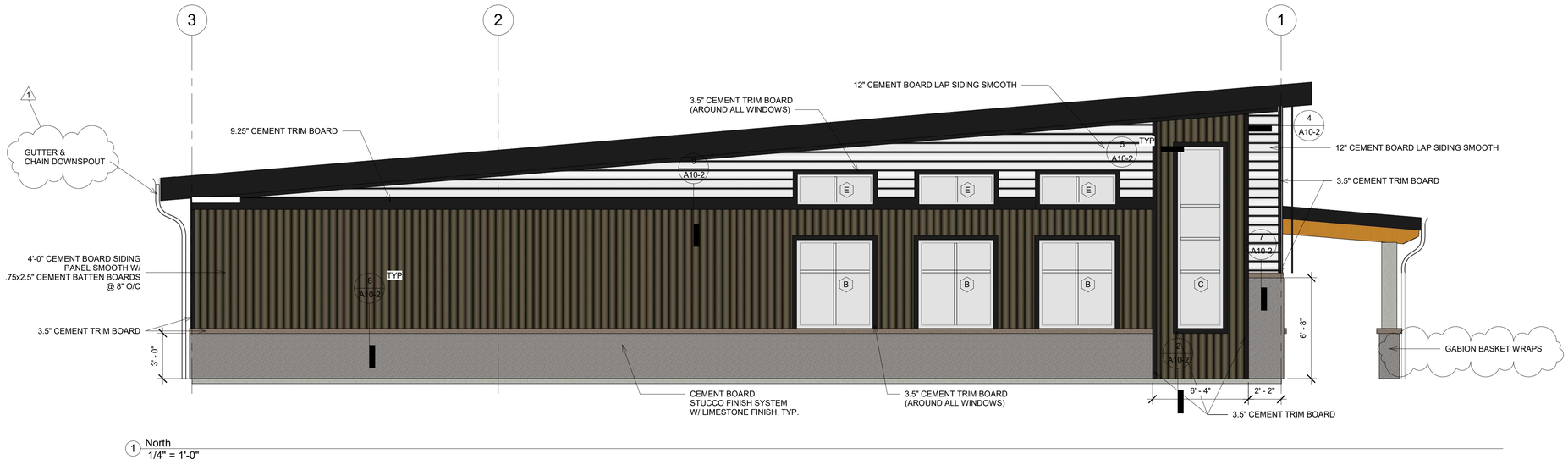
DATE

A NEW FACILITY FOR:
SILVER LAKE CLUB HOUSE
UTAH
TITLE SHEET

Laughlin Ricks Architecture
architecture/planning
935 Shoshone Street North * Twin Falls, Idaho 83301
(208) 736-8050 Fax: (208) 733-0950

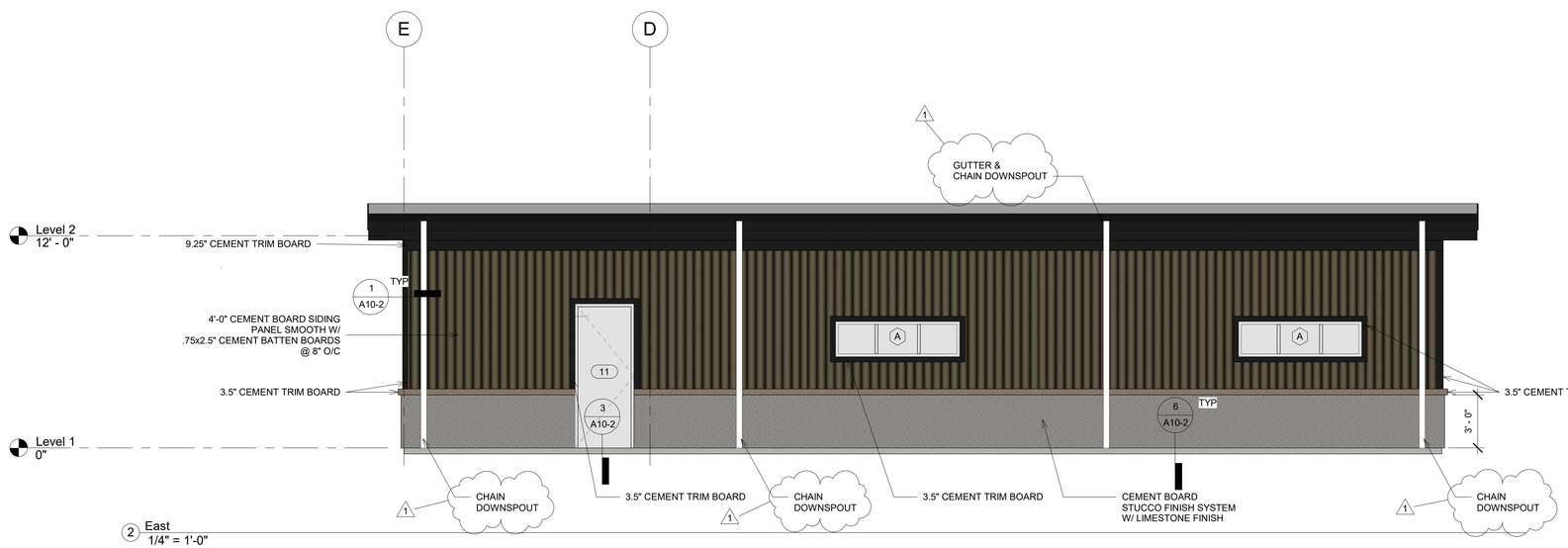
DATE: 10/23/18
KM Drawn
RCR Checked

A0-0

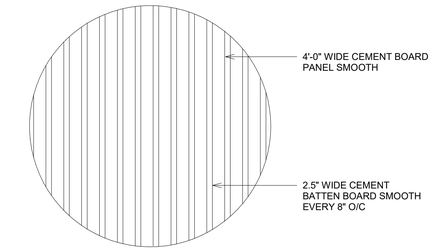


1 North
1/4" = 1'-0"

ALL TRIM IS 3.5" CEMENT TRIM BOARDS UNLESS OTHERWISE NOTED



2 East
1/4" = 1'-0"



3 VERTICAL SIDING
3/8" = 1'-0"

NOTE: SEE A10-3 FOR DOOR AND WINDOW DETAILS

STATE OF UTAH
RUSSELL
COLBY
RICKS
No. 9789752 0301
LICENSED ARCHITECT
10/23/18

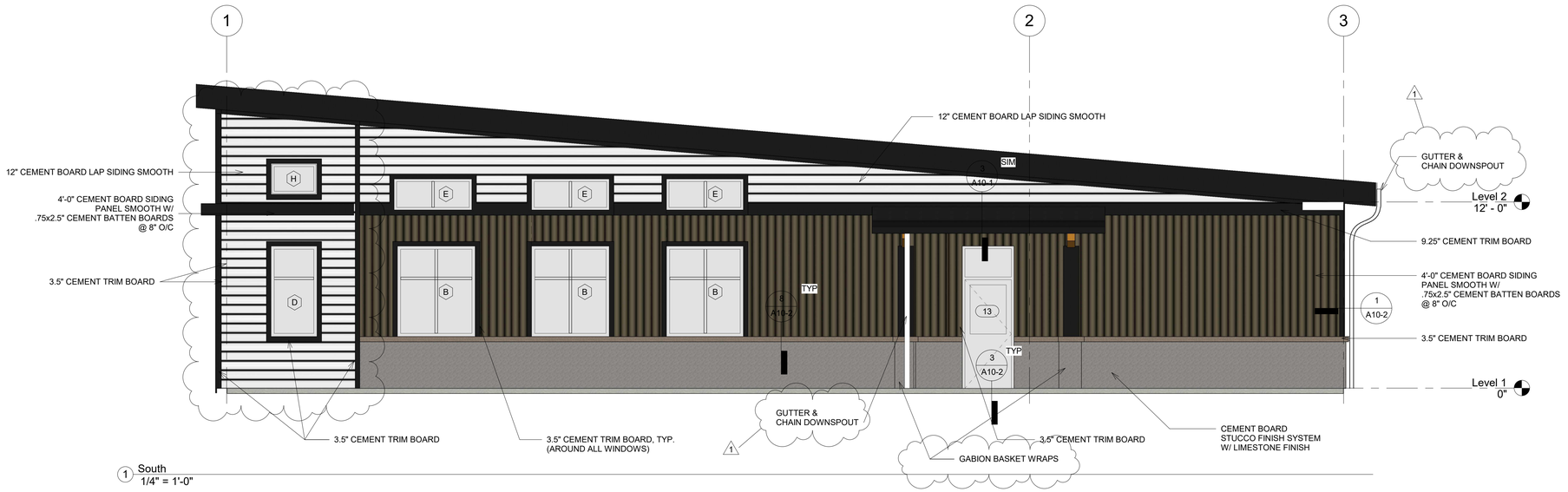
DATE	
2/11/2019	COMMENTS PER PLANNING COMMISSION

A NEW FACILITY FOR:
SILVER LAKE CLUB HOUSE
UTAH
EXTERIOR ELEVATIONS

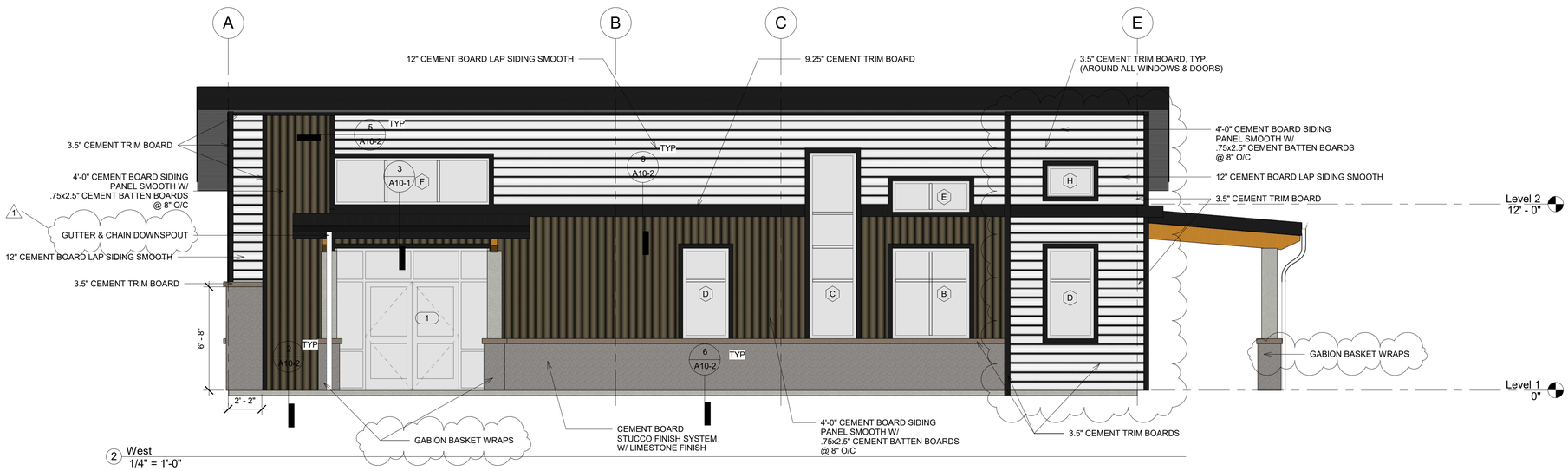
Laughlin Ricks Architecture
architecture/planning
935 Shoshone Street North * Twin Falls, Idaho 83301
(208) 736-8050 Fax: (208) 733-0950

DATE: 10/23/18
KM Drawn
RCR Checked

A3-1



ALL TRIM IS 3.5" CEMENT TRIM BOARDS UNLESS OTHERWISE NOTED



NOTE: SEE A10-3 FOR DOOR AND WINDOW DETAILS

STATE OF UTAH
RUSSELL COLBY RICKS
No. 9789752 0301
LICENSED ARCHITECT
10/23/18

DATE

A NEW FACILITY FOR:
SILVER LAKE CLUB HOUSE
UTAH
EXTERIOR ELEVATIONS

Laughlin Ricks Architecture
architecture/planning
935 Shoshone Street North * Twin Falls, Idaho 83301
(208) 736-8050 Fax: (208) 733-0950

DATE: 10/23/18
KM Drawn
RCR Checked

A3-2

EAGLE MOUNTAIN	**EAGLE MOUNTAIN CITY** **CITY COUNCIL MEETING** **FEBRUARY 5, 2019**		
TITLE:	Cold Springs Site Plan		
ITEM TYPE:	Site Plan		
FISCAL IMPACT:			
APPLICANT:	Cold Springs HOA		
GENERAL PLAN DESIGNATION	**CURRENT ZONE**	**ACREAGE**	**COMMUNITY**

PUBLIC HEARING:
No

REQUIRED FINDINGS:

PLANNING COMMISSION ACTION / RECOMMENDATION
The Eagle Mountain Planning Commission recommended approval of the Cold Springs amended Site Plan to the City Council with the following conditions: 1) The enclosure will have a front gate; 2) The enclosure will mater material and height of other enclosures in the development; 3) Protections are in place to keep vehicles in adjacent parking stalls from receiving damage; and 4) All units will retain two assigned parking stalls (3-1)

PREPARED BY:
Tayler Jensen, Planning

RECOMMENDATION:

BACKGROUND:
The Cold Springs HOA is proposing an amendment to their approved site plan to remove existing parking stalls and replace them with a dumpster enclosure. Because Site Plans require approved parking plans, and have minimum parking standards, a proposal to remove parking was required to seek site plan approval

Attachments:

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

TITLE:	ORDINANCE - An Ordinance of Eagle Mountain City, Utah, Approving the First Amendment to the Arrival Master Development Plan.
ITEM TYPE:	Amended Master Development Plan
FISCAL IMPACT:	
APPLICANT:	Scot Hazard

GENERAL PLAN DESIGNATION	CURRENT ZONE	ACREAGE	COMMUNITY

PUBLIC HEARING:
Yes

REQUIRED FINDINGS:

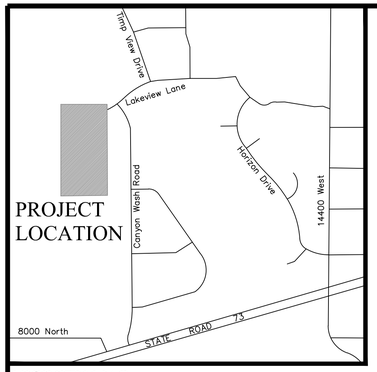
PLANNING COMMISSION ACTION / RECOMMENDATION
The Eagle Mountain Planning Commission recommended approval of the Amended Arrival Preliminary Plat to the City Council with no conditions (4-0) The Eagle Mountain Planning Commission recommended approval of the Amended Arrival Master Development Plan to the City Council (5-0) with the following condition: 1: A Hitching post be added at each entry to the public park *** Note: The Planning Commission does not review Master Development Agreements***

PREPARED BY:
Tayler Jensen, Planning

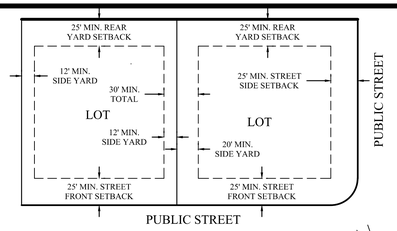
RECOMMENDATION:

BACKGROUND:
Arrival currently has an approved preliminary plat with 148 lots, and an Amended Master Development Agreement was adopted on March 21st of 2017. The project is a base density residential development; base density developments do not require any improved open space. The applicant has indicated that he is reducing the size and number of amenities within the park at the request of residents and has held HOA meetings to discuss the proposed changes to the park and trails system. The new park will still be over 2 acres in size, and the applicant is proposing that it be a public park.

Attachments:
Arrival Preliminary Plans - 02.03.17
Arrival Phase B Plat 3 - 12.17.18
Arrival Land Use Map - 03.31.17
Staff Report - Arrival Preliminary Plat, MDP, and MDA - 02.05.19
ORD--Arrival MDP 1st Amendment



VICINITY MAP
N.T.S



TYPICAL BUILDING SETBACKS
N.T.S.

NOTES
PARCEL A IS TO BE USED AS THE LOCATION FOR A DETENTION POND.
PARCEL B IS TO BE USED AS OPEN SPACE (PARK).
PARCEL D IS TO BE USED AS A WATER TANK SITE.

BOUNDARY DESCRIPTION

A PORTION OF THE NW1/4 AND THE SW1/4 OF SECTION 13, TOWNSHIP 5 SOUTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE CURRENT CORPORATE LIMITS OF EAGLE MOUNTAIN CITY, BEING THE WEST ¼ CORNER OF SECTION 13, T5S, R2W, S.L.B.& M.; THENCE N0°09'52"E ALONG THE SECTION LINE 2,676.14 FEET TO THE NORTHWEST CORNER OF SECTION 13; THENCE S89°49'35"E ALONG THE SECTION LINE 1,876.79 FEET TO THE EXISTING CORPORATE LIMITS OF EAGLE MOUNTAIN CITY; THENCE ALONG SAID CORPORATE LIMITS THE FOLLOWING 8 (EIGHT) COURSES: S10°28'00"E 719.05 FEET; THENCE S44°06'04"E 224.46 FEET; THENCE S19°44'08"E 211.99 FEET; THENCE S43°13'17"E 247.55 FEET; THENCE S30°33'15"E 432.02 FEET; THENCE S0°11'34"W ALONG THE ¼ SECTION LINE 2,353.05 FEET; THENCE S89°41'05"W 2,649.91 FEET TO THE WEST LINE OF SAID SECTION 13; THENCE N1°07'13"E ALONG THE SECTION LINE 1,317.66 FEET TO THE POINT OF BEGINNING.

CONTAINS: 223.36+/- ACRES

GRAPHIC SCALE

(IN FEET)
1 inch = 150ft.

PLAT CALCULATIONS

TOTAL ACREAGE:	188.28± ACRES
BUILDABLE ACREAGE:	163.37± ACRES
TOTAL ACREAGE IN LOTS:	163.37± ACRES
TOTAL OPEN SPACE:	5.76± ACRES
TOTAL IMPROVED OPEN SPACE:	5.76± ACRES
AVERAGE LOT SIZE:	1.05± ACRES
LARGEST LOT SIZE:	4.07± ACRES
SMALLEST LOT SIZE:	0.51± ACRES
OVERALL DENSITY:	0.81 LOTS/ACRE
TOTAL # OF LOTS:	153 LOTS

BENCHMARK

SOUTH QUARTER CORNER OF SECTION 32, TOWNSHIP 4 SOUTH, RANGE 1 EAST SALT LAKE BASE & MERIDIAN
N: 7344.136
E: 7341.933
ELEV: 4703.53

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LICENSED PROFESSIONAL ENGINEER
No. 8028950-2202
THOMAS M. ROMNEY
STATE OF UTAH

ARRIVAL SUBDIVISION

EAGLE MOUNTAIN CITY, UTAH COUNTY, UTAH

Preliminary Plat

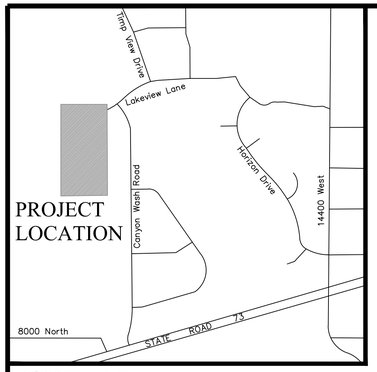
REVISION BLOCK

#	DATE:	DESCRIPTION
1	----	----
2	----	----
3	----	----
4	----	----
5	----	----
6	----	----

PRELIMINARY PLAT

Scale: 1"=150' | Drawn: MHW
Date: 02/03/2017 | Job #: 16-358
Sheet: C1

Z:_2016\16-358 Arrival Ph. 3\design 16-358\dwg\sheets preliminary\Preliminary Plot.dwg



VICINITY MAP
N.T.S

NOTES
PARCEL A IS TO BE USED AS THE LOCATION FOR A DETENTION POND.
PARCEL B IS TO BE USED AS OPEN SPACE (PARK).
PARCEL D IS TO BE USED AS A WATER TANK SITE.

GRAPHIC SCALE
150 0 75 150 300 600
(IN FEET)
1 inch = 150ft.

BENCHMARK
SOUTH QUARTER CORNER OF SECTION 32, TOWNSHIP 4 SOUTH, RANGE 1 EAST SALT LAKE BASE & MERIDIAN
N: 7344.136
E: 7341.933
ELEV: 4703.53

PHASE C
PHASE D
PHASE E
PHASE B
PHASE G
PHASE F
PHASE H

LAKEVIEW LANE
HARMONY WAY

42 STEPHANIE CARLSEN 35:713:0042
43 SHANNON BUTZ 35:713:0043
44 BRANDON & BRIDGETTE REALL 35:713:0044
52 STEPHEN & SHIRLEE YOUNG 47:176:0052
53 LARK & CONNIE ERICKSON 47:176:0053
54 ALLEN & KRISTIE WEBER 47:176:0054
55 DOUG & JODI REID 47:176:0055
56 KEVIN FORD 47:176:0056
57 MICHAEL & MARISA JOHNSON 47:176:0057
58 JOEY & LEEANN BATEMAN 47:176:0058
59 FRANK & CONSTANCE ALLEN 47:176:0059
CAMP WILLIAMS STATE MILITARY RESERVATION
UNITED STATES OF AMERICA 58:044:0001
KATHERINE SMITH 58:044:0005
JAMES & ELDON BUTTERFIELD 58:044:0011
STANLEY & KATHERINE SMITH 58:044:0009

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LICENSED PROFESSIONAL ENGINEER
No. 8028950-2202
THOMAS M. ROMNEY
STATE OF UTAH

ARRIVAL SUBDIVISION
EAGLE MOUNTAIN CITY, UTAH COUNTY, UTAH
Preliminary Phasing Plan

REVISION BLOCK

#	DATE	DESCRIPTION
1	----	----
2	----	----
3	----	----
4	----	----
5	----	----
6	----	----

PRELIMINARY PHASING PLAN

Scale:	1"=150'	Drawn:	MHW
Date:	02/03/2017	Job #:	16-358
Sheet:	C2		

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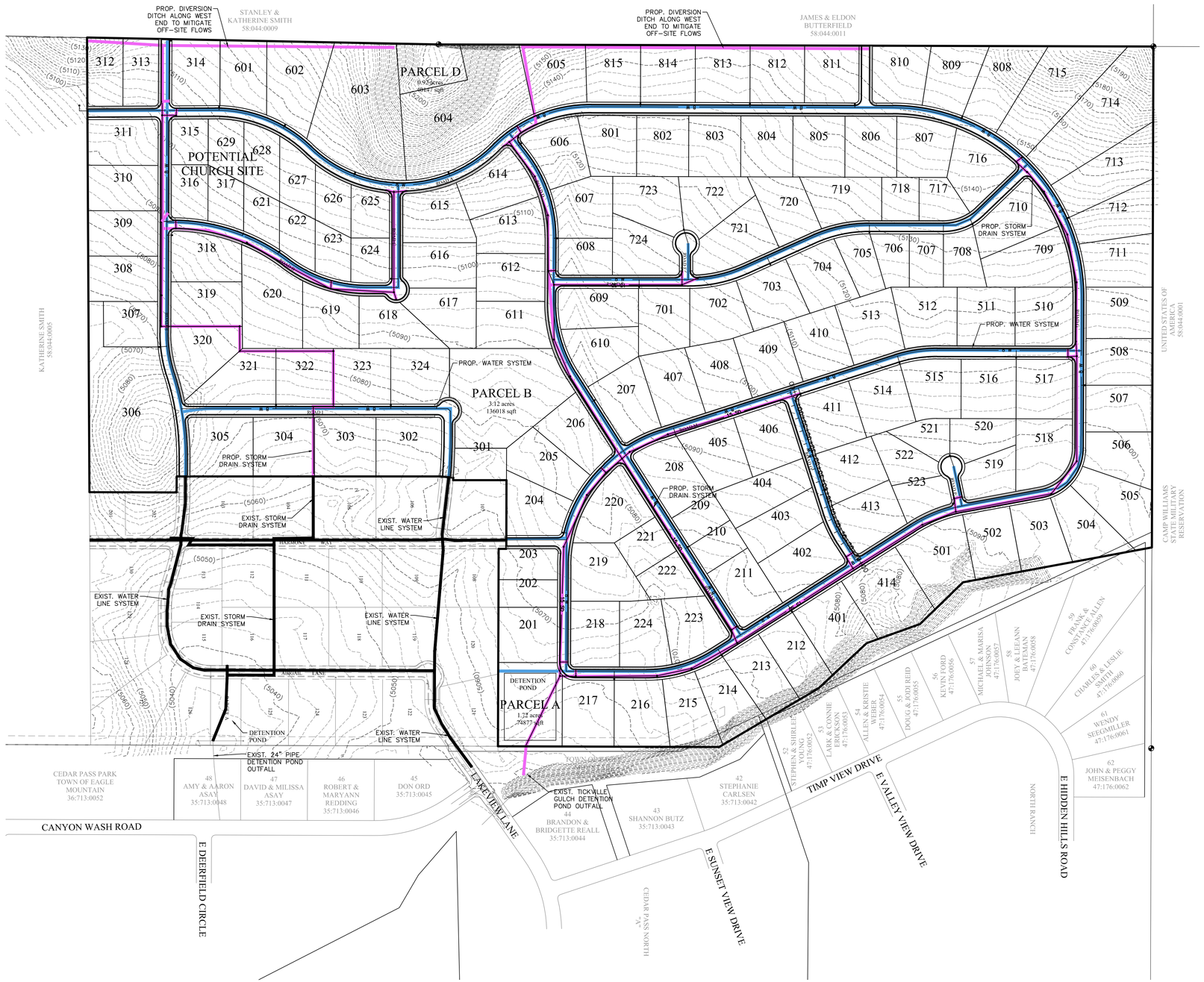

LEGEND

- BOUNDARY
- ROW
- CENTERLINE
- LOT LINE
- EASEMENT
- STORM DRAIN
- WATER
- EXIST. FENCE
- EXIST. CONTOUR MAJOR
- EXIST. CONTOUR MINOR

Detention Pond

Eagle Mountain 225 Acre
Eagle Mountain, Utah

Date: May 28, 2013

10 and 100 year Detention Requirement

Design Criteria

Intensity Table: NOAA
Return Period: 100 year
Allowable Discharge Rate: 0.27 cfs/acre (Predevelopment)

Infiltration Rates

Design Infiltration Rate: 0 ft/sec

Weighted "C" Value

Drainage Area	Surface Type	Area (sf)	"C" Value	C*A
Area 1	Parkstrip	222305	0.18	40015
	Roadway	*911450*	*0.80*	*729160*
	Subtotal	***1133755***	***0.68***	***769175***
Area 2	Open Space	472759	0.27	125385
	Subtotal	***472759***	***0.27***	***125385***
Area 3	Homes and Driveway (299 lots * 2000 sf)	598000	0.80	478400
	Yard	7525125	0.18	1354523
	Subtotal	***8123125***	***0.23***	***1832923***
Total		***9729639***	***0.28***	***2727483***

Allowable Discharge Rates

Allowable Discharge Rate: 0.27 cfs/acre (Predevelopment)
Area to Retain: 223.36 acres
Discharge per Standard: 60.31 cfs
Allowable Pond Discharge: 60.31 cfs

10 Year

Duration	Intensity	Runoff C	Area	Rainfall	Accumulated Flow	Allowable Discharge	Discharge	Required Storage
min	in/hr		Ac	cfs	cf	cfs	cf	cf
15.0	1.93	0.28	172.75	93.46	84,118	60.31	54,277	29,841
30.0	1.30	0.28	172.75	62.96	113,320	60.31	108,554	4,766
60.0	0.81	0.28	172.75	38.98	140,343	60.31	217,108	-76,765
120.0	0.45	0.28	172.75	21.89	157,602	60.31	434,215	-276,613

Maximum Storage Requirement: 29,841
Maximum Storage Requirement (ac-ft): 0.69

100 year

Duration	Intensity	Runoff C	Area	Rainfall	Accumulated Flow	Allowable Discharge	Discharge	Required Storage
min	in/hr		Ac	cfs	cf	cfs	cf	cf
15.0	3.77	0.28	172.75	182.57	164,314	60.31	54,277	110,037
30.0	2.54	0.28	172.75	123.01	221,410	60.31	108,554	112,856
60.0	1.57	0.28	172.75	76.03	273,712	60.31	217,108	56,604
120.0	0.84	0.28	172.75	40.87	294,284	60.31	434,215	-139,932

Maximum Storage Requirement: 112,856
Maximum Storage Requirement (ac-ft): 2.59

DRAINAGE NOTES:

1. SUBJECT PROPERTY IS LOCATED ON FEMA FLOOD MAP 4955170100A.
2. THE EXISTING SITE DRAINAGE CONSISTS OF OVERLAND FLOW FROM THE NORTHWEST TO THE SOUTHEAST DISCHARGING INTO THE EXISTING TICKVILLE GULCH OR THE EXISTING STORM DRAIN SYSTEM WITHIN THE SUBDIVISION LOCATED DOWNHILL FROM THE SUBJECTS PROPERTY.
3. WE ARE PROPOSING A DIVERSION DITCH ON THE UPHILL SIDE OF THE PROPOSED SUBDIVISION TO HELP MITIGATE UPSTREAM DISCHARGE AND EROSION ONTO THE PROPOSED SITE. THE PROPOSED SITE WILL BE DEVELOPED WITH ROADWAYS AND STORM DRAIN PIPING TO COLLECT STORM WATER AND DIRECT IT TO THE EXISTING TICKVILLE GULCH OR EXISTING STORM DRAIN SYSTEMS.
4. THE STORM DRAIN SYSTEM WILL USE THE DETENTION PONDS, SNOUTS OR METAL GRATES TO COLLECT STORM WATER DEBRIS AND ELIMINATE ANY SOLIDS FROM ENTERING THE EXISTING STORM DRAIN SYSTEMS DOWNSTREAM.

UTILITY NOTES:

1. FIRE HYDRANTS WILL BE PLACED EVERY 500' AND THE END OF ALL DEAD END STREETS.
2. SEWER WILL BE SERVICED WITH INDIVIDUAL SEPTIC TANKS ON EACH LOT.

GRAPHIC SCALE

200 0 100 200 400 800

(IN FEET)
1 inch = 200ft.

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ARRIVAL SUBDIVISION

EAGLE MOUNTAIN CITY, UTAH COUNTY, UTAH

Drainage and Utility Plan

REVISION BLOCK

#	DATE	DESCRIPTION
1	----	----
2	----	----
3	----	----
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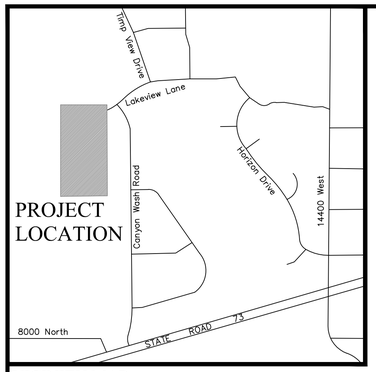
6	----	----

DRAINAGE AND UTILITY PLAN

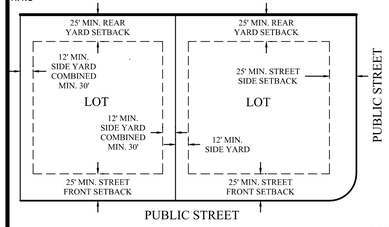
Scale:	1"=200'	Drawn:	MHW
Date:	02/03/2017	Job #:	16-358
Sheet:	C3		

Z:_2016\16-358 Arrival Ph 3\design 16-358\dwg\sheets preliminary\Preliminary Utility Plan.dwg



VICINITY MAP

N.T.S



TYPICAL BUILDING SETBACKS

N.T.S.

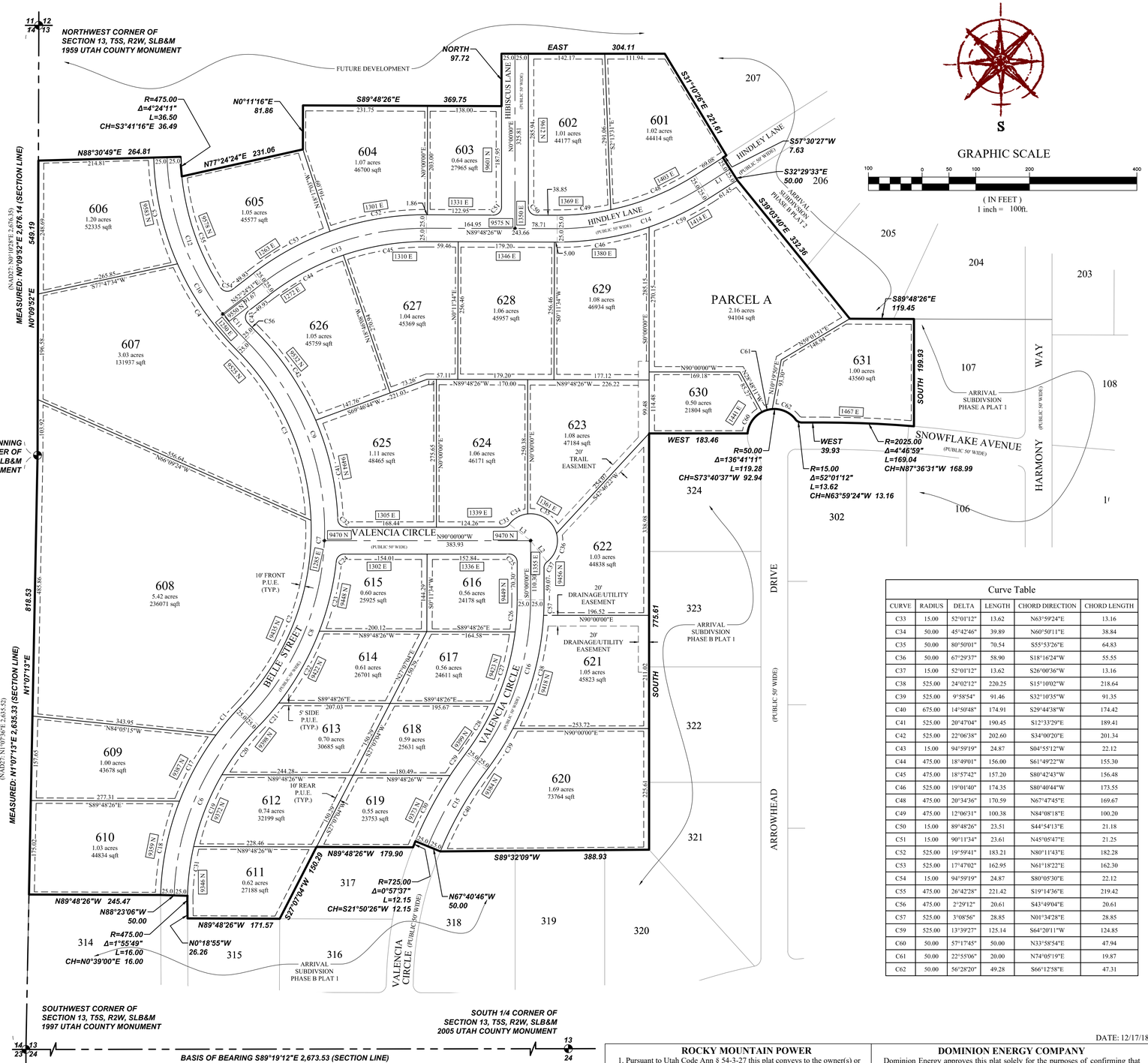
Curve Table					
CURVE	RADIUS	DELTA	LENGTH	CHORD DIRECTION	CHORD LENGTH
C1	525.00	7°25'03"	67.97	S40°16'48"W	67.92
C2	475.00	46°12'28"	383.08	S20°53'05"W	372.78
C3	475.00	42°50'31"	355.17	S23°38'24"E	346.96
C4	525.00	21°17'04"	195.03	S34°25'07"E	193.91
C5	525.00	22°17'24"	204.24	N12°37'53"W	202.96
C6	500.00	42°22'25"	369.78	S22°48'07"W	361.41
C7	500.00	89°02'59"	777.10	N00°32'10"W	701.22
C8	500.00	41°44'35"	364.28	N23°07'02"E	356.27
C9	500.00	47°18'24"	412.83	S21°24'28"E	401.20
C10	500.00	43°34'29"	380.26	N23°16'25"W	371.16
C11	500.00	7°28'30"	65.23	N41°19'24"W	65.19
C12	500.00	36°05'58"	315.03	N19°32'10"W	309.84
C13	500.00	37°46'43"	329.68	S71°18'13"W	323.74
C14	500.00	32°41'07"	285.23	N73°51'00"E	281.38
C15	700.00	14°50'48"	181.38	S29°44'38"W	180.88
C16	500.00	37°10'02"	324.35	N18°35'01"E	318.69
C17	525.00	15°23'30"	141.03	N28°52'31"E	140.61
C18	525.00	19°33'53"	179.27	N11°23'50"E	178.40
C19	475.00	17°24'54"	144.38	S21°29'22"W	143.82
C20	475.00	13°47'30"	114.34	S37°05'34"W	114.06
C21	525.00	6°09'49"	56.48	S40°54'25"W	56.45
C22	525.00	16°49'02"	154.10	S29°25'00"W	153.54
C23	525.00	14°40'20"	134.44	S13°40'19"W	134.07
C24	15.00	83°39'51"	21.90	S48°10'04"W	20.01
C25	15.00	90°00'00"	23.56	N45°00'00"W	21.21
C26	475.00	7°12'04"	59.70	N03°36'02"E	59.66
C27	475.00	16°49'39"	139.51	N15°36'54"E	139.01
C28	475.00	13°08'19"	108.92	N30°35'53"E	108.68
C29	725.00	3°53'12"	49.18	N35°13'26"E	49.17
C30	725.00	11°55'13"	150.83	N27°19'13"E	150.56
C31	475.00	13°05'50"	108.58	S06°14'00"W	108.34
C32	15.00	87°50'03"	22.99	S46°04'59"E	20.81

PLAT CALCULATIONS

TOTAL ACREAGE:	41.34 ACRES
TOTAL ACREAGE IN LOTS:	36.92 ACRES
TOTAL ACREAGE IN ROW:	4.42 ACRES
TOTAL OPEN SPACE:	2.16 ACRES
TOTAL IMPROVED OPEN SPACE:	2.16 ACRES
AVERAGE LOT SIZE:	1.12 ACRES
LARGEST LOT SIZE:	5.42 ACRES
SMALLEST LOT SIZE:	0.55 ACRES
OVERALL DENSITY:	0.75 LOTS/ACRE
TOTAL # OF LOTS:	31 LOTS

PREPARED BY

FOCUS©
ENGINEERING AND SURVEYING, LLC
32 WEST CENTER STREET
MIDVALE, UTAH 84047 PH: (801) 352-0075
www.focusutah.com



Line Table		
LINE	DIRECTION	LENGTH
L1	S57°30'27"W	61.45
L2	S37°58'48"E	50.00
L3	S52°01'12"E	50.00
L4	N89°48'26"W	17.21

Curve Table					
CURVE	RADIUS	DELTA	LENGTH	CHORD DIRECTION	CHORD LENGTH
C33	15.00	52°01'12"	13.62	N63°59'24"E	13.16
C34	50.00	45°42'46"	39.89	N60°50'11"E	38.84
C35	50.00	80°50'01"	70.54	S55°53'26"E	64.83
C36	50.00	67°29'37"	58.90	S18°16'24"W	55.55
C37	15.00	52°01'12"	13.62	S26°00'36"W	13.16
C38	525.00	24°02'12"	220.25	S15°10'02"W	218.64
C39	525.00	9°58'54"	91.46	S32°10'35"W	91.35
C40	675.00	14°50'48"	174.91	S29°44'38"W	174.42
C41	525.00	20°47'04"	190.45	S12°33'29"E	189.41
C42	525.00	22°06'38"	202.60	S34°00'20"E	201.34
C43	15.00	94°59'19"	24.87	S04°55'12"W	22.12
C44	475.00	18°49'01"	156.00	S61°49'22"W	155.30
C45	475.00	18°57'42"	157.20	S80°42'43"W	156.48
C46	525.00	19°01'40"	174.35	S80°40'44"W	173.55
C48	475.00	20°34'36"	170.59	N67°47'45"E	169.67
C49	475.00	12°06'31"	100.38	N84°08'18"E	100.20
C50	15.00	89°48'26"	23.51	S44°54'13"E	21.18
C51	15.00	90°11'34"	23.61	N45°05'47"E	21.25
C52	525.00	19°59'41"	183.21	N80°11'43"E	182.28
C53	525.00	17°47'02"	162.95	N61°18'22"E	162.30
C54	15.00	94°59'19"	24.87	S80°05'30"E	22.12
C55	475.00	26°42'28"	221.42	S19°14'36"E	219.42
C56	475.00	2°29'12"	20.61	S43°49'04"E	20.61
C57	525.00	3°08'56"	28.85	N01°34'28"E	28.85
C59	525.00	13°39'27"	125.14	S64°20'11"W	124.85
C60	50.00	57°17'45"	50.00	N33°58'54"E	47.94
C61	50.00	22°55'06"	20.00	N74°05'19"E	19.87
C62	50.00	56°28'20"	49.28	S66°12'58"E	47.31

NOTES:

PARCEL A IS HEREBY DEDICATED TO EAGLE MOUNTAIN CITY.

#5 REBAR AND CAP (FOCUS ENG) TO BE SET AT ALL REAR LOT CORNERS. NAILS OR LEAD PLUGS TO BE SET IN THE TOP BACK OF CURB ON THE PROJECTION OF SIDE LOT LINES IN LIEU OF SETTING FRONT LOT CORNERS.

P.U. & D.E. = PUBLIC UTILITY & DRAINAGE EASEMENT

ALL LOTS MUST RECEIVE APPROVAL FROM THE UTAH COUNTY HEALTH DEPARTMENT FOR A SEPTIC TANK AND DRAIN FIELD PRIOR TO ISSUANCE OF BUILDING PERMITS. FAILURE TO MEET COUNTY REQUIREMENTS MAY RESULT IN LOTS BEING UNBUILDABLE. ANY LOT WITHIN 300 FEET OF AN EXISTING OR FUTURE SEWER MAY BE REQUIRED TO CONNECT TO THE SEWER LINE AT OWNER'S EXPENSE.

DIRECT COMMUNICATIONS

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

DIRECT COMMUNICATIONS DATE

ROCKY MOUNTAIN POWER

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

ROCKY MOUNTAIN POWER DATE

DOMINION ENERGY COMPANY

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

Approved this ____ day of _____, 20___. Dominion Energy Company

By _____

Title _____

DATE: 12/17/18

SURVEYOR'S CERTIFICATE

I, SPENCER W. LLEWELYN, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 10516507 IN ACCORDANCE WITH TITLE 58, CHAPTER 22, OF UTAH STATE CODE. I FURTHER CERTIFY BY AUTHORITY OF THE OWNER(S), THAT I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS PLAT IN ACCORDANCE WITH SECTION 17-23-17 OF SAID CODE, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, BLOCKS, STREETS, AND EASEMENTS, AND THE SAME HAS, OR WILL BE, CORRECTLY SURVEYED, STAKED, AND THE MONUMENTED ON THE GROUND AS SHOWN ON THIS PLAT, AND THAT THIS PLAT IS TRUE AND CORRECT.

SPENCER W. LLEWELYN
PROFESSIONAL LAND SURVEYOR
CERTIFICATE NO. 10516507

DATE

BOUNDARY DESCRIPTION

A portion of the NW1/4 and SW1/4 of Section 13, Township 5 South, Range 2 West, Salt Lake Base & Meridian, Eagle Mountain, Utah, more particularly described as follows:

Beginning at the West 1/4 Corner of Section 13, T5S, R2W, SLB&M, said corner located N01°07'13"E 2,635.33 feet from the Southwest Corner of said Section 13 (Basis of Bearing: S89°19'12"E along the Section line from the Southwest Corner to the South 1/4 Corner of Section 13, T5S, R2W, SLB&M); thence N00°09'52"E along the Section line 549.19 feet; thence N88°30'49"E 264.81 feet; thence Southerly along the arc of a non-tangent curve to the left having a radius of 475.00 feet (Radius bears: N88°30'49"E) a distance of 36.50 feet through a central angle of 04°24'11" Chord: S03°41'16"E 36.49 feet; thence N77°24'24"E 231.06 feet; thence N00°11'16"E 81.86 feet; thence S89°48'26"E 369.75 feet; thence North 97.72 feet; thence East 304.11 feet to the Northwesterly Corner of Lot 207, Phase "B", Plat 2, ARRIVAL Subdivision, according to the Official Plat thereof on file in the Office of the Utah County Recorder; thence along said plat the following 5 (five) courses: 1) S31°10'26"E 221.61 feet; 2) S57°30'27"W 7.63 feet; 3) S32°29'33"E 50.00 feet; 4) S39°03'40"E 332.36 feet; 5) S89°48'26"E 119.45 feet to the Northwesterly corner of Lot 107, Phase "A", Plat 1, ARRIVAL Subdivision according to the Official Plat thereof on file in the Office of the Utah County Recorder; thence South along said lot 199.93 feet to the Northerly line of Snowflake Avenue also being the Easterly Extension of the Northerly line of Phase "B", Plat 1, ARRIVAL Subdivision according to the Official Plat thereof on file in the Office of the Utah County Recorder; thence along said extension and plat the following 16 (sixteen) courses: Westerly along the arc of a non-tangent curve to the left having a radius of 2,025.00 feet (radius bears: S04°46'59"W) a distance of 169.04 feet through a central angle of 04°46'59" Chord: N87°36'31"W 168.99 feet; thence West 39.93 feet; thence Northwesterly along the arc of a non-tangent curve to the right having a radius of 15.00 feet (Radius bears: North) a distance of 13.62 feet through a central angle of 52°01'12" Chord: N63°59'24"W 13.16 feet to a point of reverse curvature; thence along the arc of a curve to the left having a radius of 50.00 feet a distance of 119.28 feet through a central angle of 136°41'11" Chord: S73°40'37"W 92.94 feet; thence West 183.46 feet; thence South 775.61 feet; thence S89°32'09"W 388.93 feet; thence N67°40'46"W 50.00 feet; thence Southerly along the arc of a non-tangent curve to the left having a radius of 725.00 feet (Radius bears: S67°40'46"E) a distance of 12.15 feet through a central angle of 00°57'37" Chord: S21°50'26"W 12.15 feet; thence N89°48'26"W 179.90 feet; thence S2°09'04"W 150.29 feet; thence N89°48'26"W 171.57 feet; thence N00°18'55"W 26.26 feet; thence along the arc of a curve to the right having a radius of 475.00 feet a distance of 16.00 feet through a central angle of 01°55'49" Chord: N00°39'00"E 16.00 feet; thence N88°23'06"W 50.00 feet; thence N89°48'26"W 245.47 feet to the West line the SW1/4 of said Section 13; thence N01°07'13"E along the Section line 818.53 feet to the point of beginning.

Contains: 41.34 acres+/-

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 SHOWN AS PUBLIC OPEN SPACES, PARKS AND ALL OTHER PLACES OF PUBLIC USE AND ENJOYMENT TO EAGLE MOUNTAIN CITY, UTAH TOGETHER WITH ALL IMPROVEMENTS REQUIRED BY THE DEVELOPMENT AGREEMENT BETWEEN THE UNDERSIGNED AND EAGLE MOUNTAIN CITY FOR THE BENEFIT OF THE CITY AND THE INHABITANTS THEREOF.

OWNER(S):
PRINTED NAME OF OWNER AUTHORIZED SIGNATURE(S)

ACKNOWLEDGMENT

ON THE _____ DAY OF _____, 20___, PERSONALLY APPEARED BEFORE ME THE PERSONS SIGNING THE FOREGOING OWNERS DEDICATION KNOWN TO ME TO BE AUTHORIZED TO EXECUTE THE FOREGOING OWNERS DEDICATION FOR AND ON BEHALF OF THE OWNERS WHO DULY ACKNOWLEDGE TO ME THAT THE OWNERS DEDICATION WAS EXECUTED BY THEM ON BEHALF OF THE OWNERS.

MY COMMISSION EXPIRES _____

A NOTARY PUBLIC COMMISSIONED IN UTAH

COMMISSION NUMBER

PRINTED FULL NAME OF NOTARY

LIMITED LIABILITY ACKNOWLEDGMENT

STATE OF UTAH
S.S.
COUNTY OF UTAH

ON THE _____DAY OF _____A.D. 20____ PERSONALLY APPEARED BEFORE ME , THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR THE COUNTY OF _____, IN SAID STATE OF UTAH, _____, WHO AFTER BEING DULY SWORN, ACKNOWLEDGED TO ME THAT HE IS THE _____ OF _____, LLC. AND THAT HE SIGNED THE OWNERS DEDICATION FREELY AND VOLUNTARILY FOR AND IN BEHALF OF SAID LIMITED LIABILITY COMPANY FOR THE PURPOSES THEREIN MENTIONED.

MY COMMISSION EXPIRES _____

A NOTARY PUBLIC COMMISSIONED IN UTAH

NOTARY ADDRESS

PRINTED FULL 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 _____ DAY OF _____, 20___.

APPROVED BY MAYOR

APPROVED BY CITY ATTORNEY

APPROVED BY CITY ENGINEER (SEE SEAL BELOW)

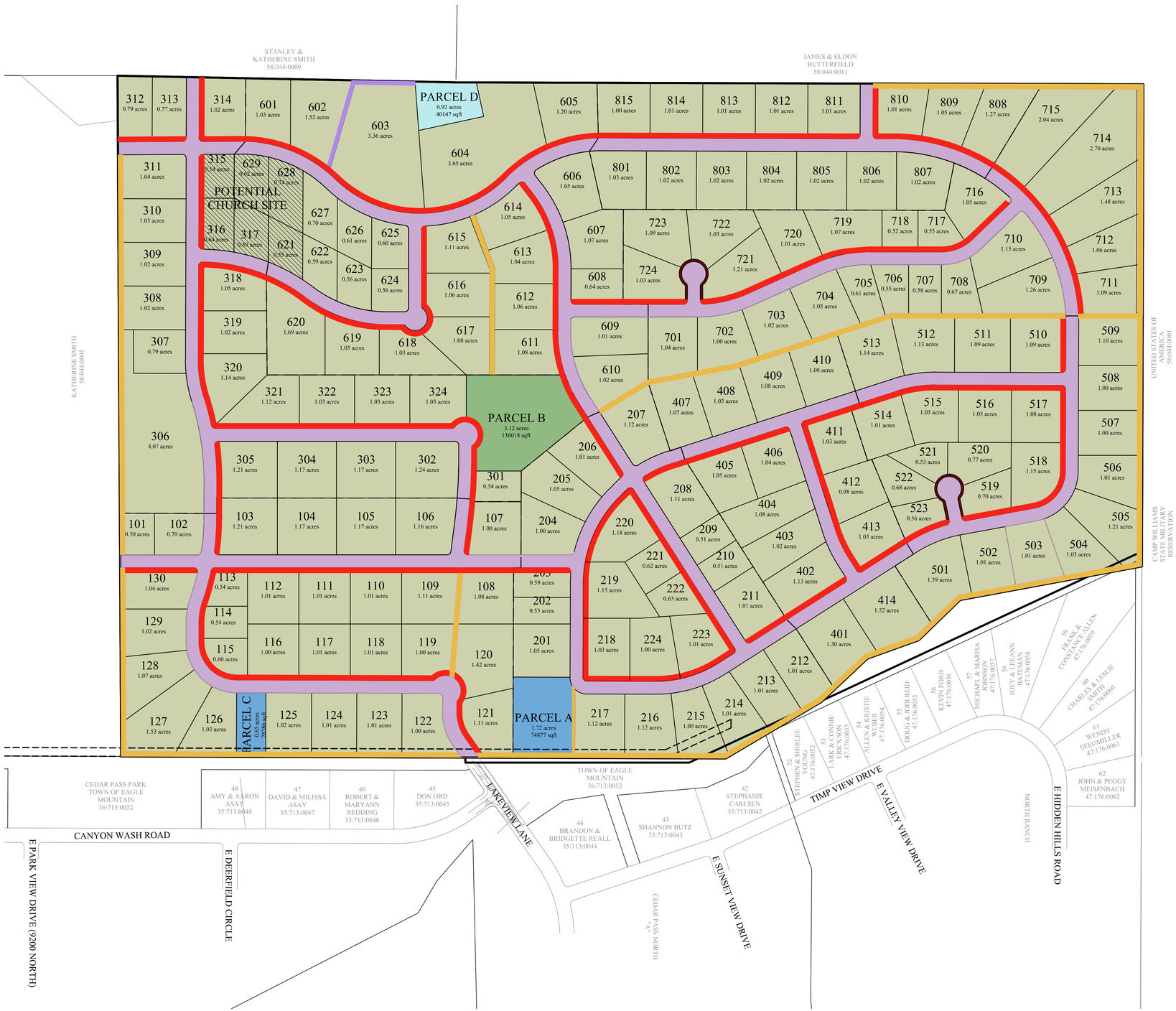
ATTEST BY CITY RECORDER (SEE SEAL BELOW)

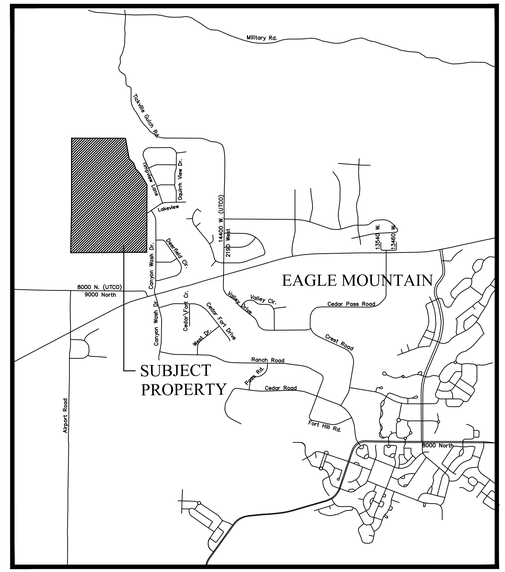
PHASE "B" PLAT 3
ARRIVAL
SUBDIVISION
(INCLUDING THE VACATION OF LOT 301 OF ARRIVAL PHASE "B" PLAT 1 SUBDIVISION)

EAGLE MOUNTAIN, UTAH COUNTY, UTAH

SCALE: 1"=100'

SURVEYOR'S SEAL	NOTARY PUBLIC SEAL	CITY-COUNTY ENGINEER SEAL	COUNTY RECORDER SEAL
PROFESSIONAL LAND SURVEYOR No. 10516507 SPENCER W. LLEWELYN STATE OF UTAH			





VICINITY MAP
N.T.S

LEGEND

- RESIDENTIAL LOT
- PEDESTRIAN/BIKE/EQUESTRIAN TRAIL (20' WIDE)
- RIGHT OF WAY
- DETENTION POND
- OPEN SPACE (PARK)
- WATER TANK SITE
- UTILITY ACCESS
- POTENTIAL CHURCH SITE
- ROADSIDE TRAIL (CROSS SECTION)
- ROADSIDE 5' TRAIL (CROSS SECTION)

TRAIL NOTES:
1. TRAIL ON NORTH SIDE OF PARCEL A WILL BE 10' FEET WIDE, AND ALL ON PARCEL A.
2. ROAD TRAIL FROM LOT 314 TO LOT 811 IS OPEN TO HORSES.
3. ROADSIDE TRAIL AROUND CUL-DE-SAC BULBS WILL BE 5' WIDE.

LAND USAGE

UNIT NAME	ACREAGE
TOTAL AREA	223
RESIDENTIAL LOTS (178 LOTS)	186
RIGHT OF WAY	24
IMPROVED OPEN SPACE	3
DETENTION POND/TANK SITE	3
TRAIL EASEMENT	7

DENSITY

AREA = 223.36 ACRES
LOT = 178 UNITS
DENISITY = 0.80 UNITS/ACRE

GRAPHIC SCALE

200 0 100 200 400 800

(IN FEET)
1 inch = 200ft.

FOCUS©
ENGINEERING AND SURVEYING, LLC
32 WEST CENTER STREET
MIDVALE, UTAH 84047 PH: (801) 352-0075
www.focusutah.com

LICENSED PROFESSIONAL ENGINEER
No. 8028950-2202
THOMAS M. ROMNEY
STATE OF UTAH

Arrival
Eagle Mountain, Utah
LAND USE MAP

REVISION BLOCK

#	DATE	DESCRIPTION
1	----	----
2	----	----
3	----	----
4	----	----
5	----	----
6	----	----

LAND USE MAP

Scale:	1"=200'	Drawn:	MW
Date:	03/31/17	Job #:	16-358
Sheet:	1 OF 1		

Z:_2016\16-358 Arrival Ph 3\design 16-358\dwg\sheets\UPDATED LAND USE MAP.dwg

Eagle Mountain City

City Council Staff Report

February 5th 2019

Project:	*Arrival*
Applicant	*Scot Hazard*
Request:	*Amended Preliminary Plat, Amended MDA, Amended MDP*
Type of Action:	*Public Hearing; Action Item (Administrative Action)*

Background: Arrival currently has an approved preliminary plat (Phase B) with 148 lots, and an Amended Master Development Agreement was adopted on March 21st of 2017. The project is a base density residential development; base density developments do not require any improved open space. The applicant has indicated that he is reducing the size and number of amenities within the park at the request of residents and has held HOA meetings to discuss the proposed changes to the park and trails system. The new park will still be over 2 acres in size, and the applicant is proposing that it be a public park.

Planning Commission Action: The Eagle Mountain Planning Commission held a public hearing for the Amended Preliminary Plat on January 8th 2019 in which no public comments were received. A public hearing was also held for the Amended Master Development Plan on January 22nd 2019; once again no comments were received. The following motions were made:

The Eagle Mountain Planning Commission recommended approval of the Amended Arrival Phase B Preliminary Plat to the City Council with no conditions (4-0)

The Eagle Mountain Planning Commission recommended approval of the Amended Arrival Master Development Plan to the City Council (5-0) with the following condition:

1: A Hitching post be added at each entry to the public park

*** Note: The Planning Commission does not review Master Development Agreements***

Proposal: The applicant is proposing an amendment to the Arrival Master Development Plan, Master Development Agreement, and is proposing to amend the preliminary plat. The new preliminary plat adds an additional development lot and decreases the size of the park, and makes it public.

Preliminary Plat Changes

The applicant is proposing to add an additional ½ acre lot to the Preliminary Plat, taken from area currently designated as park space. The applicant is also proposing to remove an additional ½ acre from area currently designated as park space, and adding it to an existing ½ acre lot, creating a new 1 acre lot. **It should be noted that, if approved, the additional lot will not increase the project's maximum density since the *Arrival B-1 Final Plat* combined two lots to make one larger lot (needed for a septic drainage field).**

Overview

- Removing 1 Acre from Park
  - Creating a new ½ acre lot

    - Adding ½ an acre to an existing ½ acre lot to create a 1 acre lot
- If approved the project's density will not change from the original approved density (178 DU on 223 Acres, 0.79 DU/AC)

Trails: The applicant is proposing changes to the master trail plan within the MDP amendment; if approved the changes to the trails would also be changed on the preliminary plat.

Items for Consideration: The following items should be taken into consideration when making a motion.

Septic systems: The newly created lot would contain a septic system on a lot under 1 acre in size which is typically the smallest lot that allows septic systems; however, the original Arrival MDA/MDP predates this requirement and there are a number of lots within the development that are under an acre in size that have septic systems. *While this plat creates a new lot under 1 acre it also increases the size of a lot from ½ an acre to 1 acre in size, thus,* ***the number of lots under 1 acre served by septic systems will remain the same from the previously approved preliminary plat to the newly proposed change.***

Master Development Agreement Changes

The applicant is proposing some fairly small changes to the Master Development Agreement (MDA) including:

- Updating the agreement to reflect new ownership of the developers within the development (ownership has been consolidated into two entities)
- Park improvements have been changed highlighting the new size of the park 2.16 acres rather than the previous 3.3 acre park
    - Park escrowing is detailed
    - Park is dedicated as a public park
- Term of Agreement is updated and shall expire on February 1st 2029

Master Development Plan Changes

The applicant is proposing the following changes to the Master Development Plan (MDP):

Trail: The applicant is proposing to alter the trail plan, with the main change being the removal of trails from the back side of lots and instead placing them along the roads. It also moves the location of cross block connectors in a way the applicant feels makes more sense. The plan also removes the equestrian trail along the wash.

The Eagle Mountain Planning Commission was asked to consider **17.25.110 G** which states "Equestrian trails that adjoin each lot shall be required improvements when the subdivision is designed to accommodate horse raising and keeping."

Initially the Eagle Mountain Planning Commission expressed concern at the proposed changes to the trail plan; however, as no one from the community spoke against it, and as the applicant indicated the plan was discussed and approved by the Arrival HOA, the concerns were put to rest.

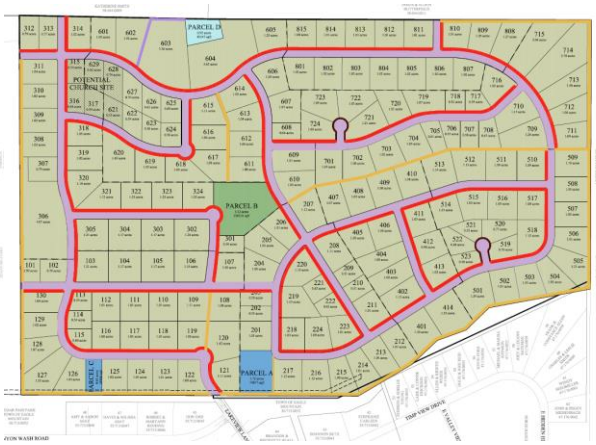
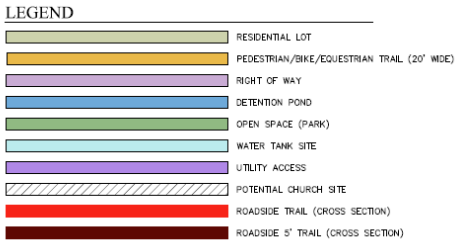


Figure 1 Current Trail Plan (Right)

Figure 2 Proposed Trail Plan (Left)



Park Development: The applicant is making the following proposal for the park, which will be constructed by the applicant and then turned over to the City for maintenance as a public park. The Arrival MDA states that the Park Plan shall be approved by the City prior to the Park lot being recorded, and the applicant shall provide detailed park plans (including equipment numbers) to Staff for approval.

- Applicant has indicated they will pay for sod and sprinklers and the following amenities with proceeds from the sale of lots 630 and 631:
    - Pavilion with Picnic Tables
    - Playground Equipment
    - One additional amenity if there are remaining funds

It should be noted that as a base density development improved open space is not required.

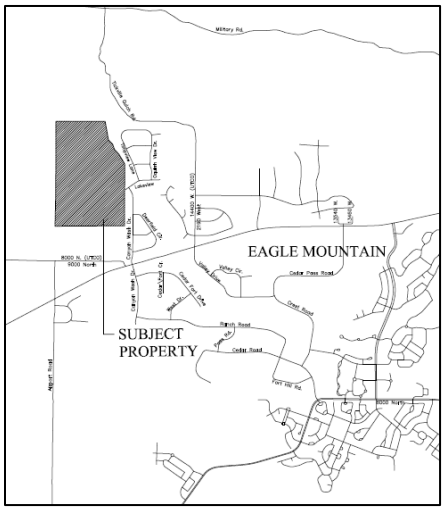
Staff Report Overview

Arrival Amended Preliminary Plat, MDA, & MDP

Applicant	*Scot Hazard*	**Type of Action**	Public Hearing/ Action Item
Request	Amended Preliminary Plat, MDA, and MDP	**Previous Meeting**	PC: 1-22-2019

Executive Summary: The applicant is proposing an amendment to the Arrival Master Development Plan, Master Development Agreement, and proposing to amend the preliminary plat. The new preliminary plat adds an additional lot, and decreases the size of the park, and makes it public.

Vicinity Map



Items for Consideration

Preliminary Plat:

- Removing 1 Acre from Park
  - Creating a new ½ acre lot
  - Adding ½ an acre to an existing ½ acre lot to create a 1 acre lot
- If approved the project's density will not change from the original approved density (178 DU on 223 Acres, 0.79 DU/AC)

Septic Systems: the proposal includes a lot under 1 acre in size that will have a septic system.

Master Development Plan:

- Amending Trail
  - Moving trail from back of lots to roadside
  - Eliminating trail along wash
- Park
  - Funding park with proceeds from sale of two lots
  - Sod and Sprinklers
  - Playground Equipment
  - Pavilion
  - Public Park

Planning Commission Recommendations:

The Eagle Mountain Planning Commission recommended approval of the Amended Arrival Preliminary Plat to the City Council with no conditions (4-0)

The Eagle Mountain Planning Commission recommended approval of the Amended Arrival Master Development Plan to the City Council (5-0) with the following condition:

1: A Hitching post be added at each entry to the public park

Attachments

- Current Preliminary Plat
- Proposed Preliminary Plat
- Current Land Use Map (Trail Map)
- Proposed Land Use Map (Trail Map)

ORDINANCE NO. O- -2019

AN ORDINANCE OF EAGLE MOUNTAIN CITY, UTAH, APPROVING THE FIRST AMENDMENT TO THE ARRIVAL MASTER DEVELOPMENT PLAN

PREAMBLE

WHEREAS, The City Council of Eagle Mountain City finds that it is in the public interest to amend the Arrival Master Development Plan;

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

1. The City Council finds that all required notices and hearings have been completed as required by law to consider and approve the First Amendment to the Arrival Master Development Plan as set forth in Exhibit A.

2. The Arrival Master Development Plan is hereby amended as set forth more specifically in Exhibit A.

3. This Ordinance shall take effect upon its first publication or posting.

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

EAGLE MOUNTAIN CITY, UTAH

_____
Tom Westmoreland, Mayor

ATTEST:

_____
Fionnuala B. Kofoed, MMC
City Recorder

CERTIFICATION

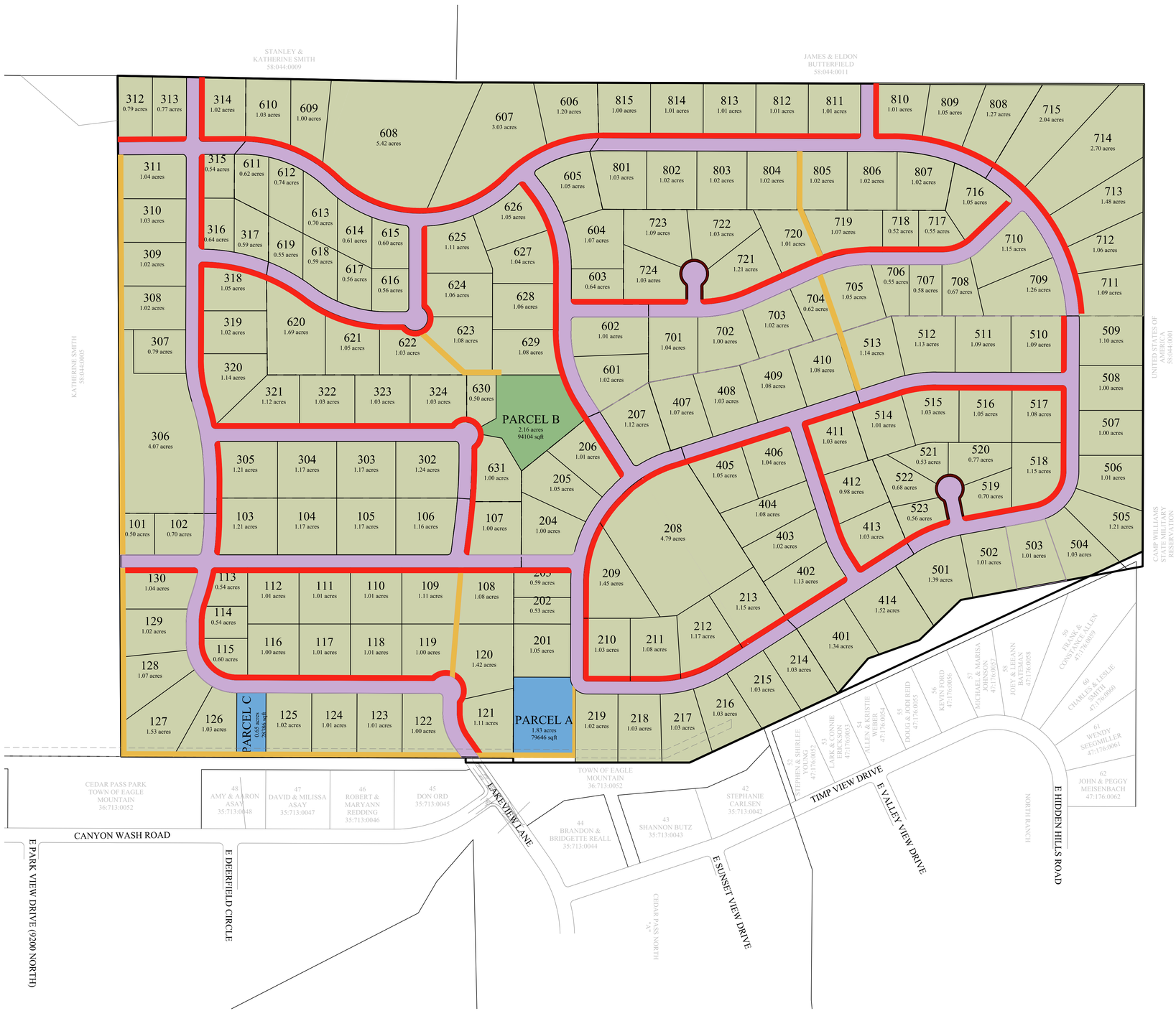
The above Ordinance was adopted by the City Council of Eagle Mountain City on this 5th day of February, 2019.

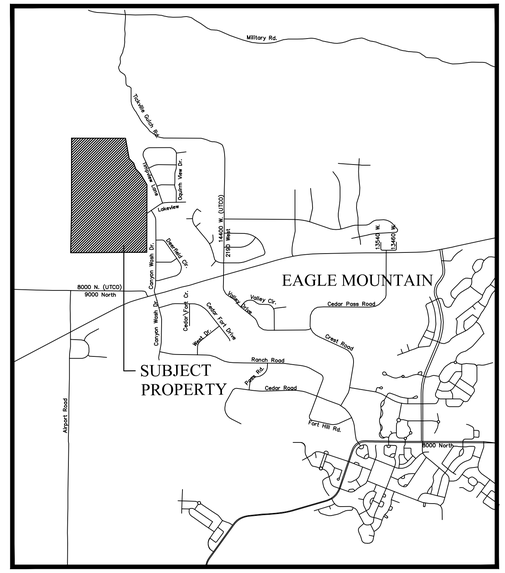
Those voting aye:	Those voting nay:	Those excused:
☐ Donna Burnham	☐ Donna Burnham	☐ Donna Burnham
☐ Melissa Clark	☐ Melissa Clark	☐ Melissa Clark
☐ Colby Curtis	☐ Colby Curtis	☐ Colby Curtis
☐ Stephanie Gricius	☐ Stephanie Gricius	☐ Stephanie Gricius
☐ Benjamin Reaves	☐ Benjamin Reaves	☐ Benjamin Reaves

_____

Fionnuala B. Kofoed, MMC
City Recorder

Exhibit A





VICINITY MAP
N.T.S

LEGEND

- RESIDENTIAL LOT
- PEDESTRIAN/BIKE/EQUESTRIAN TRAIL (20' WIDE)
- RIGHT OF WAY
- DETENTION POND
- OPEN SPACE (PARK)
- WATER TANK SITE
- UTILITY ACCESS
- POTENTIAL CHURCH SITE
- ROADSIDE TRAIL (CROSS SECTION)
- ROADSIDE 5' TRAIL (CROSS SECTION)

TRAIL NOTES:
1. TRAIL ON NORTH SIDE OF PARCEL A WILL BE 10' FEET WIDE, AND ALL ON PARCEL A.
2. ROAD TRAIL FROM LOT 314 TO LOT 811 IS OPEN TO HORSES.
3. ROADSIDE TRAIL AROUND CUL-DE-SAC BULBS WILL BE 5' WIDE.

LAND USAGE

UNIT NAME	ACREAGE
TOTAL AREA	223
RESIDENTIAL LOTS (179 LOTS)	193
RIGHT OF WAY	25
IMPROVED OPEN SPACE	5
DETENTION POND/TANK SITE	5
TRAIL EASEMENT	7

DENSITY

AREA = 223.36 ACRES
LOT = 179 UNITS
DENISITY = 0.80 UNITS/ACRE

GRAPHIC SCALE

200 0 100 200 400 800

(IN FEET)
1 inch = 200ft.

FOCUS©
ENGINEERING AND SURVEYING, LLC
32 WEST CENTER STREET
MIDVALE, UTAH 84047 PH: (801) 352-0075
www.focusutah.com

Arrival
Eagle Mountain, Utah
LAND USE MAP

REVISION BLOCK

#	DATE	DESCRIPTION
1	----	----
2	----	----
3	----	----
4	----	----
5	----	----
6	----	----

LAND USE MAP

Scale:	1"=200'	Drawn:	MW
Date:	12/17/18	Job #:	16-358
Sheet:	1 OF 1		

Z:_2016\16-358 Arrival Ph 3\design 16-358\dwg\sheets\UPDATED LAND USE MAP.dwg

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

TITLE:	RESOLUTION - A Resolution of Eagle Mountain City, Utah, Approving the Second Amendment to the Arrival Master Development Agreement.
ITEM TYPE:	Amended Master Development Agreement
FISCAL IMPACT:	
APPLICANT:	

GENERAL PLAN DESIGNATION	CURRENT ZONE	ACREAGE	COMMUNITY

PUBLIC HEARING:

REQUIRED FINDINGS:

PLANNING COMMISSION ACTION / RECOMMENDATION

PREPARED BY:
Tayler Jensen, Planning

RECOMMENDATION:

BACKGROUND:

Attachments:

RES--Arrival MDA 2nd Amendment

RESOLUTION NO. R- -2019

A RESOLUTION OF EAGLE MOUNTAIN CITY, UTAH, APPROVING THE SECOND AMENDMENT TO THE ARRIVAL MASTER DEVELOPMENT AGREEMENT

PREAMBLE

The City Council of Eagle Mountain City, Utah finds that it is in the public interest to approve the Second Amendment to the Arrival Master Development Agreement as set forth herein.

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

1. The City Council finds that all required notices and hearings have been completed as required by law to consider and approve the proposed Second Amendment to the Arrival Master Development Agreement as set forth in Exhibit A.

2. The Second Amendment to the Arrival Master Development Agreement is hereby approved as set forth more specifically in Exhibit A.

3. This Resolution shall take effect upon its first publication or posting.

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

EAGLE MOUNTAIN CITY, UTAH

_____
Tom Westmoreland, Mayor

ATTEST:

_____
Fionnuala B. Kofoed, MMC
City Recorder

CERTIFICATION

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

Those voting aye:	Those voting nay:	Those excused:
☐ Donna Burnham	☐ Donna Burnham	☐ Donna Burnham
☐ Melissa Clark	☐ Melissa Clark	☐ Melissa Clark
☐ Colby Curtis	☐ Colby Curtis	☐ Colby Curtis
☐ Stephanie Gricius	☐ Stephanie Gricius	☐ Stephanie Gricius
☐ Benjamin Reaves	☐ Benjamin Reaves	☐ Benjamin Reaves

_____
Fionnuala B. Kofoed, MMC
City Recorder

Exhibit A

EAGLE MOUNTAIN CITY

MASTER DEVELOPMENT AGREEMENT FOR THE ARRIVAL DEVELOPMENT

This Master Development Agreement for the Arrival Development (this "**Agreement**") is entered into between Eagle Mountain City, a municipal corporation of the State of Utah (the "**City**") and ~~Gregory W. Hazard~~Belle Street Partners, LLC and~~,~~ Belle Street Investments, LLC, ~~Earl C. Hindley, Trustee, James E. Hindley, Trustee, and Ruby Jane Hindley, Trustee~~ (collectively "**Developer**").

This Agreement is made with reference to the following facts.

A. Developer has submitted to the City an application for a new development known as Arrival (the "**Project**").

B. The Project consists of approximately 223 acres of the land (the "**Property**") located North of SR73 and West of the existing North Ranch subdivision. A legal description of the Property is attached as Exhibit A.

C. The City has approved the Land Use Plan for the Project, which generally depicts the road layouts and lots for the Property. The approved Master Development Plan and Land Use Plan ("**Land Use Plan Map**") are attached as Exhibit B.

D. The Project will be zoned for single family residential development and improved in compliance with procedures and standards in the Development Code of the City (the "**Development Code**") and the terms of this Agreement.

E. The City and Developer wish to define the rights and responsibilities of the parties with respect to the development of the Property, vested rights, and funding of improvements on the Property, which is approved by the City in this Agreement.

NOW, THEREFORE, in consideration of the mutual covenants and promises of the

parties contained herein, the parties agree as follows:

1 Governing Standards. Unless otherwise specifically set forth herein, the Project shall be governed by the procedures, standards and requirements of the Development Code.

2. Zoning, Density and Land Use Standards. The Project will be zoned as residential in accordance with Chapter 17.25 of the Development Code. The residential zone must be a predominately residential use. The project is Base Density Residential with a minimum of 1/2 acre lot size. The project also includes the Equine Overlay Zone, which permits up to two horses on a minimum of ½ acre lot. The property is comprised of the following elements:

Total Acreage:	223.36 acres
Maximum Residential Lots:	178 lots
Density:	0.80 units/acre

3. Development Requirements. In accordance with Section 17.25.090 of the municipal code, the project is categorized as Base Density Residential. Developer is therefore not required to construct improved open space, community improvements, or entryways and monuments. Nevertheless, Developer has agreed to construct certain trail and park improvements as set forth herein.

4. Park and Trails Improvements.

A. Park Improvements. Developer shall construct an approximately ~~3.3~~2.16 acre park (the "Park") in the approximate location shown on the Land Use Plan Map. The design of the Park shall be determined by the Developer, but it is expected that the Park will include play structures, grass areas, picnic tables and/or play fields. The Park shall be constructed prior to issuance of more than one hundred and twenty (120) building permits in the Project. The developer shall place funds in an escrow on a 150% pro rata basis, as detailed in 4.A.1 of this agreement. A detailed park plan showing the improvements and sprinkler system must be approved by the City for the subdivision containing the park. The Park shall be dedicated to the City with the plat which includes the Park, but not later than the platting of the 90th lot within the Project. The Park shall be maintained by the ~~HOA~~City. ~~The City agrees to enter into a separate agreement with the~~

~~HOA to provide water to irrigate the Park in such amounts as the City determines are reasonable and appropriate for the approved Park improvements.~~

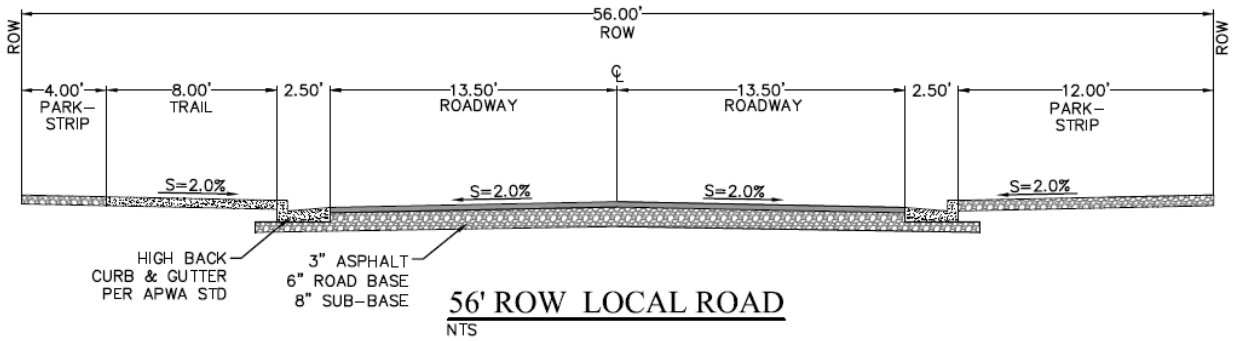
1. Park Escrow
    - The Developer shall escrow a total of $~~287,496.00~~188,179.20 to cover the cost of improving the park with sprinkler system and sod.
    - ~~Phase 1 (30 lots) was approved without escrowing any funds, thus, the cost of the park shall be divided between the remaining 148 lots.~~
        - ~~The 150% pro rata cost to be escrowed is $2,913.81 per lot~~
    - ~~The Developer shall also escrow an additional $30,068.58 with the first plat following the MDA Amendment that includes this paragraph to provide for additional amenities within the park.~~
    - As of January 23, 2019 a total of $152,448.58 has been escrowed by the Developer and is on deposit with the City.
    - Prior to recording the plat for Arrival Phase B Plat 3, Developer shall escrow an additional $35,730.62
    - The total funds being escrowed for the park shall be $~~317,564.58~~218,247.72

B. Trails. Trails are planned throughout the Project in the location as shown on the Land Use Plan Map. Unless otherwise agreed to by the parties, all off-street trails shall be not less than six (6) foot wide asphalt trails. The asphalt portion of all trails shall be considered public infrastructure improvements and shall be subject to the City's security and warranty requirements. The trails and public trail easements shall be maintained by the HOA.

5. Roadway Improvements.

A. Second Access. A second, primary access to the Project must be constructed through the Clearview Estates Development prior to final subdivision plat approval of more than thirty (30) lots in the Project.

B. Roadways. The road in the southwest corner of the project shall be a 77-foot wide minor collector from the southern border of the project to the first intersection. Unless the City and developer agree to an alternative road cross-section in the future, all other roads in the Project shall be constructed according to the following 56-foot wide local road section:



6. Transitioning and Setback Requirements. Developer agrees to comply with all transitioning requirements set forth in Title 17 of the Development Code. In addition, the eastern border of the project is adjacent to the existing North Ranch subdivision. In order to be compatible with the North Ranch subdivision, Developer agrees to plat a minimum of one row of lots not less than 1 acre in size adjacent to the North Ranch subdivision.

7. Utility Services and Infrastructure Improvements. The parties agree and acknowledge that the Developer will provide funds to construct all necessary on-site and off-site infrastructure improvements for the Project. All proposed improvements which are to be transferred to the City under the terms of this paragraph must be reviewed and approved by the City and shall be constructed in accordance with the review comments and concept approved by the City. No subdivision plat will be recorded until improvements required for that particular plat are constructed by Developer, or Developer has placed into escrow adequate funds to construct the Improvements, which the City determines, in the City's sole and absolute discretion, are necessary for the phase of the subdivision to be developed. In the event Developer constructs utilities or other infrastructure in excess of the capacity necessary to provide services to the Property, Developer may request that the City enter into a reimbursement agreement for cost of excess capacity. The City may revise and amend the Capital Facilities Plan and Impact Fee Ordinance and payment requirements to collect the amounts required to reimburse Developer for the cost of excess capacity. In addition, the following specific requirements shall apply:

A. Water Infrastructure and Capacity. Developer acknowledges that the City does not currently have capacity to provide water service to a majority of the Project and water system improvements may be necessary to provide appropriate capacity and water pressure to

the Project. City and Developer anticipate that the upper pressure zone will require a new water tank and pump station to be constructed within the Project, which Developer will be required to construct prior to approval of any subdivision requiring a new tank and pump station to provide water capacity or water pressure. City shall approve the water tank design and sizing, and the water tank property and associated access and easements shall be deeded to the City free and clear of all encumbrances prior to construction of the water tank. Developer also agrees to prepare a water model for the entire Project, in a form acceptable to the City, to determine water capacity and required water infrastructure improvements to serve the Project prior to final plat approval for the second phase of the Project, and to update the water model for each phase of the Project as required by the City. Developer further agrees to fund an update to the portions of the City's Water Master Plan that impact the Project prior to final approval for the second phase of the Project. City shall not require Developer to "upsize" the water tank and water system improvements (i.e., to construct the improvements to a size larger than required to service the Project) unless City enters into a reimbursement agreement with Developer to compensate Developer for the pro rata costs of such upsizing through the collection of impact fees or such other means acceptable to City and Developer.

B. Electric Infrastructure. Developer acknowledges that electrical capacity may be sufficient for only the first phase of the Project. Electric capacity must be evaluated for each phase of the Project and the City may withhold approval if sufficient capacity is not available.

8. Septic Tanks and Drainfields. The City acknowledges that Developer intends to utilize on-site private individual underground waste water disposal septic systems for all residential lots created on the Property. Developer shall be responsible to comply with all requirements of the City, Utah County Health Department and the State of Utah regarding the review and approve of said septic systems. Developer shall clearly indicate on all subdivision plats that lots will be serviced by septic systems, and that such systems are the sole and absolute responsibility of the property owner. County Health Department approval is required for the septic systems for each lot prior to preliminary plat approval, and is a submittal requirement of the preliminary plat application. The City does not guarantee the maximum densities if lots do not receive approval for septic systems.

9. Stormwater, Drainage and Erosion. Prior to Developer recording any final plats in the Project, the City Engineer must approve a drainage plan for the Project. Developer shall have an erosion study completed from a geotechnical engineer to determine erosion potential and any required erosion control improvements for the Tickville Gulch/Wash located along the

eastern boundary of the northern half of the Project. The erosion study and recommended mitigation will be required prior to approval of any final subdivision plats that are located adjacent to the Tickville Wash. Developer shall improve all detention and retention areas with gravel mulch or some other form of low maintenance landscaping and materials acceptable to and approved by the City.

10. Dedication of Facilities. Except as provided in a reimbursement agreement which may be entered between the City and the Developer, the Developer agrees to dedicate and donate free and clear of all encumbrances to the City all required spaces for the location of City owned utilities, utility facilities and improvements for the construction and use of utilities, roads, and other public ways.

11. Water Rights. Developer shall comply with the City's Development Code, as amended, related to providing water or water rights to the City for the Project, including the park area.

12. Term of Agreement. The term of this agreement shall commence upon execution of this Agreement and shall continue until the ~~ten (10) year anniversary following the date hereof.~~ February 5th 2029

13. Withholding Approval Upon Default. The parties agree that the City shall not approve or record any subdivision in the Project if the Developer is in default on any obligation to the City which requires the construction of roads and completion of public improvements or other utility infrastructure to serve the Project. In addition, the City may withhold approval of building permits to construct any building or structure within the Project if the Developer is not current with all obligations to the City at the time of application for the development approval and/or has not completed all required improvements within the time to complete required improvements approved by the City Council.

14. Reserved Powers. The parties agree that the City reserves certain legislative powers to amend its Development Code to apply standards for development and construction generally applicable throughout the City. It is the intent of the parties to vest the Developer with the specific land uses and development density defined specifically on the Land Use Map (Exhibit B) and to vest Developer with the Tier I requirements set forth in Paragraph 3 of this Agreement. Developer shall be required to comply with all other generally applicable standards, conditions and requirements enacted by the City to protect the safety, health and welfare of the current and future inhabitants of the City.

15. Impact Fees. Developer agrees to pay all impact fees when due as set forth more specifically in the City Impact Fee Ordinance as it may be amended from time to time.

16. Annual Review of Compliance. The parties agree that the City may conduct an annual review of compliance by the Developer within the terms of this Agreement. It shall be an event of default if the Developer has failed to fund roads, parks or other utility infrastructure facilities required by this Agreement or by the City Development Standards, or if work remains incomplete on public infrastructure facilities without having received an adequate extension of time for the completion of such facilities from the City. It shall be an event of default if the Developer fails to deposit adequate collateral for the improvements required by this Agreement or fails to cure any defect discovered by the City upon inspection of any infrastructure utility facilities.

17. Default Notice to Developer. Upon the occurrence of an event of default by Developer, the City shall provide not less than fifteen (15) days notice to the Developer of a meeting of the City Council where the Developer's default shall be heard and reviewed by the City Council. The Developer shall be entitled to attend the hearing and comment on the evidence presented concerning the default. Upon a finding by the City Council that the Developer is in default, the City Council may order that work in the Project be terminated until the default is cured or may issue such further directions to City staff and to the Developer as deemed appropriate under the circumstances.

18. Default Notice to City. Upon the occurrence of any default by City, the Developer may request in a hearing before the City Council where the City's default shall be heard and reviewed by the City Council. City shall schedule such hearing within thirty (30) days of written request of Developer.

19. Binding Effect. This Agreement shall be binding upon and inure to the benefit of the successors, heirs and assigns of the parties hereto, and to any entities resulting from the reorganization, consolidation, or merger of any party hereto.

20. Integration. This Agreement constitutes the entire understanding and agreement between the parties, and supersedes any previous agreement, representation, or understanding between the parties relating to the subject matter hereof; provided however, that the Development Code of the City shall govern the procedures and standards for approval of each subdivision and public improvement.

21. Not Severable. The provisions of this Agreement are not severable, and should any provision hereof be deemed void, unenforceable or invalid, such provision shall affect the remainder of this Agreement, and shall provide grounds for dissolution of the Agreement at the option of the parties in the exclusive discretion of each of them.

22. Waiver. Any waiver by any party hereto of any breach of any kind or character what so ever by the other party, whether such waiver be direct or implied, shall not be construed as a continuing waiver of or consent to any subsequent breach of this Agreement on the part of

the other party.

23. No Modification. This Agreement may not be modified except by an instrument in writing signed by the parties hereto.

24. Governing Law. This Agreement shall be interpreted, construed and enforced according to the laws of the State of Utah.

25. Costs of Enforcement. In the event of default on the part of any party to this Agreement, that party shall be liable for all costs and expenses incurred by the other parties enforcing the provisions of this Agreement, whether or not legal action is instituted.

26. Agreement to Run With the Land. This Agreement shall be deemed to run with the land and shall be binding on Developer and all successors and assigns of any of the foregoing. Developer agrees to execute a Notice of this Agreement to be recorded against the Property in a form acceptable to the City.

Dated this _____ day of _____, 2013.

DEVELOPER

Belle Street Investments, LLC

By: _____

Print Name: _____

Title: _____

DEVELOPER

Belle Street Partners, LLC

By: _____

Print Name: _____

Title: _____

~~Gregory W. Hazard~~

~~Earl C. Hindley, Trustee~~

~~James E. Hindley, Trustee~~

~~Ruby Jane Hindley, Trustee~~

Dated this _____ day of _____, ~~2013~~2019.

ATTEST:

EAGLE MOUNTAIN CITY

_____
Fionnuala Kofoed, City Recorder

_____
~~Heather Jackson~~Tom Westmoreland, Mayor

Exhibit A

[Legal Description]

Parcel 1
Commencing at the Northwest Corner of Section 24, Township 5 South, Range 2 West, Salt Lake Base and Meridian; thence South 89°21'24" East 2671.33 feet; thence South 00°45'19" West 110.236 feet; thence South 74°43'48" West 150.442 feet; thence along the arc of a 5804.578 foot radius curve to the left 1225.839 feet (chord bears South 67°19'12" West 1223.562 feet); thence South 62°37'48" West 1595.654 feet; thence North 00°53'06" East 1385.37 feet to the point of beginning.

Parcel 2
The South half of the Southwest Quarter of Section 13, Township 5 South, Range 2 West of the Salt Lake Base and Meridian.

Parcel 3
The Southeast Quarter of Section 14, Township 5 South, Range 2 West of the Salt Lake Base and Meridian.

Combined Description
Beginning at the South Quarter Corner of Section 13, Township 5 South, Range 2 West, Salt Lake Base and Meridian; thence South 00°45'19" West along quarter section line 96.50 feet; thence along the northerly right-of-way line of State Road 73 the following three courses and distances: 1) South 74°43'49" West 43.09 feet, 2) along the arc of a 5097 foot radius curve to the left 1111.21 feet through a central angle of 12°29'28" (chord bears South 68°29'04" West a distance of 1109.01 feet), and 3) South 62°14'20" West 1828.47 feet; thence North 00°52'57" East along section line 1396.22 feet to the Southwest corner of Section 13; thence along the Southeast Quarter of Section 14, Township 5 South, Range 2 West, Salt Lake Base and Meridian the following four courses and distances: 1) North 89°12'30" West 2685.28 feet, 2) North 01°04'12" East 2643.25 feet, 3) South 89°02'22" East 2687.84 feet, and 4) South 01°07'35" West 1317.68 feet; thence along the South Half of the Southwest Quarter of Section 13 the following two courses and distances: 1) North 89°41'32" East 2649.79 feet, and 2) South 00°11'34" West 1361.47 feet to the point of beginning.

Basis of Bearing = North 00°11'34" East along Quarter Section line from the South Quarter Corner of Section 13, Township 5 South, Range 2 West, Salt Lake Base and Meridian to the North Quarter Corner of Section 13.

Exhibit B

[Land Use Plan Map]

EAGLE MOUNTAIN	**EAGLE MOUNTAIN CITY** **CITY COUNCIL MEETING** **FEBRUARY 5, 2019**		
TITLE:	MOTION - Arrival Amended Preliminary Plat.		
ITEM TYPE:	Amended Preliminary Plat		
FISCAL IMPACT:			
APPLICANT:	Scot Hazard		
GENERAL PLAN DESIGNATION	**CURRENT ZONE**	**ACREAGE**	**COMMUNITY**

PUBLIC HEARING:
No

REQUIRED FINDINGS:

PLANNING COMMISSION ACTION / RECOMMENDATION
The Eagle Mountain Planning Commission recommended approval of the Amended Arrival Preliminary Plat to the City Council with no conditions (4-0) The Eagle Mountain Planning Commission recommended approval of the Amended Arrival Master Development Plan to the City Council (5-0) with the following condition: 1: A hitching post be added at each entry to the public park *** Note: The Planning Commission does not review Master Development Agreements***

PREPARED BY:
Tayler Jensen, Planning

RECOMMENDATION:

BACKGROUND:
Arrival currently has an approved preliminary plat with 148 lots, and an Amended Master Development Agreement was adopted on March 21st of 2017. The project is a base density residential development; base density developments do not require any improved open space. The applicant has indicated that he is reducing the size and number of amenities within the park at the request of residents and has held HOA meetings to discuss the proposed changes to the park and trails system. The new park will still be over 2 acres in size, and the applicant is proposing that it be a public park.

Attachments:

EAGLE MOUNTAIN	**EAGLE MOUNTAIN CITY** **CITY COUNCIL MEETING** **FEBRUARY 5, 2019**		
TITLE:	Commercial Zone Conditional Uses and Commercial Off-street Parking.		
ITEM TYPE:	Ordinance		
FISCAL IMPACT:			
APPLICANT:	Staff		
GENERAL PLAN DESIGNATION	**CURRENT ZONE**	**ACREAGE**	**COMMUNITY**

PUBLIC HEARING:
Yes

REQUIRED FINDINGS:

PLANNING COMMISSION ACTION / RECOMMENDATION
Planning Commission Recommended Approval (5-0)

PREPARED BY:
Tayler Jensen, Planning

RECOMMENDATION:

BACKGROUND:
Staff is proposing the following code changes, which add Meeting/Reception Rooms as a conditional use within the commercial zone and creates parking standards Meeting/Reception Rooms

Attachments:
Proposed Code Language 17.35.040 and 17.55.120(c)
ORD--Code Amendments for Signs, Parking and Conditional Uses

Proposed Code Changes:

17.35.040 Conditional Uses

N. Meeting/Reception Rooms

17.55.120(c) Required Parking by Land Use

Land Uses	Parking Standard
NONRESIDENTIAL/OTHER USES	
Agriculture/Farm Industry	To be determined by the planning commission
Automotive Service Stations	1 stall per 500 sq. ft. of gross finished floor area plus 2 stalls per service bay
Child Day Care Center/Preschool*	1 stall per staff member plus 1 stall per 10 children
Convenience Store	1 stall per 200 sq. ft. f gross floor area
Meeting/Reception Rooms	1 stall per 250 sq. ft of gross floor area

ORDINANCE NO. O- -2019

AN ORDINANCE OF EAGLE MOUNTAIN CITY, UTAH AMENDING CHAPTER 17 OF THE EAGLE MOUNTAIN MUNICIPAL CODE FOR EXEMPT SIGNS, CONDITIONAL USES AND PARKING

PREAMBLE

WHEREAS, the Eagle Mountain City Council finds it is in the public interest to amend sections of the Eagle Mountain Municipal Code;

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

1. The City Council finds that all required public hearings have been held and all legal requirements have been met to amend sections of the Municipal Code which are attached to this Ordinance as Exhibit A.

2. Chapter 17.80.120 for Exempt Signs, Chapter 1735.040 for Conditional Uses and Chapter 17.55.120 (c) for Required Parking by Land Use are hereby amended 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, Utah, this 5th day of February, 2019.

EAGLE MOUNTAIN CITY, UTAH

_____
Tom Westmoreland, Mayor

ATTEST:

_____
Fionnuala B. Kofoed, MMC
City Recorder

CERTIFICATION

Chapter 17.80.120 Exempt Signs

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

Those voting aye:	Those voting nay:	Those excused:
☐ Donna Burnham	☐ Donna Burnham	☐ Donna Burnham
☐ Melissa Clark	☐ Melissa Clark	☐ Melissa Clark
☐ Colby Curtis	☐ Colby Curtis	☐ Colby Curtis
☐ Stephanie Gricius	☐ Stephanie Gricius	☐ Stephanie Gricius
☐ Benjamin Reaves	☐ Benjamin Reaves	☐ Benjamin Reaves

_____

Fionnuala B. Kofoed, MMC
City Recorder

CERTIFICATION

Chapter 17.80.120 Conditional Uses

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

Those voting aye:	Those voting nay:	Those excused:
☐ Donna Burnham	☐ Donna Burnham	☐ Donna Burnham
☐ Melissa Clark	☐ Melissa Clark	☐ Melissa Clark
☐ Colby Curtis	☐ Colby Curtis	☐ Colby Curtis
☐ Stephanie Gricius	☐ Stephanie Gricius	☐ Stephanie Gricius
☐ Benjamin Reaves	☐ Benjamin Reaves	☐ Benjamin Reaves

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Fionnuala B. Kofoed, MMC
City Recorder

CERTIFICATION

Chapter 17.55.120(c) Required Parking by Land Use

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

Those voting aye:	Those voting nay:	Those excused:
☐ Donna Burnham	☐ Donna Burnham	☐ Donna Burnham
☐ Melissa Clark	☐ Melissa Clark	☐ Melissa Clark
☐ Colby Curtis	☐ Colby Curtis	☐ Colby Curtis
☐ Stephanie Gricius	☐ Stephanie Gricius	☐ Stephanie Gricius
☐ Benjamin Reaves	☐ Benjamin Reaves	☐ Benjamin Reaves

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Fionnuala B. Kofoed, MMC
City Recorder

EXHIBIT A

EAGLE MOUNTAIN	**EAGLE MOUNTAIN CITY** **CITY COUNCIL MEETING** **FEBRUARY 5, 2019**		
TITLE:	Signs.		
ITEM TYPE:	Ordinance		
FISCAL IMPACT:			
APPLICANT:	Staff		
GENERAL PLAN DESIGNATION	**CURRENT ZONE**	**ACREAGE**	**COMMUNITY**

PUBLIC HEARING:
Yes

REQUIRED FINDINGS:

PLANNING COMMISSION ACTION / RECOMMENDATION
The Eagle Mountain Planning Commission Recommended Approval (5-0) as presented

PREPARED BY:
Tayler Jensen, Planning

RECOMMENDATION:

BACKGROUND:
Staff is proposing the following code change that updates the image for Special Events Signs (to a sign that we would actually allow for special events) and creating a new section regulating School Monument Signs.

Attachments:
Proposed Code Language 17.80.070 and 17.80.120

17.80.120 Exempt Signs

K. Special Event Signs

17.80.070 Permitted Signs

F. School Monument Signs. Monument signs for public schools, charter schools, and private schools must be used primarily for informational or civic purposes, and may include electronic message centers, reader boards, or other replaceable copy signs. These signs must comply with the following standards:

1. Height. The maximum height of a school monument sign shall be 20 feet.
2. Sign Copy. The maximum sign area shall be 160 square feet.
3. Design. All signs on a site shall have consistent materials and design elements.
4. Setbacks. Signs must follow the clear vision triangle standard and may not cause a traffic/visibility concern. The specific sign location shall be approved by the planning director or his/her designee.
5. Electronic message centers/reader boards shall also meet these criteria:
   i. Electronic message boards or reader boards shall not exceed 45 square feet.

Comment [TJ1]: Per Diane, removing this image and adding in the one below

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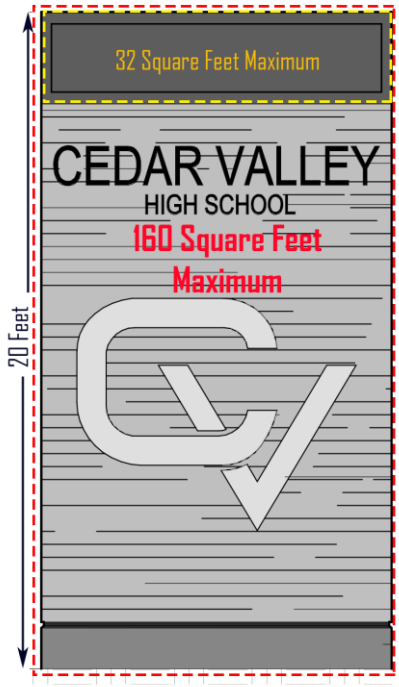
ii. Electronic message boards or reader boards may not exceed 50% of the total sign area

iii. Electronic message centers shall be equipped with a sensor or other device that automatically determines the ambient illumination and must be programmed to automatically dim according to ambient light conditions and comply with maximum nighttime brightness and illumination standards found in 17.80.060 D Sign illumination



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EAGLE MOUNTAIN	**EAGLE MOUNTAIN CITY** **CITY COUNCIL MEETING** **FEBRUARY 5, 2019**		
TITLE:	Appointment of Mayor Pro Tempore.		
ITEM TYPE:	Motion		
FISCAL IMPACT:			
APPLICANT:			
GENERAL PLAN DESIGNATION	**CURRENT ZONE**	**ACREAGE**	**COMMUNITY**

PUBLIC HEARING:
No

REQUIRED FINDINGS:

PLANNING COMMISSION ACTION / RECOMMENDATION

PREPARED BY:
Lianne Pengra, Admin

RECOMMENDATION:

BACKGROUND:

Attachments: