



EAGLE MOUNTAIN CITY COUNCIL MEETING

February 1, 2022, 4:00 PM

Eagle Mountain City Council Chambers

1650 East Stagecoach Run, Eagle Mountain, Utah 84005

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

1. CITY ADMINISTRATOR INFORMATION ITEMS

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

1.A UPDATE - City Administrator Items

1.B PRESENTATION - IT Service Delivery Analysis

1.C [UPDATE - Upcoming Planning Items](#)

2. AGENDA REVIEW

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

3. ADJOURN TO A CLOSED EXECUTIVE SESSION

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

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

4. CALL TO ORDER

5. PLEDGE OF ALLEGIANCE

6. INFORMATION ITEMS/UPCOMING EVENTS

7. PUBLIC COMMENTS

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

8. CITY COUNCIL/MAYOR'S ITEMS

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

CONSENT AGENDA

9. BID AWARDS

- 9.A [BID AWARD - 2022 Eagle Mountain Crack Seal Project - Superior Asphalt](#)
[2022 Crack Seal Overview](#)
[2022 Crack Seal Project Bids](#)
- 9.B [BID AWARD - 2021 CDB Yard Improvement Project - B Logic Construction](#)
[Bid Updates](#)
[Geneva - CDBYI - Revised](#)
[B Logic - CDBYI - Revised](#)

10. MINUTES

- 10.A [January 18, 2022 - Regular City Council Meeting](#)
[01.18.2022 City Council Minutes - DRAFT](#)

11. PRELIMINARY PLATS & SITE PLANS

- 11.A [PRELIMINARY PLAT - Pinnacles Phase A](#)
[Color Coded Plat](#)
[Pinnacles Phase A - Preliminary Plat](#)
[TIS Executive Summary](#)

SCHEDULED ITEMS

12. ORDINANCES/PUBLIC HEARINGS

- 12.A [ORDINANCE/PUBLIC HEARING - An Ordinance of Eagle Mountain City, Utah, Amending Eagle Mountain Municipal Code Chapter 6.10 Animal Zoning Regulations.](#)

BACKGROUND: *(Presented by Senior Planner Tayler Jensen)* The ordinance defines and clarifies the number of livestock permitted on residentially zoned property.

[ORD--EMMC 6.10 Animal Zoning Regulations](#)
[EMMC 6.10 Animal Zoning Regulations - Redlines](#)

- 12.B [ORDINANCE/PUBLIC HEARING - An Ordinance of Eagle Mountain City, Utah, Approving an Amendment to the Eagle Mountain Municipal Code Chapter 17.80 Sign Regulations and Sign Permits Regarding Individual Monument Signs.](#)

BACKGROUND: *(Presented by Senior Planner Tayler Jensen)* This is an applicant-proposed ordinance and if approved by the City Council, it would amend the Eagle Mountain Municipal Code Chapter 17.80 Sign Regulations and Sign Permits to permit individual monument signs to be located in the public rights-of-way. It would also reduce the requirement for a 2-foot masonry base to 1-foot.

ORD--EMMC 17.80 Sign Regulations and Sign Permits - Signs within ROW
Proposed Sign Code Amendments

13. RESOLUTIONS

- 13.A [RESOLUTION - A Resolution of Eagle Mountain City, Utah, Amending the Consolidated Fee Schedule for Water, Sewer, and Storm Water Rates.](#)

BACKGROUND: *(Presented by Assistant to the City Administrator Evan Berrett)* The proposed resolution amends the Eagle Mountain Consolidate Fee Schedule for water, waste water (sewer), and storm water rates. Analysis of the funds have found that rate increases are required to maintain the integrity of all of the funds except for solid waste. Staff seeks to inform City Council of the results of requested additional analysis, answer remaining questions, and receive additional feedback and instruction for any additional requested analysis. This item was presented as a discussion item at the January 18, 2022 City Council meeting.

[RES--Consolidated Fee Schedule - Utility Rates](#)
[Sewer and Storm Water Rates - Proposal](#)
[Water Rates - Proposal #1](#)
[Water Rates - Proposal #2](#)
[Water Rates - Proposal #3](#)

14. CITY COUNCIL/MAYOR'S BUSINESS

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

15. 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.

16. COMMUNICATION ITEMS

- 16.A Financial Report
[Executive Summary](#)
- 16.B Upcoming Agenda Items
[CI--Upcoming Agenda Items](#)

17. ADJOURNMENT

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

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

CERTIFICATE OF POSTING

The undersigned, duly appointed City Recorder, does hereby certify that the above agenda notice was posted on this 27th day of January, 2022, on the Eagle Mountain City bulletin boards, the Eagle Mountain City website www.emcity.org, posted to the Utah State public notice website <http://www.utah.gov/pmn/index.html>, and was emailed to at least one newspaper of general circulation within the jurisdiction of the public body.

Fionnuala B. Kofoed, MMC, City Recorder



**EAGLE MOUNTAIN CITY
CITY COUNCIL MEETING
FEBRUARY 1, 2022**

TITLE:	UPDATE - Upcoming Planning Items		
ITEM TYPE:	Discussion		
FISCAL IMPACT:			
APPLICANT:			
GENERAL PLAN DESIGNATION	CURRENT ZONE	ACREAGE	COMMUNITY

PUBLIC HEARING:

No

PREPARED BY:

Tayler Jensen, Planning

PRESENTED BY:

RECOMMENDATION:

BACKGROUND:

Upcoming planning applications that will be coming to the City Council in coming weeks include:

- The Founders Square Phase A Preliminary Plat (Formerly known as Ault Farms)
- The Eagle Mountain Data Center Project - A rezone to the RTI Overlay along with a Concept Plan
- Applicant proposed changes to the Sign Code regarding Electronic Message Centers
- Citywide Rezone

In addition to these projects work is moving forward on a Zoning map and we expect to have a version ready to publish shortly.

ITEMS FOR CONSIDERATION:

REQUIRED FINDINGS:

PLANNING COMMISSION ACTION/RECOMMENDATION:

ATTACHMENTS:



**EAGLE MOUNTAIN CITY
CITY COUNCIL MEETING
FEBRUARY 1, 2022**

TITLE:	BID AWARD - 2022 Eagle Mountain Crack Seal Project - Superior Asphalt		
ITEM TYPE:	Bid Award		
FISCAL IMPACT:	\$73,330.00 G.L.#10-41-44100-5122 Fiscal Budget 2022		
APPLICANT:			
GENERAL PLAN DESIGNATION	CURRENT ZONE	ACREAGE	COMMUNITY

PUBLIC HEARING:

No

PREPARED BY:

Zac Hilton, Public Works

PRESENTED BY:

Zac Hilton

RECOMMENDATION:

Staff recommends that the City Council award the 2022 Eagle Mountain Crack Seal Project to Superior Asphalt in the amount of \$73,330.00.

BACKGROUND:

Eagle Mountain City has requested bids on U3P for the placement of crack seal on multiple roadways within the City. Crack seal is one of the cheapest forms of preventative maintenance for roads by protecting subgrade failure caused by water. The majority of the roads scheduled for crack seal in this project are in preparation for a surface treatment in late May or June of 2022. This project is budgeted for in the 2022 fiscal year, G.L.# 10-41-44100-5122 (Paved Road Maintenance) and shall be completed on or before April 30th, 2022. See attachments for a map of roadways included in the project and the bid results.

ITEMS FOR CONSIDERATION:

REQUIRED FINDINGS:

PLANNING COMMISSION ACTION/RECOMMENDATION:

ATTACHMENTS:

[2022 Crack Seal Overview](#)

[2022 Crack Seal Project Bids](#)

2022 Crack Seal Overview



Legend

- 2022 Crack Seal
Road Names
▭ Municipal Boundary



Disaster: Eagle Mountain City does not currently address the increasing number of fires, or outbreaks of these fires. Eagle Mountain City does not have any fire, natural, specific, or geological hazards resulting from the use of mineral waste. Mitigation of the known waste site will be in place and may be required if the incident occurs, but may be avoidable.

Contact Eagle Mountain City
 Kingwood/GS Dept Head
 824-745-6622

0 1,250 2,500 5,000 Feet

EAGLE MOUNTAIN CITY

BID OPENING FOR

2022 Eagle Mountain Crack Seal Project

BIDS OPENING: January 20, 2022; 9:00 AM

		BID BOND		Bid Amount	Time	Date Receive	Received by:
Bidder		YES	NO				
1.	Ridge Rock	X		95,685.00	10:00am	1/18/2022	RW
2.	Superior Asphalt	X		73,330.00	11:41am	1/18/2022	RW
3.	CKC Operations	X		231,155.83	10:57am	1/19/2022	RW
4.	Asphalt Preservation	X		165,691.00	12:19pm	1/19/2022	RW
5.	Bonnaville Asphalt	X		90,400.00	1:25pm	1/19/2022	LE
6.	Dr. Asphalt		X	137,146.47	8:18am	1/20/2022	RW
7.	Morgan Pavement	X		116,912.80	8:25am	1/20/2022	RW
8.	Advanced Paving	X		74,950.00	8:45am	1/20/2022	RW
9.	Kilgore	X		160,432.90	8:46am	1/20/2022	JR
10.	M&M Asphalt	X		146,481.00	8:47am	1/20/2022	JR
11.							
12.							
13.							
14.							
15.							
16.							
17.							
18.							
19.							
20.							

Witnessed By:



1/20/22
Company
1/20/22
Company



**EAGLE MOUNTAIN CITY
CITY COUNCIL MEETING
FEBRUARY 1, 2022**

TITLE:	BID AWARD - 2021 CDB Yard Improvement Project - B Logic Construction		
ITEM TYPE:	Bid Award		
FISCAL IMPACT:	\$915,902.00		
APPLICANT:	Jeff Weber		
GENERAL PLAN DESIGNATION	CURRENT ZONE	ACREAGE	COMMUNITY

PUBLIC HEARING:

Yes

PREPARED BY:

Jeff Weber, Public Works

PRESENTED BY:

Jeff Weber

RECOMMENDATION:

Staff recommends that the City Council award a bid for the 2021 CDB Yard Improvements to B Logic Construction in the amount of \$915,902.00.

BACKGROUND:

Bids were opened for the construction of the 2021 CDBYI PROJECT on Thursday, October 7th, 2021 at 4:00 p.m. at the Eagle Mountain Public Works Building. Two sealed bids were submitted, opened and read out loud. Due to original bid totals resulting too high of costs, both bidders were allowed to recalculate their bid after plans and bid items were removed to lower the costs. From the new bids, the apparent low bidder for Bid Schedule "A and B" is B Logic at \$915,902.

B Logic has provided information showing that they have experience erecting similar buildings. B Logic also included \$25,000 to account for winter conditions. Eagle Mountain will not be charged for the portion of the winter condition amount not used, therefore, allowing the total bid to be as low as \$890,902.00.

ITEMS FOR CONSIDERATION:

REQUIRED FINDINGS:

PLANNING COMMISSION ACTION/RECOMMENDATION:

ATTACHMENTS:

[Bid Updates](#)

[Geneva - CDBYI - Revised](#)

[B Logic - CDBYI - Revised](#)

Bid Schedule A			B Logic		Geneva	
	Qty	Units	Unit Price	Total Amount	Unit Price	Total Amount
1 Mobilization	1	LS	\$ 120,561.00	\$ 120,561.00	\$ 55,000.00	\$ 55,000.00
2 SWPP & BMPs	1	LS	\$ 20,087.00	\$ 20,087.00	\$ 11,000.00	\$ 11,000.00
3 Demolition	1	LS	\$ 8,227.00	\$ 8,227.00	\$ 18,000.00	\$ 18,000.00
17 Gas Line	1	LS	\$ 57,500.00	\$ 57,500.00	\$ 60,000.00	\$ 60,000.00
18 Water Connection, Lateral, & Meter	1	LS	\$ 23,000.00	\$ 23,000.00	\$ 20,000.00	\$ 20,000.00
19 Water Main Line Extension	115	LF	\$ 134.00	\$ 15,410.00	\$ 117.00	\$ 13,455.00
20 Fire Hydrant Installation	1	EA	\$ 10,580.00	\$ 10,580.00	\$ 11,000.00	\$ 11,000.00
21 Sewer Connection & Lateral	1	LS	\$ 36,800.00	\$ 36,800.00	\$ 32,500.00	\$ 32,500.00
22 Oil Seperator	1	LS	\$ 11,500.00	\$ 11,500.00	\$ 11,000.00	\$ 11,000.00
23 Sampling Manhole	1	LS	\$ 8,280.00	\$ 8,280.00	\$ 7,200.00	\$ 7,200.00
24 Power Conduit	1	LS	\$ 12,650.00	\$ 12,650.00	\$ 13,500.00	\$ 13,500.00
Sub Total				\$ 324,595.00		\$ 252,655.00

Bid Schedule B			B Logic		Geneva	
	Qty	Units	Unit Price	Total Amount	Unit Price	Total Amount
1 Building Excavation and Back Fill	1	LS	\$ 99,203.00	\$ 99,203.00	\$ -	\$ -
2 Building Concrete Foundation and Floor Work	1	LS	\$ 155,794.00	\$ 155,794.00	\$ -	\$ -
3 Erect Metal Building	1	LS	\$ 83,599.00	\$ 83,599.00	\$ -	\$ -
4 Install Insulation, Included in #3						
5 Plumbin - Stub 5' out of bldg	1	LS	\$ 21,696.00	\$ 21,696.00	\$ -	\$ -
6 Mechanical	1	LS	\$ 42,556.00	\$ 42,556.00	\$ -	\$ -
7 Electrical - Stub 5' out of bldg	1	LS	\$ 75,936.00	\$ 75,936.00	\$ -	\$ -
8 Mobilization, bonding & permitting	1	LS	\$ 87,523.00	\$ 87,523.00	\$ -	\$ -
- Winter condition	1	LS	\$ 25,000.00	\$ 25,000.00	\$ -	\$ -
Sub Total				\$ 591,307.00		\$ 685,000.00
Project Total				\$ 915,902.00		\$ 937,655.00

Geneva Rock Products, Inc.
 U21TT174B Copy of EM CDBYI
 ADAM LYNN

01/21/2022 14:21

Copy of EM CDBYI

Code	Desc	Quan	Units	Price	Total
10	Mobilization	1.000	LS	\$55,000.00	\$55,000.00
20	SWPPP Compliance	1.000	LS	\$11,000.00	\$11,000.00
30	Demolition	1.000	LS	\$18,000.00	\$18,000.00
170	Gas Line	1.000	LS	\$60,000.00	\$60,000.00
180	Water Connection, Lateral & Meter	1.000	LS	\$20,000.00	\$20,000.00
190	Water Main Line Extension	115.000	LF	\$117.00	\$13,455.00
200	Fire Hydrant Installation	1.000	EA	\$11,000.00	\$11,000.00
210	Sewer Connection & Lateral	1.000	LS	\$32,500.00	\$32,500.00
220	Oil Separator	1.000	LS	\$11,000.00	\$11,000.00
230	Sampling Manhole	1.000	LS	\$7,200.00	\$7,200.00
240	Power Conduit	1.000	LS	\$13,500.00	\$13,500.00
	Schedule A				\$252,655.00
490	Building	1.000	LS	\$685,000.00	\$685,000.00
	Schedule B				\$685,000.00
	JOB TOTAL >>>>>				\$937,655.00



BID SCHEDULE

All applicable sales taxes, State, and /or Federal, and any other special taxes, patent rights, or royalties are included in the price quoted in this Proposal. Figures are to be typewritten or clearly and legibly printed in ink. LS is equal to lump sum, LF is equal to linear-feet, EA is equal to each, SY is equal to square-yard, CF is equal to cubic-feet, and SF is equal to square-feet.

Bid Schedule: A-SITEWORK - 2021 CDBYI PROJECT

Item NO.	Description	Estimated Qty	Units	Unit Price	Amount
1	MOBILIZATION, BONDING & PERMITTING	1	LS	\$ 120,561.00	\$ 120,561.00
2	SWPPP & BMPs	1	LS	\$ 20,087.00	\$ 20,087.00
3	DEMOLITION - Temporary Fencing	1	LS	\$ 8,227.00	\$ 8,227.00
4	SAWCUT CLEAN EDGE AND REMOVE EXISTING ASPHALT AND BASE				\$ -
5	SAWCUT AND REMOVE EXISTING CURB AND GUTTER				\$ -
6	REMOVE AND REPLACE OF PORTABLE STORAGE UNITS				\$ -
7	REMOVE AND REPLACE SEDIMENT BOXES				\$ -
8	REMOVE EXISTING CATCH BASIN				\$ -
9	NORTH STORM WATER RETENTION SYSTEM				\$ -
10	SOUTH STORM WATER RETENTION SYSTEM				\$ -
11	15" HDPE STORM WATER PIPE				\$ -
12	4'x4' JUNCTION BOX WITH SNOOT				\$ -
13	4'x4' AREA DRAIN				\$ -
14	4'x4' AREA DRAIN WITH SNOOT				\$ -
15	4' MANHOLE WITH SNOOT				\$ -
16	EXISTING AREA DRAIN LID AND GRATE				\$ -
17	GAS LINE	1	LS	\$ 57,500.00	\$ 57,500.00
18	WATER CONNECTION, LATERAL, & METER	1	LS	\$ 23,000.00	\$ 23,000.00
19	WATER MAIN LINE EXTENSION	115	LF	\$ 134.00	\$ 15,410.00
20	FIRE HYDRANT INSTALLATION	1	EA	\$ 10,580.00	\$ 10,580.00
21	SEWER CONNECTION & LATERAL	1	LS	\$ 36,800.00	\$ 36,800.00
22	OIL SEPARATOR	1	LS	\$ 11,500.00	\$ 11,500.00
23	SAMPLING MANHOLE	1	LS	\$ 8,280.00	\$ 8,280.00
24	POWER CONDUIT	1	LS	\$ 12,650.00	\$ 12,650.00
25	EXCAVATION OF EARTHEN MATERIAL & SUBGRADE PREPERATION				\$ -
26	CONCRETE BRICK RETAINING WALL				\$ -
27	12" THICK UNTREATED BASE COURSE				\$ -
28	4" Thick Asphalt				\$ -
29	5" THICK WITH #4 REBAR CONCRETE PAD FOR SEDIMENT BOXES				\$ -
30	5" THICK WITH #4 REBAR CONCRETE PAD FOR STORAGE CONTAINERS				\$ -
31	6" THICK CONCRETE PAD FOR FUTURE FUEL TANK				\$ -
32	CONCRETE WATERWAY				\$ -
33	CURB AND GUTTER				\$ -
34	BOLLARDS				\$ -
35	EXISTING AREA DRAIN LID AND GRATE				\$ -
36	24' WIDE LOCKABLE CHAIN LINK GATE				\$ -
37	REGRADE AND REVEGITATE SOUTH ENTRANCE				\$ -
38	PROJECT VIDEO ("BEFORE" & "AFTER")				\$ -
	Note: Cost revised to above shown in Green				\$ -
	All other work has been deleted				\$ -
					\$ -
					\$ -
					\$ -
					\$ -
TOTAL BID SCHEDULE A (FIGURES)					\$ 324,595.00
TOTAL BID SCHEDULE A (IN WORD FORM)					

Bid Schedule: B - FLEET TRUCK GARAGE - 2021 CDBYI PROJECT

Item NO.	Description	Estimated Qty	Units	Unit Price	Amount
	FLEET TRUCK GARAGE (BIDDER TO PROVIDE ADDITIONAL SCHEDULE OF VALUES FOR INDIVIDUAL ITEMS INCLUDED IN ANTICIPATED LS AMOUNT FOR STUUCTURE CONSTRUCTION)				
1	BUILDING EXCAVATION AND BACK FILL	1	LS	\$ 99,203.00	\$ 99,203.00
2	BUILDING CONCRETE FOUNDATION AND FLOOR WORK	1	LS	\$ 155,794.00	\$ 155,794.00
3	ERECT METAL BUILDING	1	LS	\$ 83,599.00	\$ 83,599.00
4	INSTALL INSULATION, Included in #3				\$ -
5	PLUMBING - Stub 5' out of Bldg	1	LS	\$ 21,696.00	\$ 21,696.00
6	MECHANICAL	1	LS	\$ 42,556.00	\$ 42,556.00
7	ELECTRICAL - Stub 5' out of bldg	1	LS	\$ 75,936.00	\$ 75,936.00
	Includes new transformer & pad. Excavation by others see schdl A #24			\$ -	\$ -
	Winter conditions allowance / Shared Savings if not all used		ls	\$ 25,000.00	\$ -
	Included in price				\$ -
					\$ -
					\$ -
					\$ -
	MOBILIZATION, BONDING & PERMITTING Separate From Bid Schedule A	1	ls	\$ 87,523.00	\$ 87,523.00
	Excluded in this Schedule is: SWPP, Silt Fence and Maint, see (A #2) and Temporary fence (see A #3), all site survey and layout (part of A)	1		\$ -	\$ -
					\$ -
					\$ -
					\$ -
TOTAL BID SCHEDULE B (FIGURES)		\$ 566,307.00			
TOTAL BID SCHEDULE B (IN WORD FORM)					

Total Price A&B \$ 890,902.00



EAGLE MOUNTAIN CITY COUNCIL MEETING MINUTES

January 18, 2022, 4:00 p.m.
Eagle Mountain City Council Chambers
1650 East Stagecoach Run, Eagle Mountain, Utah 84005

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

ELECTED OFFICIALS PRESENT: Councilmembers Donna Burnham, Colby Curtis, Carolyn Love, and Brett Wright.

ELECTED OFFICIALS PRESENT ELECTRONICALLY: Mayor Tom Westmoreland and Councilmember Jared Gray.

CITY STAFF PRESENT: Paul Jerome, City Administrator; Steve Mumford, Assistant City Administrator/Community Development Director; Robert Hobbs, Planning Manager; Tayler Jensen, Senior Planner; Fionnuala Kofoed, Director of Administrative Services/City Recorder; Elizabeth Fewkes, Recording Secretary; Chris Trusty, City Engineer; Brad Hickman, Parks and Recreation Director; Zac Hilton, Streets and Storm Drain Manager; Embret Fossum, UFA Battalion Chief; Eric McDowell, Chief Deputy Sheriff; and Evan Berrett, Assistant to the City Administrator.

CITY STAFF PRESENT ELECTRONICALLY: Aaron Sanborn, Economic Development Director; Jeremy Cook, City Attorney; Kimberly Ruesch, Finance Director; Mack Straw, Public Utilities Manager; Jeff Weber, Fleet and Facilities/Operations Director; Tyler Maffitt, Communications Manager; Angela Valenzuela, Human Resource Manager; Michele Graves, Library Director; and Chas Glenn, Administrative Assistant.

Mayor Westmoreland called the meeting to order at 4:11 p.m.

Mayor Westmoreland requested item 19.A. be entertained prior to the scheduled order due to his inability to conduct the meeting as he was ill. He requested the Council approve the appointment of Councilmember Carolyn Love as Mayor Pro Tempore to fill the current vacancy as she is the next in rotation of Councilmembers available during the day to perform mayoral duties in his absence.

MOTION: *Councilmember Wright moved to adjourn work session and convene policy session to consider item 19.A. Councilmember Love seconded the motion. Those voting aye: Donna Burnham, Jared Gray, Colby Curtis, Carolyn Love, and Brett Wright. The motion passed with a unanimous vote.*

19. MOTION

19.A. MOTION – Appointment of a City Councilmember as Mayor Pro Tempore.

MOTION: *Councilmember Wright moved to elect Carolyn Love as Mayor Pro Tempore 2022 pursuant to Utah Code 10-3b-302(2)(ii)(a). Councilmember Curtis seconded the motion.*

Councilmember Wright requested clarification regarding the process for appointing or electing a Mayor Pro Tempore as he had not received an answer to his request for explanation via email prior to the meeting. He requested for the emails to be entered into the record. *See attached.*

Discussion ensued regarding Utah Code 10-3b-302(2): “(a) If the mayor is absent or unable or refuses to act, the council may elect a member of the council as mayor pro tempore,” and Eagle Mountain City R-09-1998 Acting Administrative Rules and Regulations for the Conduct of Meetings of the Town Council Section A(4), “Mayor ProTem: In the event of the absence or the disability of the Mayor, the Mayor shall appoint another Council member to serve as the Mayor until the Mayor returns. In such event, the Mayor ProTem shall have all the powers to perform the functions and duties assigned to the Mayor,” clarifying that the Mayor has the authority to select an appointee for Mayor Pro Tempore to be approved or denied at the discretion of the Council.

In light of the discussion, Councilmember Wright withdrew his motion.

MOTION: *Councilmember Burnham moved to approve the appointment of Carolyn Love as Mayor Pro Tempore for 2022. Councilmember Curtis seconded the motion. Those voting aye: Donna Burnham, Jared Gray, Colby Curtis, Carolyn Love, and Brett Wright. The motion passed with a unanimous vote.*

MOTION: *Councilmember Burnham moved to adjourn policy session and reconvene work session at 4:39 p.m. Councilmember Curtis seconded the motion. Those voting aye: Donna Burnham, Colby Curtis, Carolyn Love, and Brett Wright. Councilmember Gray abstained due to technical difficulties.*

1. CITY ADMINISTRATOR INFORMATION ITEMS

1.A. UPDATE – City Administrator Items

Water

- Parts have been ordered and shop fabrications are being done for the skid to repair Well #1.
- Well #5 has been x-rayed and the City is meeting tomorrow with an engineering firm to determine the appropriate repairs.
- Tank 5 repair is underway.

Wastewater

- The new auger in the headworks has been installed and is operational.
- The Lone Tree lift station pump #2 has been rebuilt and the City is receiving bids for repairs to a suction pipe on pump #1.

Parks

- Pony Express Park Dog Park Area: the fencing installation will be finished this weekend and a media release is forthcoming.

Engineering

- Pony Express Boulevard: Power boxes are expected to be moved by mid-February.
- Bobby Wren Boulevard Traffic Light: Expected completion by the end of February.
- Eagle Mountain Boulevard: The bid award for engineering design is in process with an expected completion of the project by the end of November 2022.
- The Central Water Project Booster Pump is being designed with project completion contemplated for early summer 2022.
- The White Hills Well upgrades are being designed with a planned completion of the project scheduled for early summer 2022.

The body discussed road improvement projects, plans, prioritization, qualifications and funding options.

1.B. PRESENTATION – Glass Recycling Dumpster Mural Concept

Assistant to the City Administrator Evan Berrett presented the item. Eagle Mountain City has started working with Momentum Recycling to provide glass recycling services in the City per the request of the City Council, starting with a single dumpster location. Momentum Recycling offers an alternative business model wherein a City can purchase a refurbished dumpster and have that dumpster painted with a mural. He presented potential conceptual art and requested feedback from the Council regarding a proposed design by local artist Bill Louis depicting Eagle Mountain recreation and wildlife. The first-year cost would be \$7,383. After the first year, the annual cost for a single dumpster, with monthly collection services, would be \$3,600.

Councilmembers expressed approval of the proposed design and requested for the dumpster to be placed in a central location to maximize visibility and use by Eagle Mountain residents and for the dumpster to be clearly labeled as a glass recycling drop-off.

Mr. Berrett explained that the proposed location at the Silver Lake Amphitheater was based upon accessibility and convenience to promote recycling service usage by residents. Staff will move forward with the purchase and painting of the dumpster and the location can be determined at a future date.

1.C. PRESENTATION – 2021 Growth Update

Assistant City Administrator/Community Development Director Steve Mumford presented the item. The City issued 1,585 new residential housing permits in 2021, a 19% increase from 2020 when 1,337 permits were issued and a 334% increase from 2014 when 365 permits were issued; 327 or 21% of the permits were for multifamily units and 1258 or 79% were for detached single-family homes. Housing type distribution in the City through December 2021 was comprised of 16% multifamily and 84% single-family housing. The estimated current population for the City is approximately 51,000 to 53,000 based upon census data and housing growth. The City issued 38

commercial permits in 2021 including cell towers, business expansions and renovations, and community clubhouses and pools. Staff is in the process of compiling the vested unit rights for developers throughout the City and the information will be presented to the Council.

Councilmember Curtis requested that utility sign-ups include statistical questions regarding where the residents are moving from to Eagle Mountain.

Mr. Jerome stated that the Utah Realtors have some of that data available and that additional questions could be added to utility applications to gather more information.

2. AGENDA REVIEW

CONSENT AGENDA

9. BID AWARDS

9.A. BID AWARD – Eagle Mountain Boulevard Widening Design – CRS Engineers

City Engineer Chris Trusty presented the item. In an effort to widen Eagle Mountain Boulevard from two lanes to five lanes from the roundabout at Pony Express Parkway to Dessert Willow Drive during the 2022 construction year, City staff issued a request for proposals for design services. The City received seven proposals from qualified consulting firms. A review team was created among City staff to review the proposals. The highest-ranking proposal was CRS Engineering and as such, City staff recommends awarding the design bid to this consultant. Ranking criteria included the ability to complete the project within the desired timeframe. Firms that include design-build as part of the proposal received a higher ranking. The top three were further rated based upon pricing.

9.B. BID AWARD – 3D Manhole Scanning & Virtualization Project – RH Borden

Public Utilities Manager Mack Straw presented the item. This project initiates the scanning of all manholes in the Eagle Mountain collection system. The first phase will include 1,100 manholes. The trunk lines will be the main focus of this project. This will include all manholes to the metering station for TSSD, White Hills, and part of City center. This data will inform the City of any degradation to the integrity of the concrete walls, pipe size, manhole size, flow elevation, invert elevation, and the overall depth. The data will be housed in a cloud-based system for a year, giving staff the time to import the information into the GIS system. This data will also be captured in a way to be viewed in a VR system. Staff recommends that the City Council award a bid to RH Borden in the amount of \$99,550 for the 3D Manhole Scanning and Virtualization Project. RH Borden specializes in the service and as an in-state company is able to offer a more competitive price. The City has approximately 3,300 manholes and the intention is to scan a section of the manholes each year if funding is available.

11. CHANGE ORDERS

11.A. Wastewater Headworks Grit Classifier Change Order #1 – Hydro International

Mr. Trusty presented the item. The City Council approved the equipment for the new wastewater headworks building at the December 7, 2021 meeting. During the meeting, staff noted that the City had been expecting a price increase on the equipment. The increase in cost is \$18,001.20. The City is also asking to add a tray with a cost of \$7,890 which had not been included in the original approval. The City will still pay the upfront costs of \$5,800 with the remaining price increase being included in the cost to be paid by the contractor with the installation of the equipment.

13. PRELIMINARY PLATS & SITE PLANS

13.A. PRELIMINARY PLAT – Skyline Ridge Phase 2, Plat 6 Amended Plat

Councilmember Curtis requested information regarding the frontage widths of the new units.

Mr. Mumford verified that the narrowest frontages on the new units were between 65 to 68 feet.

Senior Planner Tayler Jensen noted that the narrowest frontage on the cul-de-sac is approximately 35 feet.

13.B. PRELIMINARY PLAT – Antelope Meadows Amended Plat

Councilmember Curtis expressed concern with the number of units requested and whether allowing the amendment would be beneficial for the City.

Mr. Jensen explained that the development has an approved preliminary plat that excludes an expiration; nevertheless, the project does not have vested rights for additional units. The proposed units meet the current R2 Zone development standards except for a frontage width of 80 feet. The minimum frontage width proposed is 69 feet. However, the additional units increase the average lot size in the overall project. The request is to divide the undeveloped church lot into ten residential lots.

Mayor Pro Tempore Love stated she was willing to consider the reduced frontage of four of the proposed lots due to their depth.

Councilmember Gray concurred with Councilmember Curtis' concerns; nevertheless, he would prefer to allow the church site to be developed as homes rather than left vacant.

Mr. Mumford noted that the frontages of the lots immediately adjacent on the north and south of the new lots were increased with the removal of the church.

Councilmember Curtis withdrew his opposition as the widening of the frontages of some lots and the increased average lot size were improvements to the project in compensation for granting additional lots.

14. EAGLE RIDGE

14.A. ORDINANCE/PUBLIC HEARING – An Ordinance of Eagle Mountain City, Utah, Amending the General Plan Map and Rezoning Certain Lands known as Eagle Ridge.

14.B. MOTION – Eagle Ridge Preliminary Plat

Items 14.A. and 14.B. were presented and discussed concurrently.

Mr. Jensen presented the item. Parcel 58:044:0011 was annexed into Eagle Mountain on November 17, 2020, as agriculturally zoned property with a future land use designation of Agriculture/Rural Density One. The applicant is proposing a General Plan amendment to designate the property Agriculture/Rural Density Two, a rezone to the RD1 Zone, and a 17-unit preliminary plat. The proposed preliminary plat fails to meet connectivity standards, as it exceeds maximum block lengths and is a cul-de-sac which does not connect to any other property or road. However, per EMMC 16.30.090(4) the Planning Commission may waive this requirement as the plat creates no new nodes and can be considered landlocked. The surrounding properties have no remaining development rights and there is not another access into Arrival to create a loop road. The Fire Marshal has reviewed this proposal, and with the inclusion of a fire department-approved turnaround radius in the cul-de-sac, they have no concerns with the block length in this location.

The Planning Commission held a public hearing on the proposed Eagle Ridge General Plan amendment, rezone, and preliminary plat on December 14, 2021. No public comments were received and the Planning Commission voted 4-0, with one Commissioner absent, to recommend approval of the General Plan amendment, rezone, and preliminary plat as presented with no conditions.

Applicant representative Kim Rindlisbacher stated that they had originally desired between 20 to 22 lots but later while working with staff, they determined that 17 lots would be more suitable.

Councilmember Curtis expressed concern that the number and size of lots being requested would be insufficient to accommodate the required redundant drainage fields for septic tanks due to topographical issues with accommodating septic tanks in the neighboring development.

Discussion ensued regarding methods to prevent vesting the lot number should the plat need to be adjusted to accommodate septic system requirements and verifying that any adjusted lots would still be required to meet lot size minimums.

Mr. Jensen confirmed that the developer holds no further development rights to the north, west, or south which prevents the developer from installing a secondary roadway access.

Mr. Mumford clarified that modification of the lots to accommodate septic drainage fields would still be required to meet the frontage width standards for the approved zoning and the approval of combining lots, if necessary, could be a staff-level approval.

15. EAGLE QUEST

15.A. ORDINANCE/PUBLIC HEARING – An Ordinance of Eagle Mountain City, Utah, Amending the General Plan Map, Approving a Master Development Plan, and Rezoning Certain Lands known as Eagle Quest.

15.B. MOTION – Eagle Quest Preliminary Plat

Items 15.A. and 15.B. were presented and discussed concurrently.

Mr. Jensen presented the item. The Eagle Mountain Planning Commission reviewed a concept plan for Eagle Quest on July 27, 2021, at which time the applicant presented two concepts, Concept 1 included 486 units and dedicated the full width of arterial and collector roads to the city, Concept 2 included 426 units and did not dedicate full widths of arterial and collector rights-of-way to the City. The applicant is proposing an amendment to the General Plan Map moving "Old Airport Road" to the east property line of their parcel, the current Future Land Use Map and the Transportation Master Plan map show "Old Airport Road" as a major arterial which cuts diagonally through the northeast corner of the development. The City has received correspondence from the property owner to the north of Eagle Quest claiming the change would unduly burden their development; they provided three exhibits demonstrating the current and their preferred alignment, the impact of the proposed realignment, and an alternative alignment that they had considered but now discourage.

An additional 46,174 square feet of improved open space is required should the project be approved as requested. The proposal includes rezones to the OS-I, RD1, R1, R2, and R3. The RD1 Zone does not comply with the Neighborhood Residential One General Plan designation; however, the zone is appropriate as a transition from a development with larger lots to the east. A row of RD2 lots should be added between the R1 and RD1 lots to comply with transitioning standards. The RD1 and RD2 lots would require a General Plan amendment to Agricultural/ Rural Density Two. At least one area for community mailboxes should be included in the first phase of development.

Discussion ensued clarifying that the Council's direction to the applicant, during the previous review, was contingent upon the impact to the property owner to the north, the concerns expressed by the Planning Commission of the applicant-proposed alignment, and the recommendation of approval of the applicant's requested realignment of Old Airport Road by the Planning Commission was based on the assumption that the City Council had been open to and in favor of the proposal.

Mr. Trusty stated his preference for the General Plan alignment as it creates wider radiuses on the curves to facilitate higher speeds on one of the City's major arterials.

Discussion ensued regarding intersection spacing requirements and access to the northeast portion of the Eagle Quest development and Hoofbeats to Healing should the General Plan alignment for Old Airport Road be required.

16. TRIUMPH

16.A. ORDINANCE/PUBLIC HEARING – An Ordinance of Eagle Mountain City, Utah, Amending the General Plan Map, Approving a Master Development Plan, and Rezoning Certain Lands known as Triumph.

16.B. MOTION – Triumph Preliminary Plat

Planning Manager Robert Hobbs presented the item. The property comprises approximately 161.99 acres of land addressed as 2400 N. Lake Road. It is currently zoned Agriculture/Rural Density and is located within an Agricultural/Rural Density 2 designation per the City's adopted General Plan Future Land Use Map. The applicant proposes a Foothill Residential General Plan designation and Foothill Residential zoning to the land to facilitate a 235-lot development with 233 single-family detached residential dwellings of one-third to one-acre sized lots. Parcel C has been amended to provide access to an existing home that faces east.

Applicant representative Scot Hazard explained that the one-acre parcels, lots 259, 260, 261, 262, 263, and 264, were resized to half-acre lots to accommodate the existing, east-facing property resulting in a reduction in average lot size. The existing homeowner requested for Mr. Hazard to purchase the house. Mr. Hazard intends to purchase the home and provide access by adding a cul-de-sac on the north end of the property. He is willing to make additional adjustments to meet the minimum lot size average requirements. The project is surrounded on three sides by major roadways that he is unable to front and load homes on and that require a dedication of 11 acres of land for infrastructure.

Councilmember Curtis requested a discussion regarding the City obtaining the orphaned segment of land between Ault Farms and Triumph which is needed for the extension of Old Airport, prior to the rezoning of the land.

3. ADJOURN TO A CLOSED EXECUTIVE SESSION

No work session was held. Mayor Pro Tempore Love adjourned the meeting at 6:28 p.m.

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

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

ELECTED OFFICIALS PRESENT ELECTRONICALLY: Councilmember Jared Gray.

CITY STAFF PRESENT: Paul Jerome, City Administrator; Steve Mumford, Assistant City Administrator/Community Development Director; Robert Hobbs, Planning Manager; Tayler Jensen, Senior Planner; Fionnuala Kofoed, Director of Administrative Services/City Recorder; Elizabeth Fewkes, Recording Secretary; Chris Trusty, City Engineer; Embret Fossum, UFA Battalion Chief; Eric McDowell, Chief Deputy Sheriff; and Evan Berrett, Assistant to the City Administrator.

CITY STAFF PRESENT ELECTRONICALLY: Aaron Sanborn, Economic Development Director; Jeremy Cook, City Attorney; Kimberly Ruesch, Finance Director; Mack Straw, Public Utilities Manager; Brad Hickman, Parks and Recreation Director; Zac Hilton, Streets and Storm Drain Manager; Jeff Weber, Fleet and Facilities/Operations Director; and Tyler Maffitt, Communications Manager.

4. CALL TO ORDER

Mayor Pro Tempore Love called the meeting to order at 7:09 p.m.

5. PLEDGE OF ALLEGIANCE

Councilmember Burnham led the Pledge of Allegiance.

6. INFORMATION ITEMS/UPCOMING EVENTS

- Camp Williams will be conducting live-fire artillery training today through January 20th. Eagle Mountain residents should be aware they may hear explosions between the hours of 8:00 a.m. and 6:00 p.m. while the drills are being conducted.
- Eagle Mountain City will soon be providing information on its City website about water rates, sewer rates, and stormwater rates. Be sure to visit Eagle Mountain City on social media tomorrow morning for links and details.
- Residents are encouraged to check out the new Rumor Stop feature of our City website. This is a great way for residents to get answers to some of those persistent questions about Eagle Mountain. Submit rumors you have heard and receive a timely response. You can find Rumor Stop by visiting eaglemountaincity.com/rumor

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

7. PUBLIC COMMENTS

Mayor Pro Tempore Love opened public comment at 7:12 p.m. As there were no comments, she closed public comment.

8. CITY COUNCIL/MAYOR'S ITEMS

Councilmember Curtis

Councilmember Curtis thanked the meeting participants.

Councilmember Burnham

Councilmember Burnham expressed appreciation for those in attendance either in-person or virtually.

Mayor Pro Tempore Love

Mayor Pro Tempore Love noted the difficult circumstances due to the pandemic and encouraged residents to check on their neighbors and to help each other through difficult times.

Councilmember Wright

Councilmember Wright said Be Ready Eagle Mountain postponed a training that will now be provided virtually on their Facebook page. He recognized that the Youth Council, Councilmembers, and staff would be attending the State legislative session the following day.

Councilmember Gray

Councilmember Gray expressed condolences to the Mayor and hopes that he will feel better soon. He appreciates the accommodations to be able to participate remotely.

The Council determined to resume the awarding of City challenge coins to residents monthly once the coins are available due to production delays. Councilmember Burnham volunteered to prepare coin presentation calendar assignments for the Councilmembers.

CONSENT AGENDA

9. BID AWARDS

9.A. BID AWARD – Eagle Mountain Boulevard Widening Design – CRS Engineers

9.B. BID AWARD – 3D Manhole Scanning & Virtualization Project – RH Borden

10. BOND RELEASES

10.A. Sage Park Phase A, Plat 5 – Into Warranty

10.B. Skyline Ridge Phase 2, Plat 4 – Into Warranty

10.C. Sage Park Phase A, Plat 3 – Out of Warranty

11. CHANGE ORDERS

11.A. Wastewater Headworks Grit Classifier Change Order #1 – Hydro International

12. MINUTES

12.A. December 7, 2021 – Regular City Council Meeting

12.B. January 4, 2022 – Regular City Council Meeting

13. PRELIMINARY PLATS & SITE PLANS

13.A. PRELIMINARY PLAT – Skyline Ridge Phase 2, Plat 6 Amended Plat

13.B. PRELIMINARY PLAT – Antelope Meadows Amended Plat

13.C. SITE PLAN – Eagle Point Townhomes Pool and Clubhouse

13.D. SITE PLAN – Fire Station 251

MOTION: *Councilmember Curtis moved to approve the consent agenda. Councilmember Wright seconded the motion. Those voting aye: Donna Burnham, Jared Gray, Colby Curtis, Carolyn Love, and Brett Wright. The motion passed with a unanimous vote.*

SCHEDULED ITEMS

14. EAGLE RIDGE

14.A. ORDINANCE/PUBLIC HEARING – An Ordinance of Eagle Mountain City, Utah, Amending the General Plan Map and Rezoning Certain Lands known as Eagle Ridge.

Items 14.A. and 14.B were presented and discussed concurrently.

Mr. Jensen reviewed the item as presented during work session.

Discussion ensued regarding concerns with the lots having sufficient area for the redundant septic drainage fields and whether the areas with higher, unbuildable grades would be unsuitable for a drainage field.

City Engineer Chris Trusty explained that the size of the drainage fields is dependent on the percolation rates of the area. Until those tests are conducted, the City would be unable to know the amount of area required.

Mr. Jensen explained that Utah County Health Department approval of the drainage fields is required.

Applicant representative Kim Rindlisbacher explained they wanted to get the City approval of the rezone before working with the health department. Prior to the final plat, they will ensure the area is sufficient for the drainage requirements. They enlarged the cul-de-sac area to increase the available turn radius and received approval from the Fire Department. Arrangements for an additional City water tank are in place if needed.

Mayor Pro Tempore Love opened the public hearing at 7:27 p.m.

The City received an email from Tanya Anderson against the proposal listing concerns with the project due to the cul-de-sac length, precipitation runoff retention, the lack of open space, omission of mailbox locations, limited access, and additional housing increasing traffic congestion.

Mayor Pro Tempore Love closed the public hearing at 7:28 p.m.

Mayor Pro Tempore Love explained that given the configuration of the project, it is appropriate to waive the connectivity requirements and grant an exemption to cul-de-sac lengths. She confirmed with staff that the RD1 Zone does not have open space requirements.

Mr. Trusty said the plan is to install bench drains along the western side of the project, both sides of the road will have drainage swells, and the project will be required to provide retention for the subdivision for an 80 percent storm event. Staff has worked with their engineer to address drainage and the subdivisions will discharge into a detention pond that has not had any issues.

Mr. Jensen said that staff will work with the United States Post Office to determine if a community mailbox site and pullout should be required.

MOTION: *Councilmember Burnham moved to approve the Eagle Ridge General Plan Amendment to Agricultural/Rural Density Two and the rezone to RD1. Councilmember Wright seconded the motion. Those voting aye: Donna Burnham, Jared Gray, Colby Curtis, Carolyn Love, and Brett Wright. The motion passed with a unanimous vote.*

14.B. MOTION – Eagle Ridge Preliminary Plat

MOTION: *Councilmember Wright moved to approve the preliminary plat for Eagle Ridge with the condition that should the United States Postal Service determine that community mailboxes are necessary, the applicant shall work with staff to provide a cluster mailbox location and pullout. Councilmember Curtis seconded the motion. Those voting aye: Donna Burnham, Jared Gray, Colby Curtis, Carolyn Love, and Brett Wright. The motion passed with a unanimous vote.*

15. EAGLE QUEST

15.A. ORDINANCE/PUBLIC HEARING – An Ordinance of Eagle Mountain City, Utah, Amending the General Plan Map, Approving a Master Development Plan, and Rezoning Certain Lands known as Eagle Quest.

Items 15.A. and 15.B. were presented and discussed concurrently.

Mr. Jensen reviewed the item as presented during work session.

Applicant representative Josh Cummings acknowledged that while straightening Old Airport Road benefits their project, they believe it is also a benefit to the City as the alignment would provide connectivity efficiencies for future development, direct traffic away from Lake Mountain Road, increases safety, and optimizes traffic light spacing and intersection angles. They are amenable to the Planning Commission recommendations to adjust the amount of open space provided, add community mailbox locations, adjust the unit types to balance the R1, R2, and R3 zoning, and add

a row of RD2 units. They feel their proposal is appropriate as the density is lower than other projects approved for the Neighborhood Residential One land use designation.

Mayor Pro Tempore Love opened the public hearing at 7:48 p.m.

Dave Shippen, one of the owners of the property to the north, stated he submitted emails expressing their concerns with the proposed alignment for Old Airport Road. They request for the City to uphold the General Plan alignment as the proposed alignment would place burden on their property and create difficulties for their development. He stated that their preliminary plans include access to the northwest corner of the Eagle Quest development to address Council concerns discussed during work session.

Mayor Pro Tempore Love closed the public hearing at 7:51 p.m.

Councilmember Wright expressed his preference for the original, General Plan alignment. He cited a portion of the Planning Commission meeting minutes to identify concerns discussed during their meeting to provide context.

Councilmembers Wright, Gray, and Curtis expressed their support for requiring the alignment of Old Airport Road as specified in the General Plan and Transportation Map, especially in light of the impact on the property owner to the north and as the most beneficial to the City overall. Councilmember Burnham concurred especially in light of City Engineer Chris Trusty's comments and concerns with high speed on the road during inclement weather.

Mayor Pro Tempore Love said after considerations discussed in the meeting and her conversations with the property owners outside of the meeting, her greatest concerns are the angles at the intersection at the southern border of the property to the north and the access to the northeast corner of Eagle Quest both of which have been addressed by the northern property owner.

The Council determined to table the item with the following feedback to the applicant:

- Redesign the project with the General Plan alignment of Old Airport Road;
- Support of the Planning Commission recommendations;
- Desired and appropriate density and unit type variety; and
- Possibly allowing the 152-foot right-of-way to be counted as one or two transition steps between the lots on the east and west, depending upon the overall density and potential animal rights conflicts.

Mr. Cummings noted that their property is burdened with an 8% dedication of roads not required for their development and they are providing an additional, unrequired twelve feet of road width to accommodate homes backing onto Aviator Avenue in the Sunset Flats development. He reiterated their safety concerns with the General Plan road alignment and with one of the two required connections to the northeast corner being across Old Airport Road. They are amenable to providing a church site. They would like for the road and power corridor to be able to count as a buffer. He noted that many of the adjacent five-acre lots are unbuildable and that the requirements will result with properties with animal rights being located across from properties without animal

rights. It was his opinion that the plans had changed over the years and at this stage, safety should be the main consideration regarding the road alignment.

MOTION: *Councilmember Curtis moved to table the Eagle Quest Master Development Plan, rezone, and General Plan amendment. Councilmember Wright seconded the motion. Those voting aye: Donna Burnham, Jared Gray, Colby Curtis, Carolyn Love, and Brett Wright. The motion passed with a unanimous vote.*

15.B. MOTION – Eagle Quest Preliminary Plat

MOTION: *Councilmember Burnham moved to table the preliminary plat for Eagle Quest. Councilmember Curtis seconded the motion. Those voting aye: Donna Burnham, Jared Gray, Colby Curtis, Carolyn Love, and Brett Wright. The motion passed with a unanimous vote.*

16. TRIUMPH

16.A. ORDINANCE/PUBLIC HEARING – An Ordinance of Eagle Mountain City, Utah, Amending the General Plan Map, Approving a Master Development Plan, and Rezoning Certain Lands known as Triumph.

Items 16.A. and 16.B. were presented and discussed concurrently.

Planning Manager Robert Hobbs reviewed the item as presented during work session.

Discussion ensued clarifying that the Foothill Residential Zone has a quarter-acre minimum lot size requirement and a half-acre minimum, average lot size requirement and the current proposal meets the minimum lot size; however, the average lot size is .48 acres which is under the half-acre requirement.

Mr. Hobbs explained that the average lot size decreased when the applicant added nine additional lots to accommodate an existing house into the subdivision. The open space for the project is identified as Parcel B. The property is buffered along the west by a 600-foot-wide utility corridor.

Applicant representative Scot Hazard said that due to the small market for animal uses and the potential for conflicts, he does not intend to grant animal rights for the development. If the Council feels strongly about the average lot size, he is willing to make adjustments to bring the development into compliance. He explained that the reduction of the number of lots to accommodate the dedication of the roadways also impacted the average lot size.

Councilmember Wright stated that as the General Plan designates the area for an Agricultural Rural Density Two product, for half-acre and one-acre lots; although he is willing to entertain an amendment to Foothill Residential, the average lot size minimum should be met. He expressed appreciation for Mr. Hazard working with the existing homeowner.

Mayor Pro Tempore Love opened the public hearing at 8:35 p.m.

Marion Bingham, the owner of the existing home in the development, stated he met with Mr. Hazard and reached a compromise for his property.

Mayor Pro Tempore Love closed the public hearing at 8:36 p.m.

MOTION: *Councilmember Wright moved to approve an ordinance of Eagle Mountain City, Utah, amending the General Plan Map to Foothill Residential, rezoning certain lands known as Triumph to Foothill Residential, and approving the master development plan. Councilmember Burnham seconded the motion. Those voting aye: Donna Burnham, Jared Gray, Colby Curtis, Carolyn Love, and Brett Wright. The motion passed with a unanimous vote.*

16.B. MOTION – Triumph Preliminary Plat

MOTION: *Councilmember Wright moved to approve the preliminary plat for Triumph with the following conditions:*

- 1. The project shall be developed in accordance with the approved preliminary plat of/for the same, including the dedication of requisite City rights-of-way;*
- 2. The project shall comply with any requirement(s) from the Eagle Mountain City Engineer as are, or may be, set forth for the project;*
- 3. The open space development in the project's common lots shall comply with requirements listed in EMMC 16.35.105;*
- 4. The developer's engineer shall correct any spelling, grammar, punctuation, and numbering errors that may be evident on the plat face and/or in the proposed project plat development notes; and*
- 5. The applicant shall work with staff to adjust the project to meet the Foothill Residential minimum and average lot size requirements.*

Councilmember Curtis seconded the motion. Those voting aye: Donna Burnham, Jared Gray, Colby Curtis, Carolyn Love, and Brett Wright. The motion passed with a unanimous vote.

17. ORDINANCES / PUBLIC HEARINGS

17.A. ORDINANCE/PUBLIC HEARING – An Ordinance of Eagle Mountain City, Utah, Amending the Eagle Mountain Municipal Code Chapters 17.10 Definitions, 17.75 Standards for Special Uses, 17.20 Agriculture Zone, 17.35 Commercial Zone, 17.37 Business Park Zone, 17.40 Industrial Zone, and 17.23 Open Space Zones, Relating to Indoor and Outdoor Shooting Ranges.

Mr. Jensen presented the item. The RTI Overlay currently allows indoor shooting ranges but there is no definition or standards for any type of shooting range in Municipal Code. This ordinance has been drafted to allow for indoor shooting ranges in the City as special uses in appropriate areas. This ordinance also creates an Outdoor Shooting Range Overlay Zone, which the City Council

may apply to any property where outdoor shooting ranges are deemed appropriate. Staff presented a draft of this ordinance to the Planning Commission on October 26, 2021, where it was tabled and a number of changes were requested. Staff met with industry experts and drafted changes and held a second public hearing on the proposed change on November 9, 2021, where it received a recommendation of approval. The previous amendment had standards for special use for indoor and outdoor shooting ranges. The outdoor shooting ranges have been removed and added as an overlay zone to protect against shooting ranges on five-acre lots in residential areas. The overlay could be applied in any location in the City deemed appropriate by the Council. Exploding targets are discouraged but allowed at the discretion of the shooting range owner with the owner assuming liability for any resulting damages.

Councilmember Wright expressed appreciation to Mayor Westmoreland for assigning Councilmember Curtis and him the responsibility of reviewing the standards with staff to address the concerns discussed during previous meetings.

Mayor Pro Tempore Love opened the public hearing at 8:44 p.m.

The City received emails from Jordan Freeman, Michael Ruoho, Rick Clayton, Crystal Perry, and Russel Hansen in support of the item.

Mayor Pro Tempore Love closed the public hearing at 8:45 p.m.

Discussion ensued clarifying that the standards, per the definitions, permit commercial, not private, residential ranges in the Agricultural Zone.

MOTION: ***Councilmember Wright moved to approve an ordinance of Eagle Mountain City, Utah, amending the Eagle Mountain Municipal Code Chapters 17.10 Definitions, 17.75 Standards for Special Uses, 17.20 Agriculture Zone, 17.35 Commercial Zone, 17.37 Business Park Zone, 17.40 Industrial Zone, and 17.23 Open Space Zones, relating to indoor and outdoor shooting ranges. Councilmember Burnham seconded the motion. Those voting aye: Donna Burnham, Jared Gray, Colby Curtis, Carolyn Love, and Brett Wright. The motion passed with a unanimous vote.***

17.B. ORDINANCE/PUBLIC HEARING – An Ordinance of Eagle Mountain City, Utah, Approving an Amendment to the Eagle Mountain Municipal Code Chapter 17.80 Sign Regulations and Sign Permits Regarding Monument Signs.

Mr. Jensen presented the item. The proposed development code amendment is an applicant-proposed Municipal Code amendment to allow for taller monument and combined monument signs. The applicant is proposing changes to the maximum height of monument signs to allow for taller signs while making no changes to the amount of sign copy permitted. The proposed changes include amendments to EMMC 17.80.070(B) to allow a combined monument sign at each drive access onto a street, increase the maximum height for combined monument signs from 10 feet to 20 feet, and remove the requirement for brick, rock, or stone along the vertical edge of combined monument signs. The proposed changes to EMMC 17.80.070(C) would increase the maximum

height of individual monument signs from 5 feet to 6 feet and allow design elements on individual monument signs to increase from 6.5 feet to 8 feet.

The Planning Commission voted 4 to 0, with one absentee, to recommend approval of the following changes to 17.80:

1. EMMC 17.80.070(B) shall be amended to allow a combined monument sign at each drive access onto a street;
2. EMMC 17.80.070(C) be amended to increase the maximum height for individual monument signs to six feet;
3. EMMC 17.80.070(C) be amended to allow design elements on individual monument signs up to eight feet; and
4. References to the Airpark Zone shall be removed from EMMC 17.80 and the numbers shall be adjusted accordingly.

Applicant Bill Gaskill stated they wanted to clarify that one sign is allowed per entrance as it is unclear in current standards and to be allowed the same amount of sign copy space as currently permitted but to be able to reorient the size vertically to increase readability. The sign company requested to exclude masonry from signs as the current style trend is now metal. They are open to the material preference of the Council. For reference and comparison, Cedar Valley School has a 20-foot-high sign and the Macey's building will be 35 to 36 feet high. Only permitting one sign per frontage penalizes large shopping centers and tenants located at the rear of the property. They are requesting to place signs at their entrances and not in the public right-of-way. Some tenants have expressed that their interest in developing in Eagle Mountain is contingent upon signage.

Mayor Pro Tempore Love stated that she would consider allowing 20-feet tall signs in close proximity to a building of similar or greater height.

Mayor Pro Tempore Love opened the public hearing at 9:05 p.m. As there were no comments, she closed the hearing.

Councilmember Burnham agreed with Mayor Pro Tempore Love regarding sign and building proportionally and feels that tall signs, that are narrow, are less imposing.

Councilmember Curtis stated his opposition to the Planning Commission recommendation to allow a combined monument sign at each drive access onto a street and is in favor of the current standard of one sign per frontage. He suggested limiting the number of signs to two per frontage. He is in favor of stricter standards than most cities for aesthetical congruence including the masonry sign motif as it is a part of the uniqueness of the City. He prefers to grant exemptions for individual projects rather than amending Municipal Code due to uncertainty about how the requested changes would impact other, smaller projects.

Councilmember Wright said he is amenable to allowing one sign per entrance; however, he is willing to compromise and limit the number of signs to two per frontage. He clarified that the Planning Commission recommendations intentionally excluded the request to remove the use of stone, rock, or brick material on the base and vertically along at least one side with the intention to retain the requirement.

Councilmember Burnham expressed concern with balancing aesthetics, functionally and visibility. Although she recognizes the desire for continuity, she feels that the existing requirements would be inappropriate and not in harmony with the characteristics of some areas in the City, and she is against legislating preference. She is willing to limit the signs to two per frontage as a compromise.

Mayor Pro Tempore Love said that she thinks that businesses will update the masonry element resulting in signs different than those currently in the City. Thus, she would prefer to allow signs that are in harmony with the building.

Due to Councilmembers Curtis, Wright, and Gray expressing objections to permitting a 20-foot combined monument sign, the Councilmembers discussed other potential sign height increases with consideration of proximity and proportion to the associated commercial building.

Councilmember Gray expressed his preference to retain the existing standards; however, he is amenable to allowing some changes as long as the signs are not permitted in locations that create an impediment to large vehicles. Since similar requests had been denied in the past, his preference is to retain the standards as much as possible, for fairness and consistency.

MOTION: *Councilmember Burnham moved to approve an ordinance of Eagle Mountain City, Utah, approving an amendment to the Eagle Mountain Municipal Code Chapter 17.80 Sign Regulations and Sign Permits regarding monument signs with the following conditions:*

- 1. EMMC 17.80.070(B) shall be amended to allow up to two combined monument signs on each frontage;*
- 2. EMMC 17.80.070(C)(1) shall be amended to increase the maximum height for individual monument signs to six feet;*
- 3. EMMC 17.80.070(C)(2) shall be amended to allow design elements on individual monument signs up to eight feet;*
- 4. References to the Airpark zone shall be removed from EMMC 17.80 and the numbers shall be adjusted accordingly;*
- 5. EMMC 17.80.070(B)(3) and EMMC 17.80.070(C)(3) requiring each sign to contain stone, rock, or brick at the base and vertically along at least one side shall be removed; and*
- 6. EMMC 18.80.070(B)(1) shall be amended to permit the maximum height of a combined monument sign of up to 16 feet.*

Mayor Pro Tempore Love seconded the motion. Those voting aye: Donna Burnham and Carolyn Love. Those voting nay: Jared Gray, Colby Curtis, and Brett Wright. The motion failed with a vote of 2:3.

MOTION: *Councilmember Curtis moved to approve an ordinance of Eagle Mountain City, Utah, approving an amendment to the Eagle Mountain Municipal Code Chapter 17.80 Sign Regulations and Sign Permits regarding monument signs with the following conditions:*

- 1. EMMC 17.80.070(B) shall be amended to allow up to two combined monument signs on each frontage;*

2. ***EMMC 17.80.070(C)(1) shall be amended to increase the maximum height for individual monument signs to six feet;***
3. ***EMMC 17.80.070(C)(2) shall be amended to allow design elements on individual monument signs up to eight feet; and***
4. ***References to the Airpark zone shall be removed from EMMC 17.80 and the numbers shall be adjusted accordingly.***

Councilmember Wright seconded the motion. Those voting aye: Jared Gray, Colby Curtis, Carolyn Love, and Brett Wright. Those voting nay: Donna Burnham. The motion carried with a vote of 4:1.

Councilmember Burnham explained her dissention was due to her desire to compromise on the height of the sign.

17.C. ORDINANCE/PUBLIC HEARING – An Ordinance of Eagle Mountain City, Utah, Amending the Eagle Mountain Municipal Code Chapter 17.48 Regional Technical Industry Overlay Zone.

Mr. Mumford presented the item. The RTI Overlay Zone is intended to promote large-scale development of technological, clean industrial, distribution, and high-tech manufacturing uses. The zone allows properties that have received the overlay to go through a streamlined approval process if they permanently employ over 100 people or include a minimum of 100,000 square feet of building floor area in the first phase of development. The RTI Overlay has been utilized for Facebook, Tyson, and Google and has an automatic repeal date of May 31, 2022. The City received an Award of Merit from the Utah Chapter of the American Planning Association for the overlay. A letter of support from Economic Development Director Aaron Sanborn lists the benefits of the overlay including time savings, uncertainty reduction, and improved perception. The overlay sets Eagle Mountain apart from other cities.

The staff-proposed amendments to Chapter 17.48 include removing the repeal date, adding that the City Council member serving as the Planning Commission liaison shall also serve as the Development Review Committee (DRC) liaison for projects within the RTI Overlay, the application process shall require a final rather than preliminary plat if the party is subdividing the property as part of the project, that allowed uses in EMMC 17.48.040 that may have a significant impact on the City's utilities or infrastructure may be prohibited at the discretion of the City, and removing the permitted building height of five stories or approximately 50 feet to require building height approval based upon the specific use and potential impacts to neighboring properties.

The Planning Commission reviewed the item on December 14, 2021, and recommended approval with modifications with a vote of 3 to 1, with one absentee, with the following changes:

1. EMMC 17.48.020 be modified to add the chair of the Planning Commission to the Development Review Committee for the RTI Overlay projects;
2. EMMC 17.48.020 be modified to include "his/her designee;" and
3. EMMC 17.48.120 be modified to automatically repeal on May 31, 2027, with a required review by the Planning Commission and City Council in 2026 at or near the four-year mark.

Discussion ensued clarifying the current height limitations and the ability for the DRC to approve other heights.

Councilmember Burnham expressed concern with the Planning Commission liaison's ability to attend DRC meetings due to work conflicts as the meetings are generally held from 1:00 p.m. to 3:00 p.m. on workdays. Mr. Mumford explained that if the approval of the project falls outside of the regularly scheduled DRC meeting, a special meeting might be called, and the materials can be made available, and feedback can be provided digitally.

Mr. Mumford explained that if the RTI Overlay Zone were repealed, parcels that the overlay has currently been applied to would revert to the underlying zoning approved for those properties. Existing, approved projects would retain the terms of their individual agreements.

Mayor Pro Tempore Love opened the public hearing at 9:50 p.m. As there were no comments, she closed the hearing.

Councilmember Curtis stated that he feels that the RTI Overlay Zone has achieved its purpose and goals. He expressed concern about residents being excluded from the process. He feels that the overlay should be repealed and that the City should focus on attracting other uses like hospitals or educational centers such as colleges.

Mayor Pro Tempore Love stated the City could focus on attracting various use types as different parts of the City are designated for specific uses.

Councilmember Burnham said that Eagle Mountain needs to continue to attract employment opportunities within the City to ease the burden of infrastructure caused by commuter traffic. She recommended extending the overlay for an additional two years as she feels its purpose and goals have not yet been fully realized.

Discussion ensued regarding preventing additional data centers and other high-water users from developing in the City.

City Administrator Paul Jerome clarified that the standards state that the City and Council may prohibit any use that is undesired or deemed to have a significant impact on utilities or infrastructure.

Councilmember Wright stated he feels the overlay has mostly fulfilled its purpose; however, it may still have more left to accomplish. He inquired what type of companies have expressed interest in the overlay. He feels that 100 employees may be too few and concurs with concerns regarding the public process while recognizing creating an expedited process attracts companies. He would be amenable to either repealing the standards or amending them to better attract desired uses. He is not in favor of retaining the existing standards without addressing the public input concerns.

Councilmember Gray stated he is uncertain regarding the goal and purpose of the overlay. Depending upon what the City hopes to accomplish with the overlay, he would support having the

standards repealed or extended for two years to accommodate a desired, interested business. He feels the limited public input and the streamlined process put the City at risk.

Mr. Sanborn said the overlay zone was created to bring in companies that provide a lot of jobs and highly-capitalized projects. The overlay has been successful with large corporations selecting Eagle Mountain. He thinks the overlay still offers great benefit in allowing the overlay to continue to aid the City in attracting users. It has opened doors for economic development. Consumer goods, manufacturing, aerospace, medical technology, and others have all expressed interest due to the speed to market provided with the overlay. The overlay can work in tandem with interests in recruiting medical and educational uses.

Mayor Pro Tempore Love suggested assigning two Councilmembers to work with staff to address concerns with the overlay to be presented and discussed at a future meeting.

Discussion ensued regarding concerns with the broad allowances in the standards and the public process, repealing or extending the automatic repeal date, setting a date to review the standards should the chapter be retained, and identifying the City's economic goals and adjusting the overlay to promote those goals.

Mr. Jerome said that due to entities with water rights that have not approached the City regarding agreements, it may be beneficial to extend the repeal date.

Councilmember Burnham noted that some businesses have held DRC meetings regarding potential projects for the City and have expressed interest in the overlay.

Mr. Mumford said that one project, in particular, has been in discussions with the City for several years and they are awaiting the outcome of the review of the RTI Overlay prior to investing additional funds to move forward due to fear the overlay will be repealed during the middle of their application. Another entity has requested a rezone for the application of the RTI Overlay Zone.

MOTION: *Councilmember Burnham moved to approve an ordinance of Eagle Mountain City, Utah, amending the Eagle Mountain Municipal Code Chapter 17.48 Regional Technical Industry Overlay Zone with the following changes:*

- 1. EMMC 17.48.020 be modified to add the chair of the Planning Commission to the Development Review Committee for the RTI Overlay projects;*
- 2. EMMC 17.48.020 be modified to include "his/her designee;" and*
- 3. EMMC 17.48.120 be modified to automatically repeal on November 30, 2023, with a required review by the Planning Commission and City Council at or near May 31, 2023.*

Mayor Pro Tempore Love seconded the motion. Those voting aye: Donna Burnham. Those voting nay: Jared Gray, Colby Curtis, Carolyn Love, and Brett Wright. The motion failed with a vote of 1:4.

MOTION: *Councilmember Wright moved to table an ordinance of Eagle Mountain City, Utah, amending the Eagle Mountain Municipal Code Chapter 17.48 Regional Technical Industry Overlay Zone to a future meeting. Councilmember Curtis seconded the motion. Those voting aye: Jared Gray, Colby Curtis, Carolyn Love, and Brett Wright. Those voting nay: Donna Burnham. The motion carried with a vote of 4:1.*

The Council determined for Councilmembers Burnham and Wright to work with the Planning Commission and staff on amendments to the standards.

18. RESOLUTIONS

18.A. RESOLUTION – A Resolution of Eagle Mountain City, Utah Amending the Consolidated Fee Schedule for Water, Sewer, Storm Water, and Solid Waste Rates Analysis – DISCUSSION ITEM ONLY.

Councilmember Gray requested to be excused from the meeting at 10:32 p.m.

Assistant to the City Administrator Evan Berrett presented the water rate analysis. The proposed resolution amends the Eagle Mountain Consolidated Fee Schedule for water, wastewater (sewer), stormwater, and solid waste rates. Analysis of the funds has found that base rate increases are required to maintain the integrity of all the funds except for solid waste. He presented the results of the analysis and recommended changes to rates and the pattern of rate increases to the Council. The rates will be presented for approval, by the City Council, at a future meeting. *The full report is available in the packet materials for the meeting on the City website.*

The Council discussed and provided feedback on the water rate portion of the presentation with recommendations regarding ensuring that residential, commercial, and industrial user rates are proportional to water usage percentages as industrial rates currently subsidize other users, the impact of the fund balance reserve on bonding, State mandates requiring the City to promote water conservation, promoting conservation for industrial and commercial users, the increase of water use during the summer months to support landscaping, the intention for a three percent annual rate increase for a few years with a rate review every three to five years, the ability for residents to decrease water usage and landscaping to save money, and communicating the changes to the residents prior to implementation.

Mr. Berrett presented the sewer, stormwater, and solid waste rate analysis.

Discussion ensued regarding a universal rate resulting in the north area subsidizing other portions of the City, the potential for rates to increase for the north service area due to changes with the Timpanogos Special Service District wastewater collection, and the complications with charging sewer rates based upon metering rather than equivalent residential units (ERU)s.

Mr. Jerome explained that the use of the sewer system by residents is similar regardless of home location and for that reason, the system is treated as a single system rather than divided into service

areas. Also, the south service area system is newer than the north and eventually, the overall funds will require repairs and replacements for the northern system.

19. MOTION

19.A. MOTION – Appointment of a City Councilmember as Mayor Pro Tempore.

This item was discussed prior to the work session.

20. CITY COUNCIL/MAYOR'S BUSINESS

21. CITY COUNCIL BOARD LIAISON REPORTS

Councilmember Wright

Councilmember Wright said the Parks and Recreation Advisory Board has a vacancy. They have requested to have the appointment prior to their next meeting. The Mayor is also considering a second set of Youth Council Advisors.

Councilmember Burnham

Councilmember Burnham stated that the Senior Citizen Advisory Council has requested assistance with internet issues at the Senior Center.

Councilmember Curtis

None.

Mayor Pro Tempore Love

None.

22. COMMUNICATION ITEMS

22.A. Upcoming Agenda Items

23. ADJOURNMENT

MOTION: *Councilmember Curtis moved to adjourn at the meeting at 11:52 p.m. Councilmember Wright seconded the motion. Those voting aye: Donna Burnham, Colby Curtis, Carolyn Love, and Brett Wright. The motion passed with a unanimous vote.*

The meeting was adjourned at 11:52 p.m.

Approved by the City Council on February 1, 2022.

Fionnuala B. Kofoed, MMC
Director of Administrative Services/City Recorder

Subject:

FW: Formal request to add an item to the agenda

From: Brett Wright <BWright@emcity.org>**Sent:** Wednesday, January 12, 2022 10:29 PM**To:** Mayor <Mayor@Emcity.org>**Cc:** Fionnuala Kofoed <fkofoed@Emcity.org>; Colby Curtis <CCurtis@Emcity.org>; council <council@emcity.org>**Subject:** Re: Formal request to add an item to the agenda

Mayor,

Thank you for your response to my request to put an item on the agenda. I'm grateful for the opportunity to learn. I'm ready, willing and anxious to understand my duties and responsibilities.

My intent in bringing forward the nomination and election of the mayor pro-tempore is to ensure that the council is proactive in identifying the individual who might be called upon if the you are absent, unable or refuse to act in your duties and functions as mayor.

My review of municipal code regarding the process of the selection of the mayor pro-tempore did not yield results. I then sought guidance from state code. It yielded the following:

10-3b-302. Mayor in six-member council form of government -- Mayor pro tempore.

2)

(a) If the mayor is absent or unable or refuses to act, the council may elect a member of the council as mayor pro tempore, to:

(i) preside at a council meeting; and

(ii) perform, during the mayor's absence, disability, or refusal to act, the duties and functions of mayor.

(b) The municipal clerk or recorder shall enter in the minutes of the council meeting the election of a council member as mayor pro tempore under Subsection (2)(a)

Given what I found in state code and having receive this email from you Mayor I am respectfully requesting that you seek and provide a legal opinion by our city attorney to the following questions.

1. Has the process outlined in the state code referenced above been modified by ordinance, resolution or some other means by EMC? If so, can you please provide me with the documentation for review?
2. Is this an appointment by you Mayor as referenced in this email or an election process initiated by council as stated in state code?
3. Who has the legal authority to make this decision? Is it you Mayor by virtue of a 23 year precedent as implied in this email or is it the council as stipulated in state code?

One additional item I wish to address is the perception that a request by two council members to include an item on an agenda as outlined in EMMC 2.15.030 is meant as an offense to you Mayor, staff or council. This is not and will be my intent.

I respectfully disagree with the assertion that you need to first refuse to put an item on the agenda before EMMC 2.15.030 can be utilized by council. I want to be very clear that my intent is not to create offense but rather to use this legislative tool to accelerate and move forward legislative priorities that I believe have the potential for success. Mayor, you can and should expect that I will be making these requests regularly when I'm able to get another member to second the request in order to accomplish those things that are of highest priority. I believe this tool is one of the best tools available to me as a legislator to create expeditious outcomes.

Never the less I will make a more concerted effort to ask for your cooperation in bringing these priorities to the agenda first.

Warmest Regards,

Brett Wright

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Brett Wright
City Councilmember

BWright@emcity.org

www.eaglemountaincity.com

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From: Mayor <Mayor@Emcity.org>

Sent: Wednesday, January 12, 2022 3:51:09 PM

To: Brett Wright <BWright@emcity.org>

Cc: Fionnuala Kofoed <fkofoed@Emcity.org>; Colby Curtis <CCurtis@Emcity.org>; council <council@emcity.org>

Subject: Re: Formal request to add an item to the agenda

All,

I appreciated seeing the request for a mayor pro temp because I've regularly followed a rotation for making appointments to this position.

Saying that, this email raises an opportunity for a teaching moment. I am responding to all to include everyone from the original email.

I have not seen a prior inquiry on this from council, so I'd be interested to learn more about the intent of those making the request for an agenda item. For council members to make a formal agenda request, the mayor would typically first have to refuse

consideration of that item. Seeing as this is already on the agenda, a formal request by council for a vote on a mayor pro temp is unnecessary.

If she's interested in the position, and everyone is in agreement, my intention is to appoint Carolyn as mayor pro temp. She has not had an opportunity to serve in the role, she's reasonably available for signatures and meetings, and I think she's fully capable of handling the position.

I'm communicating this so everyone is on the same page as to my thinking, but I also wanted to point out that Eagle Mountain has a 23-year precedent for the mayor to select a mayor pro-temp. If everyone is interested in making changes to that process, let's address that separately from the appointment so we can have a more clear, amicable, and comprehensive discussion.

Mayor Westmoreland
Eagle Mountain City



Tom Westmoreland
Mayor

Mayor@Emcity.org
801-789-6603
www.eaglemountaincity.com

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On Jan 12, 2022, at 8:28 AM, Brett Wright <BWright@emcity.org> wrote:

Excellent! We will be prepared to make a nomination and election. Thanks for being on top of it Finn!

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Brett Wright
City Councilmember

BWright@emcity.org

www.eaglemountaincity.com

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From: Fionnuala Kofoed <fkofoed@Emcity.org>
Sent: Wednesday, January 12, 2022 8:26:53 AM
To: Colby Curtis <CCurtis@Emcity.org>; Brett Wright <BWright@emcity.org>
Cc: Mayor <Mayor@Emcity.org>; council <council@emcity.org>
Subject: RE: Formal request to add an item to the agenda

Good morning! I already had that on there as a placeholder.

Thanks,

Finn

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Fionnuala B Kofoed
Director of Administrative Services/City Recorder MMC

fkofloed@Emcity.org
801-789-6610
www.eaglemountaincity.com

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From: Colby Curtis <CCurtis@Emcity.org>
Sent: Wednesday, January 12, 2022 7:53 AM
To: Brett Wright <BWright@emcity.org>
Cc: Mayor <Mayor@Emcity.org>; Fionnuala Kofoed <fkofloed@Emcity.org>; council <council@emcity.org>
Subject: Re: Formal request to add an item to the agenda

Mayor, I verify I have agreed to serve as second.

Warm Regards,
Colby Curtis
Eagle Mountain City Council
Sent via mobile

<image001.png>

Colby Curtis
City Council Member

CCurtis@Emcity.org
801-789-6600
www.eaglemountaincity.com

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On Jan 12, 2022, at 7:50 AM, Brett Wright <BWright@emcity.org> wrote:

Mayor,

This is a formal request per section 2.15.030 of the EMMC to add an agenda item to the next available city council meeting agenda. The item we are requesting to be included is the nomination and election of a mayor pro-tempore to serve for the 2022 calendar year.

Councilmember Curtis has agreed to serve as the second councilmember on this request and I will ask him to verify such in writing.

Please and thank you.

Brett Wright

Eagle Mountain City Council

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<image001.png>

Brett Wright
City Councilmember

BWright@emcity.org

www.eaglemountaincity.com

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**EAGLE MOUNTAIN CITY
CITY COUNCIL MEETING
FEBRUARY 1, 2022**

TITLE:	PRELIMINARY PLAT - Pinnacles Phase A
ITEM TYPE:	Preliminary Plat
APPLICANT:	Andy Flamm (Century Communities)

ACTION ITEM:

Yes

PUBLIC HEARING:

No

PREPARED BY:

Tayler Jensen, Planning

BACKGROUND:

A 222-lot preliminary plat located on 65.79 acres, parcel 59:034:0157

The Pinnacles General Plan Amendment, Rezone and Master Development Plan were approved by the City Council on April 6th 2021, with the Pinnacles Master Development Agreement being approved on November 16th 2021. The entire land area of the Pinnacles is 161 acres. This proposal only contains the property within the Designated RC, R2, R3, and OS-I zones

The approved MDA/MDP includes:

88 RC Lots
47 R2 Lots, and
87 R3 Lots

The proposed Preliminary Plat includes:

88 RC Lots
47 R2 Lots
87 R3 Lots
6.5 Acres of improved Open Space

ITEMS FOR CONSIDERATION:

Development Standards

This preliminary plat contains lots within three (3) different residential zones, each of which has different development standards, which the lots must comply.

RC Development Standards

RC Development Standards	Project Facts
Minimum Lot Size: 4,500 SF	Minimum Lot Size: 5,356 SF
Minimum Average Lot Size: 6,000 SF	Average Lot Size: 6,406 SF
Minimum Lot Frontage: 58'	Complies
Minimum Lot Frontage Cul-de-sac or circle : 20'	Complies

R2 Development Standards

R2 Development Standards	Project Facts
Minimum Lot Size: 8,000 SF	Smallest Lot: 9,041 SF
Minimum Average Lot Size: 10,890 SF	Average Lot Size: 11,366 SF
Minimum Lot Frontage: 80'	Complies
Minimum Lot Frontage Cul-de-sac or circle: 40'	Complies

R3 Development Standards

R3 Development Standards	Project Facts
Minimum Lot Size: 6,500 SF	Smallest Lot: 7,000 SF
Minimum Average Lot Size: 8,500 SF	Average Lot Size: 8,506 SF
Minimum Lot Frontage: 62'	Complies
Minimum Lot Frontage Cul-de-sac or circle: 20'	Complies

Open Space

The applicant is providing 6.5 acres of improved open space, as required by the MDA, the applicant shall pay an escrow of \$3,750 per lot due at time of plat recording. The park shall be completed no later than the recording of a plat that includes more than 50% of the area within the RC, R3, and R2 zones.

Access

No more than 30 units may be built off of a single access.

REQUIRED FINDINGS:

Preliminary Plat approvals are based upon compliance with City Code requirements and requirements of [The Pinnacles Master Development Agreement](#) The approval criteria for a Preliminary Plat can be found in EMMC 16.20. The Pinnacles master development agreement should also be considered when reviewing this

application.

RECOMMENDATION:

The Planning Commission Recommended approval of the Pinnacles Phase A Preliminary Plat **by a vote of 5-0** with the following conditions:

1. A park escrow fee of \$3,750 per lot shall be paid at the time of plat recording.
2. The park shall be completed no later than the recording of a plat that includes more than 50% of the area within the RC, R3, and R2 Zones
3. No more than 30 units may be built off a single road access.

ATTACHMENTS:

[Color Coded Plat](#)

[Pinnacles Phase A - Preliminary Plat](#)

[TIS Executive Summary](#)

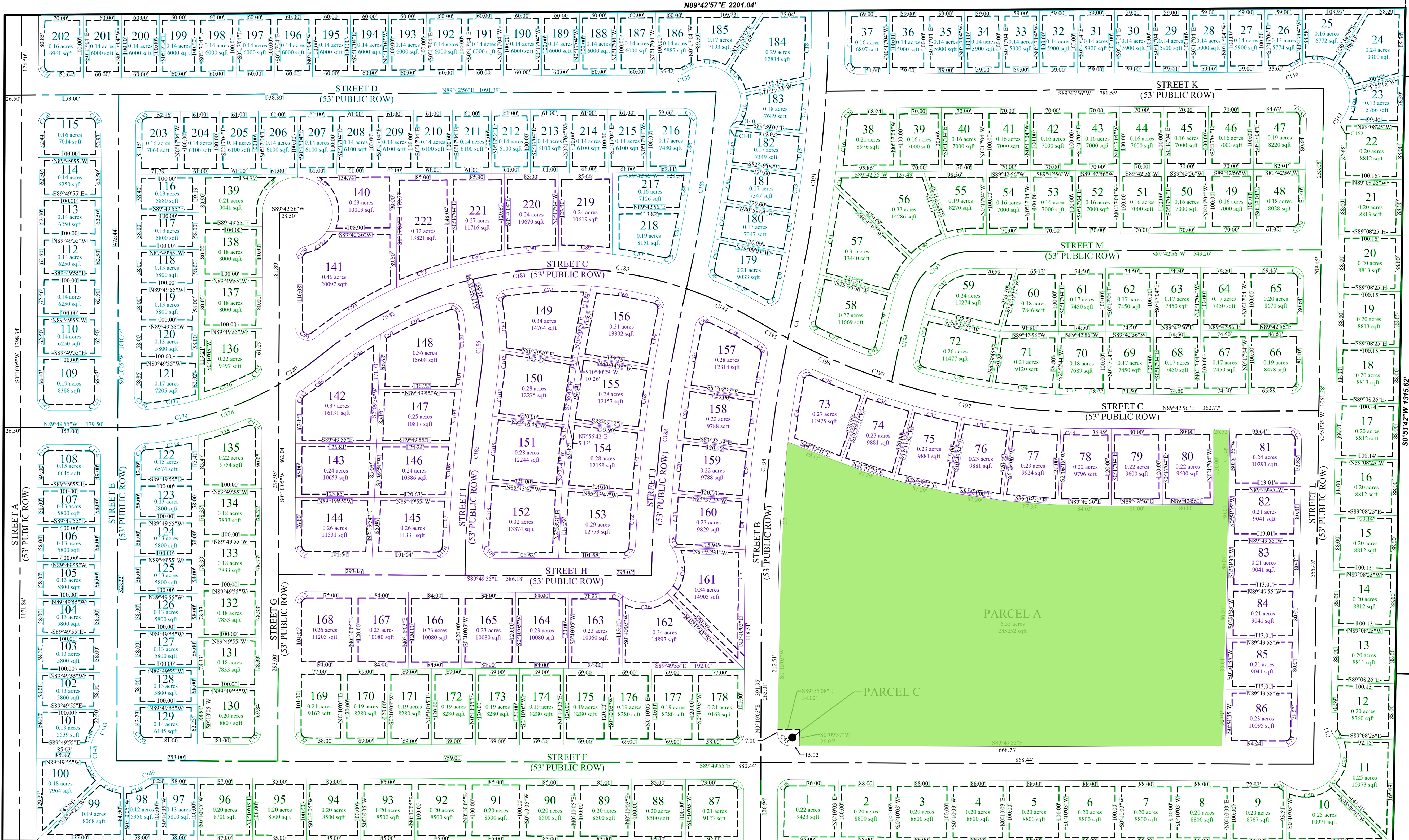
RC
R2
R3
OS-I

59-034-0148
BRYLEE ESTATES
LAND HOLDINGS
LLC.

59-034-0141
BRIGHTON DEVELOPMENT
UTAH LLC

59-034-0137
BRIGHTON DEVELOPMENT
UTAH LLC

59-034-0003
BAND H LAND
HOLDINGS LLC.



PRELIMINARY PLAT
PINNACLES PLAT A

SUBDIVISION
LOCATED IN THE SOUTHWEST 1/4 OF SECTION 2, T6S, R2W,
SALT LAKE BASE & MERIDIAN
EAGLE MOUNTAIN CITY, UTAH COUNTY, UTAH

SURVEYOR'S SEAL	NOTARY PUBLIC SEAL	CITY-COUNTY ENGINEER SEAL	COUNTY RECORDER SEAL



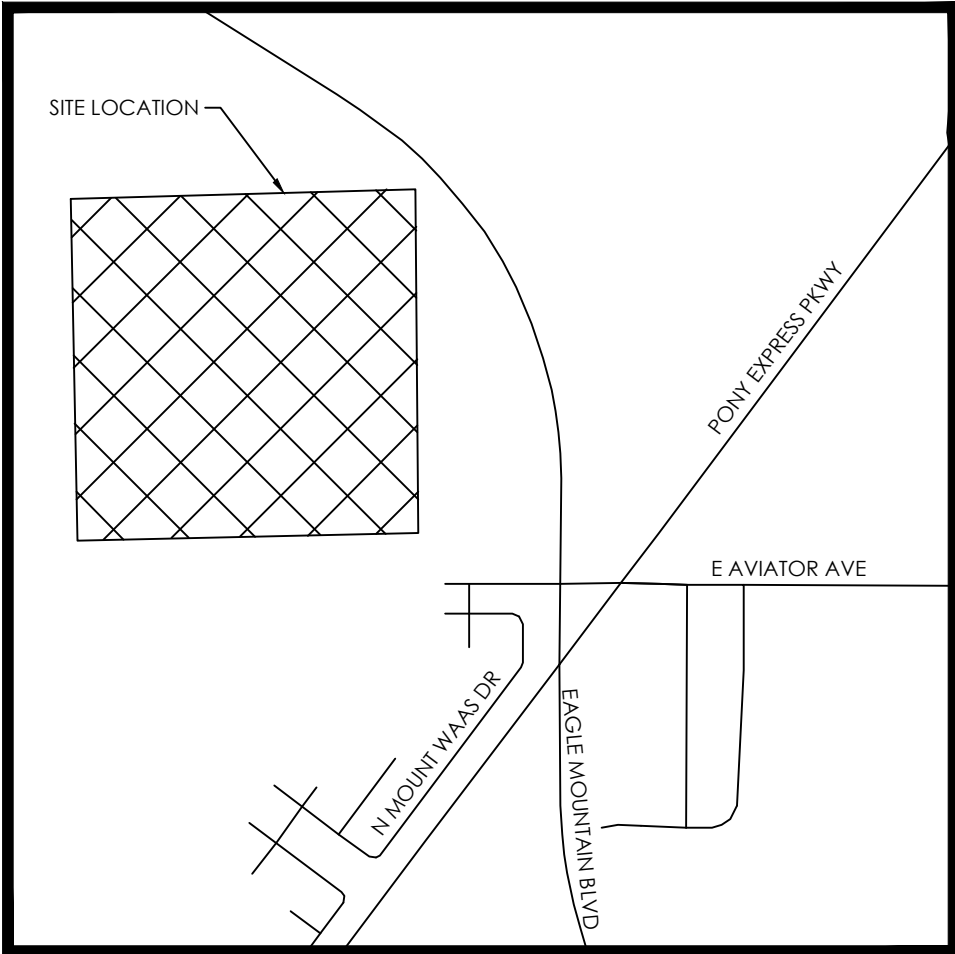
GRAPHIC SCALE



(IN FEET)
1 inch = 80 ft.

VICINITY MAP

N.T.S.



VICINITY MAP

NIS

GENERAL NOTES

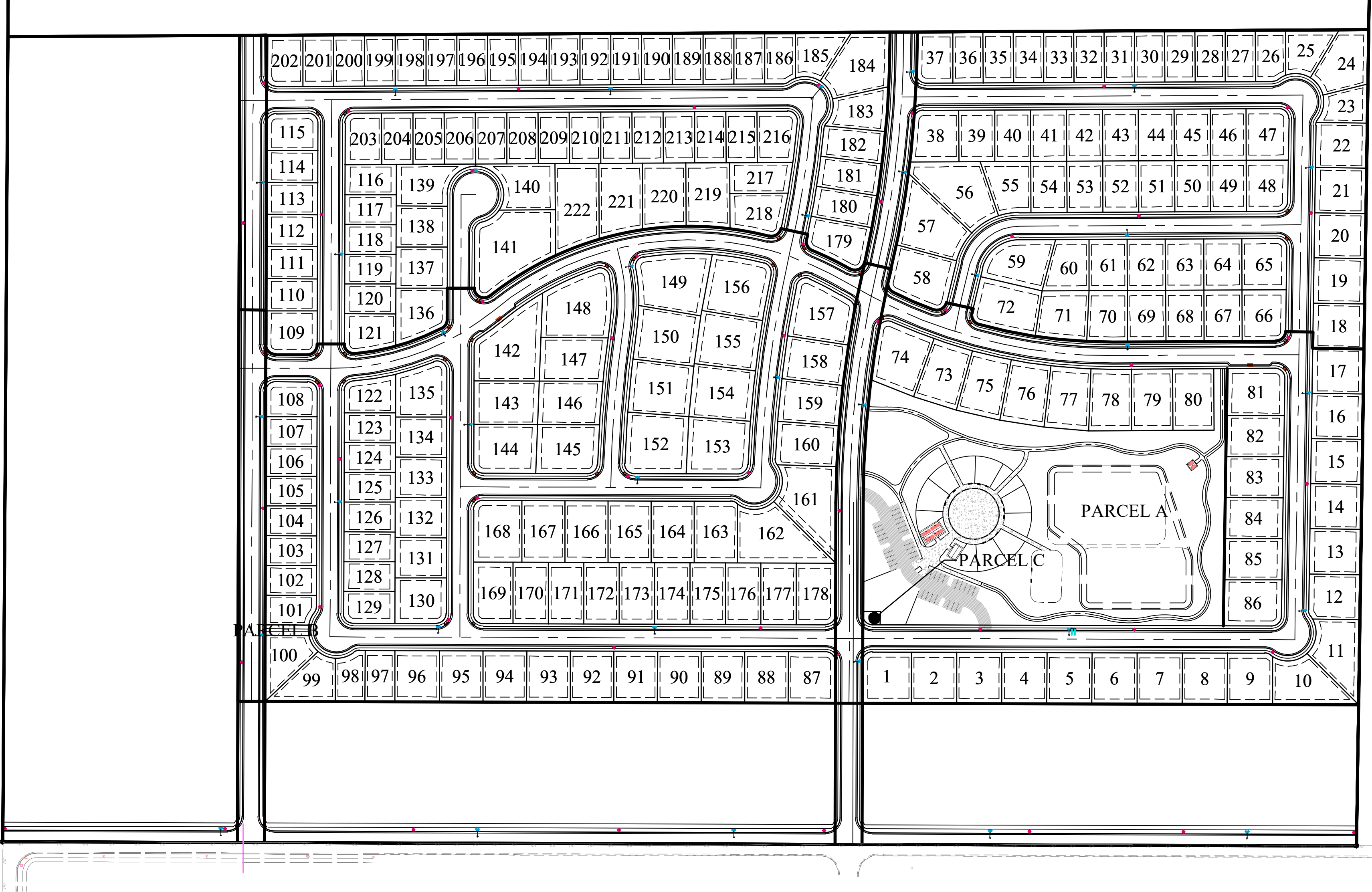
1. CONTRACTOR TO FIELD VERIFY HORIZONTAL AND VERTICAL LOCATIONS OF ALL EXISTING UTILITIES PRIOR TO COMMENCEMENT OF CONSTRUCTION, AND REPORT ANY DISCREPANCIES TO THE ENGINEER.
2. ANY AND ALL DISCREPANCIES IN THESE PLANS ARE TO BE BROUGHT TO THE ENGINEER'S ATTENTION PRIOR TO COMMENCEMENT OF CONSTRUCTION.
3. ALL CONSTRUCTION SHALL ADHERE TO EAGLE MOUNTAIN CITY STANDARD PLANS AND SPECIFICATIONS.
4. ALL UTILITIES AND ROAD IMPROVEMENTS SHOWN ON THE PLANS HEREIN SHALL BE CONSTRUCTED USING REFERENCE TO SURVEY CONSTRUCTION STAKES PLACED UNDER THE SUPERVISION OF A PROFESSIONAL LICENSED SURVEYOR WITH A CURRENT LICENSE ISSUED BY THE STATE OF UTAH. ANY IMPROVEMENTS INSTALLED BY ANY OTHER VERTICAL OR HORIZONTAL REFERENCE WILL NOT BE ACCEPTED OR CERTIFIED BY THE ENGINEER OF RECORD.
5. THIS DRAWING SET IS SCALED TO BE PRINTED ON A 24" X 36" SIZE OF PAPER (ARCH. D). IF PRINTED ON A SMALLER PAPER SIZE, THE DRAWING WILL NOT BE TO SCALE AND SHOULD NOT BE USED TO SCALE MEASUREMENTS FROM THE PAPER DRAWING. ALSO USE CAUTION, AS THERE MAY BE TEXT OR DETAIL THAT MAY BE OVERLOOKED DUE TO THE SMALL SIZE OF THE DRAWING.

NOTICE

BEFORE PROCEEDING WITH THIS WORK, THE CONTRACTOR SHALL CAREFULLY CHECK AND VERIFY ALL CONDITIONS, QUANTITIES, DIMENSIONS, AND GRADE ELEVATIONS, AND SHALL REPORT ALL DISCREPANCIES TO THE ENGINEER.

PINNACLES PLAT A

PREPARED FOR:
CENTURY COMMUNITIES
LOCATED IN:
EAGLE MOUNTAIN



SITE MAP

ENGINEER'S NOTES TO CONTRACTOR

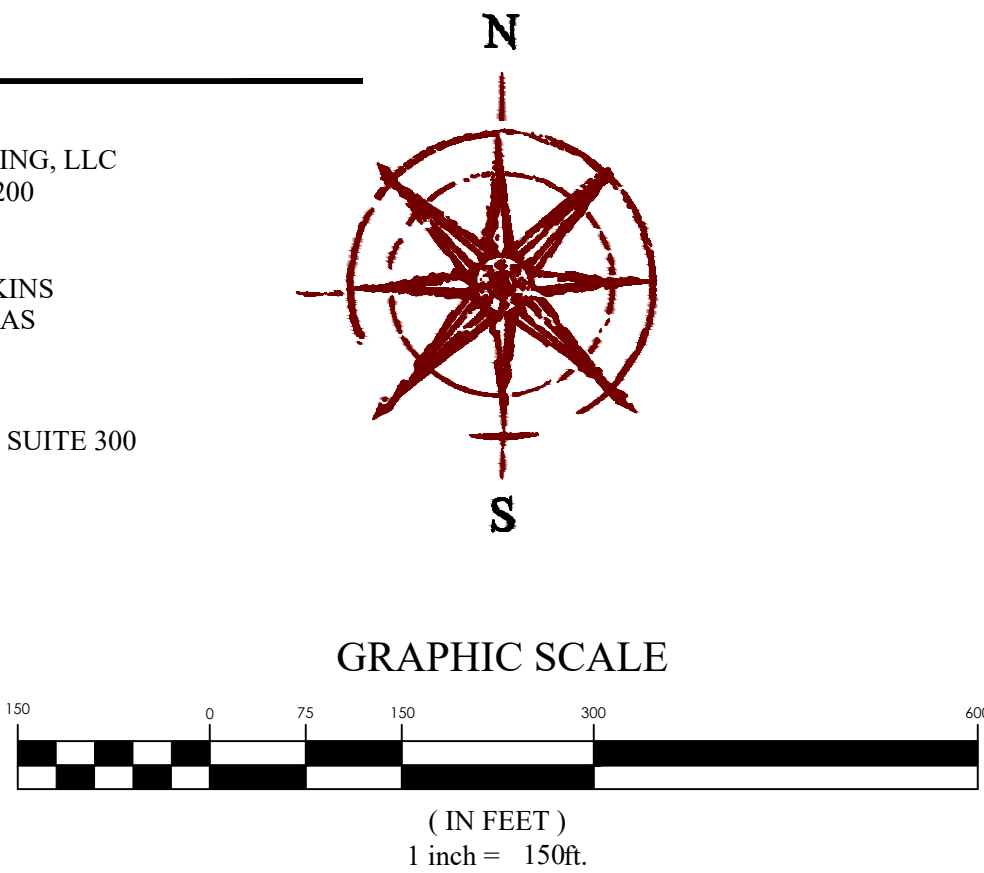
1. THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITY PIPES, CONDUITS OR STRUCTURES SHOWN ON THESE PLANS WERE OBTAINED BY A SEARCH OF THE AVAILABLE RECORDS, TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO EXISTING UTILITIES EXCEPT AS SHOWN ON THESE PLANS. THE CONTRACTOR IS REQUIRED TO TAKE DUE PRECAUTIONARY MEASURES TO PROTECT THE UTILITY LINES SHOWN ON THESE DRAWINGS. THE CONTRACTOR FURTHER ASSUMES ALL LIABILITY AND RESPONSIBILITY FOR THE UTILITY PIPES, CONDUITS OR STRUCTURES SHOWN OR NOT SHOWN ON THESE DRAWINGS, IF UTILITY LINES ARE ENCOUNTERED DURING CONSTRUCTION THAT ARE NOT IDENTIFIED BY THESE PLANS, CONTRACTOR SHALL NOTIFY ENGINEER IMMEDIATELY.
2. CONTRACTOR AGREES THAT HE SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY; THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS; AND THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD THE CITY, THE OWNER, AND THE ENGINEER HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR THE ENGINEER.
3. UNAUTHORIZED CHANGES & USES: THE ENGINEER PREPARING THESE PLANS WILL NOT BE RESPONSIBLE FOR, OR LIABLE FOR, UNAUTHORIZED CHANGES TO OR USES OF THESE PLANS. ALL CHANGES TO THE PLANS MUST BE IN WRITING AND MUST BE APPROVED BY THE PREPARER OF THESE PLANS.
4. ALL CONTOUR LINES SHOWN ON THE PLANS ARE AN INTERPRETATION BY CAD SOFTWARE OF FIELD SURVEY WORK PERFORMED BY A LICENSED SURVEYOR. DUE TO THE POTENTIAL DIFFERENCES IN INTERPRETATION OF CONTOURS BY VARIOUS TYPES OF GRADING SOFTWARE BY OTHER ENGINEERS OR CONTRACTORS, FOCUS DOES NOT GUARANTEE OR WARRANTY THE ACCURACY OF SUCH LINEWORK. FOR THIS REASON, FOCUS WILL NOT PROVIDE ANY GRADING CONTOURS IN CAD FOR ANY TYPE OF USE BY THE CONTRACTOR. SPOT ELEVATIONS AND PROFILE ELEVATIONS SHOWN IN THE DESIGN DRAWINGS GOVERN ALL DESIGN INFORMATION ILLUSTRATED ON THE APPROVED CONSTRUCTION SET. CONSTRUCTION EXPERTISE AND JUDGMENT BY THE CONTRACTOR IS ANTICIPATED BY THE ENGINEER TO COMPLETE BUILD-OUT OF THE INTENDED IMPROVEMENTS.

Sheet List Table	
Sheet Number	Sheet Title
C1	COVER SHEET
C2	PRELIMINARY PLAT
C2.1	PRELIMINARY PLAT
C2.2	PRELIMINARY PLAT
C3	PHASING PLAN
C3.1	SITE PLAN
C3.2	SITE PLAN
C4	OVERALL GRADING & DRAINAGE PLAN
C4.1	GRADING & DRAINAGE PLAN
C4.2	GRADING & DRAINAGE PLAN
C4.3	GRADING & DRAINAGE PLAN
C4.4	GRADING & DRAINAGE PLAN
C4.5	GRADING & DRAINAGE PLAN
C4.6	GRADING & DRAINAGE PLAN
C5	UTILITY PLAN
C5.1	UTILITY PLAN
C5.2	UTILITY PLAN
C5.3	UTILITY PLAN
C5.4	UTILITY PLAN
C5.5	UTILITY PLAN
C6	EROSION CONTROL PLAN
L1.0	OVERALL LANDSCAPE PLAN
L1.1	LANDSCAPE PLAN
L1.2	LANDSCAPE PLAN
L1.3	LANDSCAPE DETAILS
L1.4	LANDSCAPE DETAILS
L1.5	LANDSCAPE DETAILS

CONTACTS

ENGINEER & SURVEYOR
FOCUS ENGINEERING & SURVEYING, LLC
6949 S. HIGH TECH DRIVE SUITE 200
MIDVALE, UTAH 84047
(801) 352-0075
PROJECT MANAGER: RYAN HOPKINS
SURVEY MANAGER: BRETT DUMAS

OWNER/DEVELOPER
CENTURY COMMUNITIES
10644 SOUTH JORDAN GATEWAY SUITE 300
SOUTH JORDAN, UTAH 84095
(385)345-4987
CONTACT: ANDREW BURBIDGE

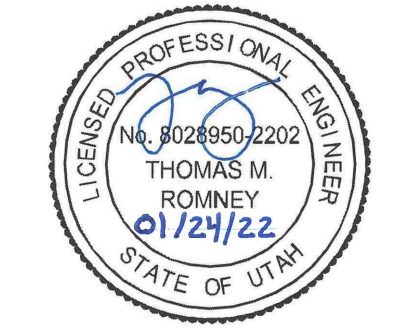
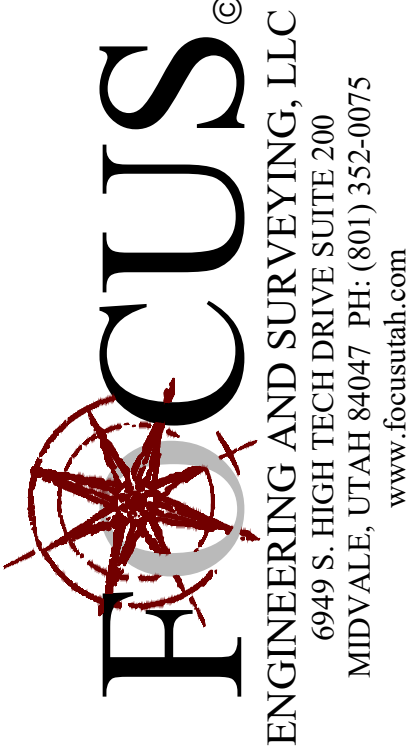


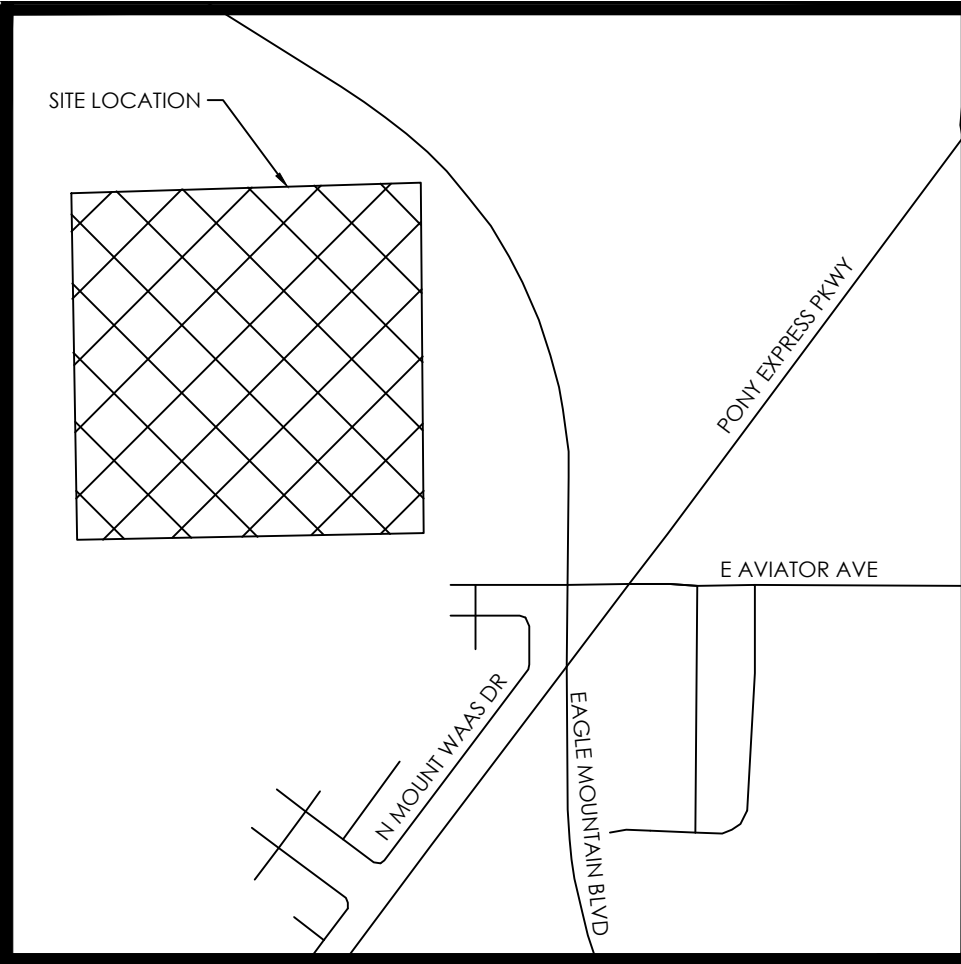
PINNACLES PLAT A
EAGLE MOUNTAIN
COVER SHEET

REVISION BLOCK	
#	DESCRIPTION
1	
2	
3	
4	
5	
6	

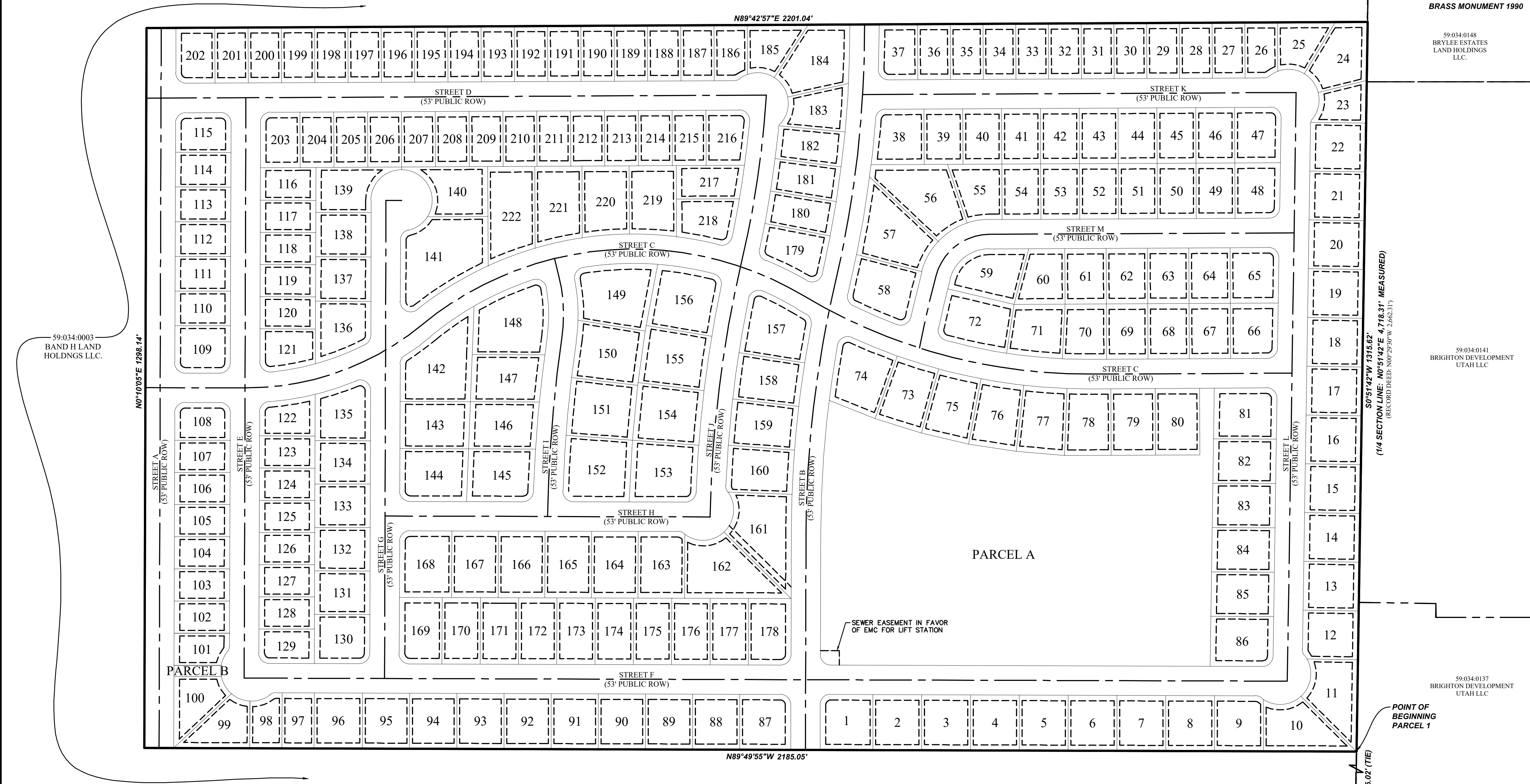
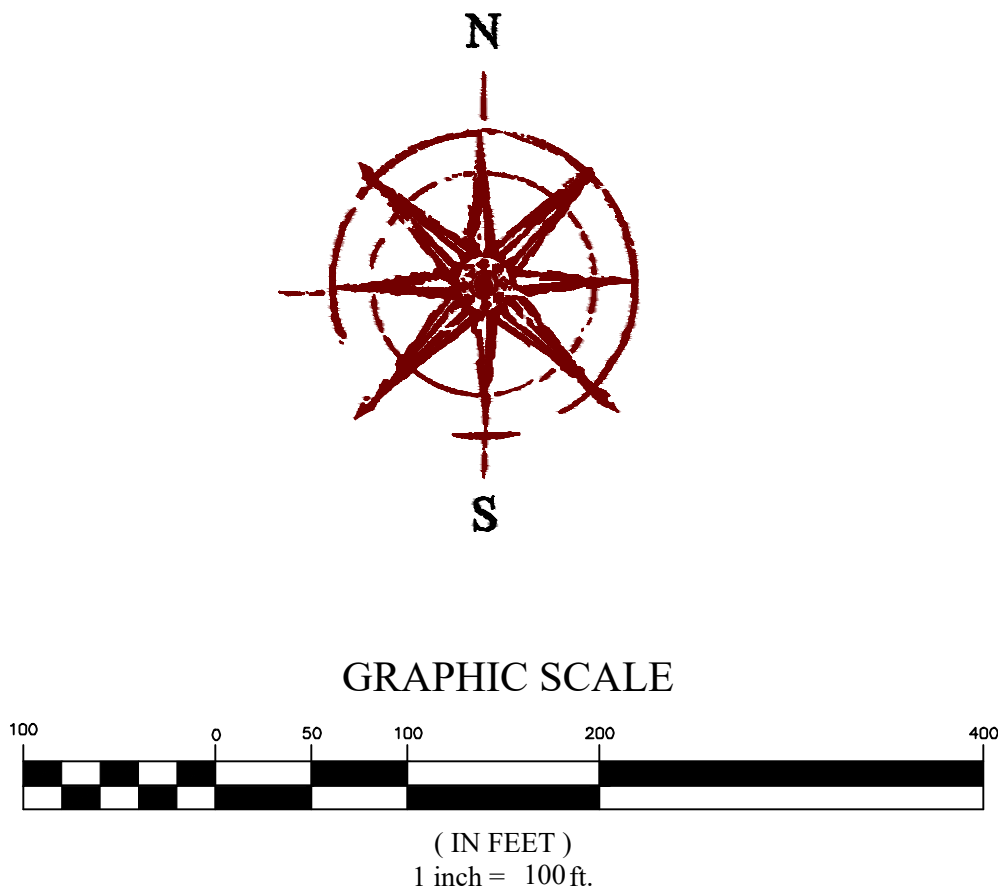
COVER SHEET

Scale: 1"=150'
Date: 01/14/2022
Sheet: C1
Drawn: MC
Job #: 21-0316





VICINITY MAP
N.T.S



OVERALL SITE TABULATIONS

• TOTAL # OF LOTS:	222 LOTS
• TOTAL ACREAGE:	65.79 ACRES
• TOTAL ACREAGE IN LOTS:	42.26 ACRES
• TOTAL OPEN SPACE:	6.61 ACRES OR 287,060 SQFT.
• TOTAL AREA IN ROW	17.5 ACRES
• TOTAL ASPHALT AREA	9.75 ACRES
• AVERAGE LOT SIZE:	0.19 ACRES OR 8,252.97 SQFT.
• LARGEST LOT SIZE:	0.46 ACRES OR 20,097.24 SQFT
• SMALLEST LOT SIZE:	0.12 ACRES OR 5,356.00 SQFT
• OVERALL DENSITY:	3.37 LOTS/ACRE

ZONE R2 SITE TABULATIONS

• TOTAL # OF LOTS:	47 LOTS
• TOTAL ACREAGE IN LOTS:	12.33 ACRES
• AVERAGE LOT SIZE:	0.26 ACRES OR 11,430 SQFT.
• LARGEST LOT SIZE:	0.46 ACRES OR 20,097 SQFT
• SMALLEST LOT SIZE:	0.21 ACRES OR 9,041 SQFT
• OVERALL DENSITY:	3.81 LOTS/ACRE

ZONE R3 SITE TABULATIONS

• TOTAL # OF LOTS:	87 LOTS
• TOTAL ACREAGE IN LOTS:	16.99 ACRES
• AVERAGE LOT SIZE:	0.20 ACRES OR 8,506 SQFT.
• LARGEST LOT SIZE:	0.33 ACRES OR 14,286 SQFT
• SMALLEST LOT SIZE:	0.16 ACRES OR 7,000 SQFT
• OVERALL DENSITY:	5.12 LOTS/ACRE

ZONE RC SITE TABULATIONS

• TOTAL # OF LOTS:	88 LOTS
• TOTAL ACREAGE IN LOTS:	12.94 ACRES
• AVERAGE LOT SIZE:	0.15 ACRES OR 6,406 SQFT.
• LARGEST LOT SIZE:	0.30 ACRES OR 12,834 SQFT
• SMALLEST LOT SIZE:	0.12 ACRES OR 5,356 SQFT
• OVERALL DENSITY:	6.80 LOTS/ACRE

SOUTHWEST CORNER OF
SECTION 2, T6S, R2W, SLB&M
FOUND 3" STANDARD FLAT
BRASS MONUMENT 1958

BASIS OF BEARING: S89°49'57"E 2,638.98' (MEASURED)
(RECORD PER DEPENDENT RESURVEY: S89°50'15"E 2,638.95')
(RECORD PER BRANDON PARK PHASE 6 PLAT: S89°49'57"E 2,638.89')
(RECORD DEED: N88°49'00"E 2,638.88')

OWNER/DEVELOPER
CENTURY COMMUNITIES
10644 SOUTH JORDAN GATEWAY SUITE 300
SOUTH JORDAN, UTAH 84095
(385)345-4987
CONTACT: ANDREW BURBIDGE

SURVEYOR'S CERTIFICATE

I, Evan J. Wood, do hereby certify that I am a Professional Land Surveyor, and that I hold Certificate No. 183395 in accordance with Title 58, Chapter 22 of Utah State Code. I further certify by authority of the owners(s) that I have completed a Survey of the property described on this Plat in accordance with Section 17-23-17 of said Code, have verified all measurements, and have subdivided said tract of land into lots, a parcel, streets, and easements, to be hereafter known as CENTURY PINNACLES, and the same has, or will be correctly surveyed and monumented on the ground as shown on this Plat, and that this Plat is true and correct.

FOR REVIEW ONLY

EVAN J. WOOD
PROFESSIONAL LAND SURVEYOR
CERTIFICATE NO. 183395

DATE

BOUNDARY DESCRIPTION

Beginning at a point located along the Quarter Section Line North 00°51'42" East 275.02 feet from the South 1/4 Corner of Section 2, Township 6 South, Range 2 West, Salt Lake Base and Meridian; thence North 89°49'55" West 2,185.05 feet; thence North 00°10'05" East 1,298.14 feet; thence North 89°42'57" East 2,201.04 feet to the Quarter Section Line; thence along the Quarter Section Line South 00°51'42" West 1,315.62 feet to the point of beginning.

OWNER'S DEDICATION

WE, THE UNDERSIGNED OWNERS OF ALL THE REAL PROPERTY DEPICTED ON THIS PLAT AND DESCRIBED IN THE SURVEYOR'S CERTIFICATE ON THIS PLAT, HAVE CAUSED THE LAND DESCRIBED ON THIS PLAT TO BE DIVIDED INTO LOTS, STREETS, PARKS, OPEN SPACES, EASEMENTS AND OTHER PUBLIC USES AS DESIGNATED ON THE PLAT AND NOW DO HEREBY DEDICATE UNDER THE PROVISIONS OF 10-9A-607, UTAH CODE, WITHOUT CONDITION, RESTRICTION OR RESERVATION TO EAGLE MOUNTAIN CITY, UTAH, ALL STREETS, WATER, SEWER AND OTHER UTILITY EASEMENTS AND IMPROVEMENTS, OPEN SPACES SHOWN AS PUBLIC OPEN SPACES, PARKS AND ALL OTHER PLACES OF PUBLIC USE AND ENJOYMENT TO EAGLE MOUNTAIN CITY, UTAH TOGETHER WITH ALL IMPROVEMENTS REQUIRED BY THE DEVELOPMENT AGREEMENT BETWEEN THE UNDERSIGNED AND EAGLE MOUNTAIN CITY FOR THE BENEFIT OF THE CITY AND THE INHABITANTS THEREOF.

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

LIMITED LIABILITY ACKNOWLEDGMENT

STATE OF UTAH
S.S.
COUNTY OF _____
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/SHE IS THE _____ OF _____ L.L.C., A UTAH L.L.C. AND THAT HE/SHE SIGNED THE OWNER'S 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 _____ COUNTY
MY COMMISSION No. _____	PRINTED FULL NAME OF NOTARY _____

ACCEPTANCE BY LEGISLATIVE BODY

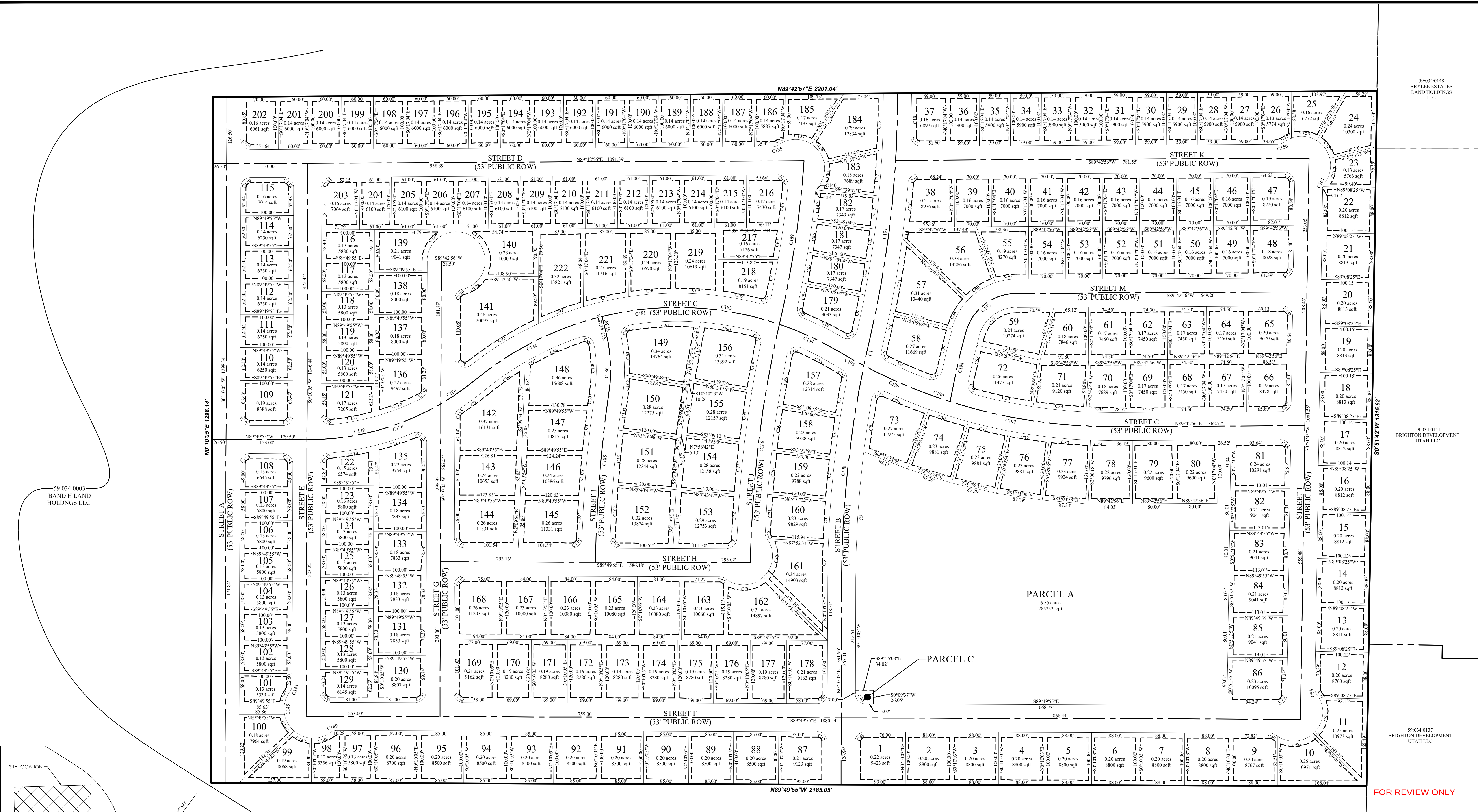
THE CITY COUNCIL OF EAGLE MOUNTAIN CITY, COUNTY OF UTAH, APPROVES THIS SUBDIVISION AND HEREBY ACCEPTS THE DEDICATION OF ALL STREETS, EASEMENTS, AND OTHER PARCELS OF LAND INTENDED FOR PUBLIC PURPOSES FOR THE PERPETUAL USE OF THE PUBLIC THIS ____ DAY OF _____, 20____.

APPROVED BY MAYOR _____	APPROVED BY CITY ATTORNEY _____
APPROVED BY CITY ENGINEER _____ (SEE SEAL BELOW)	ATTEST BY CITY RECORDER _____ (SEE SEAL BELOW)

PRELIMINARY PLAT
CENTURY PINNACLES
PLAT A

LOCATED IN THE SOUTHWEST 1/4 OF SECTION 2, T6S, R2W,
SALT LAKE BASE & MERIDIAN
EAGLE MOUNTAIN CITY, UTAH COUNTY, UTAH

SURVEYOR'S SEAL	NOTARY PUBLIC SEAL	CITY-COUNTY ENGINEER SEAL	COUNTY RECORDER SEAL



VICINITY MAP

GRAPHIC SCALE

(IN FEET)

1 inch = 80 ft.

PRELIMINARY PLAT

PINNACLES PLAT A

SUBDIVISION

LOCATED IN THE SOUTHWEST 1/4 OF SECTION 2, T6S, R2W,
SALT LAKE BASE & MERIDIAN
EAGLE MOUNTAIN CITY, UTAH COUNTY, UTAH

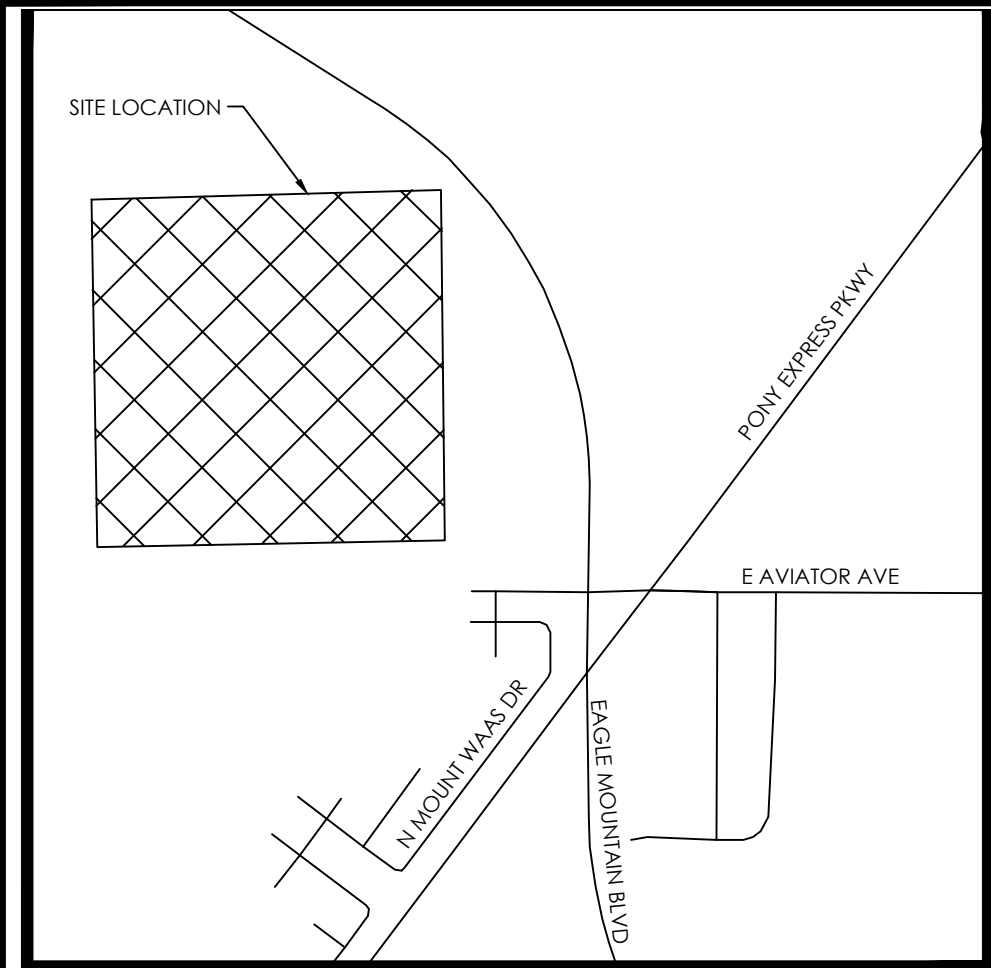
SURVEYOR'S SEAL	NOTARY PUBLIC SEAL	CITY-COUNTY ENGINEER SEAL	COUNTY RECORDER SEAL

FOR REVIEW ONLY

59-034-0148
BRYLEE ESTATES
LAND HOLDINGS
LLC.

59-034-0141
BRIGHTON DEVELOPMENT
UTAH LLC

59-034-0137
BRIGHTON DEVELOPMENT
UTAH LLC

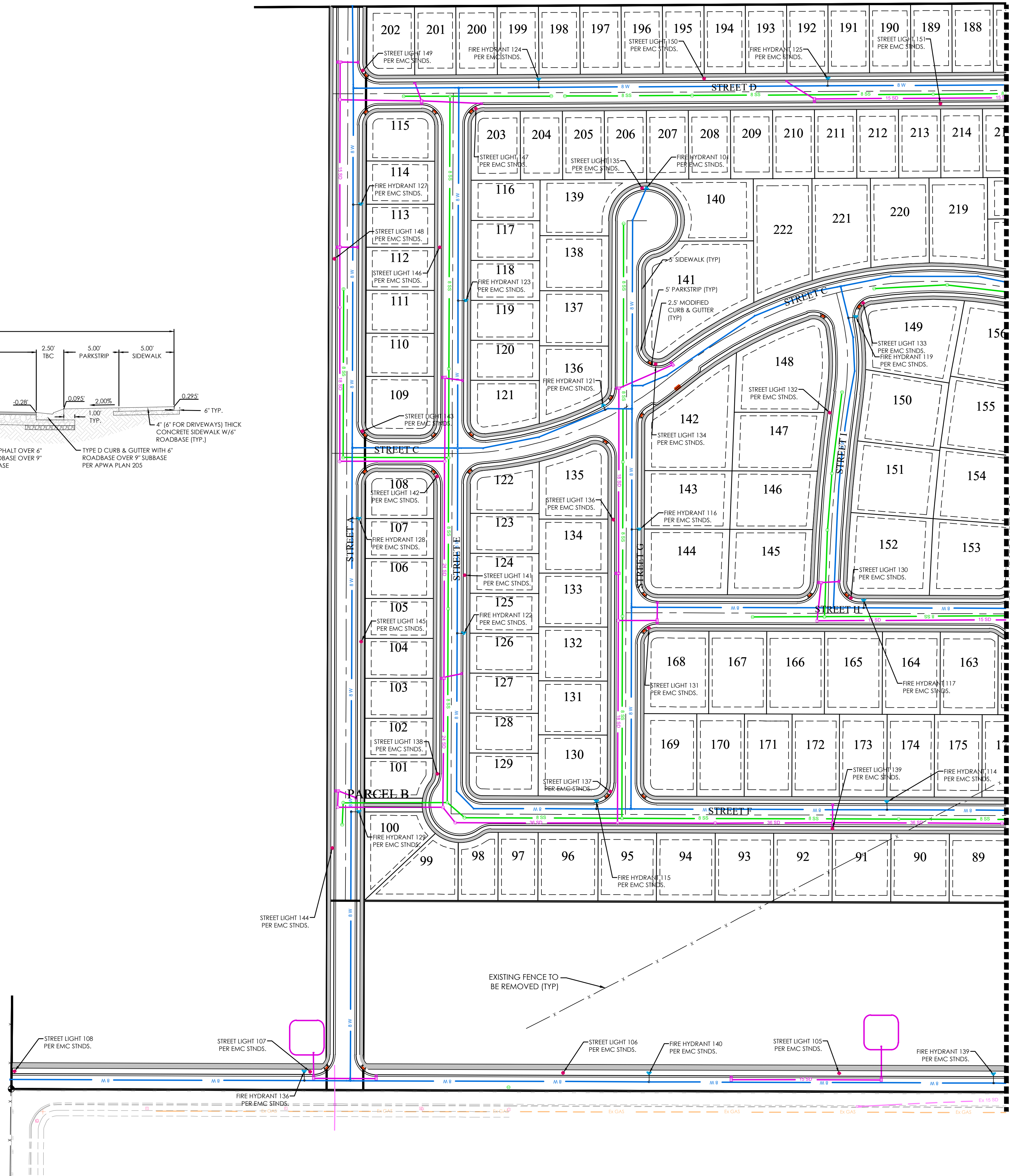
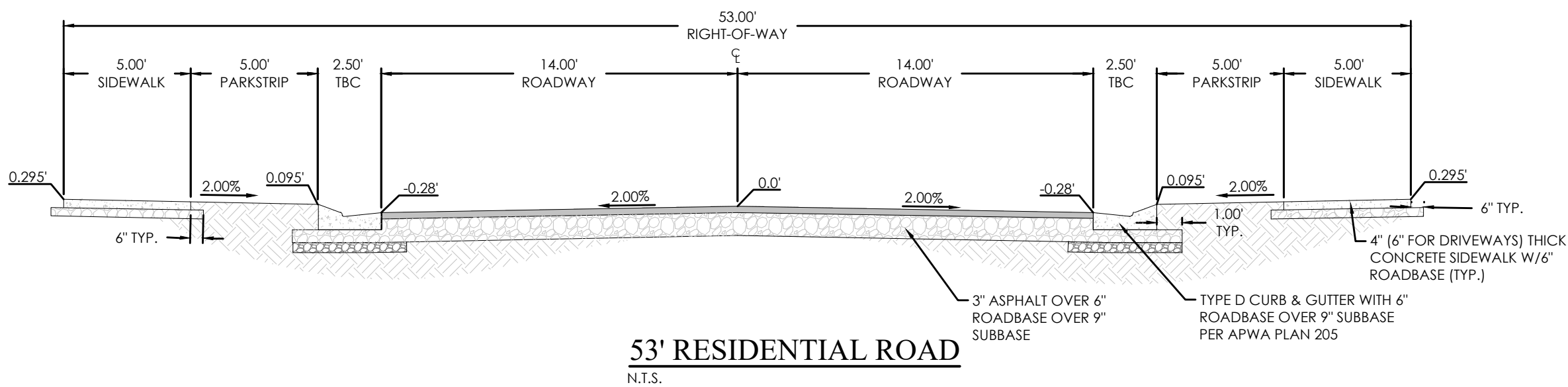
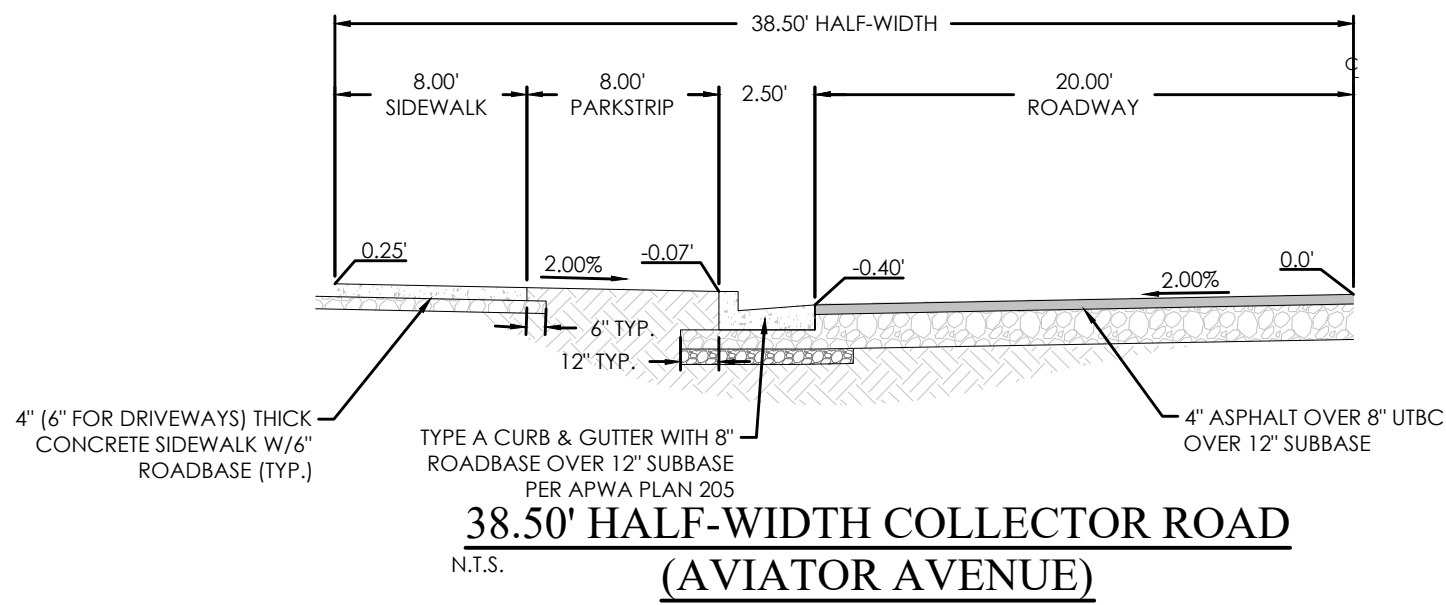


VICINITY MAP
N.T.S.

Curve Table					
CURVE	RADIUS	DELTA	LENGTH	CHORD DIRECTION	CHORD LENGTH
C1	2000.00	1°26'08"	50.11	S12°28'06"W	50.11
C2	1973.50	6°57'10"	239.48	S03°38'38"W	239.34
C3	2026.50	1°57'26"	69.22	N01°08'46"E	69.22
C4	2026.50	2°15'10"	79.68	N03°15'03"E	79.67
C5	2026.50	2°14'23"	79.22	N05°29'50"E	79.21
C6	2026.50	2°14'23"	79.22	N07°44'13"E	79.21
C7	2026.50	1°56'53"	68.91	N09°49'51"E	68.90
C8	1973.50	2°54'18"	100.06	S08°34'22"W	100.05
C9	1973.50	2°01'18"	69.63	N11°51'35"E	69.63
C10	2026.50	1°40'06"	59.01	S12°21'07"W	59.01
C11	2026.50	4°00'30"	141.78	S09°30'49"W	141.75
C12	1973.50	1°50'00"	63.15	N09°55'56"E	63.14
C13	1973.50	1°50'00"	63.15	N08°05'56"E	63.14
C14	2026.50	0°37'19"	22.00	S07°11'54"W	22.00
C15	1973.50	1°50'03"	63.18	N06°15'55"E	63.18
C16	2026.50	2°20'54"	83.06	S05°42'48"W	83.05
C17	1973.50	2°32'27"	87.51	N04°04'40"E	87.51
C18	1973.50	3°05'31"	106.49	N01°15'41"E	106.48
C19	2026.50	2°16'10"	80.27	S00°51'01"W	80.26
C20	19.00	85°10'35"	28.25	S47°07'38"W	25.72
C21	19.00	92°16'10"	30.60	S44°08'59"E	27.40
C22	19.00	77°02'16"	25.55	S25°44'52"E	23.67
C23	19.00	107°01'53"	35.49	N66°23'10"E	30.55
C24	19.00	71°08'08"	23.59	N24°45'46"W	22.10
C25	19.00	104°26'13"	34.63	S62°14'38"W	30.03
C26	1026.50	4°54'14"	87.86	N67°59'22"W	87.83
C27	973.50	5°00'38"	85.14	S66°46'19"E	85.11
C28	573.50	6°44'10"	67.42	N62°34'13"W	67.39
C29	626.50	7°29'35"	81.93	S63°50'41"E	81.87
C30	1026.50	4°21'48"	78.17	N72°37'24"W	78.15
C31	1026.50	4°21'48"	78.17	N76°59'12"W	78.15
C32	1026.50	4°21'48"	78.17	N81°21'00"W	78.15
C33	1026.50	4°21'48"	78.17	N85°42'48"W	78.15
C34	973.50	5°57'02"	101.10	S84°18'46"E	101.06
C35	973.50	6°34'02"	111.58	S78°03'14"E	111.52
C36	19.00	86°47'14"	28.78	S31°22'35"E	26.11
C37	73.50	74°49'04"	95.98	S52°18'24"W	89.30
C38	126.50	28°21'01"	62.59	N29°04'23"E	61.96
C39	1853.50	2°35'24"	83.79	N13°36'10"E	83.78
C40	126.50	28°07'26"	62.09	N57°18'36"E	61.47
C41	126.50	18°20'37"	40.50	N80°32'38"E	40.33
C42	19.00	98°24'54"	32.64	N61°30'55"E	28.77
C43	973.50	2°59'48"	50.91	S88°47'10"E	50.91
C44	1026.50	2°23'22"	42.81	N89°05'23"W	42.81
C45	19.00	89°59'58"	29.84	S44°49'56"E	26.87
C46	19.00	90°00'02"	29.85	N45°10'04"E	26.87
C47	19.00	89°59'58"	29.84	N44°49'56"W	26.87
C48	19.00	90°00'02"	29.85	S45°10'04"W	26.87
C49	19.00	37°35'44"	12.47	N71°02'03"W	12.24
C50	55.00	76°03'01"	73.00	S85°09'26"W	67.76
C51	55.00	76°18'46"	73.25	S08°58'32"W	67.96
C52	55.00	76°18'46"	73.25	S08°58'32"W	67.96
C53	55.00	7°33'18"	7.25	S32°57'29"E	7.25
C54	19.00	37°35'44"	12.47	S17°56'16"E	12.24
C55	19.00	89°18'30"	29.62	N45°30'50"E	26.71
C56	19.00	91°08'39"	30.22	N44°42'44"W	27.14
C57	19.00	88°51'21"	29.47	N45°17'16"E	26.60
C58	1800.50	2°19'03"	72.83	S13°10'34"W	72.82
C59	626.50	7°10'04"	78.38	S79°18'26"E	78.33
C60	573.50	10°11'56"	102.08	N80°32'10"W	101.95

Curve Table					
CURVE	RADIUS	DELTA	LENGTH	CHORD DIRECTION	CHORD LENGTH
C61	573.50	13°24'27"	134.20	S87°39'39"W	133.90
C62	19.00	92°03'23"	30.53	S34°55'44"W	27.35
C63	326.50	12°45'41"	72.72	S04°43'08"E	72.57
C64	2199.50	2°23'27"	91.78	N10°37'07"E	91.78
C65	2146.50	2°38'05"	98.70	S10°10'27"W	98.69
C66	19.00	102°34'13"	34.01	S62°46'36"W	29.65
C67	19.00	87°15'03"	28.93	N31°48'41"W	26.22
C68	2199.50	2°34'36"	98.91	N08°08'06"E	98.90
C69	2146.50	2°14'23"	83.91	S07°44'13"W	83.90
C70	2146.50	2°14'23"	83.91	S05°29'50"W	83.90
C71	2199.50	2°34'36"	98.91	N05°33'30"E	98.90
C72	2199.50	2°12'15"	84.62	N03°10'05"E	84.61
C73	2146.50	1°56'15"	72.59	S03°24'31"W	72.58
C74	19.00	38°20'07"	12.71	S16°43'40"E	12.48
C75	55.00	82°42'40"	79.40	S05°27'37"W	72.68
C76	55.00	80°01'40"	76.82	S86°49'47"W	70.73
C77	19.00	42°03'19"	13.95	N68°48'15"W	13.64
C78	19.00	88°06'08"	29.22	N46°07'01"E	26.42
C79	19.00	92°18'38"	30.61	N58°07'18"E	27.41
C80	19.00	79°52'07"	26.49	S27°39'25"E	24.39
C81	1800.50	2°14'22"	70.38	N10°50'47"E	70.37
C82	1853.50	1°25'43"	46.21	S11°33'47"W	46.21
C83	1853.50	1°50'00"	59.31	S09°55'56"W	59.30
C84	1800.50	1°50'00"	60.76	N08°45'36"E	60.76
C85	1853.50	1°50'00"	59.31	S08°05'56"W	59.30
C86	1800.50	2°32'14"	79.73	N06°31'29"E	79.73
C89	626.50	7°47'39"	85.22	S86°47'17"E	85.16
C90	626.50	7°48'06"	85.31	N85°24'51"E	85.24
C91	626.50	7°57'33"	87.03	N77°32'02"E	86.96
C92	626.50	8°17'46"	90.71	N69°24'23"E	90.63
C93	626.50	13°42'06"	149.82	N58°24'27"E	149.46
C94	19.00	128°36'42"	42.65	S08°08'15"E	34.24
C95	526.50	6°26'05"	59.13	S53°46'31"W	59.10
C96	573.50	9°20'52"	93.57	S55°13'55"W	93.46
C97	573.50	11°37'25"	116.35	S65°43'04"W	116.15
C98	573.50	11°37'25"	116.35	S65°43'04"W	116.15
C99	19.00	98°19'20"	32.60	N59°18'33"W	28.75
C100	273.50	18°26'03"	88.00	N00°55'52"W	87.62
C101	2492.50	0°45'14"	32.80	N07°54'33"E	32.80
C102	326.50	6°37'27"	37.75	S04°58'26"W	37.73
C103	2439.50	1°33'58"	66.68	S07°30'11"W	66.68
C104	2492.50	1°57'58"	85.53	N06°32'56"E	85.53
C105	2439.50	2°26'59"	104.31	S05°29'42"W	104.30
C106	2492.50	1°57'35"	85.26	N04°35'10"E	85.25
C107	2492.50	1°45'42"	76.64	N02°43'31"E	76.63
C108	2439.50	2°21'46"	100.60	S03°05'20"W	100.59
C109	19.00	91°44'32"	30.42	S43°57'44"E	27.27
C110	19.00	88°19'25"	29.29	N46°00'23"E	26.47
C111	19.00	90°00'00"	29.85	S44°49'55"E	26.87
C112	19.00	90°00'00"	29.85	S45°10'05"W	26.87
C113	19.00	56°49'28"	18.84	S28°34'50"W	18.08
C114	19.00	112°21'27"	37.26	N56°00'38"W	31.57
C115	526.50	8°27'19"	77.70	S72°02'18"W	77.63
C116	473.50	11°40'09"	96.44	N68°50'18"E	96.27
C117	473.50	9°44'59"	80.57	N79°32'52"E	80.48
C118	526.50	9°07'04"	83.78	S80°49'29"W	83.70
C119	19.00	85°12'55"	28.26	S42°46'33"W	25.73
C120	19.00	95°44'44"	31.75	S47°42'17"E	28.18
C121	19.00	90°00'00"	29.85	N45°10'05"E	26.87
C122	19.00	90°00'00"	29.85	S44°49'55"E	26.87

Curve Table					
CURVE	RADIUS	DELTA	LENGTH	CHORD DIRECTION	CHORD LENGTH
C123	19.00	90°00'00"	29.85	S45°10'05"W	26.87
C124	19.00	90°00'00"	29.85	N44°49'55"W	26.87
C125	19.00	62°50'08"	20.84	N31°35'09"E	19.81
C126	55.00	90°16'15"	86.65	N44°51'03"E	77.97
C127	55.00	122°47'06"	117.87	S28°37'16"E	96.57
C128	55.00	44°06'54"	42.35	S54°49'44"W	41.31
C129	19.00	76°43'05"	25.44	S38°31'38"W	23.58
C130	19.00	89°32'51"	29.70	S44°56'31"W	26.76
C131	19.00	90°27'09"	30.00	S45°03'29"E	26.98
C132	19.00	90°27'09"	30.00	N45°03'29"W	26.98
C133	19.00	89°32'51"	29.70	S44°56'31"W	26.76
C134	19.00	95°32'25"	31.68	N42°30'51"W	28.14
C135	19.00	35°15'59"	11.69	N72°04'56"E	11.51
C136	55.00	16°00'24"	15.37	N62°27'09"E	15.32
C137	55.00	52°11'23"	50.10	S83°26'58"E	48.38
C138	55.00	45°00'50"	43.21	S34°50'52"E	42.11
C139	55.00	52°53'34"	50.77	S14°06'20"W	48.99
C140	19.00	16°36'59"	5.51	S32°14'37"W	5.49
C141	19.00	18°24'08"	6.10	S14°44'04"W	6.08
C142	1853.50	1°38'56"	53.34	S06°21'28"W	53.34
C143	19.00	37°20'57"	12.39	N18°50'34"E	12.17
C144	55.00	27°30'58"	26.41	N23°45'33"E	26.16
C145	55.00	20°57'10"	20.11	S00°28'31"E	20.00
C146	55.00	37°58'02"	36.45	N29°56'07"W	35.78
C147	55.00	37°58'02"	36.45	N67°54'08"W	35.78
C148	55.00	40°17'42"	38.68	S72°58'00"W	37.89
C149	19.00	37°20'57"	12.39	S71°29'37"W	12.17
C150	19.00	90°00'00"	29.85	S44°49'55"E	26.87
C151	19.00	90°00'00"	29.85	N45°10'05"E	26.87
C152	19.00	90°00'00"	29.85	S44°49'55"E	26.87
C153	19.00	91°08'39"	30.22	N44°42'44"W	27.14
C154	19.00	88°51'21"	29.47	N45°17'16"E	26.60
C155	19.00	91°08'39"	30.22	N44°42'44"W	27.14
C156	19.00	36°56'06"	12.25	N71°14'53"E	12.04
C157	55.00	16°35'30"	15.93	N61°04'35"E	15.87
C158	55.00	51°32'09"	49.47	S84°51'36"E	47.82
C159	55.00	45°00'44"	43.21	S36°35'09"E	42.11
C160	55.00	51°52'29"	49.80	S11°51'27"W	48.11
C161	19.00	20°40'52"	6.86	S27°27'15"W	6.82
C162	19.00	16°15'14"	5.39	S08°59'12"W	5.37
C178	500.00	39°36'36"	345.66	N70°21'47"E	338.82
C179	500.00	30°23'52"	265.27	N74°58'09"E	262.17
C180	500.00	9°12'44"	80.39	N55°09'51"E	80.31
C181	600.00	70°14'23"	735.55	S85°40'40"W	690.35
C182	600.00	25°43'46"	269.44	S63°25'22"W	267.18
C183	600.00	32°28'00"	339.99	N87°28'45"W	335.46
C184	600.00	12°02'37"	126.12	N65°13'27"W	125.89
C185	2466.00	7°28'05"	321.42	S04°33'07"W	321.20
C186	300.00	21°59'55"	115.18	N02°42'48"W	114.48
C188	2173.00	12°16'50"	465.75	S07°02'45"W	464.86
C189	1827.00	9°30'01"	302.94	N08°26'10"E	302.59
C190	1000.00	31°04'56"	542.49	S74°44'36"E	535.86
C191	2000.00	13°28'14"	470.21	N06°27'03"E	469.13
C193	100.00	74°49'04"	130.58	S52°18'24"W	121.50
C194	1827.00	4°138.00	124.00	S12°47'48"W	133.97
C195	1000.00	2°59'56"	52.34	S60°42'06"E	52.34
C196	1000.00	10°07'42"	176.77	S67°15'56"E	176.54
C197	1000.00	17°57'17"	313.37	N81°18'25"E	312.09
C198	2000.00	11°34'59"	403.33	S05°57'33"W	403.64



LEGEND	
BOUNDARY	BOUNDARY
ROW	ROW
LOT LINE	LOT LINE
EASEMENT	EASEMENT
15" STORM DRAIN	15" STORM DRAIN
8" SANITARY SEWER	8" SANITARY SEWER
8" CULINARY WATER	8" CULINARY WATER
8" SECONDARY WATER	8" SECONDARY WATER
CONTOUR MAJOR	CONTOUR MAJOR
CONTOUR MINOR	CONTOUR MINOR
EXIST. STORM DRAIN	EXIST. STORM DRAIN
EXIST. SANITARY SEWER	EXIST. SANITARY SEWER
EXIST. CULINARY WATER	EXIST. CULINARY WATER
EXIST. FENCE	EXIST. FENCE
EXIST. CONTOUR MAJOR	EXIST. CONTOUR MAJOR
EXIST. CONTOUR MINOR	EXIST. CONTOUR MINOR
SIGN	SIGN
STREET LIGHT	STREET LIGHT
SD MH, INLET, AND COMBO	SD MH, INLET, AND COMBO
SEWER MANHOLE	SEWER MANHOLE
CULINARY VALVE, TEE & BEND	CULINARY VALVE, TEE & BEND
SECONDARY VALVE, TEE & BEND	SECONDARY VALVE, TEE & BEND
WATER BLOW-OFF	WATER BLOW-OFF
FIRE HYDRANT	FIRE HYDRANT
STREET MONUMENT (TO BE SET)	STREET MONUMENT (TO BE SET)
EXIST. STREET MONUMENT	EXIST. STREET MONUMENT
EXIST. SD INLET & MH	EXIST. SD INLET & MH
EXIST. SEWER MH	EXIST. SEWER MH
EXIST. VALVE, TEE, & BEND	EXIST. VALVE, TEE, & BEND
EXIST. FIRE HYDRANT	EXIST. FIRE HYDRANT
SPOT ELEVATION	SPOT ELEVATION



GRAPHIC SCALE



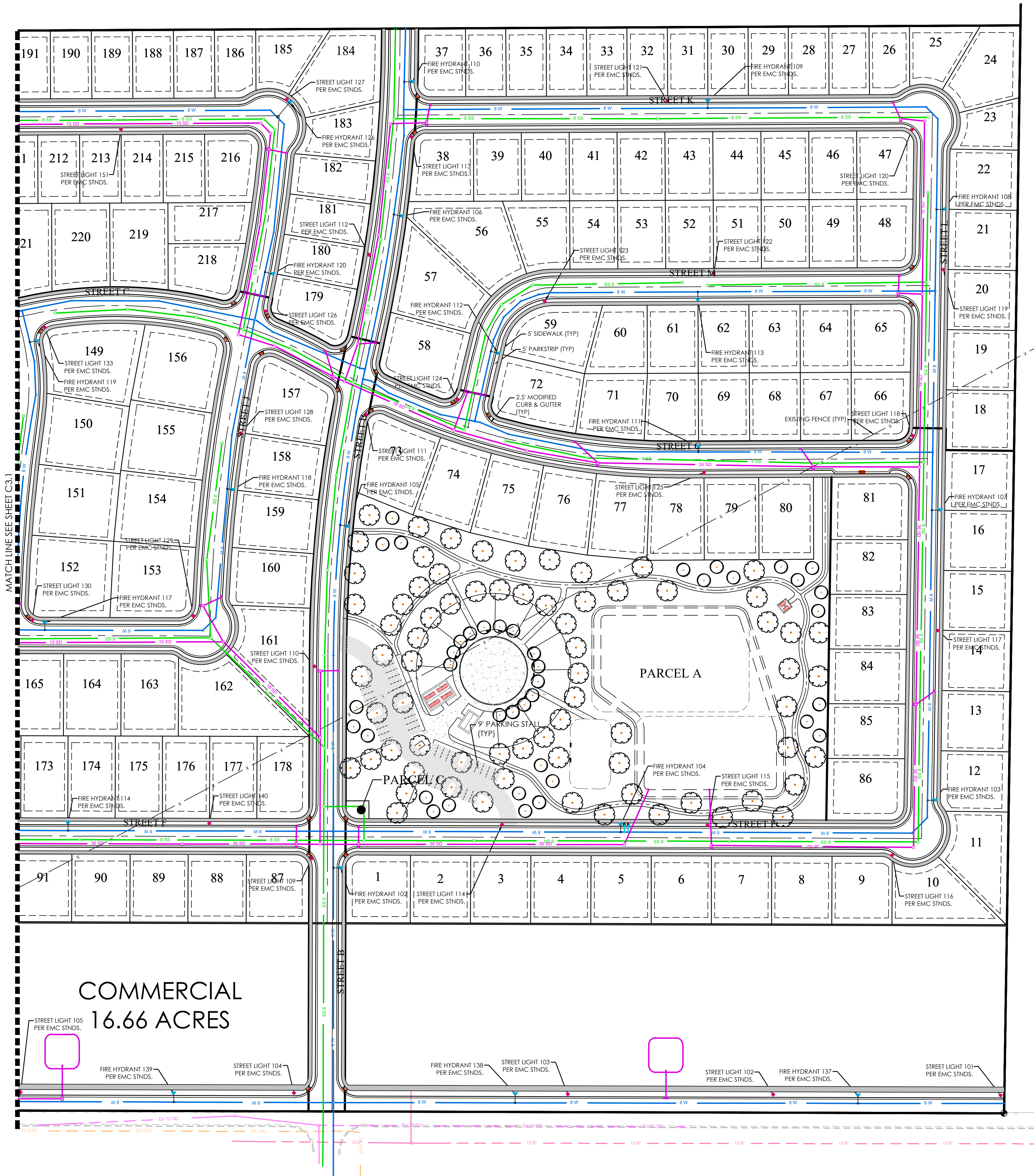
PINNACLES PLAT A

EAGLE MOUNTAIN

SITE PLAN

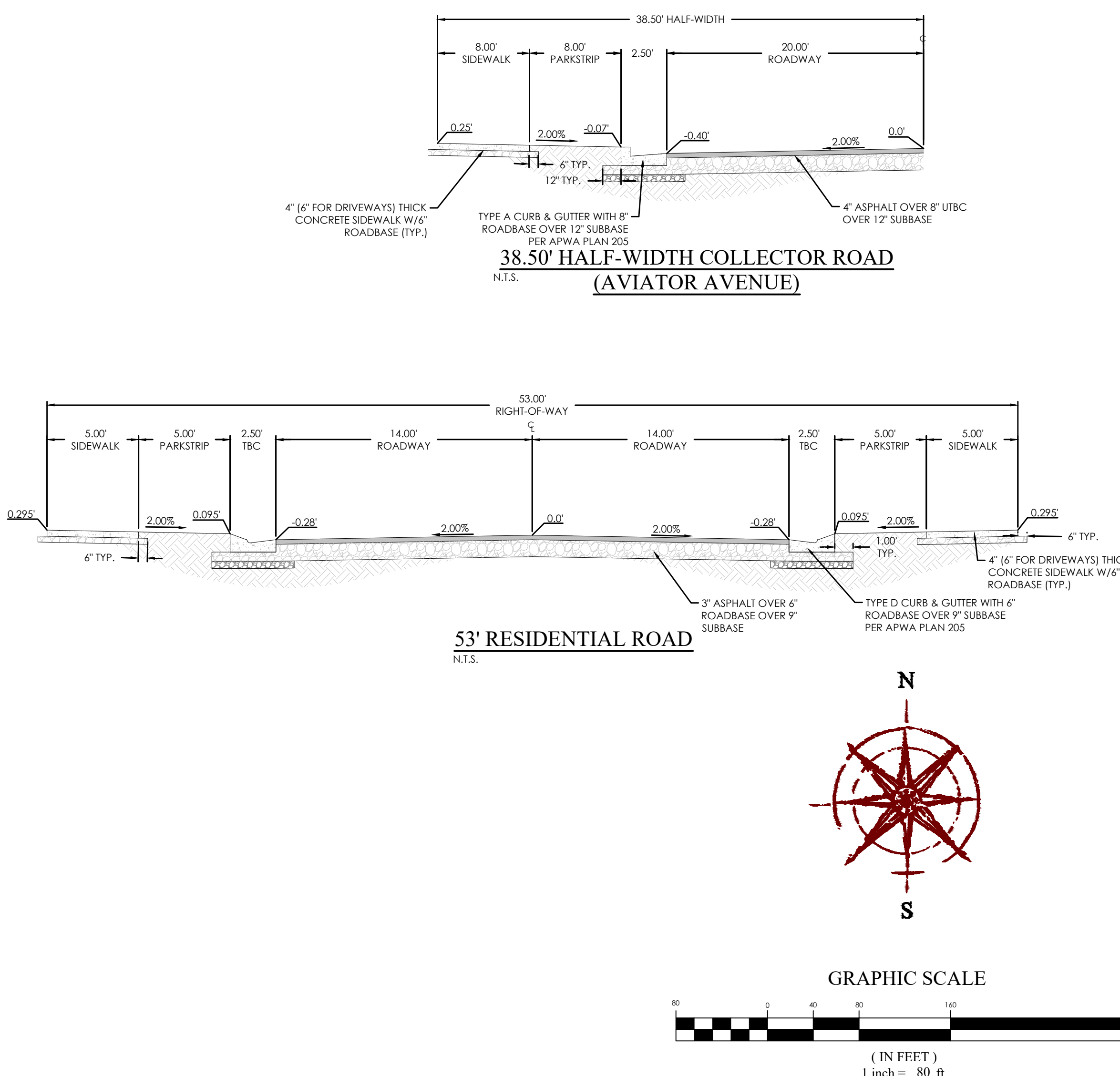
REVISION BLOCK	
DATE	DESCRIPTION
1	
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SITE PLAN	
Scale: 1"=80'	Drawn: MC
Date: 01/14/2022	Job #: 21-0316
Sheet:	C3.1



LEGEND

BOUNDARY	15" STORM DRAIN
ROW	8" SANITARY SEWER
CENTERLINE	8" CULINARY WATER
LOT LINE	8" SECONDARY WATER
EASEMENT	CONTOUR MAJOR
15" STORM DRAIN	CONTOUR MINOR
8" SANITARY SEWER	EXIST. STORM DRAIN
8" CULINARY WATER	EXIST. SANITARY SEWER
8" SECONDARY WATER	EXIST. CULINARY WATER
CONTOUR MAJOR	EXIST. FENCE
CONTOUR MINOR	EXIST. CONTOUR MAJOR
EXIST. STORM DRAIN	EXIST. CONTOUR MINOR
EXIST. SANITARY SEWER	SIGN
EXIST. CULINARY WATER	STREET LIGHT
EXIST. FENCE	SD MH, INLET, AND COMBO
EXIST. CONTOUR MAJOR	SEWER MANHOLE
EXIST. CONTOUR MINOR	CULINARY VALVE, TEE & BEND
	SECONDARY 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
	SPOT ELEVATION



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No. 8028950-2200
THOMAS M. ROMNEY
01/24/22
STATE OF UTAH

PINNACLES PLAT A
EAGLE MOUNTAIN
SITE PLAN

REVISION	DATE	DESCRIPTION
1		
2		
3		
4		
5		
6		

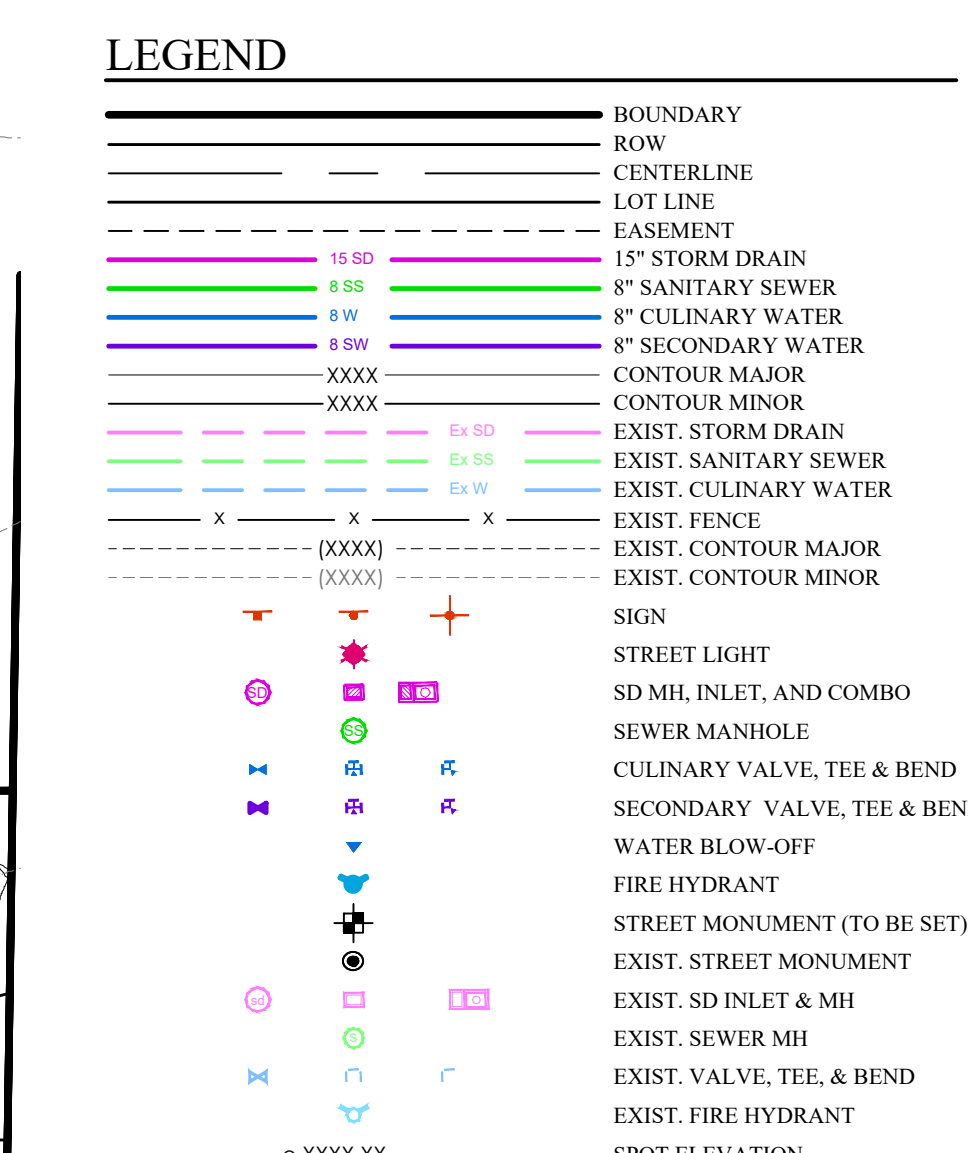
SITE PLAN

Scale: 1"=80'
Date: 01/14/2022
Sheet: C3.2

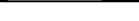
Drawn: MC
Job #: 21-0316

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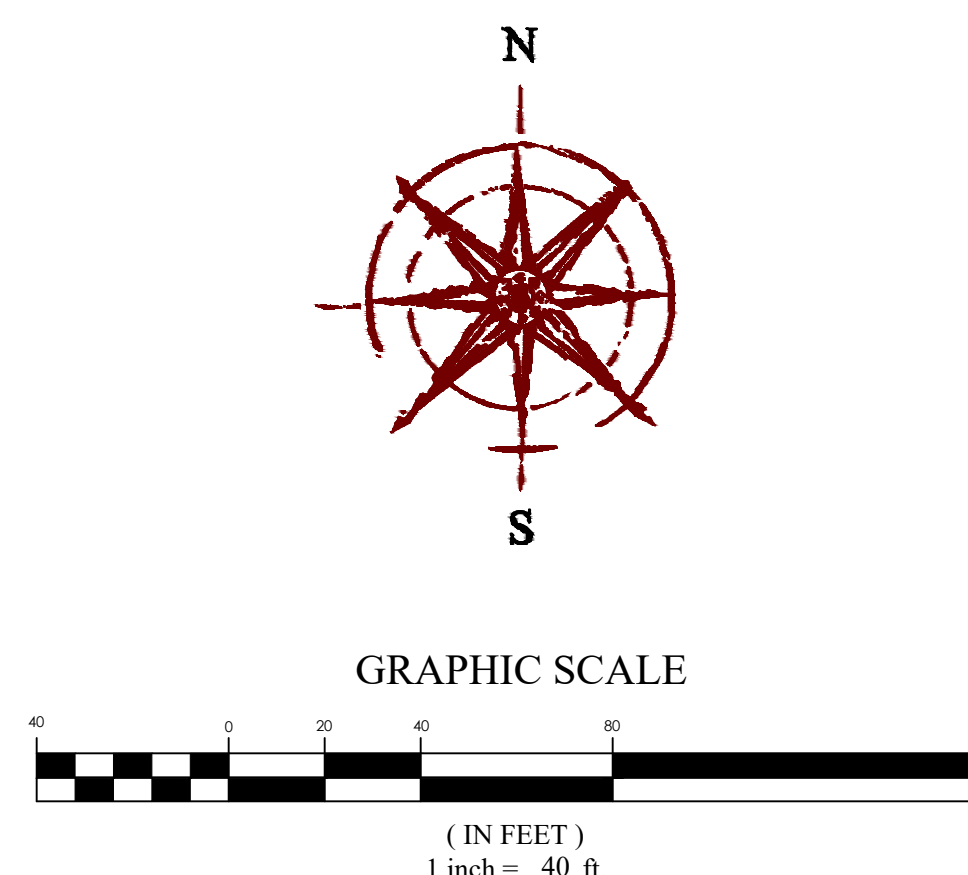
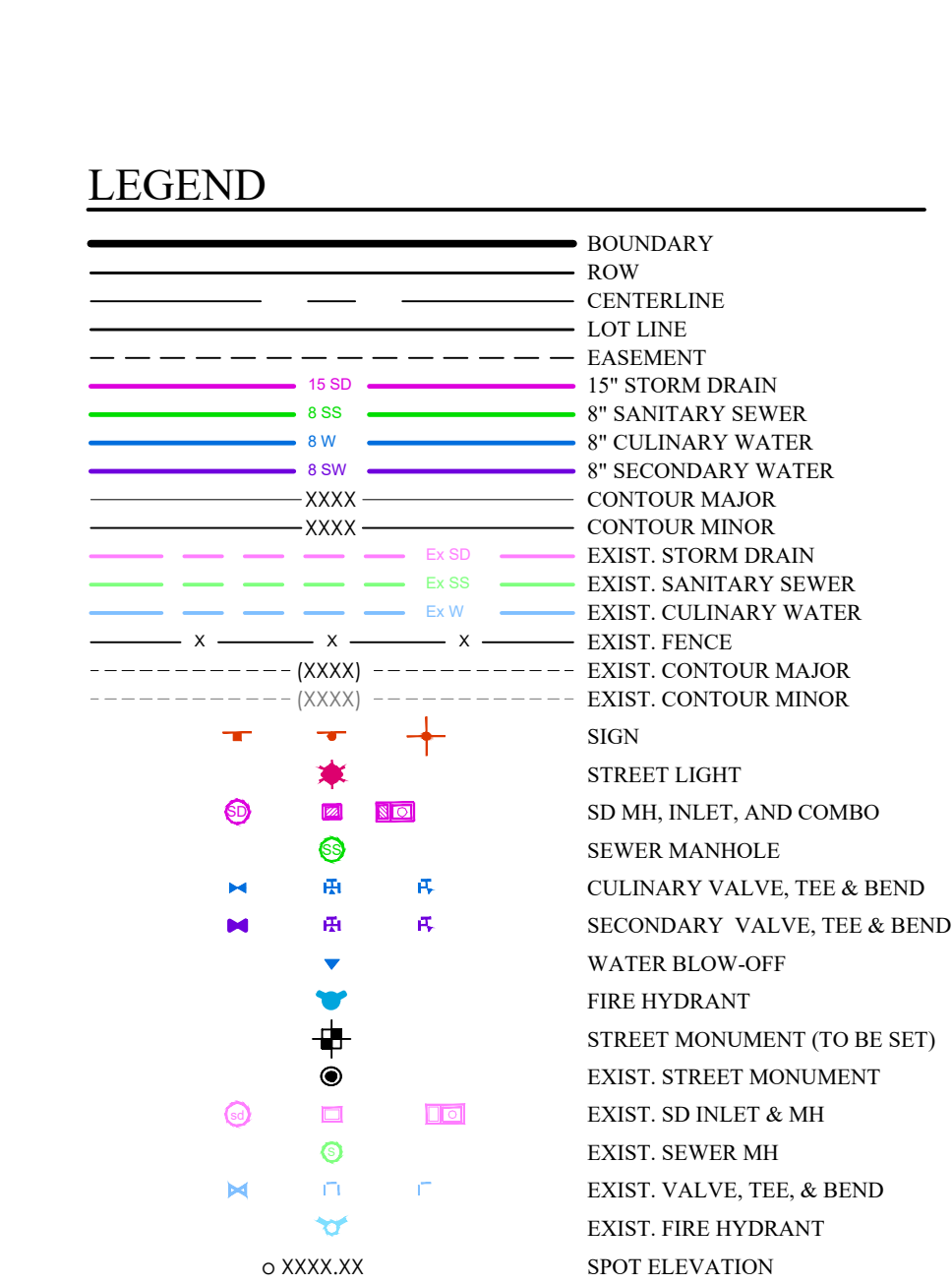


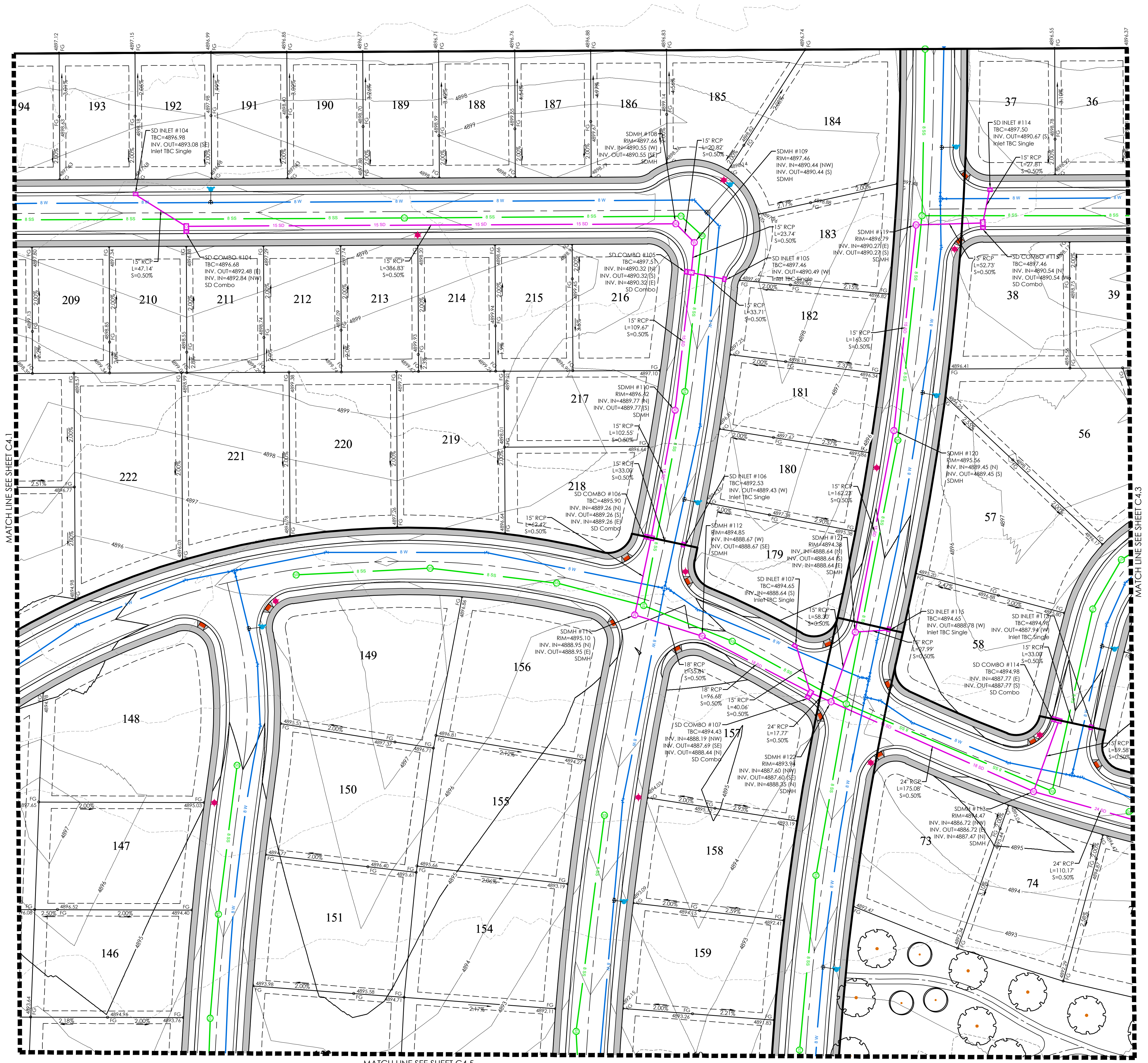
GRAPHIC SCALE



(IN FEET)
1 inch = 100ft







LEGEND

—	BOUNDARY
—	ROW
—	LOT LINE
—	EASEMENT
—	15" STORM DRAIN
—	8" SANITARY SEWER
—	8" CULINARY WATER
—	8" SECONDARY WATER
—	CONTOUR MAJOR
—	CONTOUR MINOR
—	EXIST. STORM DRAIN
—	EXIST. SANITARY SEWER
—	EXIST. CULINARY WATER
—	EXIST. FENCE
—	EXIST. CONTOUR MAJOR
—	EXIST. CONTOUR MINOR
—	SIGN
—	STREET LIGHT
—	SD MH, INLET, AND COMBO
—	SEWER MANHOLE
—	CULINARY VALVE, TEE & BEND
—	SECONDARY 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
—	SPOT ELEVATION

GRAPHIC SCALE

(IN FEET)
1 inch = 40 ft.

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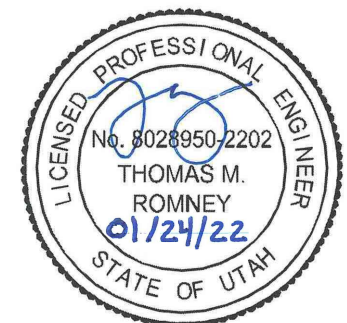
PINNACLES PLAT A
EAGLE MOUNTAIN
GRADING & DRAINAGE PLAN

REVISION BLOCK	
#	DESCRIPTION
1	
2	
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6	

GRADING & DRAINAGE PLAN

Scale: 1"=40' Drawn: MC
Date: 01/14/2022 Job #: 21-0316
Sheet: **C4.2**

Z:\2021\21-0316 Century Pinnacle\Design 21-0316.dwg Sheets\C4.2 GRADING PLAN.dwg



PINNACLES PLAT A

EAGLE MOUNTAIN

GRADING & DRAINAGE PLAN

REVISION BLOCK	
#	DESCRIPTION
1	
2	
3	
4	
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6	

GRADING & DRAINAGE PLAN

Scale: 1"=40'
Date: 01/14/2022
Sheet: C4.3

Drawn: MC
Job #: 21-0316

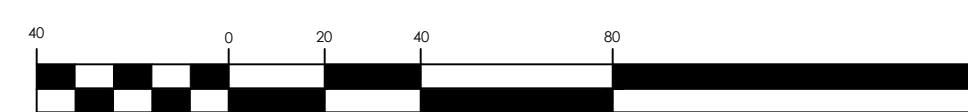
C4.3

LEGEND

- BOUNDARY
- ROW
- CENTERLINE
- LOT LINE
- EASEMENT
- 15" STORM DRAIN
- 8" SANITARY SEWER
- 8" CULINARY WATER
- 8" SECONDARY WATER
- CONTOUR MAJOR
- CONTOUR MINOR
- EXIST. STORM DRAIN
- EXIST. SANITARY SEWER
- EXIST. CULINARY WATER
- EXIST. FENCE
- EXIST. CONTOUR MAJOR
- EXIST. CONTOUR MINOR
- SIGN
- STREET LIGHT
- SD MH, INLET, AND COMBO
- SEWER MANHOLE
- CULINARY VALVE, TEE & BEND
- SECONDARY 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
- SPOT ELEVATION



GRAPHIC SCALE



(IN FEET)
1 inch = 40 ft.

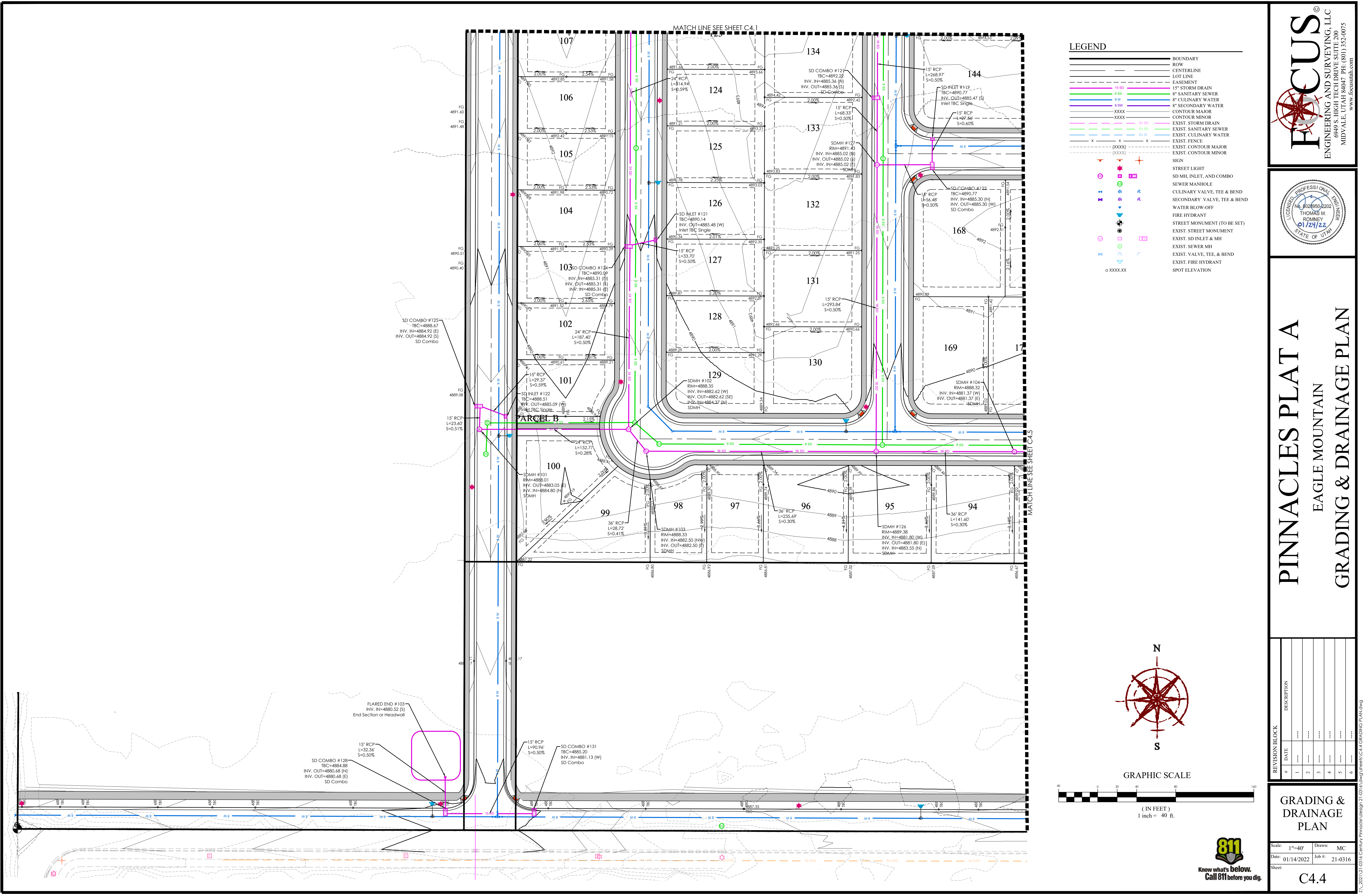


Know what's below.
Call 811 before you dig.



MATCH LINE SEE SHEET C4.6

MATCH LINE SEE SHEET C4.2



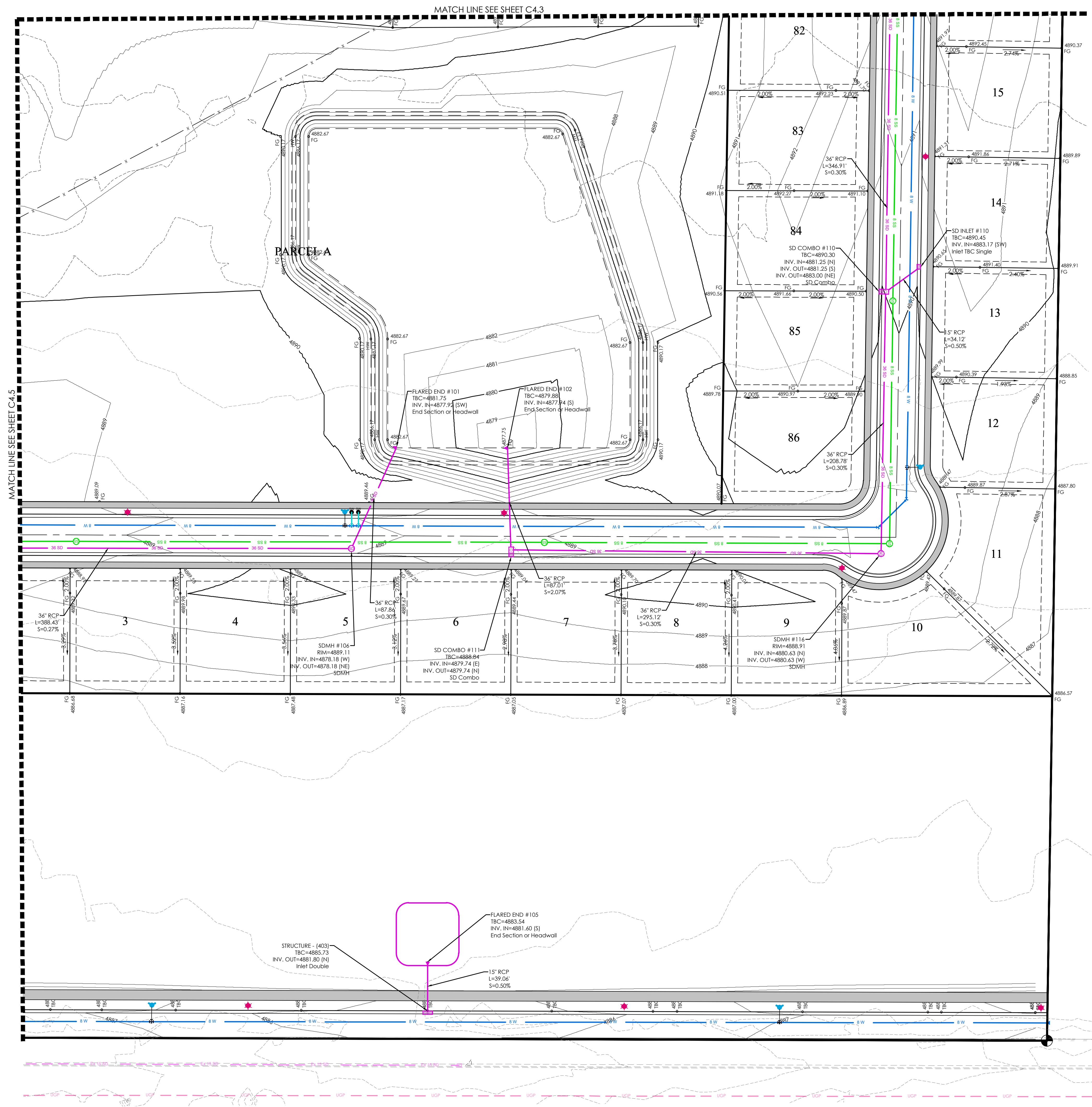
PINNACLES PLAT A
EAGLE MOUNTAIN
GRADING & DRAINAGE PLAN

REVISION BLOCK	
NO.	DESCRIPTION
1	
2	
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4	
5	
6	

GRADING & DRAINAGE PLAN

Scale: 1"=40' Drawn: MC
Date: 01/14/2022 Job #: 21-0316
Sheet: **C4.4**





LEGEND

[Symbol]	BOUNDARY
[Symbol]	ROW
[Symbol]	CENTERLINE
[Symbol]	LOT LINE
[Symbol]	EASEMENT
[Symbol]	15" STORM DRAIN
[Symbol]	8" SANITARY SEWER
[Symbol]	8" CULINARY WATER
[Symbol]	8" SECONDARY WATER
[Symbol]	CONTOUR MAJOR
[Symbol]	CONTOUR MINOR
[Symbol]	EXIST. STORM DRAIN
[Symbol]	EXIST. SANITARY SEWER
[Symbol]	EXIST. CULINARY WATER
[Symbol]	EXIST. FENCE
[Symbol]	EXIST. CONTOUR MAJOR
[Symbol]	EXIST. CONTOUR MINOR
[Symbol]	SIGN
[Symbol]	STREET LIGHT
[Symbol]	SD MH, INLET, AND COMBO
[Symbol]	SEWER MANHOLE
[Symbol]	CULINARY VALVE, TEE & BEND
[Symbol]	SECONDARY VALVE, TEE & BEND
[Symbol]	WATER BLOW-OFF
[Symbol]	FIRE HYDRANT
[Symbol]	STREET MONUMENT (TO BE SET)
[Symbol]	EXIST. STREET MONUMENT
[Symbol]	EXIST. SD INLET & MH
[Symbol]	EXIST. SEWER MH
[Symbol]	EXIST. VALVE, TEE, & BEND
[Symbol]	EXIST. FIRE HYDRANT
[Symbol]	SPOT ELEVATION

GRAPHIC SCALE

(IN FEET)
1 inch = 40 ft.

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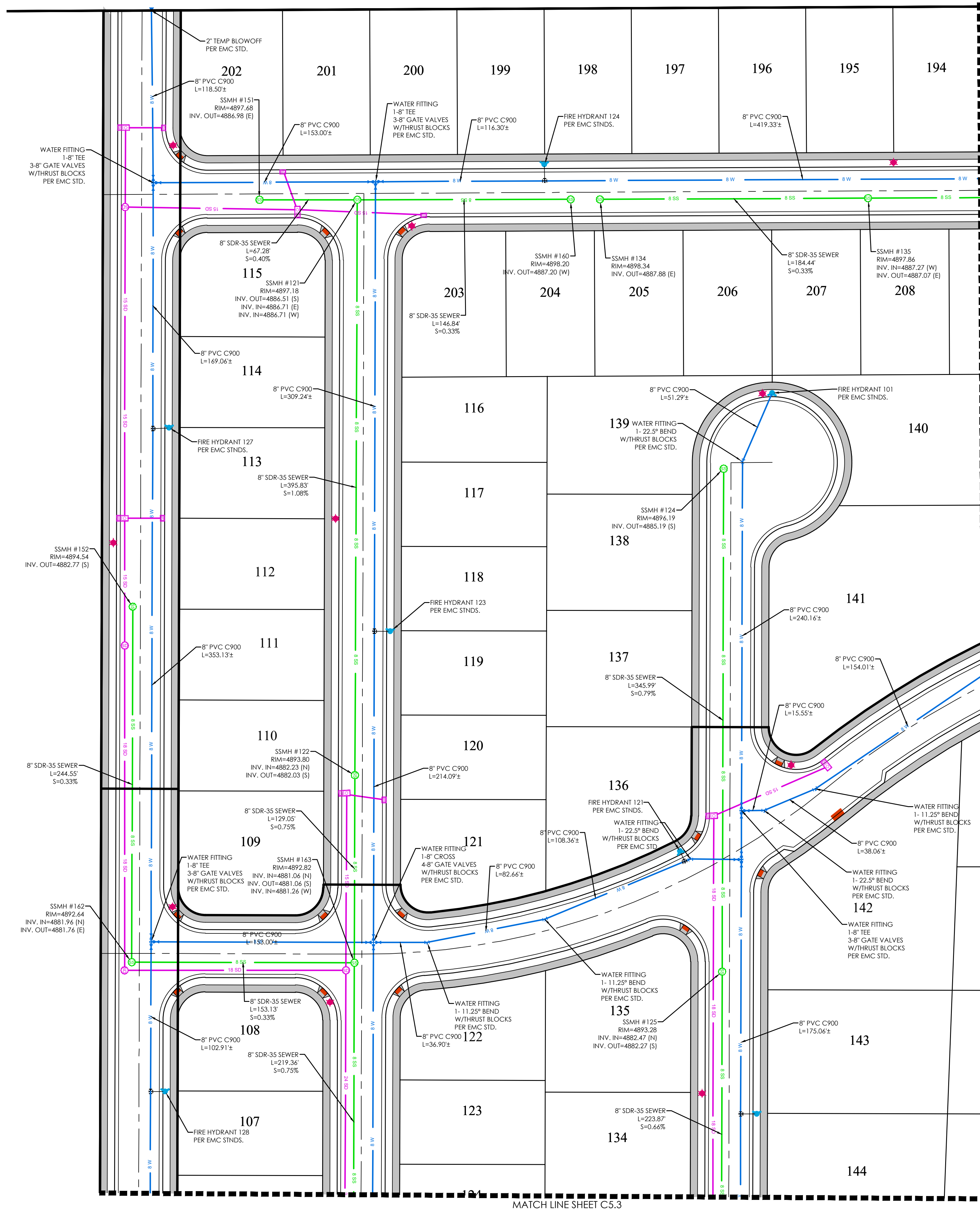
PINNACLES PLAT A
EAGLE MOUNTAIN
GRADING & DRAINAGE PLAN

REVISION BLOCK	
#	DESCRIPTION
1	
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GRADING & DRAINAGE PLAN

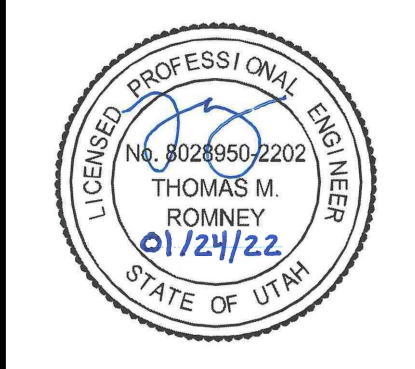
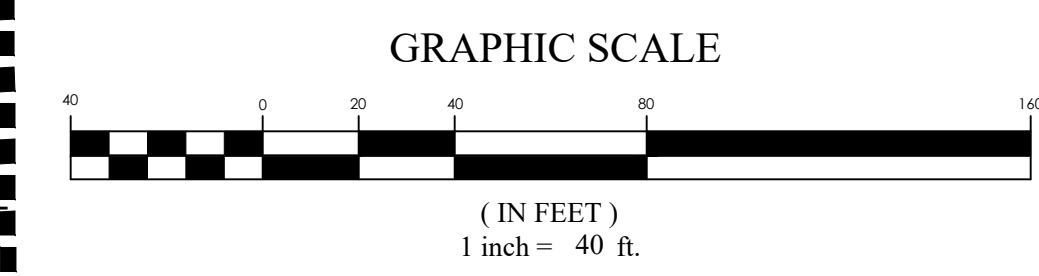
Scale: 1"=40'	Drawn: MC
Date: 01/14/2022	Job #: 21-0316
Sheet:	C4.6

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- LEGEND**
- BOUNDARY
 - ROW
 - CENTERLINE
 - LOT LINE
 - EASEMENT
 - 15" STORM DRAIN
 - 8" SANITARY SEWER
 - 8" CULINARY WATER
 - 8" SECONDARY WATER
 - CONTOUR MAJOR
 - CONTOUR MINOR
 - EXIST. STORM DRAIN
 - EXIST. SANITARY SEWER
 - EXIST. CULINARY WATER
 - EXIST. FENCE
 - EXIST. CONTOUR MAJOR
 - EXIST. CONTOUR MINOR
 - SIGN
 - STREET LIGHT
 - SD MH, INLET, AND COMBO
 - SEWER MANHOLE
 - CULINARY VALVE, TEE & BEND
 - SECONDARY 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
 - SPOT ELEVATION

MATCH LINE SHEET C5.1



PINNACLES PLAT A

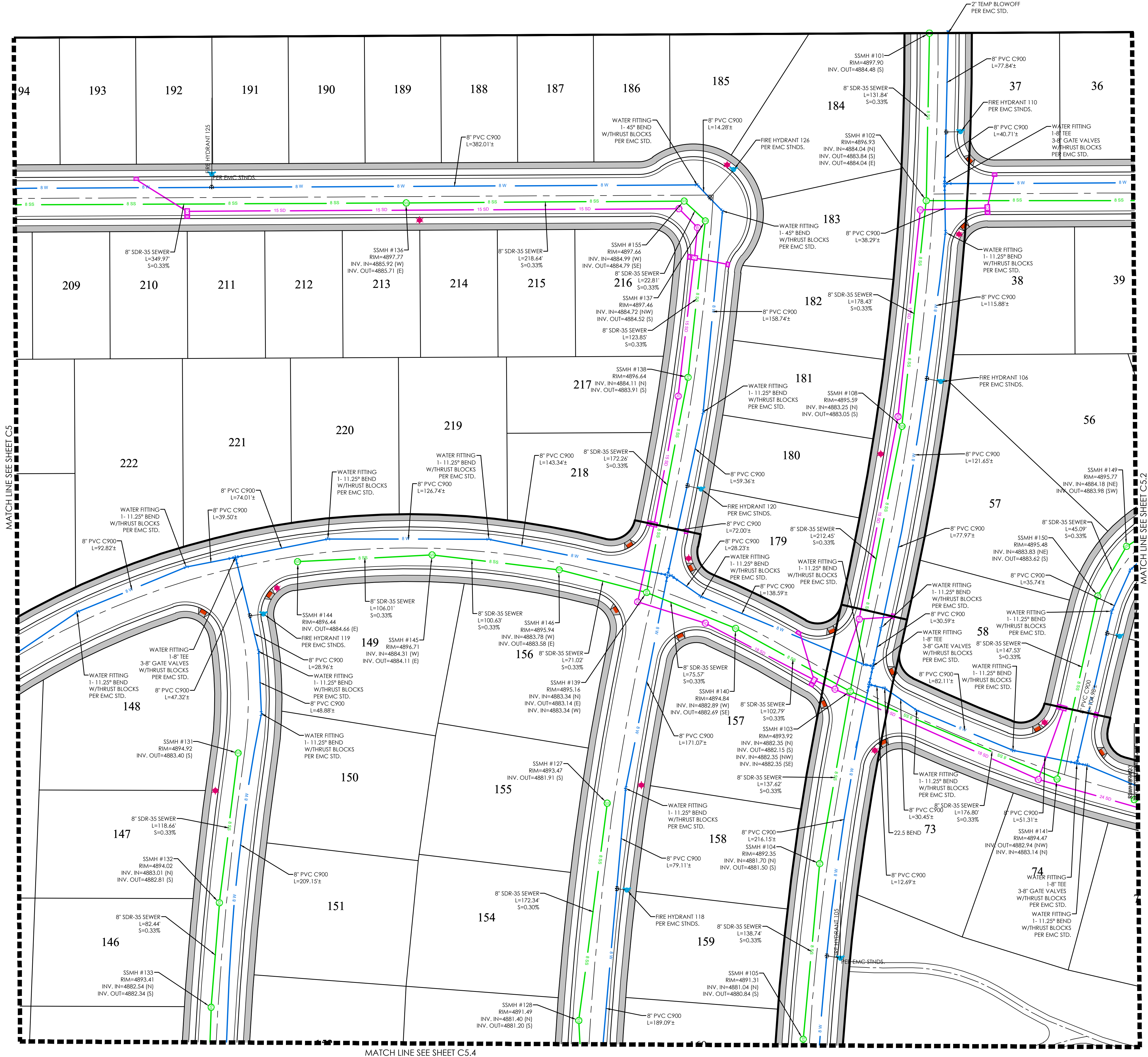
EAGLE MOUNTAIN

UTILITY PLAN

REVISION BLOCK	
DATE	DESCRIPTION
1	
2	
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6	

UTILITY PLAN

Scale: 1"=40'	Drawn: MC
Date: 01/14/2022	Job #: 21-0316
Sheet:	C5



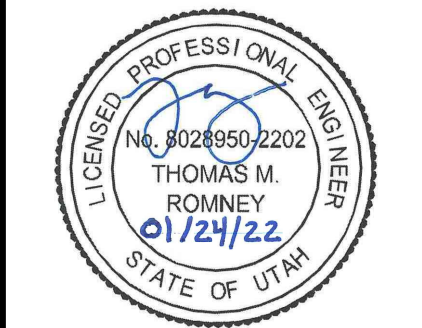
LEGEND

---	BOUNDARY
---	ROW
---	CENTERLINE
---	LOT LINE
---	EASEMENT
---	15" STORM DRAIN
---	8" SANITARY SEWER
---	8" CULINARY WATER
---	8" SECONDARY WATER
---	CONTOUR MAJOR
---	CONTOUR MINOR
---	EXIST. STORM DRAIN
---	EXIST. SANITARY SEWER
---	EXIST. CULINARY WATER
---	EXIST. FENCE
---	EXIST. CONTOUR MAJOR
---	EXIST. CONTOUR MINOR
---	SIGN
---	STREET LIGHT
---	SD MH, INLET, AND COMBO
---	SEWER MANHOLE
---	CULINARY VALVE, TEE & BEND
---	SECONDARY 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
---	SPOT ELEVATION

GRAPHIC SCALE

(IN FEET)
1 inch = 40 ft.

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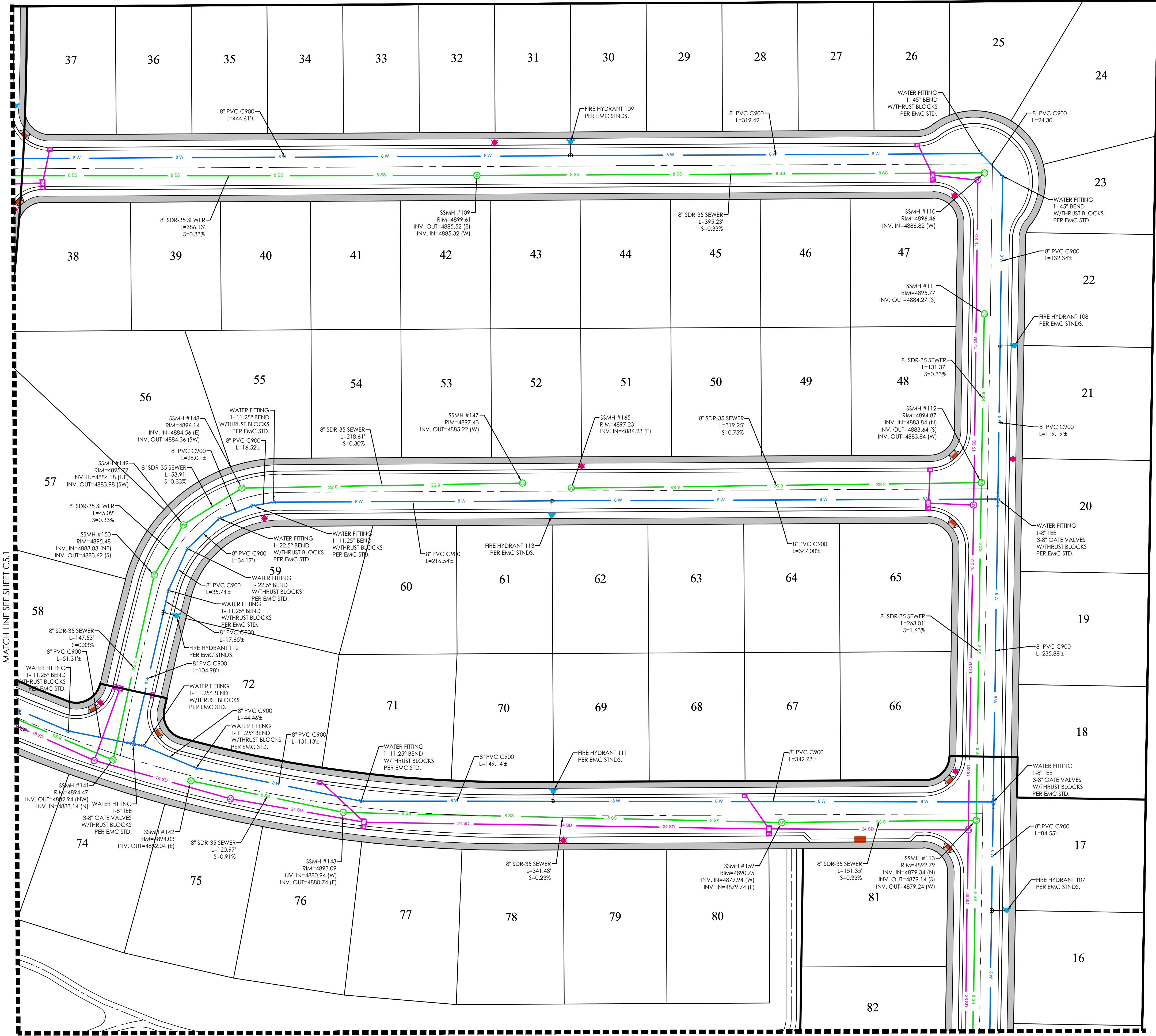


PINNACLES PLAT A
EAGLE MOUNTAIN
UTILITY PLAN

REVISION BLOCK	
NO.	DESCRIPTION
1	
2	
3	
4	
5	
6	

UTILITY PLAN

Scale: 1"=40'	Drawn: MC
Date: 01/14/2022	Job #: 21-0316
Sheet:	C5.1



LEGEND

[Symbol]	BOUNDARY
[Symbol]	ROW
[Symbol]	CENTERLINE
[Symbol]	LOT LINE
[Symbol]	EASEMENT
[Symbol]	15" STORM DRAIN
[Symbol]	8" SANITARY SEWER
[Symbol]	8" CULINARY WATER
[Symbol]	8" SECONDARY WATER
[Symbol]	CONTOUR MAJOR
[Symbol]	CONTOUR MINOR
[Symbol]	EXIST. STORM DRAIN
[Symbol]	EXIST. SANITARY SEWER
[Symbol]	EXIST. CULINARY WATER
[Symbol]	EXIST. FENCE
[Symbol]	EXIST. CONTOUR MAJOR
[Symbol]	EXIST. CONTOUR MINOR
[Symbol]	SIGN
[Symbol]	STREET LIGHT
[Symbol]	SD MH, INLET, AND COMBO
[Symbol]	SEWER MANHOLE
[Symbol]	CULINARY VALVE, TEE & BEND
[Symbol]	SECONDARY VALVE, TEE & BEND
[Symbol]	WATER BLOW-OFF
[Symbol]	FIRE HYDRANT
[Symbol]	STREET MONUMENT (TO BE SET)
[Symbol]	EXIST. STREET MONUMENT
[Symbol]	EXIST. SD INLET & MH
[Symbol]	EXIST. SEWER MH
[Symbol]	EXIST. VALVE, TEE, & BEND
[Symbol]	EXIST. FIRE HYDRANT
[Symbol]	SPOT ELEVATION

GRAPHIC SCALE

(IN FEET)
1 inch = 40 ft.

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No. 8028950-2200
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01/24/22
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PINNACLES PLAT A
EAGLE MOUNTAIN
UTILITY PLAN

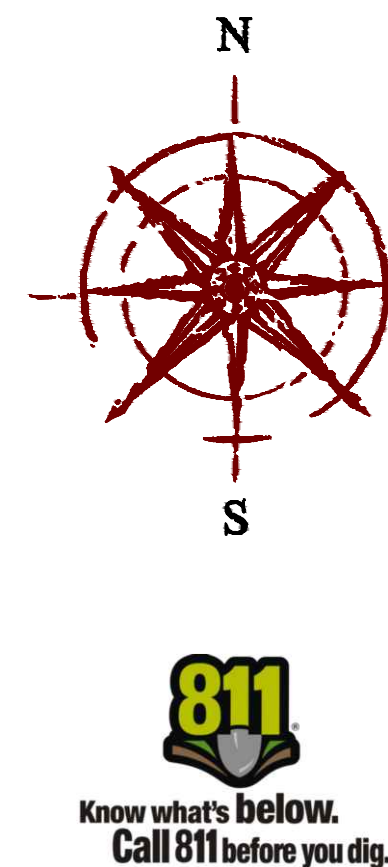
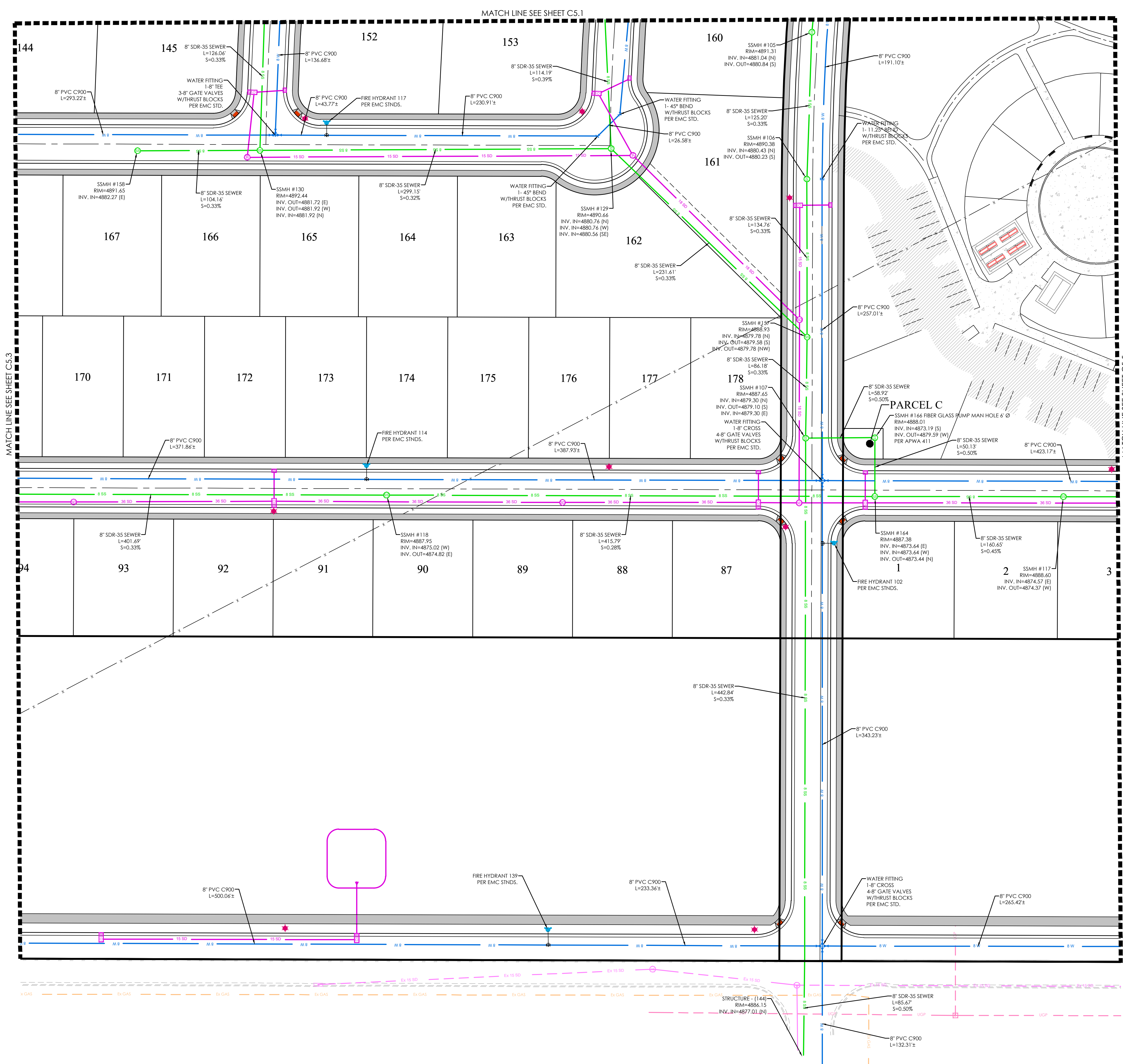
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UTILITY PLAN

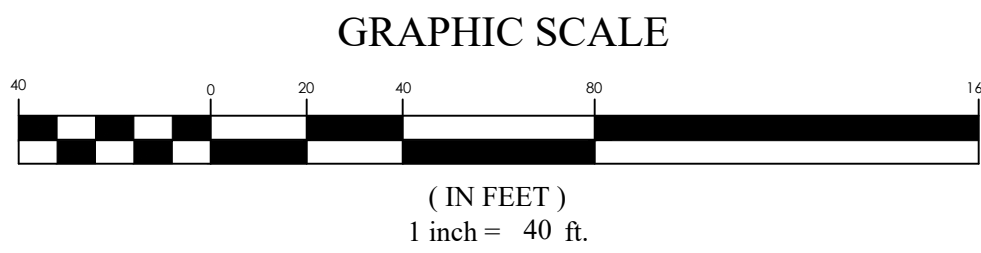
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Sheet: C5.2

Drawn: MC
Job #: 21-0316

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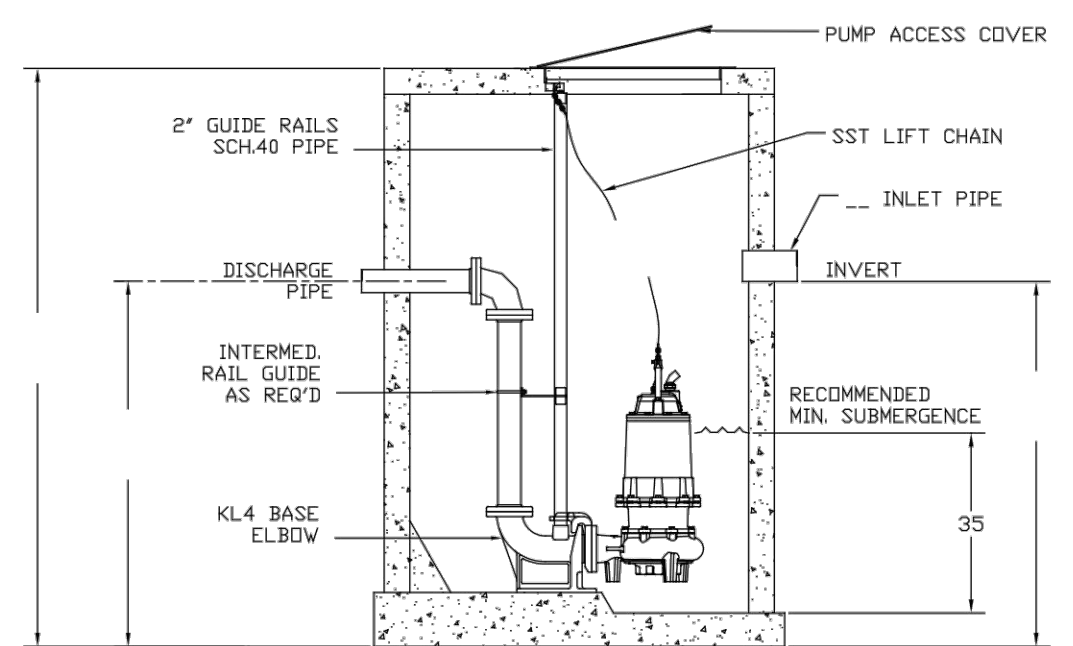
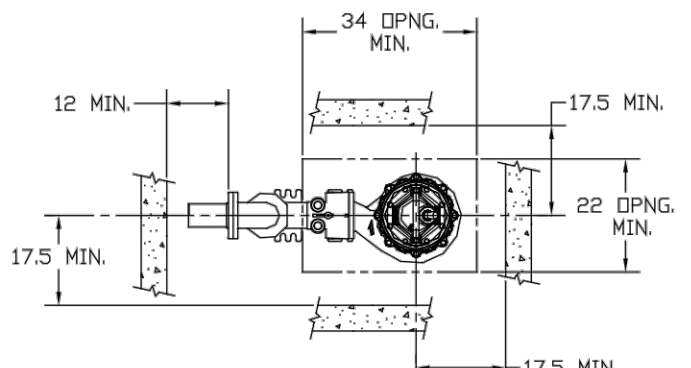
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	BOUNDARY
	ROW
	CENTERLINE
	LOT LINE
	EASEMENT
	15" STORM DRAIN
	8" SANITARY SEWER
	8" CULINARY WATER
	8" SECONDARY WATER
	CONTOUR MAJOR
	CONTOUR MINOR
	EXIST. STORM DRAIN
	EXIST. SANITARY SEWER
	EXIST. CULINARY WATER
	EXIST. FENCE
	EXIST. CONTOUR MAJOR
	EXIST. CONTOUR MINOR
	SIGN
	STREET LIGHT
	SD MH, INLET, AND COMBO
	SEWER MANHOLE
	CULINARY 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
	SPOT ELEVATION



Section
Date

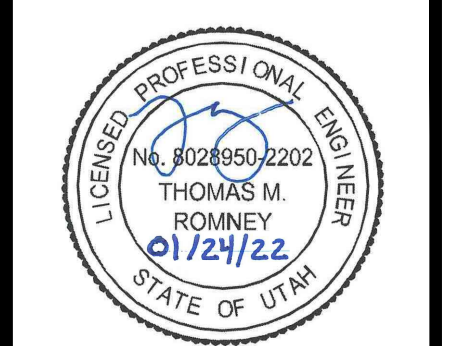
ENCLOSED
JULY 2013

Pump Series	K4VB	4" SUBMERSIBLE SEWAGE PUMPS
SIMPLEX INSTALLATION DIMENSIONAL DATA		



- Notes:
1. All dimensions in inches unless noted.
 2. Refer to pump dimension and liftout dimension sheets for more details.
 3. Recommended minimum submergence levels noted.
 4. Discharge base elbow must be placed above sump bottom as noted.
 5. Dimensions may vary due to normal manufacturing tolerances.
 6. If discharge pipe is larger than discharge elbow, eccentric reducer must be used limited to 2X larger maximum.

File: K4VB Install Dimensions



PINNACLES PLAT A

EAGLE MOUNTAIN

UTILITY PLAN

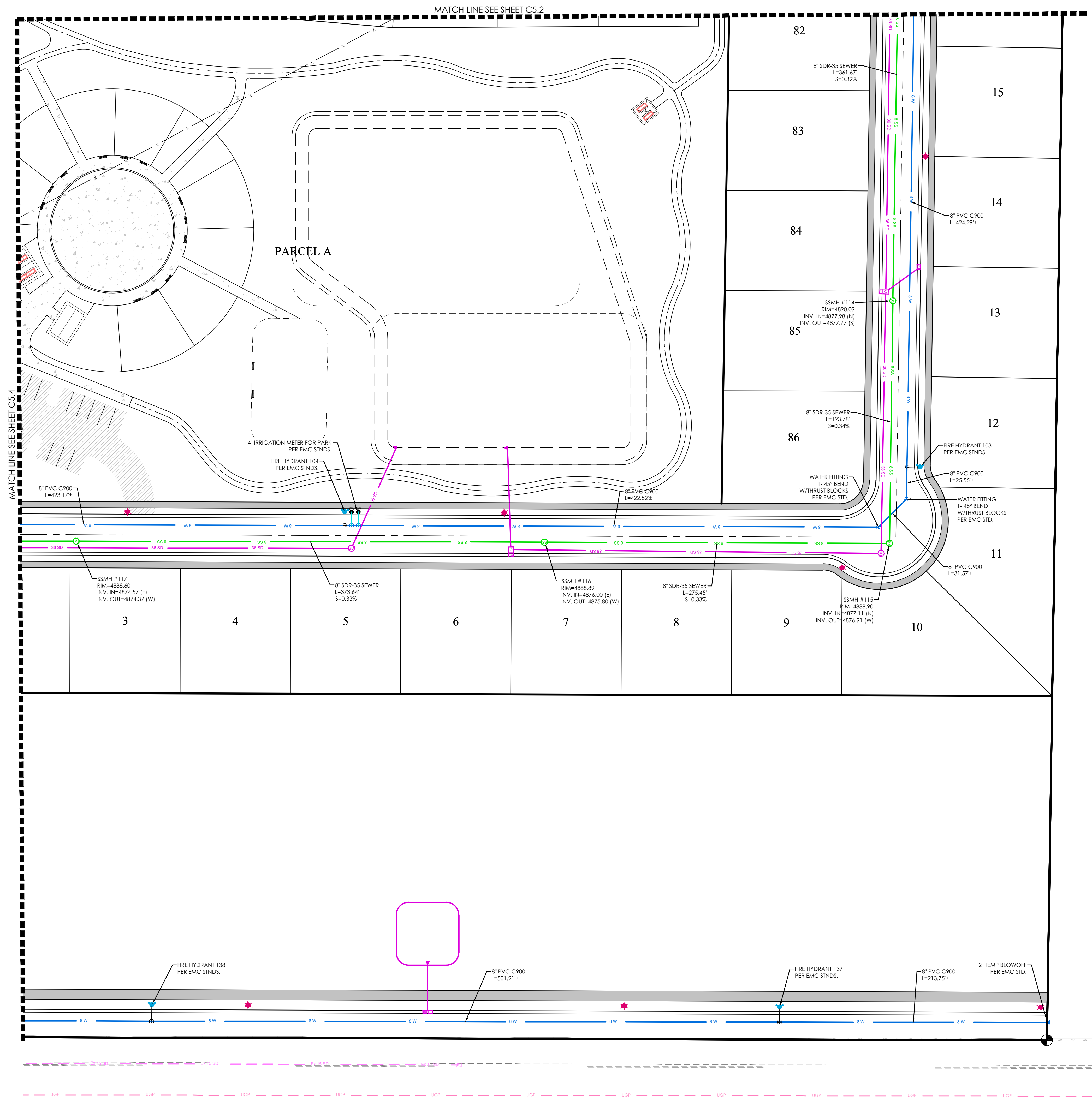
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UTILITY PLAN

Scale: 1"=40'
Date: 01/14/2022
Sheet:

Drawn: MC
Job #: 21-0316

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LEGEND

[Symbol]	BOUNDARY
[Symbol]	ROW
[Symbol]	CENTERLINE
[Symbol]	LOT LINE
[Symbol]	EASEMENT
[Symbol]	15" STORM DRAIN
[Symbol]	8" SANITARY SEWER
[Symbol]	8" CULINARY WATER
[Symbol]	8" SECONDARY WATER
[Symbol]	CONTOUR MAJOR
[Symbol]	CONTOUR MINOR
[Symbol]	EXIST. STORM DRAIN
[Symbol]	EXIST. SANITARY SEWER
[Symbol]	EXIST. CULINARY WATER
[Symbol]	EXIST. FENCE
[Symbol]	EXIST. CONTOUR MAJOR
[Symbol]	EXIST. CONTOUR MINOR
[Symbol]	SIGN
[Symbol]	STREET LIGHT
[Symbol]	SD MH, INLET, AND COMBO
[Symbol]	SEWER MANHOLE
[Symbol]	CULINARY VALVE, TEE & BEND
[Symbol]	SECONDARY VALVE, TEE & BEND
[Symbol]	WATER BLOW-OFF
[Symbol]	FIRE HYDRANT
[Symbol]	STREET MONUMENT (TO BE SET)
[Symbol]	EXIST. STREET MONUMENT
[Symbol]	EXIST. SD INLET & MH
[Symbol]	EXIST. SEWER MH
[Symbol]	EXIST. VALVE, TEE, & BEND
[Symbol]	EXIST. FIRE HYDRANT
[Symbol]	SPOT ELEVATION

GRAPHIC SCALE

(IN FEET)
1 inch = 40 ft.

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6949 S. HIGH TECH DRIVE, SUITE 200
MIDVALE, UTAH 84047 PH: (801) 552-0075
www.focusutah.com

PINNACLES PLAT A
EAGLE MOUNTAIN
UTILITY PLAN

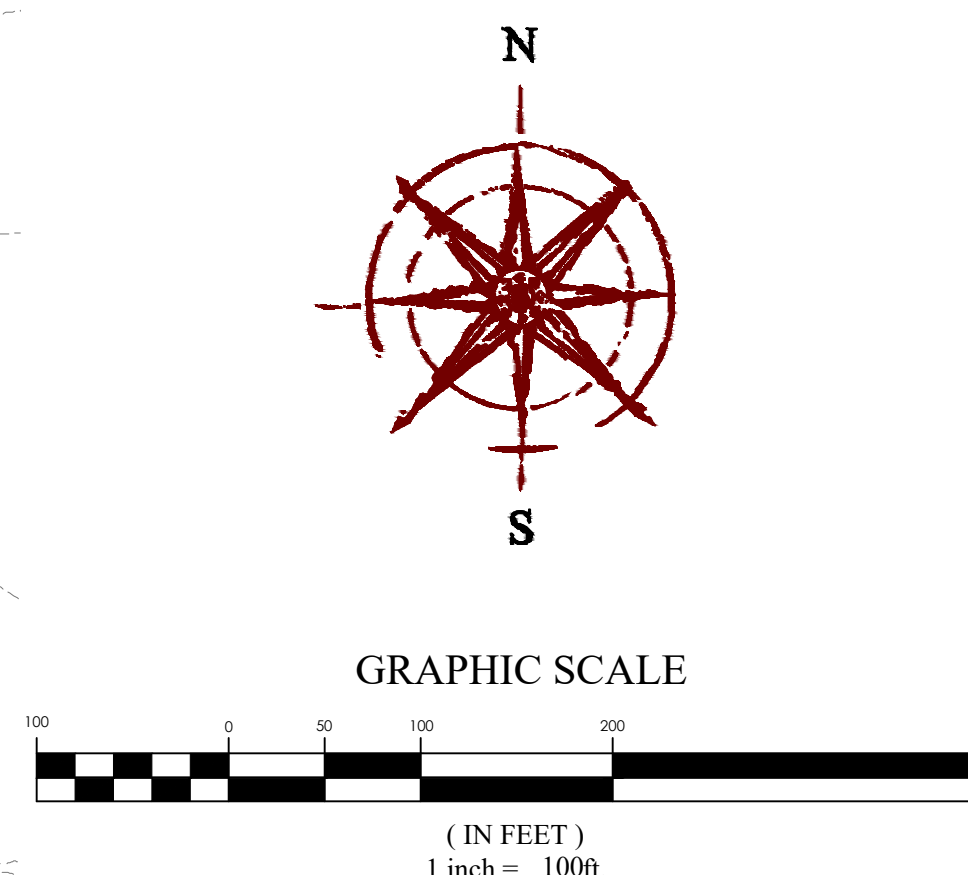
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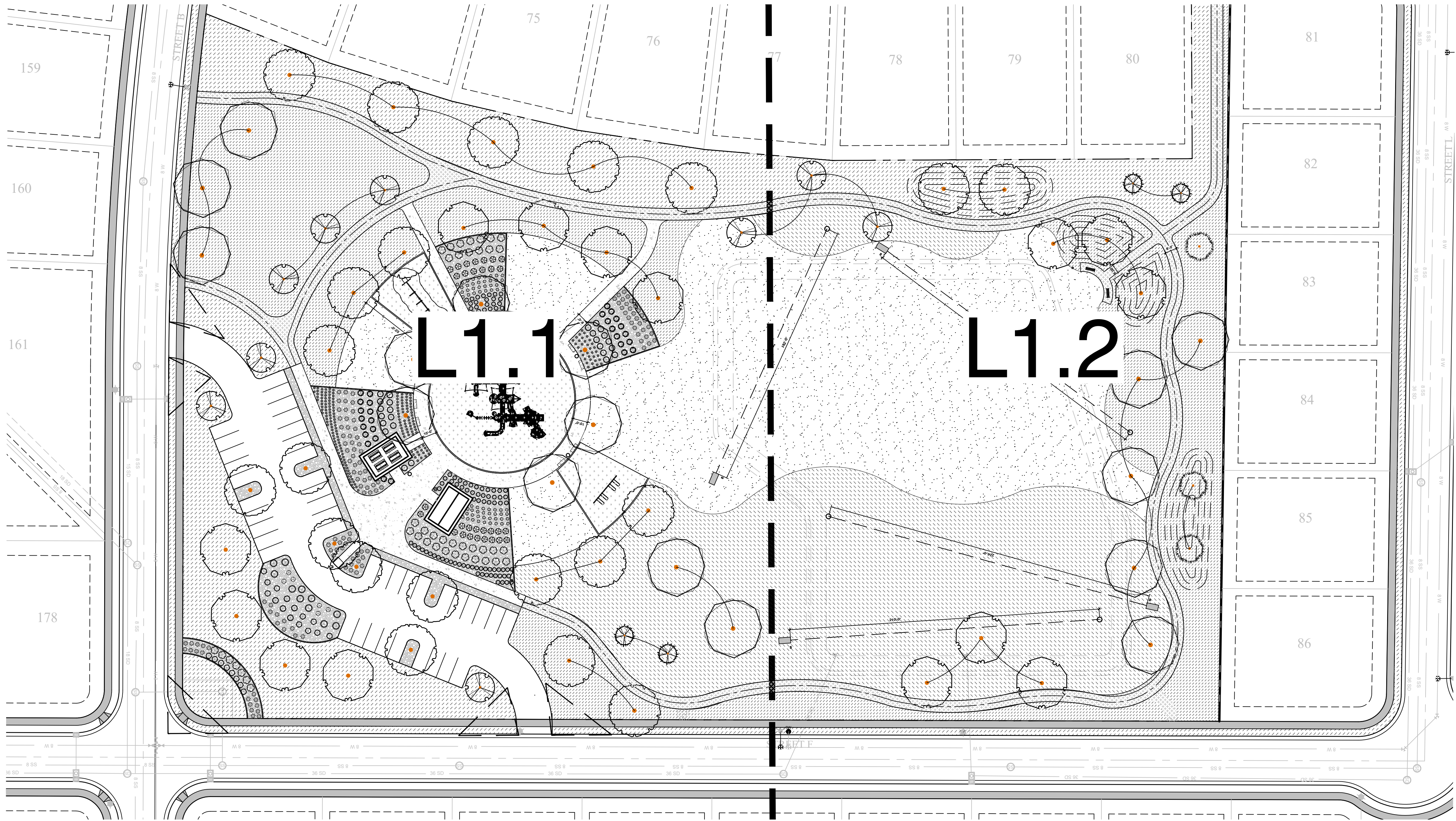
UTILITY PLAN

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Date: 01/14/2022	Job #: 21-0316
Sheet:	C5.5

811
Know what's below.
Call 811 before you dig.

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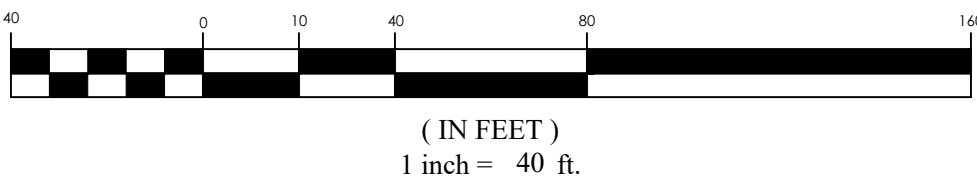


REFERENCE NOTES SCHEDULE

SYMBOL	DESCRIPTION	DETAIL
1	PEDESTRIAN CONCRETE PAVING, 4" DEPTH, REINFORCED, 4,000 PSI, LIGHT BROOMED FINISH	G/L1.3
2	CONCRETE MOW CURB, 6" WIDTH, 4,000 PSI	E/L1.3
3	CONCRETE PLAYGROUND EDGE, 8" WIDTH	F/L1.3
4	VEHICULAR ASPHALT PAVING, 3" ASPHALT OVER 6" BASE, FIRE LANE & 40 PARKING STALLS.	
5	CONCRETE SEATING BLOCK, 18" H X 18" W	H/L1.4
6	LARGE PLAYGROUND, TOULA'S TOWER, MODEL# 500-2115, BY PLAYWORLD, AGES 5-12, AVAILABLE IN ANY PLAYWORLD COLORS.	A/L1.4
7	SWINGSET, SINGLE POST SWINGS, 2-SEATS, PRODUCT:SWING-SP, AVAILABLE IN ANY PLAYWORLD COLORS.	D/L1.4
8	ZIPLINE, SKY RUN ZIP TRACK W/ ZIP SEAT, 33' LENGTH, MODEL#90859, BY GAMETIME OR APPROVED EQUAL	B/L1.4
10	SMALL PAVILION, 20' X 30', GABLE STYLE ROOF, BY SMITH STEELWORKS,	E/L1.4
11	TURF AREA SUITABLE FOR U10 SOCCER FIELD	
12	PLAYGROUND MULCH, 14" DEPTH, SOURCED LOCALLY	F/L1.3
13	PICNIC TABLE, 8' LENGTH, ALUMINUM TABLE, PROVIDE 2 ADA 1 MODEL ACCESSIBLE TABLES IN LARGE PAVILION.	G/L1.4
14	BENCH, 6' LENGTH, CLASSIC BENCH, POWDERCOAT BLACK, BY SMITH STEELWORKS OR APPROVED EQUAL.	F/L1.4
15	RIVER ROCK, REF. LANDSCAPE NOTES FOR SIZE AND TYPE.	
16	DRINKING FOUNTAIN	
17	ASPHALT TRAIL, 8' WIDTH	
18	RESTROOM FACILITY, 20' X 30', PROVIDED BY OTHERS	
19	CURB RAMP AT PARKING LOT	
20	TRASH RECEPTACLE, MODEL: CLASSIC, SIZE 32 GALLON, BY SMITH STEELWORKS OR APPROVED EQUAL. LAZER CUT DESIGN AND POWDERCOAT COLOR TBD	C/L1.4
21	FRISBEE GOLF T-PAD, 4' X8', 4" DEPTH REINFORCED CONCRETE, MEDIUM BROOM FINISH	A/L1.5
22	FRISBEE GOLF BASKET, MODEL: DISCATCHER PRO 28, PERMANENTLY FIXED	B/L1.5
23	FRISBEE GOLF SIGNAGE, SIGN TO INCLUDE PAR INFORMATION AND HOLE NUMBER.	A/L1.5
24	YOGA LAWN & SIGNAGE	



GRAPHIC SCALE



PLANT SCHEDULE

TREES	BOTANICAL NAME	COMMON NAME	SIZE	QTY
AC	Abies concolor 'Candicans'	Candicans White Fir	6' Ht.	3
MS	Malus x 'Spring Snow'	Spring Snow Crabapple	1.5" Cal.	9
PH	Pinus leucodermis 'Heidreichii'	Bosnian Pine	6' Ht.	4
PB	Platanus x acerifolia 'Bloodgood'	Bloodgood London Plane Tree	1.5" Cal.	16
QS	Quercus macrocarpa	Bur Oak	1.5" Cal.	21
TG	Tilia cordata 'Greenspire'	Greenspire Littleleaf Linden	1.5" Cal.	14
SHRUBS	BOTANICAL NAME	COMMON NAME	SIZE	QTY
AMG	Aronia melanocarpa 'UCONNAM012' TM	Ground Hug Black Chokeberry	2 gal.	6
BDH	Buddleja davidii 'Buzz Hot Raspberry'	Hot Raspberry Butterfly Bush	5 gal.	30
CSK	Cornus alba 'Bailhali'	Variegated Dogwood	5 gal.	41
PA	Perovskia abrotanoides	Russian Sage	2 gal.	28
POL	Physocarpus opulifolius 'Donna May' TM	Little Devil Ninebark	5 gal.	30
PON	Physocarpus opulifolius 'Nugget'	Nugget Ninebark	5 gal.	18
TME	Taxus x media 'Everlow'	Everlow Yew	5 gal.	11
ORNAMENTAL GRASSES	BOTANICAL NAME	COMMON NAME	SIZE	QTY
CAK	Calamagrostis x acutiflora 'Karl Foerster'	Karl Foerster Feather Reed Grass	1 gal.	122
HSS2	Helictotrichon sempervirens 'Sapphire'	Sapphire Blue Oat Grass	1 gal.	92
PAH	Pennisetum alopecuroides 'Hameln'	Hameln Fountain Grass	1 gal.	65
PERENNIALS	BOTANICAL NAME	COMMON NAME	SIZE	QTY
HSO	Hemerocallis x 'Stella de Oro'	Stella de Oro Daylily	1 gal.	208
GROUND COVERS	BOTANICAL NAME	COMMON NAME	SIZE	QTY
NR	NATIVE GRASS SEED MIX	Kentucky Bluegrass	seed	138,393 sf
PP2	Poa pratensis		sod	62,987 sf

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 AND OTHER AREAS LABELED ROCK MULCH WITH 4" DEPTH SIZE 1"-2" TALON'S COVE CRUSHED ROCK FROM UTAH LANDSCAPING IN NEPHI, UTAH OR APPROVED EQUAL, OVER DEWITT PRO-5 WEED BARRIER FABRIC. FABRIC SHALL BE INSTALLED AFTER PRE-EMERGENT HAS BEEN APPLIED.
3. INSTALL 6" CONCRETE EDGING (BETWEEN TURF & NATIVE GRASS & PLANTING BEDS)
4. FOR APPLICATION OF NATIVE SEED MIX REFERENCE SCHEDULE BELOW.

NATIVE GRASS/WILDFLOWER SEED MIX

SLENDER WHEATGRASS	18%
WESTERN WHEATGRASS	20%
BLUEBUNCH WHEATGRASS	20%
SHEEP FESCUE	4%
SANDBERG BLUEGRASS	3%
INDIAN RICEGRASS	10%
BLANKET FLOWER	5%
BLUE FLAX	10%
CALIFORNIA POPPY	10%

APPLY 4 INCHES OF NATIVE TOP SOIL FROM THE LOCAL AREA. NO SUBSURFACE SOIL SHALL BE USED. IT IS IMPORTANT TO USE SOIL THAT HAS MINIMAL AMOUNT OF WEED SEED. APPLY SEED MIX AT A RATE OF TWENTY POUNDS PER ACRE (20 LBS./AC.). APPLY SEED MIX BY DRILLING. (SEED MIX PROVIDED BY GRANITE SEED, LEHI, UTAH)

LANDSCAPE TABLE

ITEM	AMOUNT	%
TOTAL LANDSCAPE AREA	215,975 SQ.FT.	100
LAWN (TURF GRASS)	62,987 SQ.FT.	29
NATIVE GRASS/WILDFLOWER	138,393 SQ.FT.	64
PLANT BED W/ ROCK MULCH	14,595 SQ.FT.	7

TOTAL PARK ACREAGE: 6.57

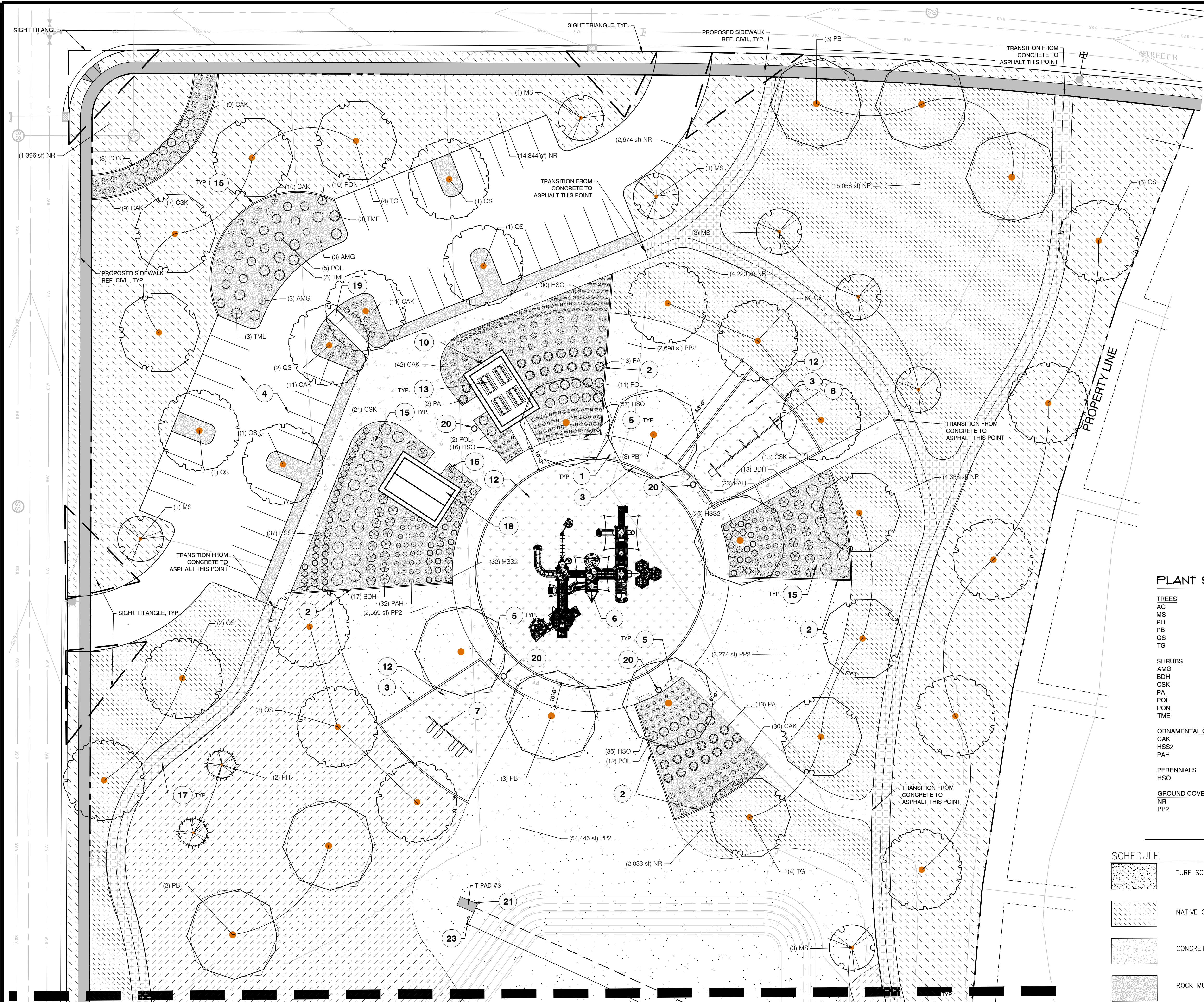
CENTURY PINNACLES PARK
EAGLE MOUNTAIN
LANDSCAPE PLAN

REVISION BLOCK	DATE	DESCRIPTION
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3	3	
4	4	
5	5	
6	6	

OVERALL
LANDSCAPE
PLAN

Scale: 1"=40'
Date: 1/19/2022
Job #: 21-0316

Sheet: L1.0



REFERENCE NOTES SCHEDULE

SYMBOL	DESCRIPTION
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3	CONCRETE PLAYGROUND EDGE, 8" WIDTH
4	VEHICULAR ASPHALT PAVING, 3" ASPHALT OVER 6" BASE, FIRE LANE & 40 PARKING STALLS.
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6	LARGE PLAYGROUND, TOULA S TOWER, MODEL# 500-2115, BY PLAYWORLD, AGES 5-12, AVAILABLE IN ANY PLAYWORLD COLORS.
7	SWINGET, SINGLE POST SWINGS, 2-SEATS, PRODUCT:SWING-SP, AVAILABLE IN ANY PLAYWORLD COLORS.
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20	TRASH RECEPTACLE, MODEL: CLASSIC, SIZE 32 GALLON, BY SMITH STEELWORKS OR APPROVED EQUAL LAZER CUT DESIGN AND POWDERCOAT COLOR TBD
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22	FRISBEE GOLF BASKET, MODEL: DISCATCHER PRO 28, PERMANENTLY FIXED
23	FRISBEE GOLF SIGNAGE, SIGN TO INCLUDE PAR INFORMATION AND HOLE NUMBER.
24	YOGA LAWN & SIGNAGE

PLANT SCHEDULE

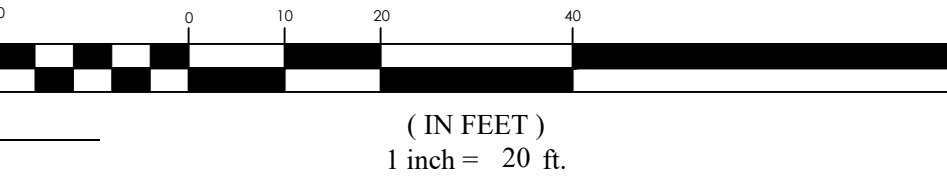
TREES	BOTANICAL NAME	COMMON NAME
AC	Abies concolor 'Candicans'	Candicans White Fir
MS	Malus x 'Spring Snow'	Spring Snow Crabapple
PH	Pinus leucodermis 'Heidreichii'	Bosnian Pine
PB	Platanus x acerifolia 'Bloodgood'	Bloodgood London Plane Tree
QS	Quercus macrocarpa	Bur Oak
TG	Tilia cordata 'Greenspire'	Greenspire Littleleaf Linden
SHRUBS	BOTANICAL NAME	COMMON NAME
AMG	Aronia melanocarpa 'UCCONAM012' TM	Ground Hug Black Chokeberry
BDH	Buddleja davidii 'Buzz Hot Raspberry'	Hot Raspberry Butterfly Bush
CSK	Cornus alba 'Bailhale'	Variegated Dogwood
PA	Perovskia abrotanoides	Russian Sage
POL	Physocarpus opulifolius 'Donna May' TM	Little Devil Ninebark
PON	Physocarpus opulifolius 'Nugget'	Nugget Ninebark
TME	Taxus x media 'Everlow'	Everlow Yew
ORNAMENTAL GRASSES	BOTANICAL NAME	COMMON NAME
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HSS2	Helictotrichon sempervirens 'Sapphire'	Sapphire Blue Oat Grass
PAH	Pennisetum alopecuroides 'Hameln'	Hameln Fountain Grass
PERENNIALS	BOTANICAL NAME	COMMON NAME
HSO	Hemerocallis x 'Stella de Oro'	Stella de Oro Daylily
GROUND COVERS	BOTANICAL NAME	COMMON NAME
NR	NATIVE GRASS SEED MIX	Kentucky Bluegrass
PP2	Poa pratensis	

SCHEDULE

	TURF SOD
	NATIVE GRASS/ WILDFLOWER SEED
	CONCRETE
	ROCK MULCH
	ASPHALT



GRAPHIC SCALE

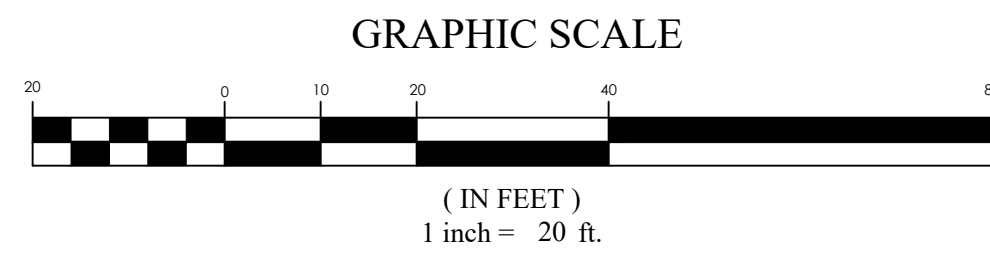


CENTURY PINNACLES PARK
EAGLE MOUNTAIN
LANDSCAPE PLAN

REVISION BLOCK	DATE	DESCRIPTION
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3	1/19/2022	1/19/2022
4	1/19/2022	1/19/2022
5	1/19/2022	1/19/2022
6	1/19/2022	1/19/2022

LANDSCAPE PLAN

Scale: 1"=20'	Drawn: MI/BW
Date: 1/19/2022	Job #: 21-0316
Sheet:	



	TURF SOD		ROCK MULCH
	NATIVE GRASS/ WILDFLOWER SEED MIX		ASPHALT
	CONCRETE		

SYMBOL	DESCRIPTION
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PB	<i>Platanus</i> x <i>acerifolia</i> 'Bloodgood'	Bloodgood London Plane Tree
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PAH	<i>Pennisetum alopecuroides</i> 'Hameln'	Hameln Fountain Grass
PERENNIALS	BOTANICAL NAME	COMMON NAME
HSC	<i>Heemerocalis</i> x 'Stella de Oro'	Stella de Oro Daylily
GROUND COVERS	BOTANICAL NAME	COMMON NAME
NR	NATIVE GRASS SEED MIX	
PP2	<i>Poa pratensis</i>	Kentucky Bluegrass

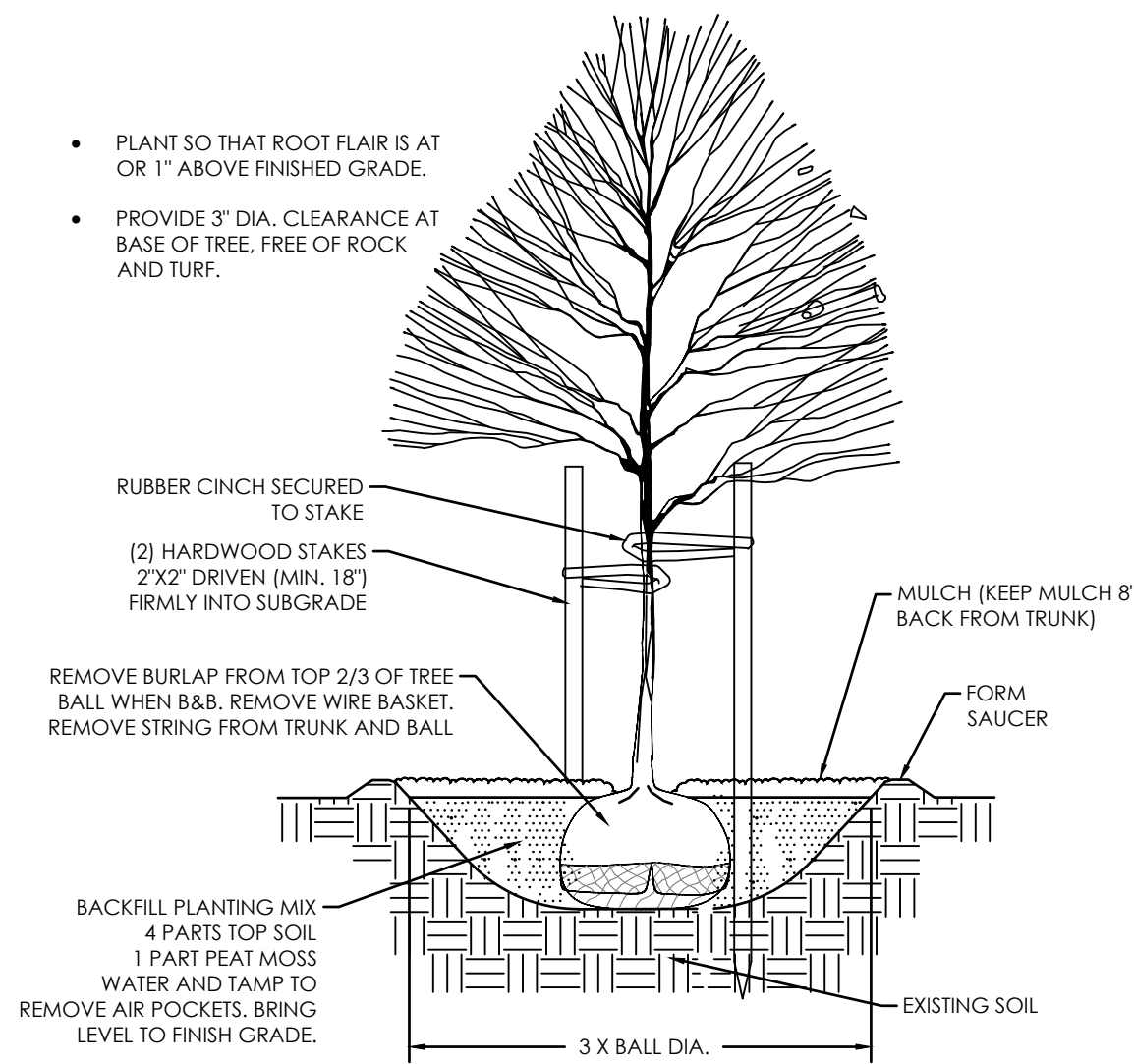
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6949 S. HIGH TECH DRIVE SUITE 200
MIDVALE, UTAH 84047 PH: (801) 352-0075
www.focusutah.com

#	DATE	DESCRIPTION
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5	11/1/2010	*****
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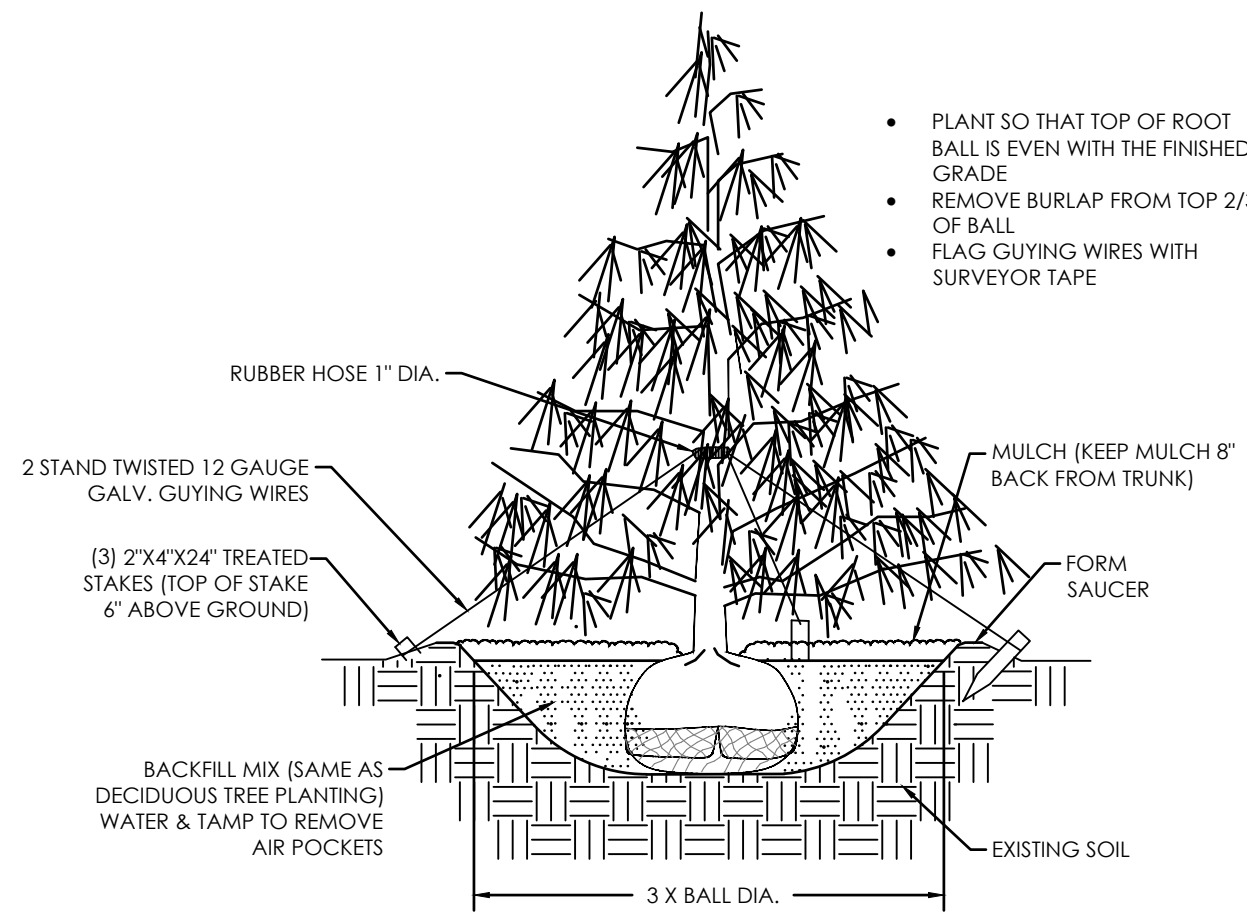
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1/19/2022	Job #: 21-0316

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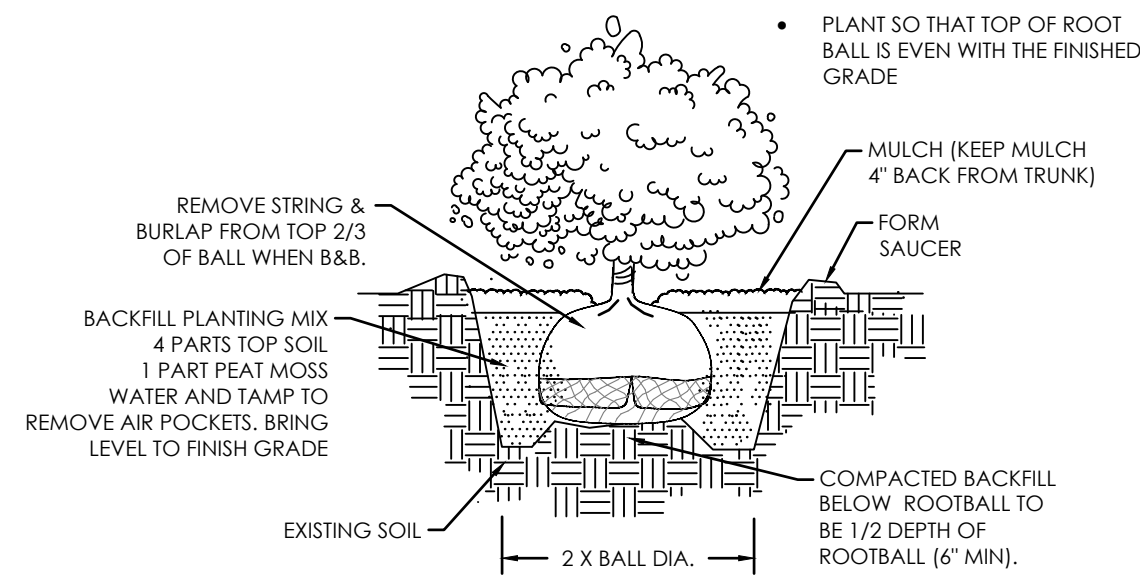




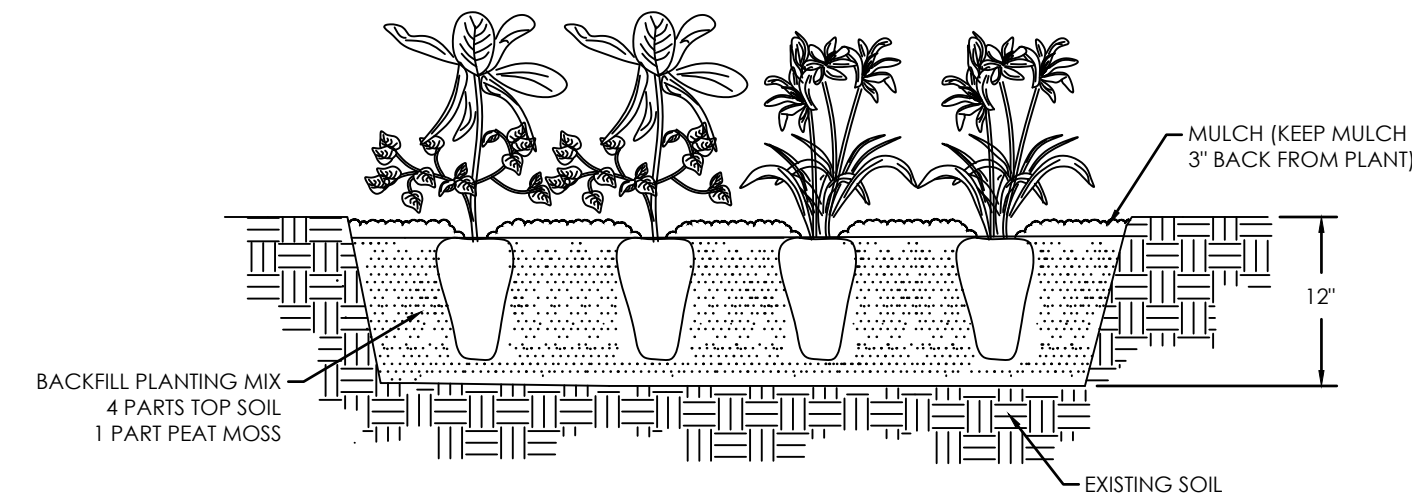
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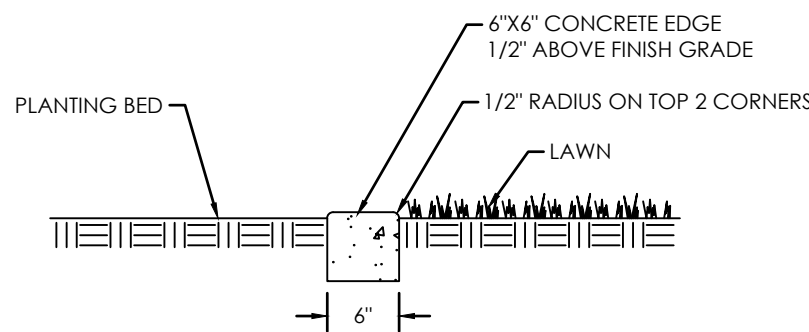
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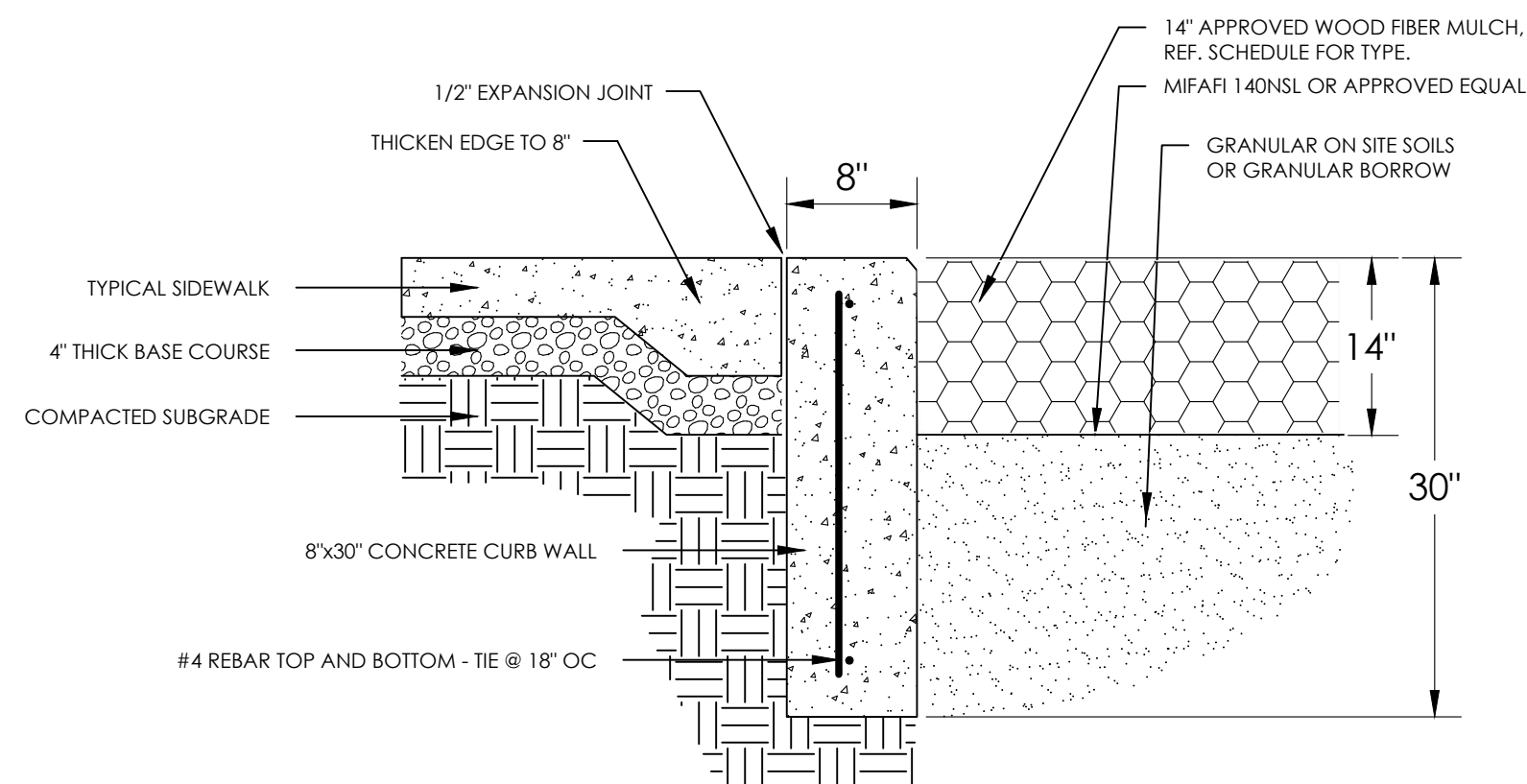
C SHRUB PLANTING
NOT TO SCALE



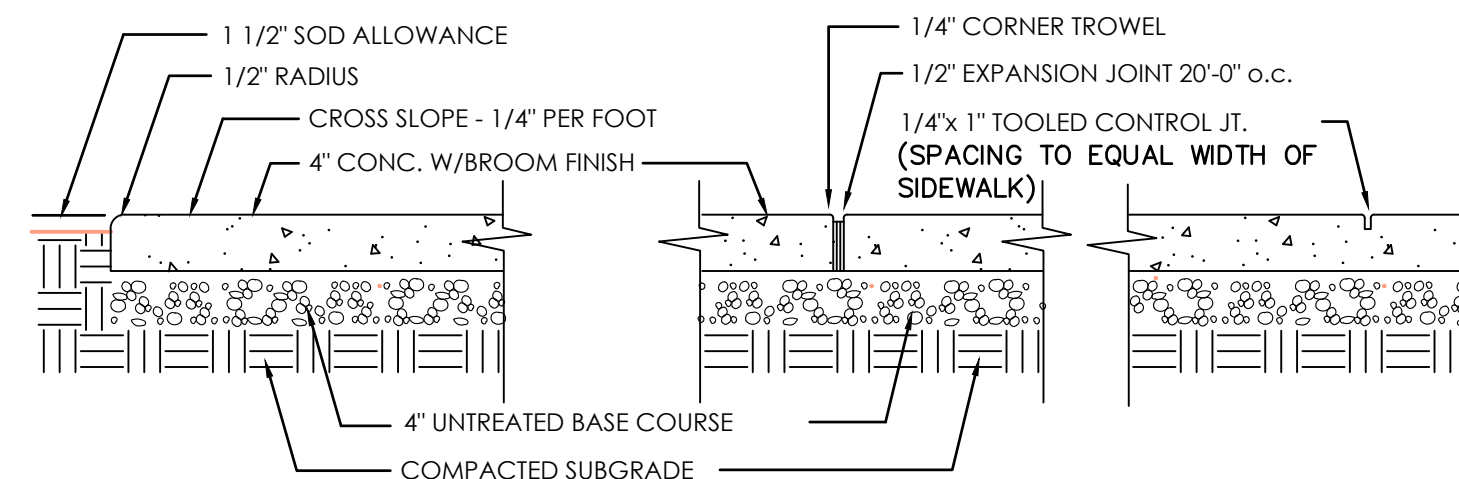
D PERENNIAL PLANTING
NOT TO SCALE



E CONCRETE EDGING
NOT TO SCALE



F 8" PLAYGROUND EDGING
NOT TO SCALE



G CONCRETE PAVING
NOT TO SCALE

CENTURY PINNACLES PARK
EAGLE MOUNTAIN
LANDSCAPE DETAILS

REVISION BLOCK		DESCRIPTION
#	DATE	
1	1/19/2022	
2		
3		
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6		

LANDSCAPE DETAILS	
Scale:	Drawn: BW/MI
Date: 1/19/2022	Job #: 21-0316
Sheet:	L1.3



A PLAY STRUCTURE OPTION 1 - TOULA'S TOWER BY PLAYWORLD
NOT TO SCALE (FOR ILLUSTRATIVE PURPOSES ONLY)



B ZIPLINE STRUCTURE
NOT TO SCALE (FOR ILLUSTRATIVE PURPOSES ONLY)



C TRASH RECEPTACLE
NOT TO SCALE (FOR ILLUSTRATIVE PURPOSES ONLY)



D SINGLE POST SWING 2-SEATS
NOT TO SCALE (FOR ILLUSTRATIVE PURPOSES ONLY)



E LARGE PAVILION BY SMITH STEELWORKS
NOT TO SCALE (FOR ILLUSTRATIVE PURPOSES ONLY)



F CLASSIC BENCH- 6' LENGTH BY SMITH STEELWORKS
NOT TO SCALE (FOR ILLUSTRATIVE PURPOSES ONLY)



G PICNIC TABLE- ALUMINUM, 8' LENGTH
NOT TO SCALE (FOR ILLUSTRATIVE PURPOSES ONLY)



H CONCRETE SEAT WALL, 18" WIDTH
NOT TO SCALE (FOR ILLUSTRATIVE PURPOSES ONLY)

CENTURY PINNACLES PARK
EAGLE MOUNTAIN
LANDSCAPE DETAILS

REVISION BLOCK		DESCRIPTION
#	DATE	
1	----	----
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3	----	----
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AMENITY DETAILS	
Scale:	Drawn: BW/MI
Date: 1/19/2022	Job #: 21-0316
Sheet:	L1.4



A DISC GOLF T-PAD & SIGNAGE
NOT TO SCALE (FOR ILLUSTRATIVE PURPOSES ONLY)



B DISC GOLF BASKET- BY ANOVA
NOT TO SCALE (FOR ILLUSTRATIVE PURPOSES ONLY)



REVISION BLOCK		DESCRIPTION
#	DATE	
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AMENITY DETAILS	
Scale:	Drawn: MI/BW
Date: 1/19/2022	Job #: 21-0316
Sheet:	L1.5

CENTURY PINNACLES PARK
EAGLE MOUNTAIN
LANDSCAPE DETAILS



PARKS & OPEN SPACE WORKSHEET

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

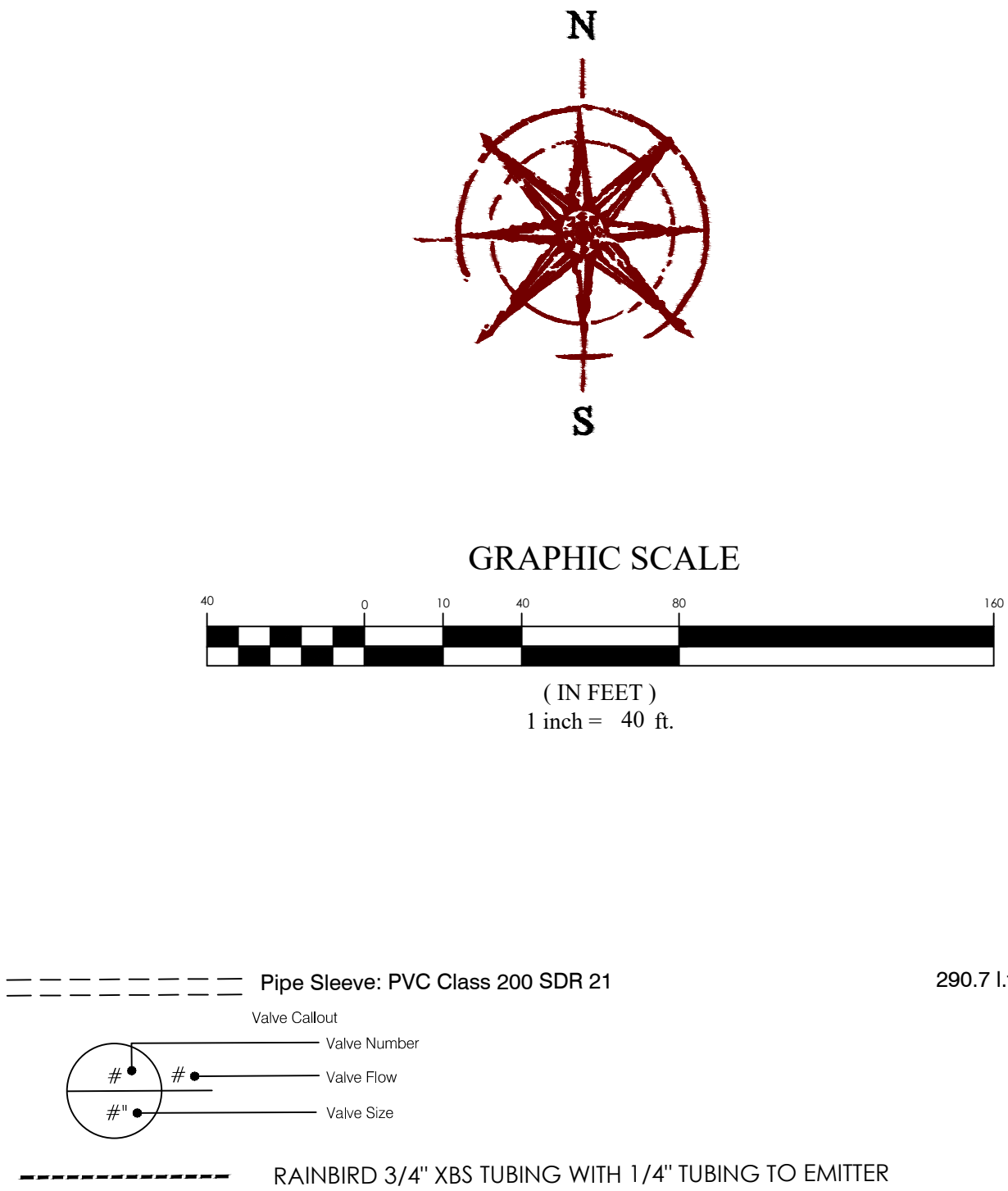
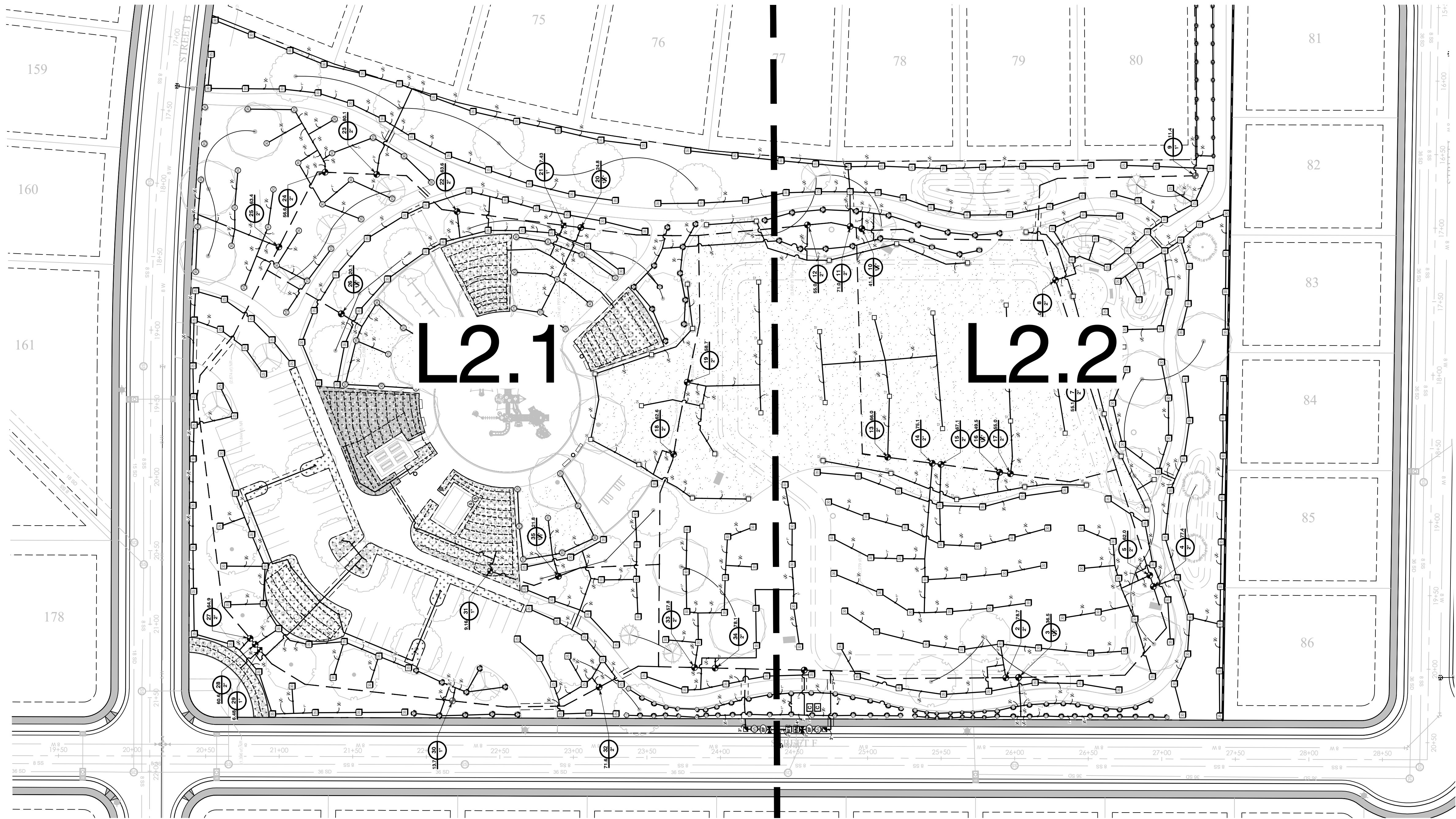
Required Improved Open Space			
Residential Lots / Units		Required Open Space (Square Feet) ^a	Required Open Space (Acres) ^b
222 SINGLE FAMILY	x 1,000 =	222,000 sq ft	/ 43,560 = 5.1 Acres

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

Required Amenity Points		
Required Open Space (Acres) ^b		Required Amenity Points
5.1 Acres	x 100 =	510 Points

Park & Improved Open Space Elements / Amenities			
Park Feature / Improvement	Points Available	Proposed Quantities	Proposed Points
Bench / Picnic Table (w/ shade structure or trees) 8 CONCRETE SEATS 6' LENGTH	2	14	24
Bicycle Rack (4+ bikes) 4 PICNIC TABLES	2		
Trees (5) (A majority must be shade trees) 2 METAL BENCHES	2	13	26
Shade Structure	4		
Drinking Fountain	5	1	5
Asphalt or Concrete Trails – 8 ft wide, excluding sidewalks along streets (per 100 linear feet) 1,920 LINEAR FEET	6	19	114
Parking* (5 stalls)	6	8	48
Swings (4+ swings)	7	1	7
Concrete Basketball Court (1/2)	20		
Pavilion w/ tables, garbage receptacles, barbeques (per 100 square feet)	4	6	24
Playground Equipment* per \$1,000 600 SQFT	2	\$201,000	402
Splash Pad* per \$1,000 PAVILION	2		
Tennis Court (6,600 sq ft or 55'x120')	100		
Sports Court (6,600 sq ft or 55'x120')	100		
Restroom (600+ sq ft)	100	1	100
Restroom (1200+ sq ft)	200		
Public Art	Varies		
Other:	Varies		
Other: FRISBEE GOLF (5 BASKETS & TEE PADS)	Varies	1	5
TOTAL			755

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



- ### IRRIGATION NOTES
1. THIS SYSTEM IS BASED UPON AN AVAILABLE STATIC PRESSURE OF 65 PSI MINIMUM. PRIOR TO CONSTRUCTION, CONTRACTOR SHALL CONFIRM THE STATIC WATER PRESSURE AND THE SIZE OF THE POINT OF CONNECTION (POC).
 2. COORDINATE AND LOCATE ALL EXISTING UTILITIES ON THE SITE PRIOR TO EXCAVATION.
 3. THIS PLAN IS DIAGRAMMATIC. SOME EQUIPMENT MAY BE SHOWN IN PAVED AREAS AND BUILDINGS FOR PLAN CLARITY.
 4. INSTALL PVC SCHEDULE 40 SLEEVES UNDER ALL PAVED SURFACES WHERE LINES AND CONTROL WIRES CROSS INCLUDING ALL SIDEWALKS. SLEEVE SIZE SHALL BE 2 TIMES LARGER THAN THE LINE. EXTEND 6" BEYOND THE PAVED SURFACE ON EACH SIDE. INSTALL A SEPARATE SLEEVE FOR THE CONTROL WIRES.
 5. INSTALL MANUAL DRAIN VALVES AT ALL LOW POINTS ALONG IRRIGATION MAIN LINE AND EACH SIDE OF DRIVEWAY WHERE MAIN LINE CROSSES UNDER.
 6. INSTALL VARIABLE ARC NOZZLES ON SPRINKLER HEADS WHERE ANGLE IS DIFFERENT THAN STANDARD NOZZLES.
 7. ALL PIPE FITTINGS SHALL BE SCHEDULE 80 ON MAIN LINE.
 8. XBS TUBING SHALL BE INSTALLED UNDER BARK OR ROCK MULCH.
 9. INSTALL 3/4" MANUAL FLUSH VALVE IN AN 10" ROUND VALVE BOX AT THE END OF ALL DRIP LINES.
 10. DRIP EMITTERS SHALL BE RAINBIRD XB-20PC (2 GPH) XERI-BUG EMITTER, 1 EMITTER PER PLANT FOR PERENNIALS AND ORNAMENTAL GRASSES AND 2 EMITTERS PER PLANT FOR SHRUBS.
 11. RAINBIRD MULTI-OUTLET XERI-BUG EMITTER XB-20-6 (12 GPH) SHALL BE USED ON TREES IN PLANTING BEDS WITH DIFFUSER BUG CAP AT ENDS OF TUBING. DISTRIBUTE EMITTERS AROUND ROOTBALL OF TREE.
 12. THRUST BLOCKS TO BE INSTALLED AT THE FITTING LOCATIONS OF ALL PIPE SIZE LARGER THAN 2"
 13. ALL ROTOR AND SPRAY HEADS USED IN NATIVE GRASS SEED AREAS TO RECEIVE 12" POP-UP HEADS AS SPECIFIED IN THE PLAN. ALL TURF GRASS AREAS TO RECEIVE 4" POP-UP HEADS.

IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
	Rain Bird 1812-PRS 8 Series MPR Shrub Spray 12" Pop-Up Sprinkler with Co-Molded Wiper Seal. Side and Bottom Inlet. 1/2" NPT Female Threaded Inlet. With Pressure Regulating Device.	12
	Rain Bird 1812-PRS 10 Series MPR Shrub Spray 12" Pop-Up Sprinkler with Co-Molded Wiper Seal. Side and Bottom Inlet. 1/2" NPT Female Threaded Inlet. With Pressure Regulating Device.	16
	Rain Bird 1812-PRS 12 Series MPR Shrub Spray 12" Pop-Up Sprinkler with Co-Molded Wiper Seal. Side and Bottom Inlet. 1/2" NPT Female Threaded Inlet. With Pressure Regulating Device.	26
	Rain Bird 1812-PRS 15 Series MPR Shrub Spray 12" Pop-Up Sprinkler with Co-Molded Wiper Seal. Side and Bottom Inlet. 1/2" NPT Female Threaded Inlet. With Pressure Regulating Device.	17
	Rain Bird 1812-PRS ADJ Shrub Spray 12" Pop-Up Sprinkler with Co-Molded Wiper Seal. Side and Bottom Inlet. 1/2" NPT Female Threaded Inlet. With Pressure Regulating Device.	2
	Rain Bird R-VAN14 1812-SAM-P45 Shrub Rotary, 8" -14" 45-270 degrees and 360 degrees. Hand Adjustable Multi-Stream Rotary w/1800 shrub spray body on 12" pop-up, with check valve and 45 psi in-stem pressure regulator. 1/2" NPT Female Threaded Inlet.	20
	Rain Bird R-VAN18 1812-SAM-P45 Shrub Rotary, 13" -18" 45-270 degrees and 360 degrees. Hand Adjustable Multi-Stream Rotary w/1800 shrub spray body on 12" pop-up, with check valve and 45 psi in-stem pressure regulator. 1/2" NPT Female Threaded Inlet.	4

	Rain Bird R-VAN24 1812-SAM-P45 Shrub Rotary, 17" -24" 45-270 degrees and 360 degrees. Hand Adjustable Multi-Stream Rotary w/1800 shrub spray body on 12" pop-up, with check valve and 45 psi in-stem pressure regulator. 1/2" NPT Female Threaded Inlet.	35
	Rain Bird 5004-R-PC,FC-MPR Turf Rotor, 4" Pop-Up, Plastic Riser, Matched Precipitation Rotor (MPR nozzle). Arc and Radius as per Symbol. 25 ft=red, 30 ft=green, 35ft=beige. Pressure Regulating.	5
	Rain Bird 5004-R-PC,FC-MPR Turf Rotor, 4" Pop-Up, Plastic Riser, Matched Precipitation Rotor (MPR nozzle). Arc and Radius as per Symbol. 25 ft=red, 30 ft=green, 35ft=beige. Pressure Regulating.	29
	Rain Bird 5004-R-PC,FC-MPR Turf Rotor, 4" Pop-Up, Plastic Riser, Matched Precipitation Rotor (MPR nozzle). Arc and Radius as per Symbol. 25 ft=red, 30 ft=green, 35ft=beige. Pressure Regulating.	21
	Rain Bird F4-PC, FC Turf Rotor, 4.0" Pop-Up, Plastic Riser, Adjustable and Full Circle. With Removable Seal-A-Matic Check Valve, 1" Female Threaded Inlet.	4
	Rain Bird F4-PC, FC Turf Rotor, 4.0" Pop-Up, Plastic Riser, Adjustable and Full Circle. With Removable Seal-A-Matic Check Valve, 1" Female Threaded Inlet.	3
	Rain Bird F4-PC, FC Turf Rotor, 4.0" Pop-Up, Plastic Riser, Adjustable and Full Circle. With Removable Seal-A-Matic Check Valve, 1" Female Threaded Inlet.	3
	Rain Bird F4-PC, FC Turf Rotor, 4.0" Pop-Up, Plastic Riser, Adjustable and Full Circle. With Removable Seal-A-Matic Check Valve, 1" Female Threaded Inlet.	32

	Rain Bird 5012-R-PC,FC-MPR Shrub Rotor, 12" Pop-Up, Plastic Riser, Matched Precipitation Rotor (MPR nozzle). Arc and Radius as per Symbol. 25 ft=red, 30 ft=green, 35ft=beige. Pressure Regulating.	278
	Rain Bird XCZF-100-PRF 1" Medium Flow Drip Control Kit. 1" DV Valve with 1" Pressure Regulating Filter at , and MDCF Fitting. 3 GPM-15 GPM.	3
	Rain Bird XB-6 Multi-outlet drip emitter Six-Outlet, Pressure Compensating, Drip Emitter. Flow rates of 0.5 GPH=blue, 1.0 GPH=black, and 2.0 GPH=red, at each emitter outlet. Comes with Barb Inlet x Barb Outlet.	8
	Area to Receive Drip Emitters Rain Bird XB-PC Single Outlet, Pressure Compensating Drip Emitters. Flow rates of 0.5 GPH=blue, 1.0 GPH=black, and 2.0 GPH=red. Comes with a self-piercing barb inlet x barb outlet. Emitter Notes: 2.0 GPH emitters (1 assigned to each 1 gal. plant) 2.0 GPH emitters (2 assigned to each 2 gal. plant) 2.0 GPH emitters (2 assigned to each 5 gal. plant)	14,604 ; 456 84 256
	Rain Bird PEB (Zone Valve) 1-1/2" 1", 1-1/2", 2" Plastic Industrial Valves. Low Flow Operating Capability, Globe Configuration.	7
	Rain Bird PEB (Zone Valve) 1" 1", 1-1/2", 2" Plastic Industrial Valves. Low Flow Operating Capability, Globe Configuration.	2
	Rain Bird PEB (Zone Valve) 2" 1", 1-1/2", 2" Plastic Industrial Valves. Low Flow Operating Capability, Globe Configuration.	22
	Rain Bird 44-RC 1" 1" Brass Quick-Coupling Valve, with Corrosion-Resistant Stainless Steel Spring, Thermoplastic Rubber Cover, and 2-Piece Body.	2

	Stop & Waste Valve Mueller Mark II Oriseal S&W Valve Model H-10288	2
	Rain Bird PEB (Master Valve) 2" 2" Plastic Industrial Valves. Low Flow Operating Capability, Globe Configuration.	2
	Zurn 375 2" Reduced Pressure Principle Assembly. Size 2".	2
	Rain Bird ESP8LXME-LXMMSS-LXMMSSPED w/ (1) ESPLXMSM12 20 Station, Traditionally-Wired, Commercial Controller. (1) , Enclosure w/ (1) ESPLXMSM12 - 12-Station Expansion Module. Install in LXMMSS-LXMMSSPED Stainless Steel Cabinet within Metal Upright Pedestal in Landscape	2
	Rain Bird WR2-RFC Wireless Rain and Freeze Sensor Combo, includes 1 receiver and 1 rain/freeze sensor transmitter. Install Sensor to the eave of the restroom building roof within a clear direction line of sight.	2
	Water Meter 2"	1
	Water Meter 2"	1
	Irrigation Lateral Line: PVC Schedule 40	389.8 l.f.
	Irrigation Lateral Line: PVC Schedule 40 3/4"	6,419 l.f.
	Irrigation Lateral Line: PVC Schedule 40 1"	2,208 l.f.
	Irrigation Lateral Line: PVC Schedule 40 1 1/4"	1,919 l.f.
	Irrigation Lateral Line: PVC Schedule 40 1 1/2"	612.5 l.f.
	Irrigation Lateral Line: PVC Schedule 40 2"	735.0 l.f.
	Irrigation Lateral Line: PVC Schedule 40 2 1/2"	353.3 l.f.
	Irrigation Lateral Line: PVC Schedule 40 3"	145.8 l.f.
	Irrigation Mainline: PVC Schedule 40	772.2 l.f.
	Irrigation Mainline: PVC Schedule 40 3"	2,114 l.f.

FOR
REVIEW
ONLY

CENTURY PINNACLES PARK EAGLE MOUNTAIN IRRIGATION PLAN

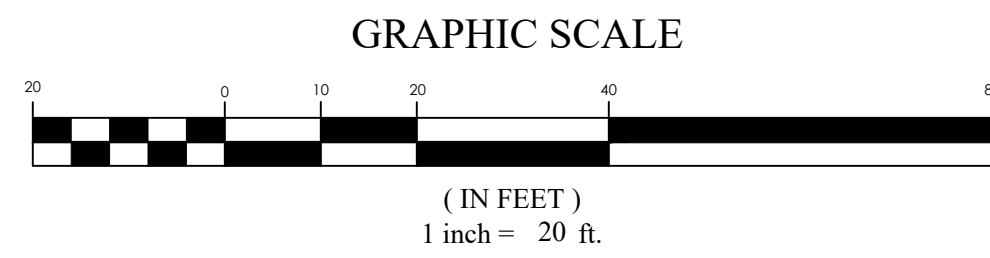
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4	1/20/2022	1/20/2022
5	1/20/2022	1/20/2022
6	1/20/2022	1/20/2022

OVERALL IRRIGATION PLAN

Scale: 1"=40'	Drawn: BW
Date: 1/20/2022	Job #: 21-0316
Sheet:	

L2.0





MATCH LINE SEE SHEET L2.1



FOR
REVIEW
ONLY

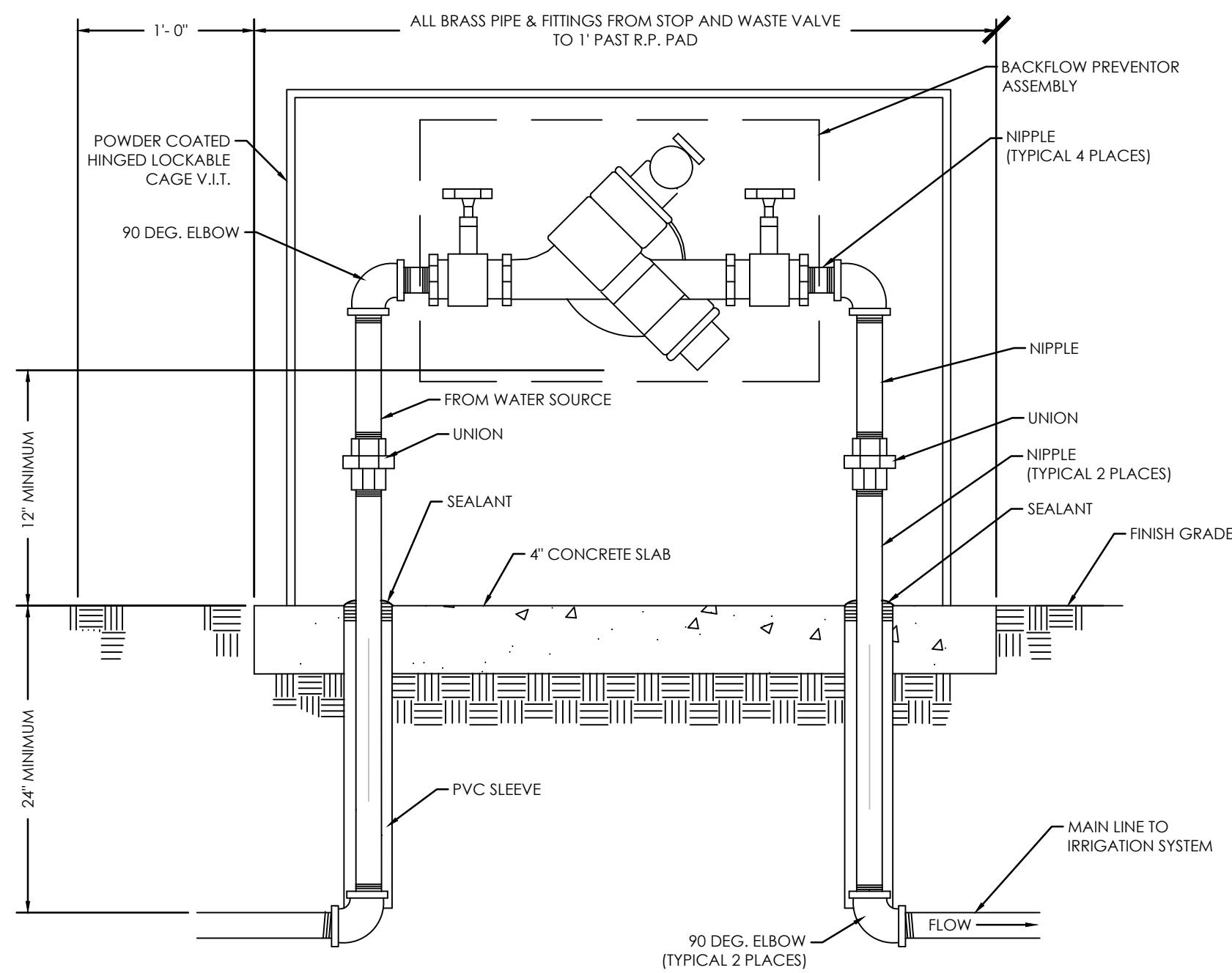
CENTURY PINNACLES PARK
EAGLE MOUNTAIN
IRRIGATION PLAN

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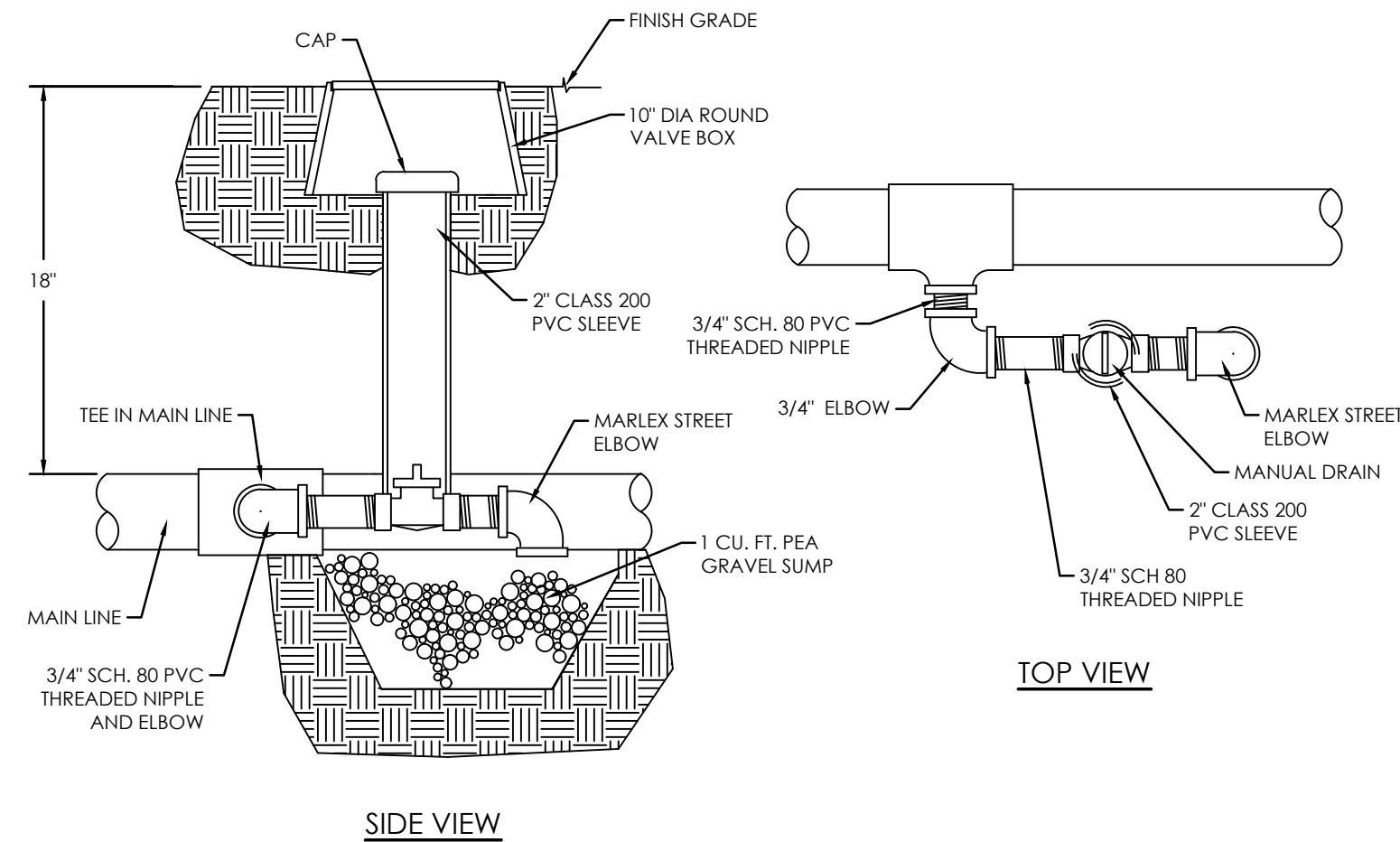
IRRIGATION PLAN

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Date: 1/20/2022	Job #: 21-0316

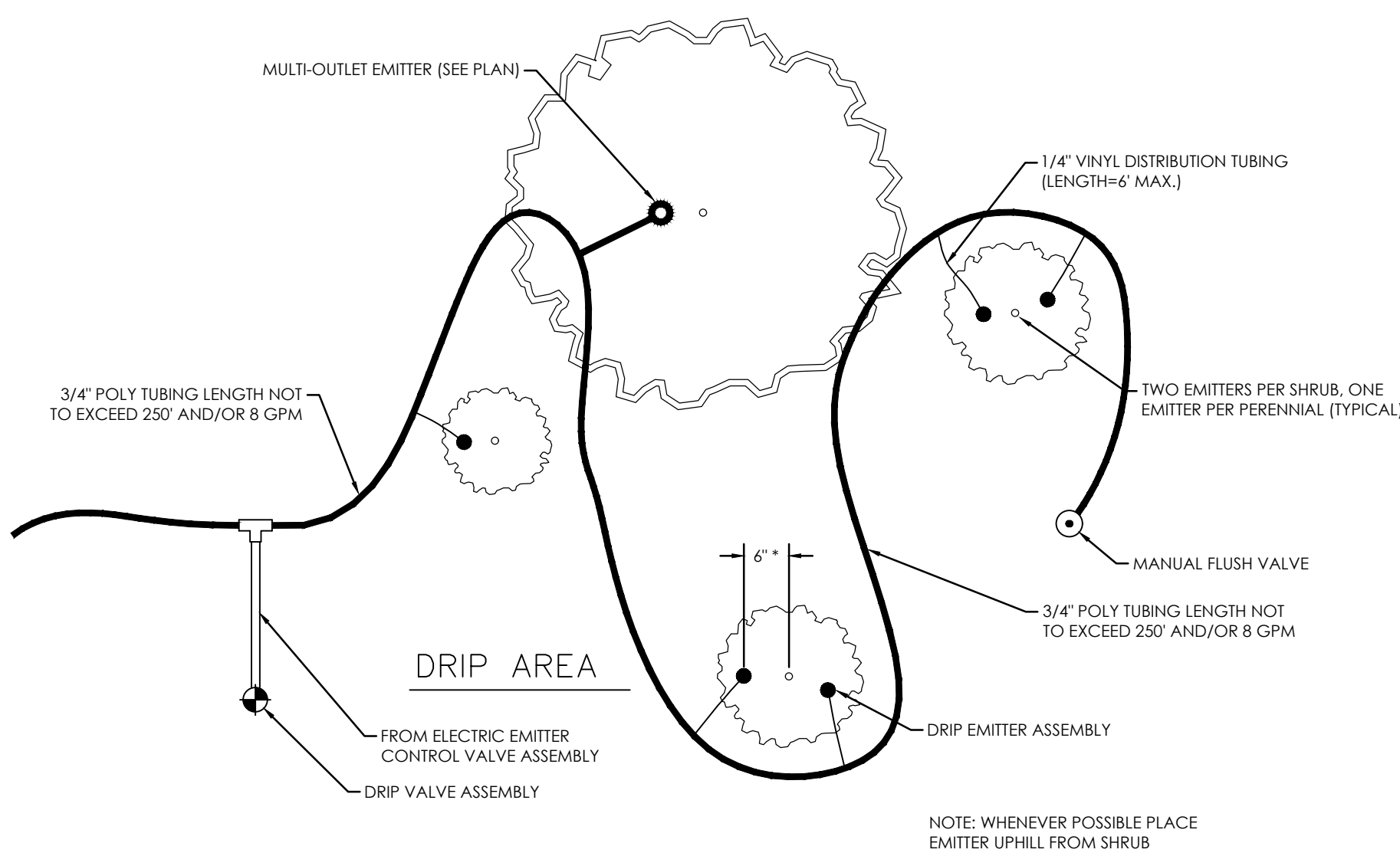
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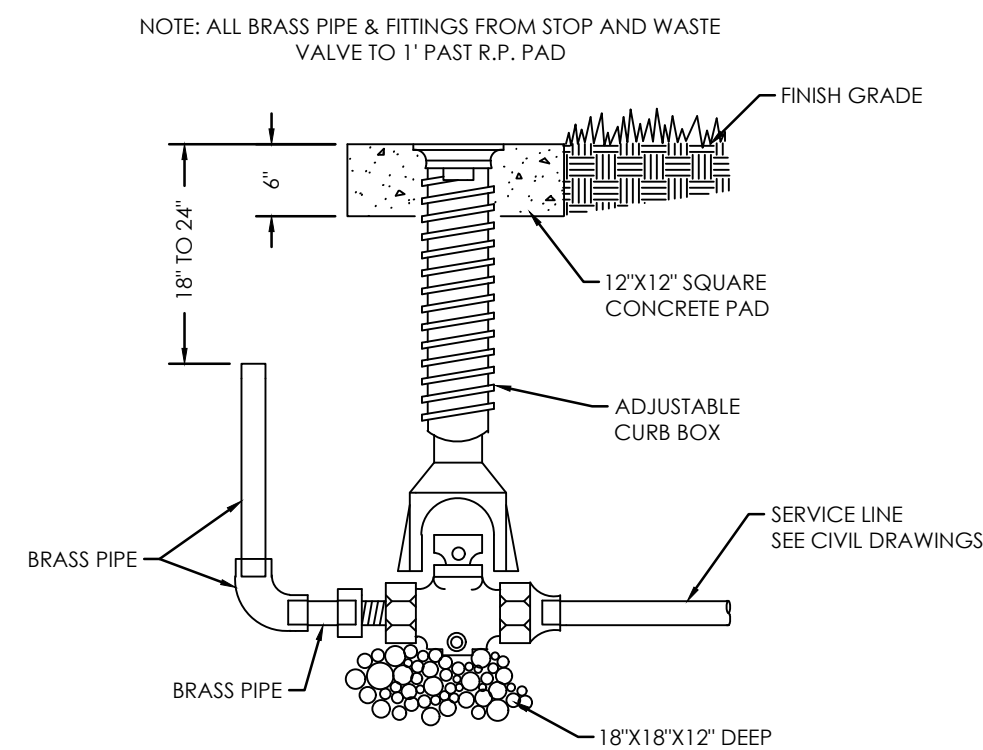
A REDUCED PRESSURE BACKFLOW PREVENTER
NOT TO SCALE



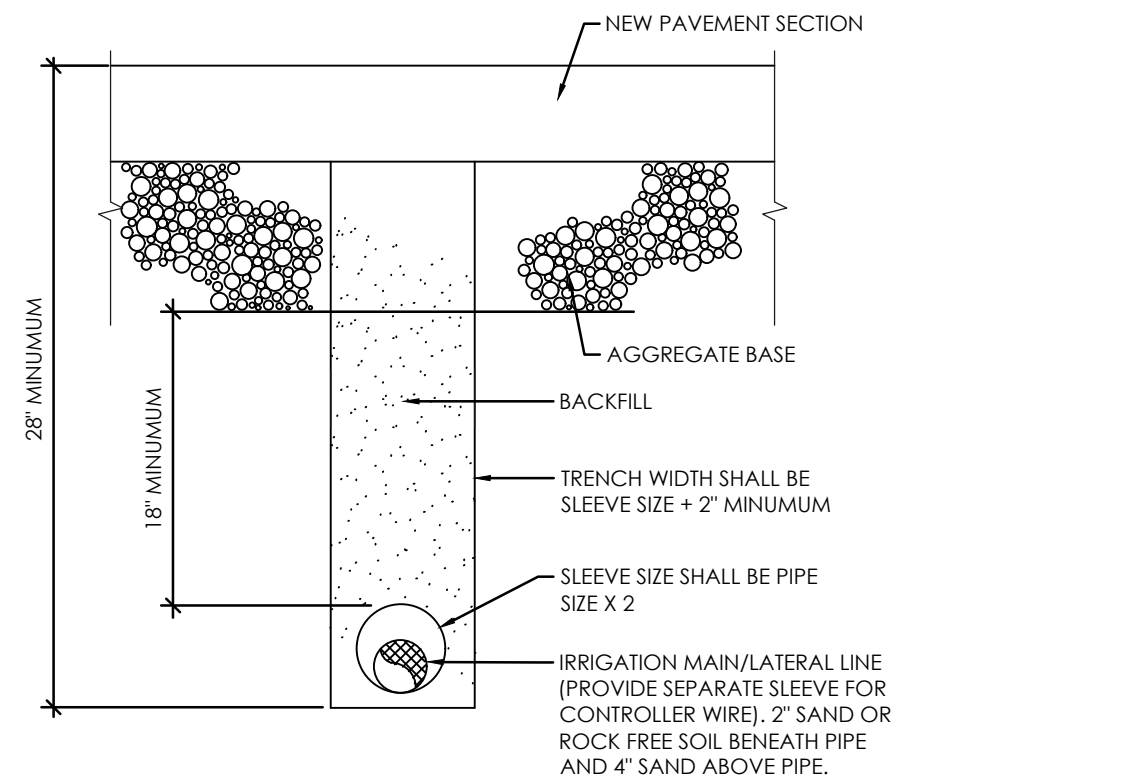
D MANUAL DRAIN VALVE
NOT TO SCALE



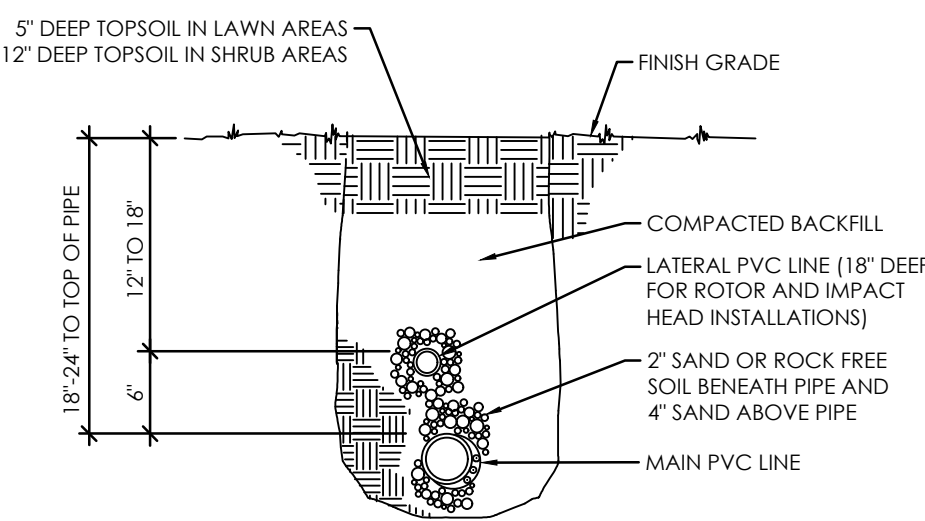
I TYPICAL DRIP EMITTER LAYOUT
NOT TO SCALE



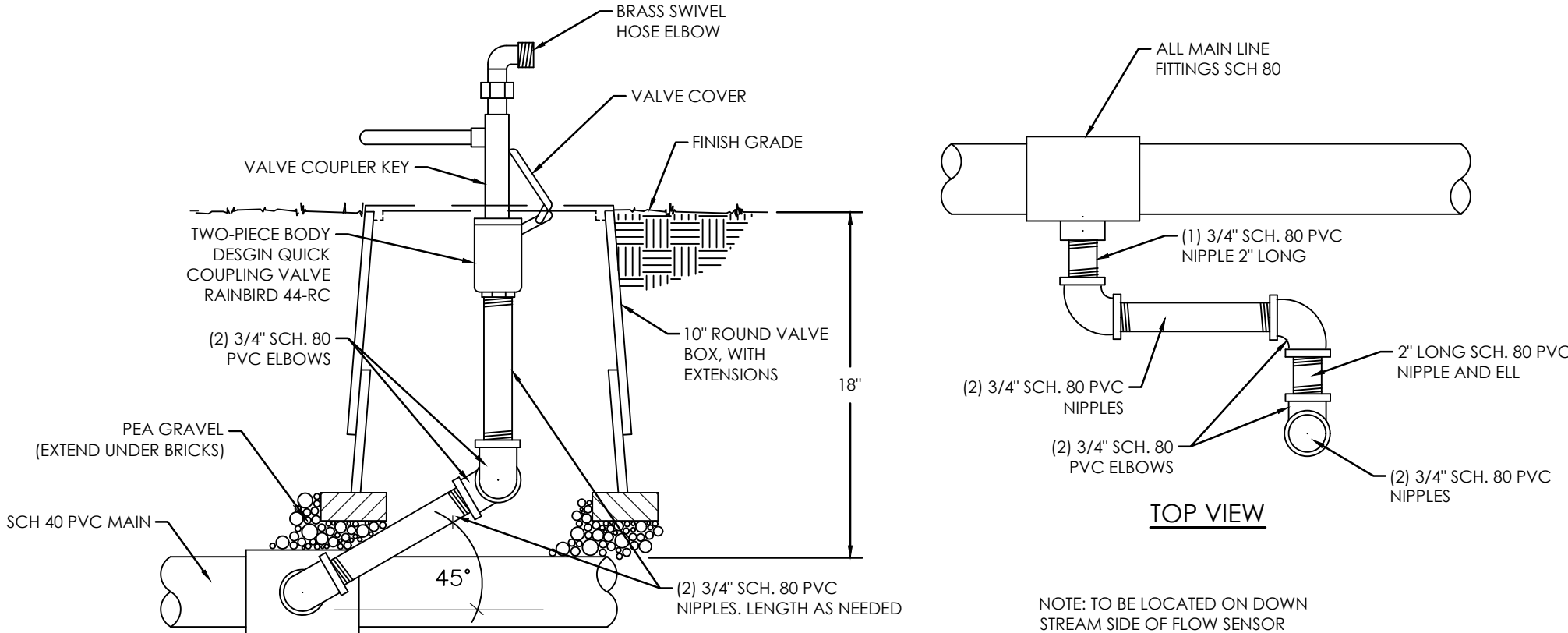
B STOP & WASTE VALVE DETAIL
NOT TO SCALE



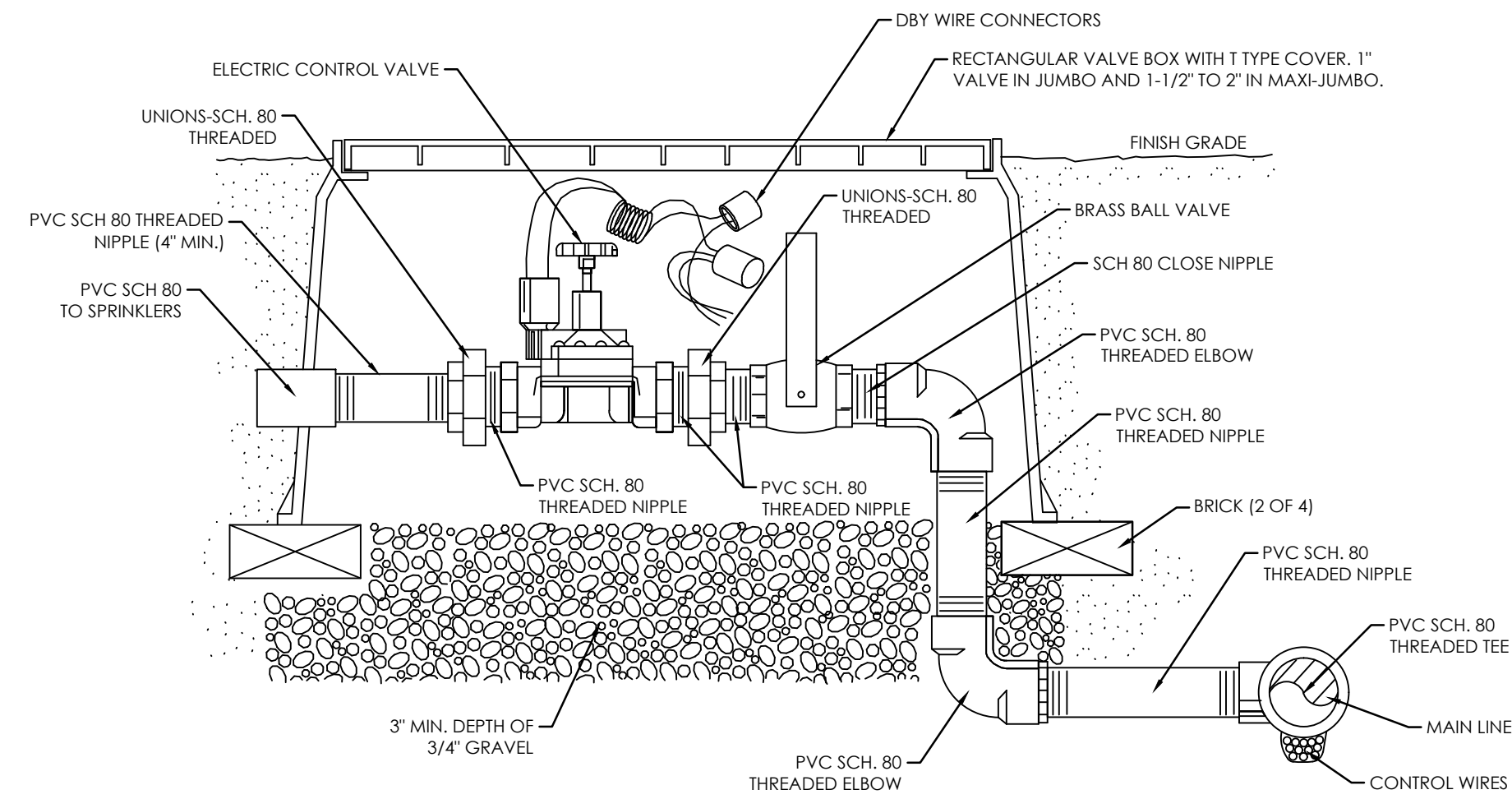
E PIPE TRENCH DETAIL (NEW PAVEMENT AREAS)
NOT TO SCALE



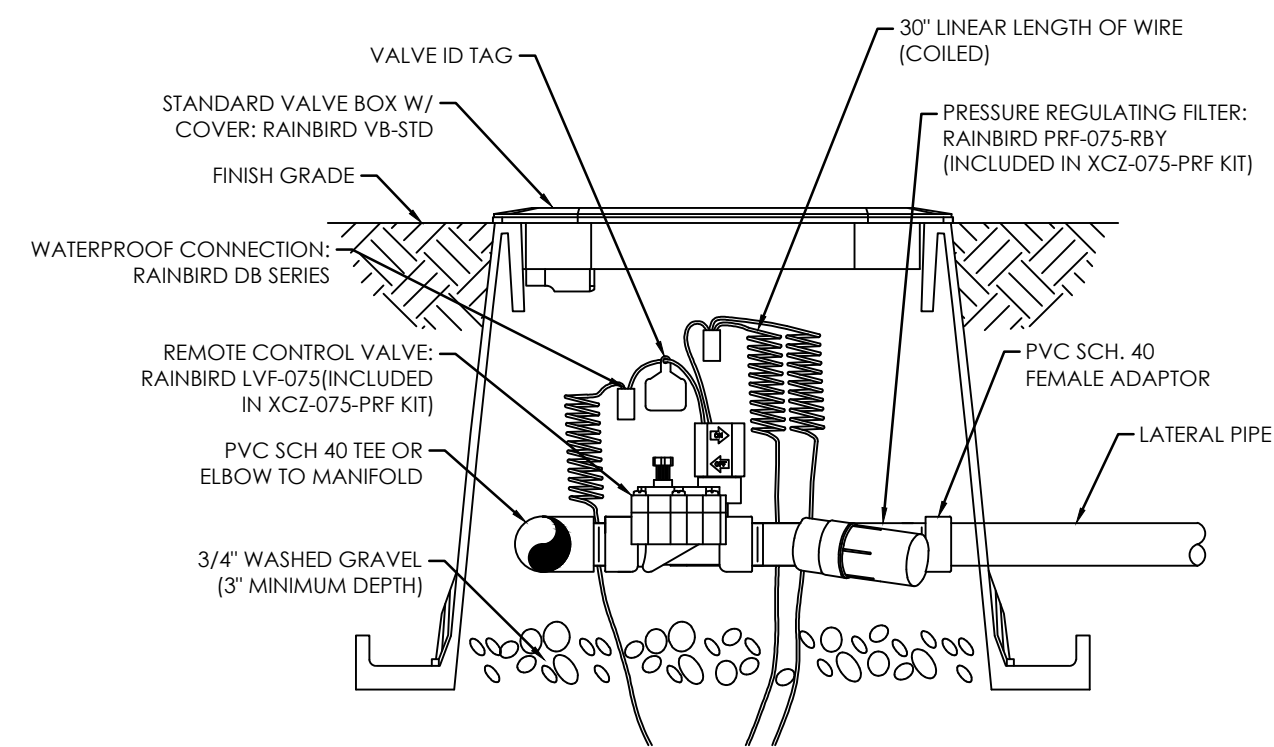
F TRENCH SECTION
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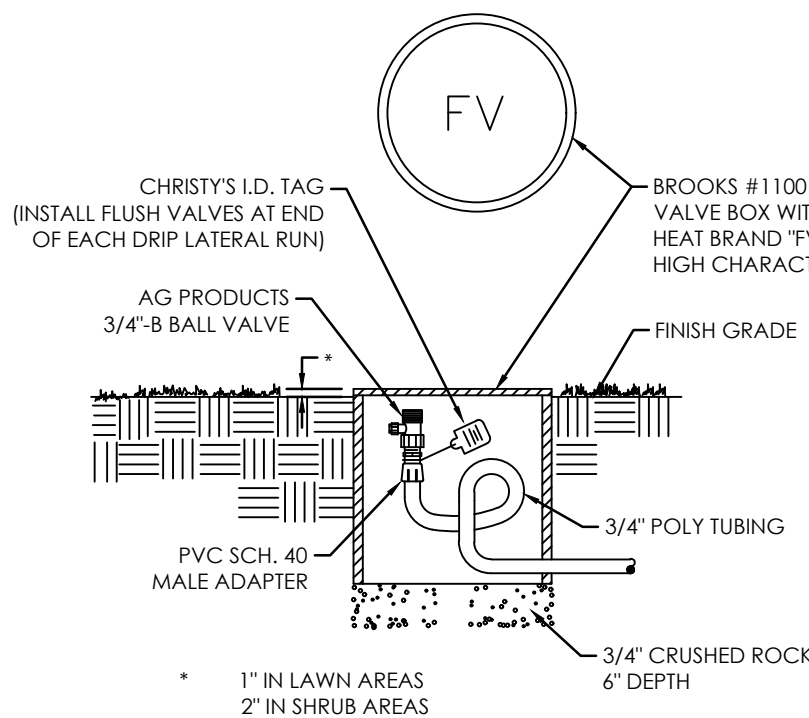
C QUICK COUPLING VALVE
NOT TO SCALE



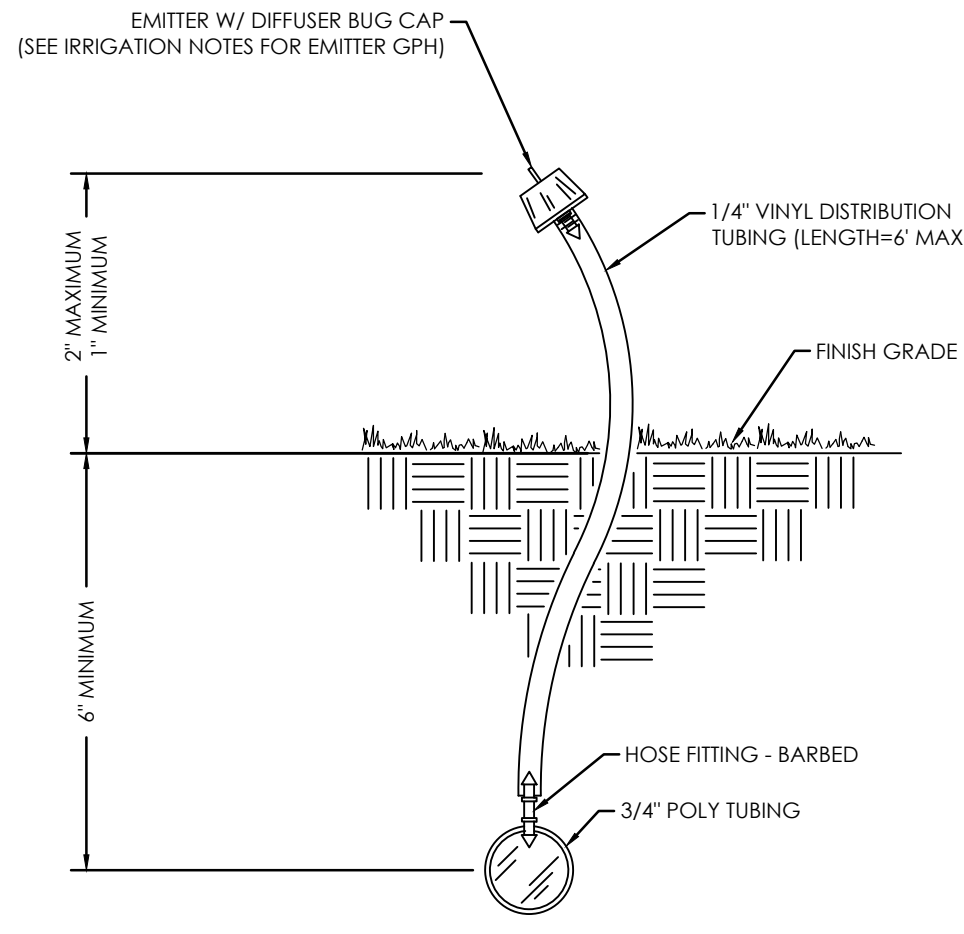
G ELECTRONIC CONTROL VALVE
NOT TO SCALE



H CONTROL ZONE KIT
NOT TO SCALE



K MANUAL FLUSH VALVE
NOT TO SCALE



J DRIP EMITTER ON VINYL TUBING RISER
NOT TO SCALE

FOR
REVIEW
ONLY

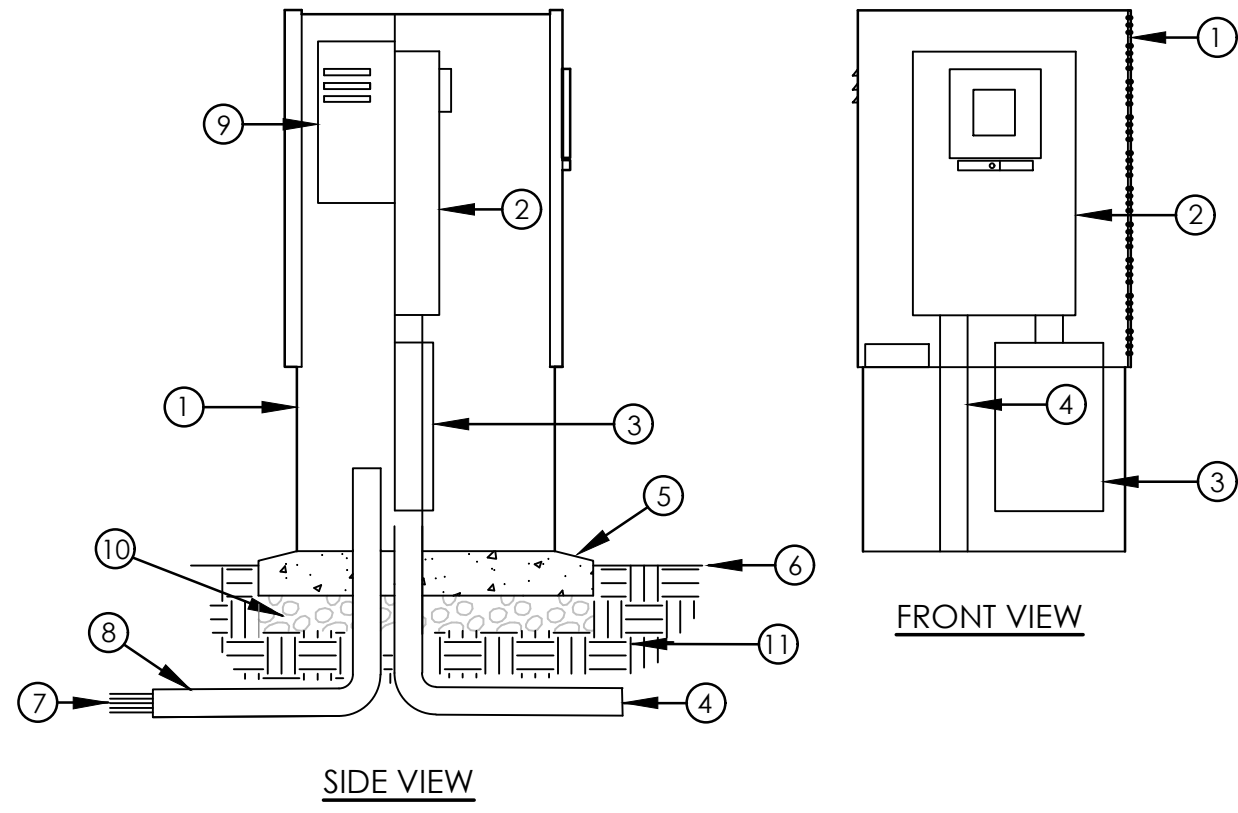
CENTURY PINNACLES PARK
EAGLE MOUNTAIN
IRRIGATION DETAILS

REVISION BLOCK		DESCRIPTION
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IRRIGATION
DETAILS

Scale:	Drawn: BW
Date: 1/20/2022	Job #: 21-0316
Sheet:	

L2.3



- 1

METERED CONTROLLER ENCLOSURE
- 2

METER SOCKET WITH TEST BLOCKS
- 3

LOAD CENTER
- 4

CONDUIT (NOT SUPPLIED) FOR LINE FEED INTO METER
- 5

POURED CONCRETE BASE, 6" MIN. THICKNESS, EXTEND 6" BEYOND OUTSIDE DIMENSIONS OF ENCLOSURE WITH 0.5% MIN. SLOPE FOR DRAINAGE
- 6

FINISH GRADE
- 7

DIRECT BURIAL CONTROL WIRES TO CONTROL VALVES
- 8

PVC LONG SWEEP ELL - USE ONE SWEEP ELL PER CONTROLLER - INSTALL ONE EXTRA ELL FOR FUTURE USE
- 9

AUTOMATIC CONTROLLERS - REMOVE FRONT DOORS OF CONTROLLERS AND PLACE SIDE BY SIDE
- 10

6" MIN. ROAD BASE
- 11

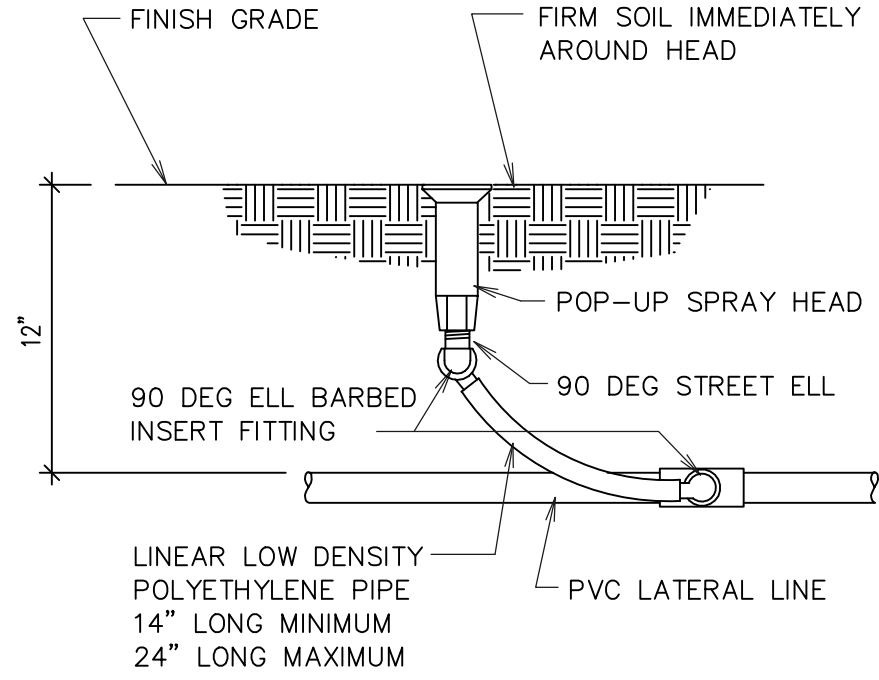
SUBGRADE COMPACTED TO 95%

NOTE: GROUND LOW VOLTAGE WITH 3 GROUND ROD GRID 8 FEET APART

A

METERED CONTROLLER ENCLOSURE

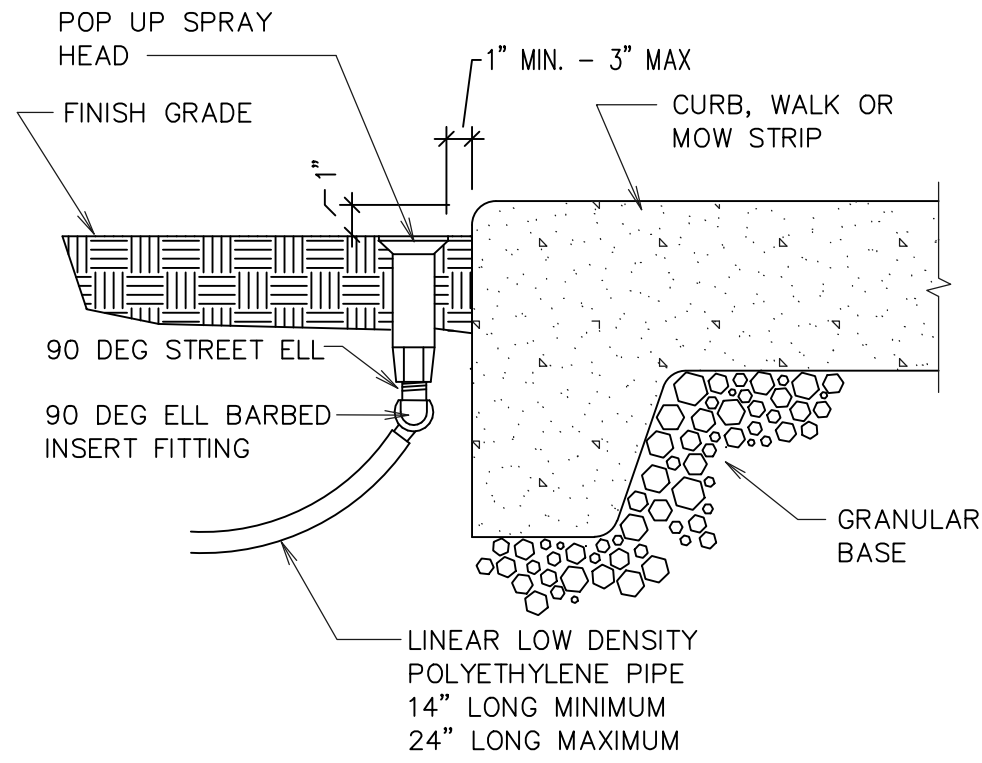
NOT TO SCALE



B

SPRAY HEAD ASSEMBLY

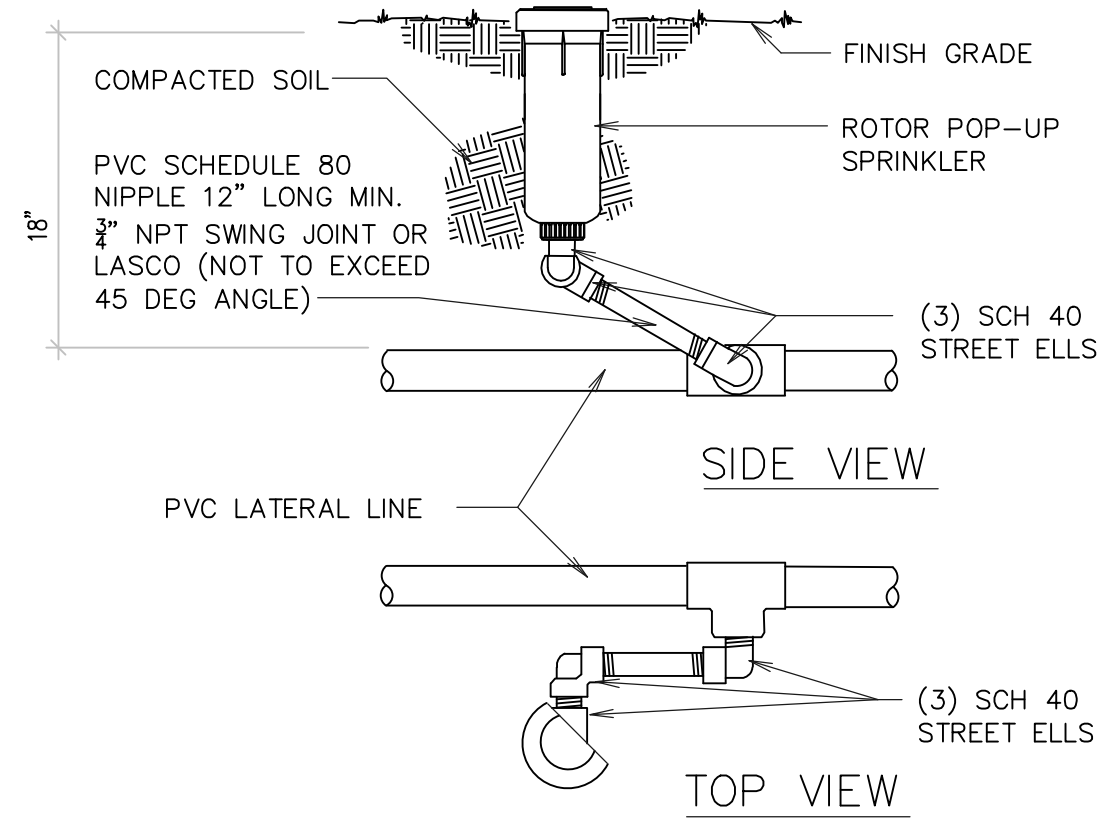
NOT TO SCALE



C

SPRAY HEAD NEXT TO CURB OR WALK

NOT TO SCALE



D

ROTOR POP-UP HEAD

NOT TO SCALE

FOR
REVIEW
ONLY

CENTURY PINNACLES PARK

EAGLE MOUNTAIN

IRRIGATION DETAILS

REVISION BLOCK	
#	DESCRIPTION
1	
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IRRIGATION DETAILS	
Scale:	Drawn: BW
Date: 1/20/2022	Job #: 21-0316
Sheet:	L2.4

1.0 Executive Summary

1.1 DESCRIPTION OF PROJECT

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

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

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

1.2 PRINCIPAL FINDINGS AND RECOMMENDATIONS

2020 Existing Scenario

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

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

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

2025 Opening Year Scenario

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

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

2025 Opening Year with Project Scenario

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

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

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

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

2030 Future Year Scenario

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

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

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

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

2030 Future Year with Project Scenario

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

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

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

2045 Future Year Scenario

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

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

2045 Future Year with Project Scenario

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

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

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

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

Summary of Recommendations

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

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

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



**EAGLE MOUNTAIN CITY
CITY COUNCIL MEETING
FEBRUARY 1, 2022**

TITLE:	ORDINANCE/PUBLIC HEARING - An Ordinance of Eagle Mountain City, Utah, Amending Eagle Mountain Municipal Code Chapter 6.10 Animal Zoning Regulations.		
ITEM TYPE:	Ordinance		
FISCAL IMPACT:			
APPLICANT:	Eagle Mountain City		
GENERAL PLAN DESIGNATION	CURRENT ZONE	ACREAGE	COMMUNITY

PUBLIC HEARING:

Yes

PREPARED BY:

Tayler Jensen, Planning

PRESENTED BY:

Tayler Jensen

RECOMMENDATION:

BACKGROUND:

ITEMS FOR CONSIDERATION:

REQUIRED FINDINGS:

PLANNING COMMISSION ACTION/RECOMMENDATION:

ATTACHMENTS:

[ORD--EMMC 6.10 Animal Zoning Regulations](#)

[EMMC 6.10 Animal Zoning Regulations - Redlines](#)

ORDINANCE NO. O- -2022

**AN ORDINANCE OF EAGLE MOUNTAIN CITY, UTAH,
AMENDING THE EAGLE MOUNTAIN MUNICIPAL CODE,
CHAPTER 6.10 ANIMAL ZONING REGULATIONS**

PREAMBLE

WHEREAS, the City Council of Eagle Mountain City finds that it is in the public interest to amend the Eagle Mountain Municipal Code, Chapter 6.10 Animal Zoning Regulations, as described in Exhibit A.

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

1. The City Council finds that all required notices, public hearings, and other requirements have been completed for the City Council to consider an amendment to the Eagle Mountain Municipal Code Chapter 6.10 Animal Zoning Regulations.
2. The amendment described in Exhibit A is hereby approved.
3. This Ordinance shall take effect upon its first posting or publication.

ADOPTED by the City Council of Eagle Mountain City this 1st day of February 2022.

EAGLE MOUNTAIN CITY, UTAH

Tom Westmoreland, Mayor

ATTEST:

Fionnuala B. Kofoed, MMC
Director of Administrative Services/City Recorder

CERTIFICATION

The above Ordinance was adopted by the City Council of Eagle Mountain City, Utah on this 1st day of February, 2022.

Those voting aye:

☐ Donna Burnham

☐ Colby Curtis

☐ Jared Gray

☐ Carolyn Love

☐ Brett Wright

Those voting nay:

☐ Donna Burnham

☐ Colby Curtis

☐ Jared Gray

☐ Carolyn Love

☐ Brett Wright

Those excused:

☐ Donna Burnham

☐ Colby Curtis

☐ Jared Gray

☐ Carolyn Love

☐ Brett Wright

Those abstaining:

☐ Donna Burnham

☐ Colby Curtis

☐ Jared Gray

☐ Carolyn Love

☐ Brett Wright

Fionnuala B. Kofoed, MMC

Director of Administrative Services/City Recorder

Posted on _____ by _____ .

Exhibit A

6.10.010 Existing animal uses.

The keeping of any animal which existed lawfully prior to the effective date of the ordinance codified in this title which is not allowed under this title may be continued as a nonconforming use, except that if the nonconforming use is discontinued for one year or more it shall then be deemed abandoned and any future keeping of animals shall be in conformity with this title.

[Ord. [O-12-2017](#) § 2 (Exh. A)].

6.10.020 General animal regulations for all zones.

All areas to be used by animals shall be adequately fenced so as to prevent their escape. No more than six birds or other flying animals shall be kept on any lot within 1,000 feet of an airport. Available fenced animal areas shall be located in rear or side yards and may include barns, corrals, pens, or other facilities directly related to the care, shelter or feeding of the animals, but shall not include the home or other accessory buildings. [Ord. [O-12-2017](#) § 2 (Exh. A)].

6.10.030 General animal regulations for the agriculture zone.

Livestock may be kept in the agriculture zone on lots greater than five acres in size, but shall be maintained in conditions that are healthy and do not pose a nuisance due to smell, noise, or unsightly trash or dilapidated buildings. [Ord. [O-12-2017](#) § 2 (Exh. A)].

6.10.040 General animal regulations for the commercial zones.

It shall be unlawful to possess livestock or other animals in the commercial zones, except in approved pet stores, boarding or grooming kennels, or as otherwise provided in this chapter.

[Ord. [O-12-2017](#) § 2 (Exh. A)].

6.10.050 General animal regulations for the industrial zone.

It shall be unlawful to possess livestock or other animals in the industrial zone, except as otherwise provided in this chapter. [Ord. [O-12-2017](#) § 2 (Exh. A)].

~~6.10.060 General animal regulations for the airpark zone.~~

~~It shall be unlawful to possess livestock or other animals in the airpark zone, except in approved pet stores or as otherwise provided in this chapter. [Ord. [O-12-2017](#) § 2 (Exh. A)].~~

6.10.~~070-060~~ General animal regulations for the residential zones – Permitted uses.

Table 6.10.090080, Residential Zones Livestock Requirements, identifies the minimum lot size, area requirements, number and type of livestock that may be kept as a permitted use within the residential zone. [Ord. O-12-2017 § 2 (Exh. A)].

6.10.080-070 General animal regulations for the residential zones – Conditional uses.

The planning commission may consider exceptions to Table 6.10.090080, Residential Zone Livestock Requirements, through a conditional use permit process.

A. The planning commission shall review conditional use permits in accordance with the standards contained in Chapter 17.95 EMMC, Conditional Uses.

B. The planning commission shall conduct a public hearing in accordance with Chapter 17.95 EMMC, Conditional Uses.

C. If an approved plan is violated or causes situations that become a nuisance to adjoining property owners, the conditional use shall be subject to revocation by the code enforcement or animal control officer. [Ord. O-12-2017 § 2 (Exh. A)].

6.10.090-080 Residential zones livestock requirements.

A residential property may have a mix of the permitted animals so long as the required fencing area is provided. (Chickens, Ducks, and similar fowl are exempted from these regulations and are allowed per 17.25.030 Residential Land Use Table)

Table 6.10.090 – Residential Zone Livestock Requirements*

Animal	1/2 to .994 Acre	Max. Number Allowed on Lots			Available Fenced Area per Animal	Setback from Residence or Other Periodically Inhabited Building ¹	Minimum Lot Size
		1 to 1.99 Acres	2 to 2.99 Acres	More than 3 Acres			
Horse/Mule	0**	4	8	12	22,000 s.f. per 1 – 4 animals 2,500 s.f. per animal	50	1 Acre**
Buffalo	0	02	4	6	22,000 s.f. per 1 – 4 animals 2,500 s.f. per animal	150100	12 Acres
Cattle	2	4	8	12	2,500 s.f.	50	1/2 Acre
Donkey	2	4	8	12	2,500 s.f.	50	1/2 Acre

Table 6.10.090 – Residential Zone Livestock Requirements*

Animal	1/2 to .991 Acre	Max. Number Allowed on Lots			Available Fenced Area per Animal	Setback from Residence or Other Periodically Inhabited Building ¹	Minimum Lot Size
		<u>1 to 1.99 Acres</u>	<u>21 to 3 2.99 Acres</u>	More than 3 Acres			
Llama	2	4	<u>8</u>	12	2,500 s.f.	50	1/2 Acre
Emu/Ostrich	4	8	<u>12</u>	16	500 s.f.	50	1/2 Acre
Sheep/Goat	4	8	<u>12</u>	16	500 s.f.	50	1/2 Acre
Pig (all kinds)	<u>20</u>	<u>04</u>	<u>6</u>	8	500 s.f.	<u>150100</u>	<u>1/22 Acres</u>

¹ The setback requirement is measured from the closest point of the available fenced animal area to a residence or periodically inhabited building on an adjacent lot.

* Exceptions to these standards, including miniature breeds etc must be presented by the property owner through an alternative animal management plan to be heard by the planning commission. Approval of the plan by the commission shall be considered a conditional use and shall be subject to all required conditions. If an approved plan is violated or causes situations that become a nuisance to adjoining property owners, the conditional use shall be subject to revocation by the code enforcement or animal control officer.

** 2 Horses/Mules allowed on 1/2 acre + properties with the Equine Overlay Zone

Commented [TJ1]: Minatures, Pot belly pigs etc shall only be subject to different standards with a CUP and an Animal Management Plan

[Ord. O-12-2017 § 2 (Exh. A)].

6.10.~~100-090~~ Definitions.

For the purposes of this title, each of the following words and phrases shall have the following meaning:

“Animal” means birds, reptiles, and mammals other than the species Homo sapiens. An animal’s offspring shall not be counted against the maximum number of animals until weaned. Upon completion of weaning an animal's offspring shall be considered a separate 1/2 of a unit upon completion of weaning until they are 1 year old.

“Hobby breeder kennel” means a dog or cat breeder that has been given conditional use approval to keep a limited number of animals, as approved in a conditional use permit, in a residential area, subject to all provisions of Chapter 6.05 EMMC and this chapter.

"Kennel" means any lot, building, structure, enclosure or premises whereupon or wherein five or more dogs over four months of age are kept or maintained for any purpose, including boarding, breeding, buying, grooming, letting for hire, training for fee, or selling.

"Livestock" means all animals of the equine, bovine, or swine class, including goats, sheep, mules, horses, hogs, cattle, and other grazing animals, and all ratites, including, but not limited to, ostriches, emus, and rheas.

"Wild animals" means any animals of a species that in their natural life are wild, including hybrids and animals which, as a result of their natural or wild condition, cannot be vaccinated effectively for rabies. These animals, however domesticated, shall include but not be limited to:

1. Alligators and crocodiles;
2. Bears (Ursidae). All bears, including grizzly bears, brown bears, black bears, etc.;
3. Cat family (Felidae). All except the commonly accepted domesticated cats, and including cheetah, cougar, leopard, lion, lynx, panther, mountain lion, tiger, wildcat, etc.;
4. Dog family (Canidae). All except domesticated dogs, and including wolf, part wolf, fox, part fox, coyote, part coyote, dingo, etc.;
5. Porcupine (Erethizontidae);
6. Primate (Nonhuman). All subhuman primates;
7. Raccoon (Procyonidae). All raccoons, including eastern raccoon, desert raccoon, ringtailed cat, etc.;
8. Skunks;
9. Venomous fish and piranha;
10. Venomous snakes and lizards;
11. Weasels (Mustelidae). All including weasels, martens, wolverines, badgers, otters, ermine, mink, mongoose, etc.

A complete list of other definitions related to animal control may be found in Chapter [6.05](#) EMMC. [Ord. [O-12-2017](#) § 2 (Exh. A)].



**EAGLE MOUNTAIN CITY
CITY COUNCIL MEETING
FEBRUARY 1, 2022**

TITLE:	ORDINANCE/PUBLIC HEARING - An Ordinance of Eagle Mountain City, Utah, Approving an Amendment to the Eagle Mountain Municipal Code Chapter 17.80 Sign Regulations and Sign Permits Regarding Individual Monument Signs.		
ITEM TYPE:	Ordinance		
FISCAL IMPACT:			
APPLICANT:	Tanner Kinde		
GENERAL PLAN DESIGNATION n/a	CURRENT ZONE n/a	ACREAGE n/a	COMMUNITY n/a

PUBLIC HEARING:

Yes

PREPARED BY:

Tayler Jensen, Planning

PRESENTED BY:

Tayler Jensen

RECOMMENDATION:

BACKGROUND:

The proposed development code amendment is an applicant proposed code amendment to permit individual monument signs to be located in the public rights-of-way.

ITEMS FOR CONSIDERATION:

It should be noted the applicant had also requested that the maximum height for Individual monument signs be increased to 6', however, a similar request was approved by the City council on 1/18/2022 so that is not included in this request.

REQUIRED FINDINGS:

Development code amendments are legislative decisions and are considered valid if reasonably debatable and not illegal.

PLANNING COMMISSION ACTION/RECOMMENDATION:

The Planning Commission held a public hearing on the proposed code amendment on January 25th, 2022. No public comments were made, ultimately the Planning Commission voted **5-0 to**

recommend DENIAL of the proposed changes.

ATTACHMENTS:

ORD--EMMC 17.80 Sign Regulations and Sign Permits - Signs within
ROW

Proposed Sign Code Amendments

ORDINANCE NO. O- -2022

**AN ORDINANCE OF EAGLE MOUNTAIN CITY, UTAH,
AMENDING THE EAGLE MOUNTAIN MUNICIPAL CODE,
CHAPTER 17.80 SIGN REGULATIONS AND SIGN PERMITS
(SIGNS WITHIN THE RIGHTS-OF WAY)**

PREAMBLE

WHEREAS, the City Council of Eagle Mountain City finds that it is in the public interest to amend the Eagle Mountain Municipal Code, Chapter 17.80 Sign Regulations and Sign Permits, as described in Exhibit A.

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

1. The City Council finds that all required notices, public hearings, and other requirements have been completed for the City Council to consider an amendment to the Eagle Mountain Municipal Code Chapter 17.80 Sign Regulations and Sign Permits.
2. The amendment described in Exhibit A is hereby approved.
3. This Ordinance shall take effect upon its first posting or publication.

ADOPTED by the City Council of Eagle Mountain City this 1st day of February, 2022.

EAGLE MOUNTAIN CITY, UTAH

Tom Westmoreland, Mayor

ATTEST:

Fionnuala B. Kofoed, MMC
Director of Administrative Services/City Recorder

CERTIFICATION

The above Ordinance was adopted by the City Council of Eagle Mountain City, Utah on this 1st day of February, 2022.

Those voting aye:

☐ Donna Burnham

☐ Colby Curtis

☐ Jared Gray

☐ Carolyn Love

☐ Brett Wright

Those voting nay:

☐ Donna Burnham

☐ Colby Curtis

☐ Jared Gray

☐ Carolyn Love

☐ Brett Wright

Those excused:

☐ Donna Burnham

☐ Colby Curtis

☐ Jared Gray

☐ Carolyn Love

☐ Brett Wright

Those abstaining:

☐ Donna Burnham

☐ Colby Curtis

☐ Jared Gray

☐ Carolyn Love

☐ Brett Wright

Fionnuala B. Kofoed, MMC

Director of Administrative Services/City Recorder

Posted on _____ by _____ .

Exhibit A

C. Individual Monument Signs in the Commercial, Industrial, and Airpark Zones. Developments that have multiple pads and are located in a commercial, industrial, or airpark zone shall be allowed to construct one individual monument sign for each freestanding building. In an effort to maintain aesthetic consistency, all individual monument signs within a project/development shall be substantially similar in design and materials. All monument signs must comply with the standards enumerated in subsections (A)(4) through (A)(7) and (C)(1) through (C)(6) of this section. Minor variations to the sign designs within a development may be considered by the planning director. More significant variations require approval by the planning commission and city council. If multiple businesses share a common structure, then a combined monument sign containing signage for each business is required. No individual monument sign is allowed for businesses that share a structure.

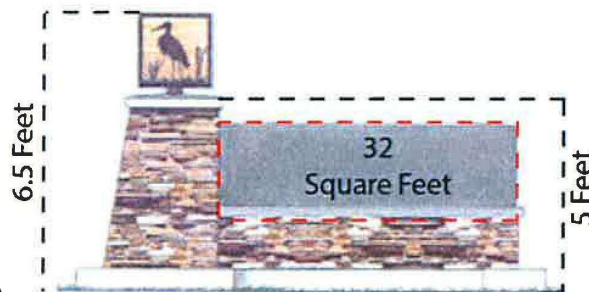


Figure 17.80.070(B)

Preferred example of an individual monument sign

1. Height. The maximum height shall be five feet. Additional design elements, such as those depicted in Figure 17.80.070(B), may be no higher than six and one-half feet.
2. Sign Copy. The maximum sign copy of any monument sign shall be 32 square feet.
3. Materials. Each sign shall, at a minimum, contain stone, rock, or brick at the base (at least two feet one foot high). The recommended monument sign design is depicted in Figure 17.80.070(B). The materials and design shall be consistent for each sign in the development/project.
4. Design. Each development should contain an element of uniqueness, but the signage throughout a development must be consistent.
5. Setback. There is no required setback for individual monument signs. These signs must follow the clear vision triangle standards, and may not cause a traffic/visibility concern. The specific sign location must be approved by the planning director or designee. Signs shall be allowed to project 7.5' into a public ROW.
6. Proximity to Other Such Signs. Signs must be separated by at least 100 feet as measured diagonally across the property from center to center of both signs and shall be no closer than 100 feet to any other monument sign located on the same frontage.



**EAGLE MOUNTAIN CITY
CITY COUNCIL MEETING
FEBRUARY 1, 2022**

TITLE:	RESOLUTION - A Resolution of Eagle Mountain City, Utah, Amending the Consolidated Fee Schedule for Water, Sewer, and Storm Water Rates.		
ITEM TYPE:	Resolution		
FISCAL IMPACT:			
APPLICANT:			
GENERAL PLAN DESIGNATION	CURRENT ZONE	ACREAGE	COMMUNITY

PUBLIC HEARING:

No

PREPARED BY:

Evan Berrett, Admin

PRESENTED BY:

Evan Berrett, Assistant to the
City Administrator

RECOMMENDATION:

Staff recommends the City Council consider modifications to the water, sewer, and storm water utility rates within the next 30-60 days.

It is also recommended that City Council seriously consider the recommended change in water tier structures to enhance the effectiveness of the rates to encourage conservation. Encouraging conservation with rates would match other efforts the City is evaluating to reduce water usage in the City and preserve the City's ability to provide water for the anticipated growth in years to come. Finally, it is recommended that the City do away with the separate sewer rates for the different service areas but instead treat sewer as a network that all contribute to in a similar way that all pay for water, storm water, roads, parks, street lights, etc.

Possible motions include tabling the resolution, approving the resolution, or approving the resolution with an effective date up to May 1, 2022.

Table:

I move that the City Council table a resolution of Eagle Mountain City, Utah, amending the consolidated fee schedule for water, sewer, and storm water rates.

Approve:

I move that the City Council approve a resolution of Eagle Mountain

City, Utah, amending the consolidated fee schedule for water, sewer, and storm water rates with Water Proposal (1, 2, or 3).

Approve with a Future Effective Date:

I move that the City Council approve a resolution of Eagle Mountain City, Utah, amending the consolidated fee schedule for water, sewer, and storm water rates with Water Proposal (1, 2, or 3) with an effective date of May 1, 2022.

BACKGROUND:

Analysis was requested of Eagle Mountain City's water and sewer rates. Initially this analysis was handled by the financial advisory firm Lewis & Young, but was then handed off to staff. Eagle Mountain City last changed its water rates in 2010 when it restored the tiered water rates system. Prior to the 2010 change, water rates had not changed for an additional 10 years. Projections have shown that the current water and sewer rates are not adequate for maintaining current service levels, keeping up with growth, and satisfying all obligations of the City. Furthermore, rates have not been adjusted for inflation for 20 years. For nearly two years, staff have assessed the financial needs of the water utility and analyzed several factors of water and sewer rates to determine the rates that the City would require to meet basic needs as a City, maximize the efficiency of the rates, and minimize the impact on residents.

In early 2021, Mayor and City Council were presented with early water rates analysis to solicit feedback on approach. The feedback collected was used to drive additional analysis and refine the final recommendations.

These proposed water and sewer rate changes are being brought to the City Council at this time due to the state of the water fund. Staff estimates that with no changes, the water fund balance will be depleted by FY 2024. Eagle Mountain City is currently or soon will be engaged in several simultaneous necessary water and sewer projects which may require use of fund balance reserve. Additionally, economic development in the City has demonstrated our rates are not adaptable to the various types of customers we could see in Eagle

Mountain. Best practices for water utilities include maintaining a fund balance reserve to cover six months of operational costs. The discussion during the January 18th meeting is intended to collect final feedback based on the final analysis before bringing the rate changes back to Council for approval.

Considerations

Additional details and factors that Council should be aware of when considering rate changes include SB28 from the 2016 General Session of the Utah State Legislature, current drought conditions, current economic conditions, and analysis conducted by Utah State University regarding Eagle Mountain's water use.

SB28, passed in the 2016 Legislative Session required that a "retail water provider...shall establish a culinary water rate structure that: incorporates increasing block units of water used; and provides for an increase in the rate charged for additional block units of water used as usage increases from one block unit to the next; provide in customer billing notices, or in a notice that is distributed to customers at least annually, block unit rates and the customer's billing cycle; and include individual customer water usage in customer billing notices." Eagle Mountain City is currently compliant with Utah State code, but arguments can be made that Eagle Mountain City is not compliant with the "spirit" of the law due to its broad rate tier structure that is very unique among other Utah cities.

The State of Utah also continues to be in extreme or exceptional drought conditions. Eagle Mountain City has significant growth ahead of it and the availability of water for that growth is being brought into question. Additionally, economic conditions continue to evolve. For the past decade, inflation has on average been around 1.5 – 2.0% annually. Recent economic conditions have driven the inflation higher. Inflation affects operations costs of Eagle Mountain City utilities.

Utah State University (USU) has been a partner with Eagle Mountain

City on water conservation research for several years now. Part of USU's research has included the development of a tool called WaterMAPS which uses LIDAR imagery and water meter data to assess the efficiency of landscape watering in the City. According to early WaterMAPS analysis, Eagle Mountain City residents are on average watering their lawns nearly three times as much as they need to be. Those that are overwatering even more tend to be smaller lots. Analysis of water consumption data has shown that our current tier structures are ineffective at promoting water conservation.

Water Rates

Methodology

The following information provides an overview of some of the methods used to assess the state of Eagle Mountain's water fund and water rates, the needs of the water fund both currently and into the future, and the development of the recommended rate changes.

In 2019, public finance firm Lewis & Young were tasked with an initial water rates analysis. Although their analysis was very thorough, it did not factor other possibilities Eagle Mountain City wished to explore. The rate study was brought in-house and some of the work by Lewis & Young was recycled to reduce unnecessary redundant analysis.

Comparison to other Cities

One component of the analysis included a comparison to other Utah cities. Rates and rate structures of over 15 other cities were collected and reviewed against Eagle Mountain. Cities with secondary water systems were noted, and water billing scenarios were run for each city.

Rate Subsidization

Major economic development projects that include high-water users prompted monitoring of rate subsidization, or analysis to ensure that one customer type is not paying more for water than they actually use, thus benefiting other customers or bearing a larger burden than they should. The analysis compared the actual total consumption of the customer class to the actual total billing of the customer class to ensure that they were proportionally the same.

Analysis of Expenses

Lewis & Young conducted an exercise with city administration breaking out all expenses into fixed or variable expenses. Best practices of rate design recommend fixed expenses should be covered by fixed base rates, and variable expenses should be covered by variable consumption rates. Historic expenses were analyzed to determine trends for each expense line and extract any anomalies. Expenditure growth was then estimated conservatively high to ensure water rates do not fall below expectations. ERUs are projected to grow at a rate of 9% annually, and expenditures are projected to grow at a rate of 9.77%. Additionally, CWP-related expenses, debt service schedules, and depreciation were updated and factored into expense growth.

Analysis of Revenues

Actual ERUs and water consumption was retrieved several times over the past year and a half to ensure that projections are as accurate as possible. The latest consumption data was collected in September 2019. More recent data was not collected due to the potential for 2020 and 2021 data to adversely affect future water use predictions. The COVID-19 pandemic had many people working from home in 2020, potentially driving up the water use. Additionally, 2021 was an exceptional drought year and residents were implored to significantly reduce water use. The consumption was then compiled, and each account was run through a billing analysis to determine the actual revenues generated and assess how much consumption was being billed at what tiers by customer class.

The revenue analysis data was also used to run scenarios of different rate tier structures. The purpose of the analysis of different rate tier structures is to ensure that the rate tiers the Eagle Mountain City uses are having their intended effects which generally are directed towards encouraging water conservation. The rate tier structures were compared on percentage of consumption falling in each tier to ensure an appropriate spread between the tiers. Ideal spread would have a significant percentage of usage in tier 1 with following tiers seeing exponential decline until the 4th tier seeing only 1-3% of consumption. This exercise was also completed for large lots (greater than 0.5 acres) to evaluate if a different tier structure would be warranted.

Fund Balance

New water rates were first created to meet the projected basic operational needs of the City for the next 10 years. Rates were then modified further to ensure that future fund balance would be able to handle 50% of operational costs for the fiscal year or a 6-month reserve overall. This was done for scenarios that did and did not include rate tier changes. For scenarios that included a tier structure change, a conservation factor of 5%, as recommended by the AWWA (American Water Works Association), was included.

Results

Comparison to other Cities

Eagle Mountain City has noticeably much lower rates than the comparison cities and its tier structure has significantly higher steps than other cities. Most tier structures at other cities have steps of every 10-20 thousand gallons, whereas Eagle Mountain City starts at 65 thousand gallons and then increases by 50-thousand-gallon steps. A few cities provided the first few thousand gallons to customers free, and several cities had secondary water systems that had separate tier structures or billed based on other measures such as property size

or location.

Rate Subsidization

We found no rate subsidization between customer classes in our analysis. Each class paid into the water fund very close to the amount of water they consumed.

Analysis of Expenses

Historic expenses were found to have grown at a moderate pace, but with operational expenses projected to grow at a rate of 9.77% and the inclusion of updated CWP, debt service, and depreciation schedules, we have found that expenses are currently exceeding revenues and that the fund balance of the water fund is consequently rapidly being drained. Expenses will continue to grow over the next ten years but dip around FY 2030 when CWP obligations will begin to drop off.

Analysis of Revenues

The review of actual consumption showed that our current tier structure is ineffective at promoting conservation and that our current rates will not be sufficient for covering our annual expenses. Currently, more than 96% of all consumption is being billed at the tier 1 rate. With no tier changes, we expect this trend to continue. Although growth will also bring in new revenue, the new revenue will not be sufficient to keep pace with expenditures.

Revenues have not risen to meet inflation or other increases in expenses. Had Eagle Mountain City increased rates annually by about 1.5% each year, we would not need a large increase in rates at this time.

Two solutions ultimately received in-depth analysis. The first solution was to modify the rates but maintain the tier structure. The

second solutions was to modify both the rates and the tier structures, including introducing a new separate industrial class. Each solution would maintain the separate residential rates for lots smaller or larger than 0.5 acres. The second solution modifies the tier structures for each customer class to match the actual usage better. See below for the second solution tier structures used. Industrial rates are set to a uniform rate which is common for other cities with various industries including data centers.

Residential	L. Residential	Commercial	Institutional
0 – 20	0 – 45	0 - 50	0 – 250
20 – 40	45 – 75	50 – 100	250 – 500
40 – 60	75 – 105	100 – 200	500 – 750
60 +	105 +	200 +	750 +

*numbers are in thousands of gallons.

The first solution resulted in an average increase to rates of approximately 25%, with 3% annual increases until FY 2032. The second solution resulted in an average increase to rates of approximately 28%, again with 3% annual increases until FY 2032.

Fund Balance

The fund balance of the water fund is currently sufficient for our needs. However, under our current rates, we would expect the fund balance to be depleted by FY 2024. Both provided solutions would result in a minor drop in the fund balance for a few years, but the fund balance would then recover to desirable levels within the next 5-6 fiscal years.

Sewer Rates

Methodology

The approach to sewer rates is different from water rates due to the nature of the system. After water is diverted for its various uses, a significant amount is depleted through irrigation, consumption, evaporation, and so forth. Therefore, volume pricing is less effective. Additionally, Eagle Mountain's wastewater infrastructure is complicated by the separate handling of flows from the north and the south & west ends of the city with the north flows being taken by TSSD and the south & west flows being handled by Eagle Mountain's wastewater treatment facility.

Economic development in the city has introduced some new considerations for wastewater billing, particularly for businesses whose return flows require substantially more treatment prior to re-use. It is in these circumstances that volume pricing is more effective and potentially warranted as seen with other cities around the nation, including those that have similar businesses as Eagle Mountain has.

Comparison to other Cities

Limited analysis was done to compare to other cities due to major differences between cities. Most analysis was focused on industrial customers to ensure that our rate structure will not inhibit future economic development while still providing the necessary revenues to cover expenses.

Rate Subsidization

The differences between the systems in the north and south ends of the system are still significant enough at this time that some level of subsidization is to be expected wherein a portion of bills for customers in the north are helping to pay down the costs of infrastructure improvements that support customers in the south and west parts of the City.

However, efforts were made to ensure that subsidization did not

occur between residential, commercial, or industrial customers.

Analysis of Expenses

In contrast with water rates, expenses for the wastewater utility were divided up by service area using breakdowns that had previously been created by Lewis & Young. Debt service falls almost exclusively under the south and west service areas due to most of that debt being related to improvements to the wastewater treatment plant and associated infrastructure. Expenses are projected to increase annually by 10% based on historical precedent and following similar methodology as the water utility. It is important to note that the series 2008 bond concludes in 2030, and the series 2014 bond concludes in 2032, reducing the debt service to nearly negligible.

Analysis of Revenues

A few different scenarios were evaluated to ascertain if adding volume-based pricing would be beneficial. Revenues were analyzed based on no change, a simple increase in rates, and an increase in rates and volume billing for industrial customers only. ERUs for residential and commercial customers were projected to grow by 4% annually for the NSA (north service area) and 9% for the SSA & WSA (south service area and west service area). ERUs were unchanged for industrial customers because their ERUs already assume peak demand. Google's revenue were not included due to lack of information of the future facility.

Fund Balance

Similar to the water utility, the sewer utility fund balance had a standard of meeting a fund balance equivalent to a year's total expenses.

Results

Rate Subsidization

After analyzing the impact of adding a volume rate to industrial customers, it was found that subsidization is best controlled by billing by ERU only and only considering volume when evaluating the need for surcharge fees when excess BOD (biochemical oxygen demand) or TSS (total suspended solids) is detected.

Analysis of Expenses

The combined expenses of the SSA and WSA were approximately 24% higher than the NSA, primarily due to most of the personnel expenses and depreciation costs going toward those service areas. Adding the debt service obligations on top of this cost, there is at this point still a major difference in expenses between the two service areas and the NSA will need to continue to subsidize the SSA and WSA until the system can be more unified. Expenses presently are outpacing revenues and with no changes the fund balance rapidly depletes with an expected negative balance by FY 2028.

Analysis of Revenues

An increase in the monthly rate for all service areas and an annual increase of approximately 4% would allow the City keep revenues over expenditures and maintain a proper fund balance. All service areas would need to see an initial rate increase of about 11% for revenues to sufficient going forward.

Fund Balance

The wastewater fund balance is currently in a better position than the water fund is and can afford to reduce its balance for several years as long as revenues are sufficient to slow the reduction. Knowing that debt service payments will begin to expire in 2028, the analysis aimed to level off fund balance at around FY 2030. Rate recommendations successfully do this and by FY 2032, fund balance is stable in a good position.

Storm Water

Methodology

Evaluating the storm water fund is a somewhat simpler task in that there is a single uniform rate per ERU city-wide. That single rate must cover all costs related to the development and maintenance of the storm water network. After evaluating the history of the fund and projected needs related to growth, the fund was evaluated for its overall ability to cover expenses in the next 10 years. Additionally, the fund was evaluated for its ability to build and maintain an adequate fund balance to be used for emergencies.

Comparison to other Cities

Most cities also use a flat rate for storm water charges. The current rate was compared to 16 other cities around the Wasatch Front. Cities were selected from a variety of locations with varying populations and growth rates.

Analysis of Expenses

Because the bulk of storm water management is handled in house, expenses were greatest in depreciation and personnel costs. Historical expenses varied quite significantly causing a projection of growth in expenses difficult. The average growth in expenses was approximately 6.4%, however, to be conservative and assume the worst, projected expenses were set at 8%.

Analysis of Revenues

The rapid growth of the City has made projections of revenues also difficult to evaluate. The average growth of revenues has been approximately 11.7%. Like the expenses, to be conservative and assume the worst, projections assumed a revenue growth of only

10%.

Fund Balance

Analysis included evaluating the funds capability to achieve and maintain a 6-month fund reserve balance.

Results

Comparison to other Cities

Eagle Mountain's current storm water rate is on the low-end of the scale, coming in at the third lowest of the 16 cities observed.

Analysis of Expenses

Even with the expenses growing at a slower pace than the revenues, expenses already exceed revenues and the fund is unable to break out of this situation with current rates.

Analysis of Revenues

To achieve sufficient ongoing revenue to meet fund balance goals, the storm water rate would need to increase from \$5.00/ERU to \$8.25/ERU, a 65% increase.

Fund Balance

Raising the rate as indicated would hold the fund balance steady for about 5-6 fiscal years, and only about FY 2028 would the fund balance begin to grow and potentially meet the reserve fund balance need.

ITEMS FOR CONSIDERATION:

REQUIRED FINDINGS:

PLANNING COMMISSION ACTION/RECOMMENDATION:

ATTACHMENTS:

[RES--Consolidated Fee Schedule - Utility Rates](#)

[Sewer and Storm Water Rates - Proposal](#)

[Water Rates - Proposal #1](#)

[Water Rates - Proposal #2](#)

[Water Rates - Proposal #3](#)

RESOLUTION NO. R- -2022

**A RESOLUTION OF EAGLE MOUNTAIN CITY, UTAH, AMENDING THE
EAGLE MOUNTAIN CITY CONSOLIDATED FEE SCHEDULE
(UTILITY RATES)**

WHEREAS, the City Council of Eagle Mountain City is empowered by law to adopt resolutions establishing fees for municipal services and has established an equitable system of fees for providing municipal services; and

WHEREAS, the City Council has determined that it is necessary and appropriate to amend the utility rates within the City; and

WHEREAS, the City Council finds that it is in the public interest to reaffirm all fees and charges previously enacted in the Eagle Mountain City Consolidated Fee Schedule except for those fees and charges which are specifically amended or changed in this Resolution.

NOW, THEREFORE, be it resolved by the City Council of Eagle Mountain City as follows:

1. The Consolidated Fee Schedule attached hereto as Exhibit A and the fees and charges set forth therein are hereby enacted and adopted for services received from Eagle Mountain City.
2. This Resolution is not intended to repeal, abrogate, annul, or in any way impair or interfere with existing provisions of other resolutions, ordinances, or laws except to effect modification of the fees reflected in the Consolidated Fee Schedule. The fees listed in the Consolidated Fee Schedule supersede present fees for services specified, but all fees not listed remain in effect. Where this Resolution imposes a higher fee than is imposed or required by existing provisions, resolution, ordinance, or law, the provisions of this resolution shall control.

This Resolution shall take effect at 12:01 a.m. on the _____ of _____, 2022.

EAGLE MOUNTAIN CITY, UTAH

Tom Westmoreland, Mayor

ATTEST:

Fionnuala B. Kofoed, MMC
Director of Administrative Services/City Recorder

CERTIFICATION

The above resolution was adopted by the City Council of Eagle Mountain City on the
____ day of _____, 2022.

Those voting aye:

☐ Donna Burnham

☐ Colby Curtis

☐ Jared Gray

☐ Carolyn Love

☐ Brett Wright

Those voting nay:

☐ Donna Burnham

☐ Colby Curtis

☐ Jared Gray

☐ Carolyn Love

☐ Brett Wright

Those excused:

☐ Donna Burnham

☐ Colby Curtis

☐ Jared Gray

☐ Carolyn Love

☐ Brett Wright

Those abstaining:

☐ Donna Burnham

☐ Colby Curtis

☐ Jared Gray

☐ Carolyn Love

☐ Brett Wright

Fionnuala B. Kofoed, MMC
Director of Administrative Services/City Recorder

Exhibit A

16. SEWER ~~RATES~~

16.1. | SEWER RATE ~~AND FEE~~ NORTH SERVICE AREA

Last Revision: 08/19/2015

~~Single family Residential Usage Sewer~~ Rate, per ERU~~\$15.25~~~~\$43.00~~/Month
Treatment Fee (TSSD), per ERU.....~~\$25.89~~/Month

16.2. | SEWER RATE ~~AND FEE~~ SOUTH SERVICE AREA

Last Revision: 08/19/2015

~~Single family Residential Usage Rate~~, per ERU~~\$15.25~~/Month
Treatment/Capital Bond Payment, per ERU~~\$27.75~~/Month

16.3. | SEWER RATE ~~AND FEE~~ WEST SERVICE AREA

Last Revision: 05/18/2021

~~Single family Residential Usage Rate~~, per ERU~~\$15.25~~/Month
Treatment/Capital Bond Payment/Loan Payment, per ERU~~\$29.80~~/Month

17. STORM WATER

17.1. | STORM WATER RATE

Last Revision: 07/19/2017

Storm Water Rate, per ERU~~\$5.00~~~~\$8.25~~/Month

15.2. | WATER ~~BASE RATES AND FEES~~*Last Revision: 04/19/2017*Monthly Base Rate ~~\$20~~\$25.50/ERU~~Open Space Usage Rate..... \$0.80/kgal~~**15.3. | RESIDENTIAL ~~TIERED~~ WATER RATES***Last Revision: 05/04/2010*

<u>Small Lots Usage</u>	<u>Large Lots Usage</u>	<u>Rate</u>
Up to 65 kgal	Up to 120 kgal	\$0.80/1,000 Gallons
65 to 115 kgal	120 to 170 kgal	\$0.85/1,000 Gallons
115 to 165 kgal	170 to 230 kgal	\$0.90/1,000 Gallons
Over 165 kgal	Over 230 kgal	\$0.95/1,000 Gallons
<u>Residential (<0.5 Acres)</u>	<u>Quantity (in thousands)</u>	<u>Rate (per 1,000 gallons)</u>
<u>Tier 1</u>	<u>0 – 65</u>	<u>\$1.06</u>
<u>Tier 2</u>	<u>65 – 115</u>	<u>\$1.11</u>
<u>Tier 3</u>	<u>115 – 165</u>	<u>\$1.17</u>
<u>Tier 4</u>	<u>Over 165</u>	<u>\$1.22</u>
<u>Large Residential (>0.5 Acres)</u>	<u>Quantity (in thousands)</u>	<u>Rate (per 1,000 gallons)</u>
<u>Tier 1</u>	<u>0 – 120</u>	<u>\$1.06</u>
<u>Tier 2</u>	<u>120 – 170</u>	<u>\$1.11</u>
<u>Tier 3</u>	<u>170 – 230</u>	<u>\$1.17</u>
<u>Tier 4</u>	<u>Over 230</u>	<u>\$1.22</u>

15.4. | ~~COMMERCIAL & INDUSTRIAL~~ NONRESIDENTIAL ~~TIERED~~ WATER RATES*Last Revision: 06/22/2010*

<u>Base Rate:</u>		<u>Commercial</u>	<u>Industrial</u>
		<u>\$20.00</u>	<u>\$20.00</u>
<u>Tier 1</u>	<u>Low</u>	<u>0</u>	<u>0</u>
	<u>High</u>	<u>170</u>	<u>500</u>
	<u>Cost</u>	<u>\$0.80</u>	<u>\$0.80</u>
<u>Tier 2</u>	<u>Low</u>	<u>170</u>	<u>500</u>
	<u>High</u>	<u>220</u>	<u>750</u>
	<u>Cost</u>	<u>\$0.85</u>	<u>\$0.85</u>
<u>Tier 3</u>	<u>Low</u>	<u>220</u>	<u>750</u>
	<u>High</u>	<u>-</u>	<u>-</u>
	<u>Cost</u>	<u>\$0.90</u>	<u>\$0.90</u>

<u>Commercial</u>	<u>Quantity (in thousands)</u>	<u>Rate (per 1,000 gallons)</u>
<u>Tier 1</u>	<u>0 – 170</u>	<u>\$1.06</u>
<u>Tier 2</u>	<u>170 – 220</u>	<u>\$1.11</u>
<u>Tier 3</u>	<u>Over 220</u>	<u>\$1.17</u>

<u>Institutional</u>	<u>Quantity (in thousands)</u>	<u>Rate (per 1,000 gallons)</u>
<u>Tier 1</u>	<u>0 – 500</u>	<u>\$1.06</u>
<u>Tier 2</u>	<u>500 – 750</u>	<u>\$1.11</u>
<u>Tier 3</u>	<u>Over 750</u>	<u>\$1.17</u>

<u>Industrial</u>	<u>Quantity (in thousands)</u>	<u>Rate (per 1,000 gallons)</u>
<u>Uniform Rate</u>	<u>N/A</u>	<u>\$1.22</u>
<u>Other</u>	<u>Quantity (in thousands)</u>	<u>Rate (per 1,000 gallons)</u>
<u>Uniform Rate</u>	<u>N/A</u>	<u>\$1.06</u>

15.5. | REUSE WATER RATES

Last Revision: --/--/----

Reuse Water Rate	\$0.70/kgal
Schools, Businesses, and Churches	80% of Water Used for Culinary Purposes

15.2. | WATER BASE RATES AND FEES

Last Revision: 04/19/2017

Monthly Base Rate ~~\$20~~\$25.50/ERU
 Open Space Usage Rate..... ~~\$0.80~~\$0.80/kgal

15.3. | RESIDENTIAL TIERED WATER RATES

Last Revision: 05/04/2010

<u>Small Lots Usage</u>	<u>Large Lots Usage</u>	<u>Rate</u>
Up to 65 kgal	Up to 120 kgal	\$0.80/1,000 Gallons
65 to 115 kgal	120 to 170 kgal	\$0.85/1,000 Gallons
115 to 165 kgal	170 to 230 kgal	\$0.90/1,000 Gallons
Over 165 kgal	Over 230 kgal	\$0.95/1,000 Gallons

<u>Residential (<0.5 Acres)</u>	<u>Quantity (in thousands)</u>	<u>Rate (per 1,000 gallons)</u>
<u>Tier 1</u>	<u>0 – 20</u>	<u>\$1.09</u>
<u>Tier 2</u>	<u>20 – 40</u>	<u>\$1.15</u>
<u>Tier 3</u>	<u>40 – 60</u>	<u>\$1.20</u>
<u>Tier 4</u>	<u>Over 60</u>	<u>\$1.25</u>

<u>Large Residential (>0.5 Acres)</u>	<u>Quantity (in thousands)</u>	<u>Rate (per 1,000 gallons)</u>
<u>Tier 1</u>	<u>0 – 45</u>	<u>\$1.09</u>
<u>Tier 2</u>	<u>45 – 75</u>	<u>\$1.15</u>
<u>Tier 3</u>	<u>75 – 105</u>	<u>\$1.20</u>
<u>Tier 4</u>	<u>Over 105</u>	<u>\$1.25</u>

15.4. | COMMERCIAL & INDUSTRIAL NONRESIDENTIAL TIERED WATER RATES

Last Revision: 06/22/2010

<u>Base Rate:</u>		<u>Commercial</u>	<u>Industrial</u>
		<u>\$20.00</u>	<u>\$20.00</u>
<u>Tier 1</u>	<u>Low</u>	<u>0</u>	<u>0</u>
	<u>High</u>	<u>170</u>	<u>500</u>
	<u>Cost</u>	<u>\$0.80</u>	<u>\$0.80</u>
<u>Tier 2</u>	<u>Low</u>	<u>170</u>	<u>500</u>
	<u>High</u>	<u>220</u>	<u>750</u>
	<u>Cost</u>	<u>\$0.85</u>	<u>\$0.85</u>
<u>Tier 3</u>	<u>Low</u>	<u>220</u>	<u>750</u>
	<u>High</u>	<u>-</u>	<u>-</u>
	<u>Cost</u>	<u>\$0.90</u>	<u>\$0.90</u>

<u>Commercial</u>	<u>Quantity (in thousands)</u>	<u>Rate (per 1,000 gallons)</u>
<u>Tier 1</u>	<u>0 – 50</u>	<u>\$1.09</u>
<u>Tier 2</u>	<u>50 – 100</u>	<u>\$1.15</u>
<u>Tier 3</u>	<u>100 – 200</u>	<u>\$1.20</u>
<u>Tier 4</u>	<u>Over 200</u>	<u>\$1.25</u>

<u>Institutional</u>	<u>Quantity (in thousands)</u>	<u>Rate (per 1,000 gallons)</u>
<u>Tier 1</u>	<u>0 – 250</u>	<u>\$1.09</u>
<u>Tier 2</u>	<u>250 – 500</u>	<u>\$1.15</u>
<u>Tier 3</u>	<u>500 – 750</u>	<u>\$1.20</u>
<u>Tier 4</u>	<u>Over 750</u>	<u>\$1.25</u>

<u>Industrial</u>	<u>Quantity (in thousands)</u>	<u>Rate (per 1,000 gallons)</u>
<u>Uniform Rate</u>	<u>N/A</u>	<u>\$1.25</u>
<u>Other</u>	<u>Quantity (in thousands)</u>	<u>Rate (per 1,000 gallons)</u>
<u>Uniform Rate</u>	<u>N/A</u>	<u>\$1.09</u>

15.5. | REUSE WATER RATES

Last Revision: --/--/----

Reuse Water Rate	\$0.70/kgal
Schools, Businesses, and Churches	80% of Water Used for Culinary Purposes

15.2. | WATER ~~BASE RATES AND FEES~~

Last Revision: 04/19/2017

Monthly Base Rate ~~\$20~~\$25.50/ERU
 Open Space Usage Rate..... ~~\$0.80/kgal~~

15.3. | RESIDENTIAL ~~TIERED~~ WATER RATES

Last Revision: 05/04/2010

<u>Small Lots Usage</u>	<u>Large Lots Usage</u>	<u>Rate</u>
Up to 65 kgal	Up to 120 kgal	\$0.80/1,000 Gallons
65 to 115 kgal	120 to 170 kgal	\$0.85/1,000 Gallons
115 to 165 kgal	170 to 230 kgal	\$0.90/1,000 Gallons
Over 165 kgal	Over 230 kgal	\$0.95/1,000 Gallons

<u>Residential (<0.5 Acres)</u>	<u>Quantity (in thousands)</u>	<u>Rate (per 1,000 gallons)</u>
<u>Tier 1</u>	<u>0 – 20</u>	<u>\$1.09</u>
<u>Tier 2</u>	<u>20 – 40</u>	<u>\$1.15</u>
<u>Tier 3</u>	<u>40 – 60</u>	<u>\$1.20</u>
<u>Tier 4</u>	<u>Over 60</u>	<u>\$1.25</u>

<u>Large Residential (>0.5 Acres)</u>	<u>Quantity (in thousands)</u>	<u>Rate (per 1,000 gallons)</u>
<u>Tier 1</u>	<u>0 – 60</u>	<u>\$1.09</u>
<u>Tier 2</u>	<u>60 – 100</u>	<u>\$1.15</u>
<u>Tier 3</u>	<u>100 – 140</u>	<u>\$1.20</u>
<u>Tier 4</u>	<u>Over 140</u>	<u>\$1.25</u>

15.4. | ~~COMMERCIAL & INDUSTRIAL~~ NONRESIDENTIAL ~~TIERED~~ WATER RATES

Last Revision: 06/22/2010

<u>Base Rate:</u>		<u>Commercial</u>	<u>Industrial</u>
		<u>\$20.00</u>	<u>\$20.00</u>
<u>Tier 1</u>	<u>Low</u>	<u>0</u>	<u>0</u>
	<u>High</u>	<u>170</u>	<u>500</u>
	<u>Cost</u>	<u>\$0.80</u>	<u>\$0.80</u>
<u>Tier 2</u>	<u>Low</u>	<u>170</u>	<u>500</u>
	<u>High</u>	<u>220</u>	<u>750</u>
	<u>Cost</u>	<u>\$0.85</u>	<u>\$0.85</u>
<u>Tier 3</u>	<u>Low</u>	<u>220</u>	<u>750</u>
	<u>High</u>	<u>-</u>	<u>-</u>
	<u>Cost</u>	<u>\$0.90</u>	<u>\$0.90</u>

<u>Commercial</u>	<u>Quantity (in thousands)</u>	<u>Rate (per 1,000 gallons)</u>
<u>Tier 1</u>	<u>0 – 50</u>	<u>\$1.09</u>
<u>Tier 2</u>	<u>50 – 100</u>	<u>\$1.15</u>
<u>Tier 3</u>	<u>100 – 200</u>	<u>\$1.20</u>
<u>Tier 4</u>	<u>Over 200</u>	<u>\$1.25</u>

<u>Institutional</u>	<u>Quantity (in thousands)</u>	<u>Rate (per 1,000 gallons)</u>
<u>Tier 1</u>	<u>0 – 250</u>	<u>\$1.09</u>
<u>Tier 2</u>	<u>250 – 500</u>	<u>\$1.15</u>
<u>Tier 3</u>	<u>500 – 750</u>	<u>\$1.20</u>
<u>Tier 4</u>	<u>Over 750</u>	<u>\$1.25</u>

<u>Industrial</u>	<u>Quantity (in thousands)</u>	<u>Rate (per 1,000 gallons)</u>
<u>Uniform Rate</u>	<u>N/A</u>	<u>\$1.25</u>
<u>Other</u>	<u>Quantity (in thousands)</u>	<u>Rate (per 1,000 gallons)</u>
<u>Uniform Rate</u>	<u>N/A</u>	<u>\$1.09</u>

15.5. | REUSE WATER RATES

Last Revision: --/------

Reuse Water Rate	\$0.70/kgal
Schools, Businesses, and Churches	80% of Water Used for Culinary Purposes

EXECUTIVE SUMMARY OF REVENUES AND EXPENSES*

Through December 2021

GENERAL FUND

General Fund Revenues

Budget: \$ 18,619,229
Revenue Collected to Date: \$ 11,932,637
Percent of Total Budget Collected: 64%
Percent of Year Completed: 50%



Revenue Analysis

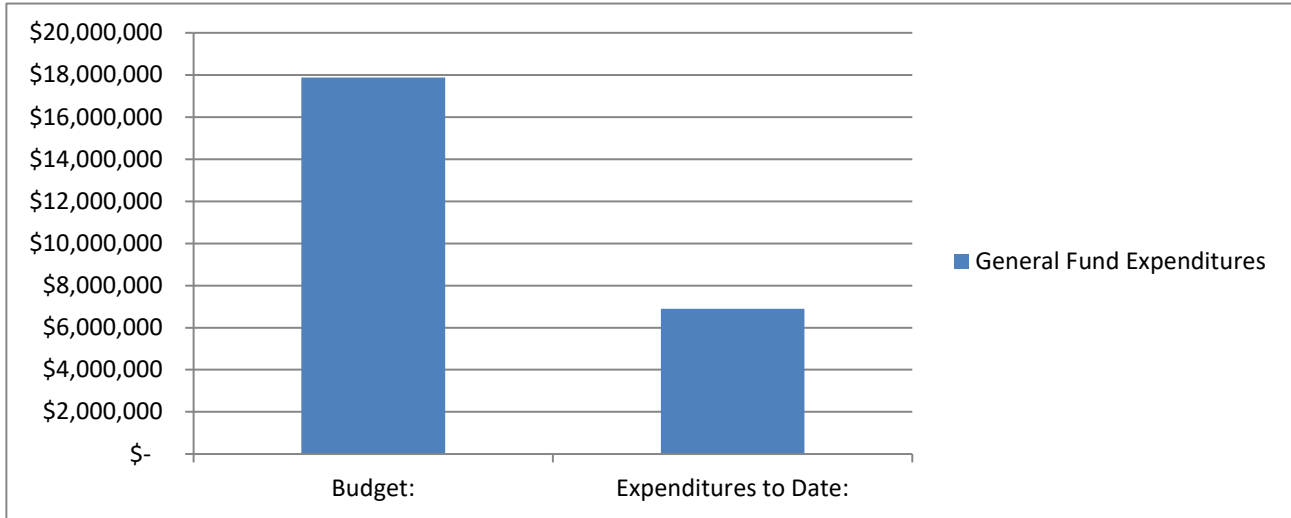
Major Revenue Sources	Budget	To Date	% Collected
Property Taxes:	\$ 2,160,000	\$ 1,884,365	87.24%
Sales and Use Tax:	\$ 7,454,969	\$ 4,312,837	57.85%
Energy Tax:	\$ 1,905,500	\$ 1,055,063	55.37%
Class B&C Road Fund Allotment	\$ 1,450,000	\$ 977,368	67.40%
Development:	\$5,648,760.00	\$ 3,703,005	65.55%

Note:

American Rescue Plan Act (ARPA) \$2,271,799.50

General Fund Expenditures

Budget: \$ 17,878,427
Expenditures to Date: \$ 6,899,146
Percent of Total Budget Expended: 39%
Percent of Year Completed: 50%



Expense Analysis

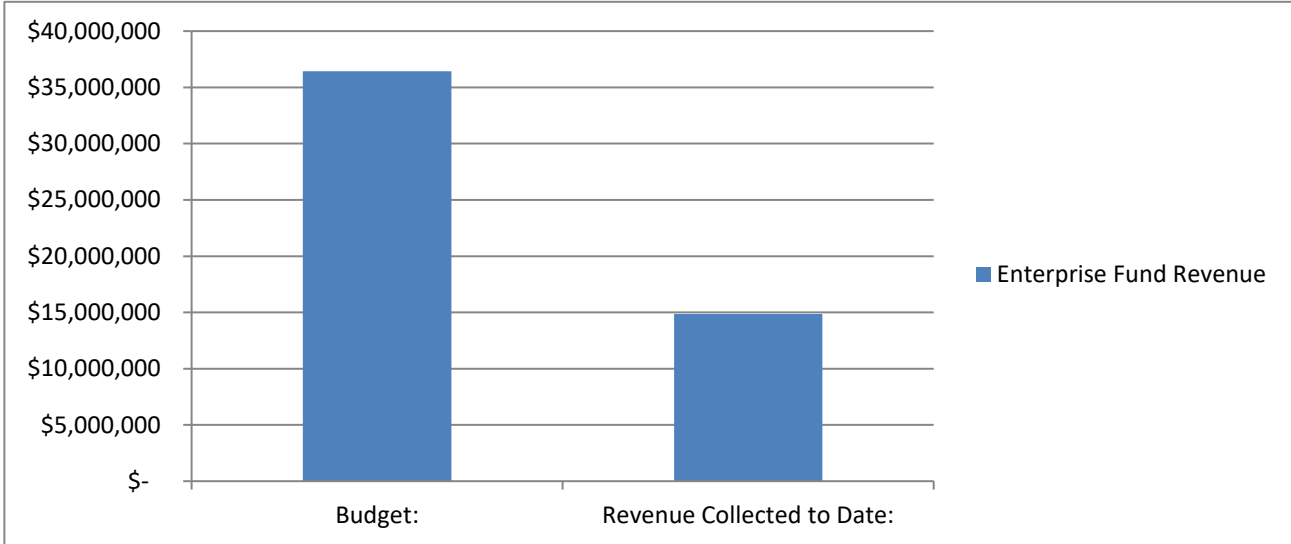
	Budget	To Date	% Expended	% Yr. Completed
Sub 11 - General Administration	\$ 2,588,353	\$ 1,121,188	43%	50%
Sub 18 - Community Services	\$ 1,402,137	\$ 526,278	38%	50%
Sub 19 - Non-Departmental	\$ 1,814,645	\$ 766,172	42%	50%
Sub 21 - Public Safety	\$ 4,318,534	\$ 1,508,404	35%	50%
Sub 32 - Planning/Zoning	\$ 935,811	\$ 237,937	25%	50%
Sub 33 - Building	\$ 1,258,368	\$ 496,640	39%	50%
Sub 41 - Public Works	\$ 5,560,579	\$ 2,242,527	40%	50%

Note:

ENTERPRISE FUNDS

Enterprise Fund Revenues

Budget: \$ 36,418,458
Revenue Collected to Date: \$ 14,853,958
Percent of Total Budget Collected: 41%
Percent of Year Completed: 50%



Revenue Analysis

	Budget	To Date	% Received	% Yr. Completed
Fund 51 - Water Fund	\$ 12,441,236	\$ 8,345,231	67%	50%
Fund 52 - Wastewater Fund	\$ 21,083,032	\$ 5,303,706	25%	50%
Fund 57 - Solid Waste Fund	\$ 2,128,175	\$ 887,311	42%	50%
Fund 59 - Storm Water Fund	\$ 766,015	\$ 317,710	41%	50%

Fund 51 - Water Fund:

Fund 52 - Wastewater Fund:

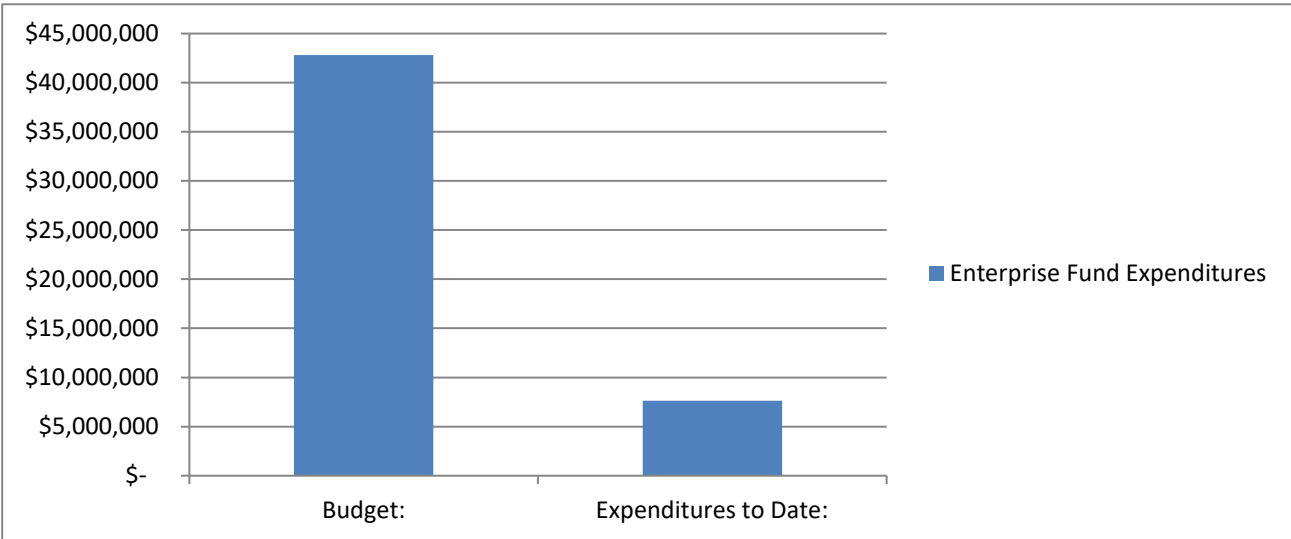
Budgeted revenue was anticipated to include \$14,000,000 in bond proceeds. Bonding is not likely going to be required in the current year.

Fund 57 - Solid Waste Fund:

Fund 59 - Storm Water Fund:

Enterprise Fund Expenditures

Budget:	\$	42,801,337
Expenditures to Date:	\$	7,634,809
Percent of Total Budget Expended:		18%
Percent of Year Completed:		50%



Expense Analysis

				% Yr.
	Budget	To Date	% Expended	Completed
Fund 51 - Water Fund	\$ 18,679,818	\$ 3,085,301	17%	50%
Fund 52 - Wastewater Fund	\$ 20,479,993	\$ 3,465,308	17%	50%
Fund 57 - Solid Waste Fund	\$ 2,500,798	\$ 797,831	32%	50%
Fund 59 - Storm Water Fund	\$ 1,140,728	\$ 286,369	25%	50%

Note:

Expenditures to date trail the percent of year complete due to capital project costs that will not be incurred until Spring.

IMPACT FEE FUNDS

Fund Balance - current total balance in the fund.

Committed Balance - restricted to pay reimbursement agreements, and budgeted expenses

Available Balance - amount in the fund that is available for future projects in the Capital Facilities plan.

Projected Available Balance - amount projected through building trends to be available for projects in the Capital Facilities Plan by the end of the current fiscal year.

FUND NAME	Fund Balance as of 12/31/2021	Committed Balance	Available Balance	Projected Available Balance by 6/30/22**
11 - Water Impact Fee Fund	\$19,402,499	\$9,420,447	\$9,982,052	\$15,730,550
12 - Wastewater Impact Fee Fund	\$2,454,394	\$5,201,581	(\$2,747,187)	(\$1,049,444)
15 - Parks/Trails Impact Fee Fund	\$10,154,932	\$1,100,917	\$9,054,015	\$14,778,910
16- Public Safety Impact Fee Fund	\$14,700	\$0	\$14,700	\$44,100
17 -Stormwater Impact Fee Fund	\$2,693,422	\$39,511	\$2,653,911	\$3,540,420
18 -Transportation Impact Fee Fund	\$5,702,835	\$2,053,080	\$3,649,755	\$5,807,718

****Available balance + the average of the future facilities impact fee collected and projected out.**

***Unaudited figures - adjusting entries will be done throughout the fiscal year.**

UPCOMING PLANNING-RELATED AGENDA ITEMS

Active Projects

Citywide Rezone

Eagle Quest General Plan Amendment, Rezone, Master Development Plan, & Preliminary Plat

EM Data Center Rezone and Concept Plan

Founders Square Preliminary Plat

Oquirrh Mountain Master Development Agreement

Pinnacles Phase A Preliminary Plat

Rush Creek Preliminary Plat

Stonebridge Corner GP Amendment, Rezone, Concept Plan, and Code Amendment

Wildlife Corridor Rezone

Code Amendments

Commercial District Node Overlay

Industrial Zone

Landlord Licensing

Landscaping Timing Requirements

Multifamily Commercial Design Standards

Private Road Standards/Intersections

Water-wise Landscaping