



EAGLE MOUNTAIN CITY COUNCIL MEETING

January 18, 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 - Glass Recycling Dumpster Mural Concept
Recycle Design](#)

1.C PRESENTATION - 2021 Growth Update

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 - Eagle Mountain Boulevard Widening Design - CRS Engineers](#)
[Final Ranking Table](#)
- 9.B [BID AWARD - 3D Manhole Scanning & Virtualization Project - RH Borden](#)
[3D Manhole Scanning Bid Results](#)
[3D Manhole Scanning & Virtualization Bid Documents](#)

10. BOND RELEASES

- 10.A [Sage Park Phase A, Plat 5 - Into Warranty](#)
[Bond Release Letter](#)
[Recorded Plat](#)
- 10.B [Skyline Ridge Phase 2, Plat 4 - Into Warranty](#)
[Bond Release Letter](#)
[Recorded Plat](#)
- 10.C [Sage Park Phase A, Plat 3 - Out of Warranty](#)
[Bond Release Letter](#)
[Recorded Plat](#)

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](#)
[12.07.2021 City Council Minutes - DRAFT](#)
- 12.B [January 4, 2022 - Regular City Council Meeting](#)
[01.04.2021 City Council Minutes - DRAFT](#)

13. PRELIMINARY PLATS & SITE PLANS

- 13.A [PRELIMINARY PLAT - Skyline Ridge Phase 2, Plat 6 Amended Plat](#)
[Existing Approval](#)
[Proposed Amended Plat](#)
- 13.B [PRELIMINARY PLAT - Antelope Meadows Amended Plat](#)
[Existing Approval](#)
[Proposed Amended Plat](#)
- 13.C [SITE PLAN - Eagle Point Townhomes Pool and Clubhouse](#)

Site Plan
Landscape Plan
Pool View
Clubhouse Front View

- 13.D SITE PLAN - Fire Station 251
Elevations, Site Plan, & Landscape Plans
Survey

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.

BACKGROUND: *(Presented by Senior Planner Tayler Jensen)* The proposed General Plan Amendment, Rezone, and a Preliminary Plat are for a 17-lot development located on 22.049 acres adjacent to the Arrival subdivision, on the north side of Cory Wride Memorial Highway (Utah County ID 58:044:0011).

ORD--Eagle Ridge General Plan Amendment and Rezone
Vicinity Map
Compatibility Statement
Preliminary Plat

- 14.B MOTION - Eagle Ridge Preliminary Plat

15. EAGLE QUEST

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

BACKGROUND: *(Presented by Senior Planner Tayler Jensen)* The proposed items include a Master Development Plan, Preliminary Plat, Rezone and General Plan Amendment for 424 single-family residential lots on approximately 163.211 acres for an overall project density of 2.597 DU/AC. The project is located north of Sunset Flats, west of Lake Mountain Road (Utah County ID 59:006:0053).

ORD--Eagle Quest General Plan Amendment, Rezone, and Master Development Plan
Land Use, Concept, and Phasing Plan
Parks and Rec
Traffic Study

Future Land Use Maps
07.27.2021 Planning Commission Minutes
09.21.2021 City Council Minutes

15.B MOTION - Eagle Quest Preliminary Plat

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.

BACKGROUND: *(Presented by Planning Manager Robert Hobbs)* The proposed General Plan Amendment, Master Development Plan, Rezone, and Preliminary Plat are for a 243-lot residential subdivision on 161.99 acres. The project is located east of Pony Express Parkway and south of Eagle Mountain Blvd (Utah County ID 59:019:0013).

ORD--Triumph General Plan Amendment, Rezone, and Master Development Plan
Vicinity Map
General Plan Map Area
Preliminary Plat
Master Plan - Revised Area
Compatibility Statement

16.B MOTION - Triumph Preliminary Plat

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.

BACKGROUND: *(Presented by Senior Planner Tayler Jensen)* The proposed ordinance amends the Eagle Mountain Municipal Code, allowing for both indoor and outdoor shooting ranges in the City as special uses in appropriate areas. The ordinance was presented and tabled at the January 4, 2022 City Council meeting.

ORD--EMMC Relating to Shooting Ranges
Draft Indoor & Outdoor Shooting Range Ordinances

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.

BACKGROUND: *(Presented by Senior Planner Tayler Jensen)* The proposed ordinance amends the Eagle Mountain Municipal Code Chapter 17.80 Sign Regulations and Sign Permits and will allow for taller monument and combined monument signs. The ordinance was presented and tabled at the January 4, 2022 City Council meeting.

ORD--EMMC 17.80 Sign Regulations and Sign Permits - Monument Signs
Applicant Proposed Changes
Draft Sign Elevations
Applicant Supporting Materials

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.**

BACKGROUND: *(Presented by Assistant City Administrator/Community Development Director Steve Mumford)* The proposed ordinance amends the Eagle Mountain Municipal Code Chapter 17.48 Regional Technology and Industry Overlay Zone, removing the automatic repeal date, modifying the prohibited uses, and makes other minor adjustments to the chapter.

ORD--EMMC 17.48 Regional Technology and Industry Overlay Zone
Proposed Amendments
RTI Overlay Expansion Support Letter

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.**

BACKGROUND: *(Presented by Assistant to the City Administrator Evan Berrett)* The proposed resolution amends the Eagle Mountain Consolidate Fee Schedule for water, wastewater (sewer), storm water, and solid waste rates. Analysis of the funds have found that base 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 the analysis and provide recommended changes to rates and the pattern of rate increases. The rates will be presented for approval, by the City Council, at a future meeting.

RES--Consolidated Fee Schedule - Utility Rates

19. MOTION

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

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

20. CITY COUNCIL/MAYOR'S BUSINESS

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

21. 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.

22. COMMUNICATION ITEMS

22.A Upcoming Agenda Items
[CI--Upcoming Agenda Items](#)

23. 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 13th 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
JANUARY 18, 2022**

TITLE:	PRESENTATION - Glass Recycling Dumpster Mural Concept		
ITEM TYPE:	Presentation		
FISCAL IMPACT:			
APPLICANT:			
GENERAL PLAN DESIGNATION	CURRENT ZONE	ACREAGE	COMMUNITY

PUBLIC HEARING:

No

PREPARED BY:

Evan Berrett, Admin

PRESENTED BY:

Evan Berrett

RECOMMENDATION:

BACKGROUND:

Eagle Mountain City has started working with Momentum Recycling to provide glass recycling services in the City, 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. Local artist Bill Louis has created a concept for the dumpster and staff would like to receive feedback from City Council on the concept prior to having artist begin the work. Jason Utgaard with Momentum Recycling will be on hand for questions about the recycling service.

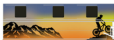
ITEMS FOR CONSIDERATION:

REQUIRED FINDINGS:

PLANNING COMMISSION ACTION/RECOMMENDATION:

ATTACHMENTS:

[Recycle Design](#)





**EAGLE MOUNTAIN CITY
CITY COUNCIL MEETING
JANUARY 18, 2022**

TITLE:	BID AWARD - Eagle Mountain Boulevard Widening Design - CRS Engineers		
ITEM TYPE:	Bid Award		
FISCAL IMPACT:	\$187,140		
APPLICANT:			
GENERAL PLAN DESIGNATION	CURRENT ZONE	ACREAGE	COMMUNITY

PUBLIC HEARING:

No

PREPARED BY:

Chris Trusty, Public Works

PRESENTED BY:

Chris Trusty

RECOMMENDATION:

Staff recommends that the City Council award a bid to CRS Engineers for the Eagle Mountain Boulevard Widening Design project.

BACKGROUND:

In an effort to widen Eagle Mountain Boulevard from 2 lanes to five lanes during the 2022 construction year, City staff issued an RFP for design services. The City received 7 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. The scoring tabulation and proposal costs are included as an attachment.

ITEMS FOR CONSIDERATION:

REQUIRED FINDINGS:

PLANNING COMMISSION ACTION/RECOMMENDATION:

ATTACHMENTS:

Final Ranking Table

2022 Eagle Mountain Boulevard Widening

Consulting Firm	Qualifications (0-50)	Key Personnel & Project/Client Experience (0-25)	Special Considerations (0-15)	Subtotal	Fee	Fee Proposal (0-10)	Total Score
PEPG	44	20	12	76			
	40	20	10	70			
	42	18	5	65			
	42.0	19.3	9.0	23.4	\$ 126,240.00		23.4
CRS	42	22	12	76			
	45	20	15	80			
	50	20	15	85			
	45.7	20.7	14.0	26.8	\$ 187,140.00		26.8
Horrocks	45	18	7	70			
	35	20	10	65			
	45	20	15	80			
	47.0	22.0	10.7	26.6	\$ 205,579.00		26.6
Focus	40	20	12	72			
	45	20	5	70			
	43	15	5	63			
	42.7	18.3	7.3	22.8	\$ 200,320.00		22.8
Civil Science	45	22	10	77			
	43	20	10	73			
	40	18	15	73			
	42.7	20.0	11.7	24.8	\$ 189,145.00		24.8
PEC	42	21	7	70			
	45	20	10	75			
	45	20	5	70			
	44.0	20.3	7.3	23.9	\$ 190,235.00		23.9
WCG	42	20	7	69			
	N/A	N/A	N/A				
	40	18	5	63			
	41.0	19.0	6.0	22.0	\$ 121,680.00		22.0

		Prelim Rank		Cost Score	Final Score	Final Rank
PEPG	23.4	5.0	\$126,240.00	0		
CRS	26.8	1.0	\$187,140.00	10.0	36.8	1
Horrocks	26.6	2.0	\$205,579.00	6.0	32.6	3
Focus	22.8	6.0	\$200,320.00	0.0		
Civil Science	24.8	3.0	\$189,145.00	8.0	32.8	2
PEC	23.9	4.0	\$190,235.00	0.0		
WCG	22.0	7.0	\$121,680.00	0.0		



**EAGLE MOUNTAIN CITY
CITY COUNCIL MEETING
JANUARY 18, 2022**

TITLE:	BID AWARD - 3D Manhole Scanning & Virtualization Project - RH Borden		
ITEM TYPE:	Bid Award		
FISCAL IMPACT:	\$99,550		
APPLICANT:			
GENERAL PLAN DESIGNATION	CURRENT ZONE	ACREAGE	COMMUNITY

PUBLIC HEARING:

No

PREPARED BY:

Mack Straw, Public Works

PRESENTED BY:

Mack Straw

RECOMMENDATION:

Staff recommends that the City Council award a bid to RH Borden in the amount \$99,550 for the 3D Manhole Scanning & Virtualization Project.

BACKGROUND:

This is the start of scanning all manholes in the Eagle Mountain collection system. The first phase will include 1100 manholes. The trunk lines will be the main focus of this project. This will include all manholes to our metering station for TSSD, White Hills and part of city center. This data will give us any degradation to the integrity of the concrete walls, pipe size, manhole size, flow elevation, invert elevation and the overall depth. All of this data will be housed in a cloud base system for a year, giving us the time to import into our GIS system. This data will also be captured in a way to be viewed in a VR system.

ITEMS FOR CONSIDERATION:

This Project was budgeted for this fiscal year.

REQUIRED FINDINGS:

PLANNING COMMISSION ACTION/RECOMMENDATION:

ATTACHMENTS:

[3D Manhole Scanning Bid Results](#)

[3D Manhole Scanning & Virtualization Bid Documents](#)

EAGLE MOUNTAIN CITY

BID OPENING FOR

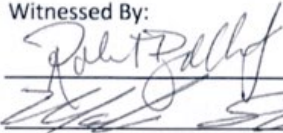
3D Manhole Scanning & Virtualization

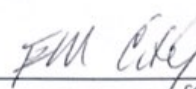
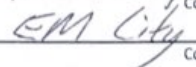
BIDS OPENING: Monday, December 20, 2021, 10:00 a.m.

BID BOND

Bidder	YES	NO	Bid Amount
1. <u>RH Borden</u>			<u>\$99,550</u>
2. <u>Cypress Environmental</u>			<u>\$192,500</u>
3. <u>National Power Packing</u>			<u>\$225,500</u>
4.			
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18.			
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20.			

Witnessed By:



 Company
 Company

CONTRACT DOCUMENTS
AND SPECIFICATIONS FOR

2022 3D Manhole Scanning & Virtualization

November 2021

EAGLE MOUNTAIN CITY

Project Manager

Signed
Mack Straw
Water & Wastewater Manager



2565 North Pony Express Parkway.
Eagle Mountain City, Utah 84005

2022 3D Manhole Scanning & Virtualization

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NOTICE INVITING BIDS

Sealed bids for manhole scanning of the Eagle Mountain City 2022 3D Manhole Scanning & Virtualization will be received at Eagle Mountain Community Development Building, 2565 N Pony Express Parkway, Eagle Mountain, Utah 84005 until 10:00 a.m. December 20, 2021, at which time the proposals will be publicly opened and read aloud. Any bid received after the scheduled closing time for receipt of bids will be returned unopened.

No pre-construction meeting.

Construction work, in general, consists of the following:

Scan each designated manhole using high resolution point cloud generation and video technology with a minimum resolution of 2,000 points per inch or a point cloud spread of 12mm at 10 feet. Provide the city with point cloud and video files to visualize the manholes in a virtual environment. Using the scanned manhole files, conduct a dimensional analysis including the capture of the invert dimension and confirmation of pipe sizes. Conduct a wall degradation analysis quantifying the level of degradation in selected manholes. Also provide 3D remote immersive virtual interface for selected manholes.

Electronic copies of the Contract Documents will be available December 1, 2021, online at U3P; and are open for public inspection and use.

EAGLE MOUNTAIN CITY

By Mayor Tom Westmoreland

Mayor

Published:

U3P

INFORMATION FOR BIDDERS

PROPOSAL

Bids to receive consideration shall be made in accordance with the following instructions:

Before submitting a bid, bidders shall carefully read the Plans and Specifications, visit the site of the work, fully inform themselves as to all existing conditions and limitations, and shall include the lump sum of the bid covering the cost of each item included in the Contract. Submission of a Proposal shall be considered prima facie evidence that the bidder has made such examination and is satisfied as to the conditions to be encountered in performing the work and as to the requirements of the Plans, Specifications, and other Contract Documents.

Bids shall be properly executed upon the Proposal attached to and made part of these Contract Documents. Numbers shall be stated both in writing and in figures where so required, and the signatures of all persons signing shall be in longhand. The completed forms shall be without interlineations, alterations, or erasures. In case of a difference in written words and figures in a Proposal, the amount stated in written words shall govern unless obviously in error.

NO BOOK OF CONTRACT DOCUMENTS SHALL BE DISASSEMBLED

Bids shall not contain any recapitulations of the work to be done. Alternative proposals will not be considered unless called for. No oral, telegraphic, telephonic, or modified proposals will be considered.

Bids shall be delivered to the Eagle Mountain City Community Development Building on or before the day and hour set for the opening of bids in the Notice Inviting Bids as published. Bids shall be enclosed in a sealed envelope bearing the title of the work and the name of the bidder. It is the SOLE responsibility of the bidder to see that his bid is received in proper time. Any bids received after the scheduled closing time for receipt of bids will be returned to the bidder unopened.

All bids shall be made in accordance with applicable statutes of the State of Utah, applicable local laws, and as specified in this Book of Specifications.

EXPERIENCE AND BUSINESS STANDING

Experience Statement.

Each bidder shall submit with his bid a statement setting forth his experience.

In this statement, the bidder shall include similar projects that he has constructed, showing total project costs when constructed and the names, addresses, phone numbers and contact person of the Owners.

Submit evidence at the time of bid that they have performed three projects of similar type, size, and complexity of this project within the last five years.

FINANCIAL STATEMENT

The Owner may require that bidders under consideration for award of the contract submit a financial statement.

Such statement shall be in a form and substance similar or equal to the form furnished by the Associated General Contractors.

The financial statement shall be submitted within five days of receipt of the request from the Owner.

If bidder fails to submit the financial statement, or if the financial statement is not satisfactory to the Owner, the proposal of such bidder shall be considered non-responsive, and such proposal may be rejected by the Owner.

COMPETENCY OF BIDDERS

In selecting the lowest responsible bidder, consideration will be given to the general competency of the bidder for the performance of the work covered by the bid. No bid for the work will be accepted from a Contractor who does not hold an active Contractor's license in good standing applicable to the type of work bid upon at the time of opening bids.

No contract award will be made to a Contractor whose firm and Project Superintendent have not satisfactorily completed at least three (3) projects of similar type, complexity and comparable value and whose firm and Project Superintendent have not been in the contracting business for similar work for at least three (3) years. In addition, the Project Superintendent meeting these experience criteria shall be dedicated to the project. After an award of the contract, the Owner will allow no substitution of the Project Superintendent without the written approval.

WITHDRAWAL OF BID

Any bidder may withdraw his bid, either personally or by telegraphic or written request, at any time prior to the scheduled closing time for receipt of bids.

CONTRACT AND BONDS

In selecting the lowest responsible bidder, consideration will be given to the general competency of the bidder for the performance of the work covered by the bid. To this end, each bid shall be supported by a statement of the bidder's experience as of recent date on the form entitled "INFORMATION REQUIRED OF BIDDER", bound herein. No bid for the work will be accepted from a Contractor who does not hold an active Contractor's license in good standing applicable to the type of work bid upon at the time of opening bids.

No contract award will be made to a Contractor whose firm and Project Superintendent have not satisfactorily completed at least three (3) projects of similar type, complexity and comparable value and whose firm and Project Superintendent have not been in the contracting business for similar work for at least three (3) years. In addition, the Project Superintendent meeting this experienced criteria shall be dedicated to the project. After an award of the contract, no substitution of the Project Superintendent will be allowed without the written approval by the Owner.

INTERPRETATION OF PLANS AND DOCUMENTS

If any person contemplating submitting a bid for the proposed Contract is in doubt as to the true meaning of any part of the Plans, Specifications, or other proposed Contract Documents, or finds discrepancies in or omissions from the Plans or Specifications, he may submit to the Engineer a written request for an interpretation or correction thereof. The person submitting the request will be responsible for its prompt delivery. Any interpretation or correction of the proposed documents will be made only by Addendum

duly issued and a copy of such Addendum will be mailed or delivered to each person receiving a set of such documents. The Owner will not be responsible for any other explanations or interpretations of the proposed documents.

ADDENDA

Any Addenda issued during the time of bidding, forming a part of the documents loaned to the bidder for the preparation of his bid, shall be covered in the bid and shall be made a part of the Contract.

EXECUTION OF CONTRACT

The successful bidder shall execute and return the contract to the Owner no later than 10 days after the date of the Notice of Award.

Time is of the essence in this regard.

AWARD OR REJECTION OF BIDS

Owner reserves the right to reject any and all bids, to waive any and all informalities not involving price, time or changes in the work, and the right to disregard all nonconforming, non-responsive, unbalanced or conditional bids. The Owner also reserves the right to strike any bid item within the bid schedule. The Owner further reserves the right to reject the bid of any bidder if Owner believes that it would not be in the best interest of the project to make an award to that bidder, whether because the bid is not responsive, or the bidder is unqualified or of doubtful financial ability or fails to meet any other pertinent standard or criteria established by Owner. Owner may conduct such investigations, as Owner deems necessary to assist in the evaluation of any bid and to determine the responsibility, qualifications, and financial ability of the bidder to perform and furnish the work.

The award, if made, will be within 60 days after the opening of bids.

BIDDERS INTERESTED IN MORE THAN ONE BID

No person, firm, or corporation shall be allowed to make, file, or to be interested in more than one (1) bid for the same work unless alternate bids are called for. A person, firm or corporation who has submitted a sub proposal to a bidder, or who has quoted prices on materials to a bidder, is not thereby disqualified from submitting a sub proposal or quoting prices to other bidders.

ASSIGNMENT OF CONTRACT

No assignment by the Contractor of any contract to be entered into hereunder, or any part thereof, or of funds to be received there under by the Contractor, will be recognized by the Owner unless such assignment has had prior approval of the Owner and the Surety has been given due notice of such assignment in writing and has consented thereto in writing.

SPECIAL NOTICE

Bidders are required to inform themselves fully of the conditions relating to construction and labor under which the work will be or is now being performed, and the Contractor must employ, as far as possible, such methods and means in carrying out his work as will not cause any interruption or interference to any other contractor.

CONSTRUCTION SCHEDULING

It is the intent of the Owner to have the work performed on this project during the (date).

TIME OF COMPLETION

The Contractor shall commence work under this Contract on or before the third day after receiving written Notice to Proceed from the Engineer on behalf of the Owner and shall fully complete all work under this Contract by March 31, 2022. More specifically Bid Schedules (Items 1), shall be completed in the date listed above. The Contractor shall at all times during the continuance of the Contract prosecute the work with such force and equipment as are sufficient to complete it within the time segments specified.

NONPERFORMANCE OF WORK TASKS BY THE CONTRACTOR

If the Contractor fails, neglects, or refuses to perform work tasks necessary for the completion of the total job; to replace defective work; or to repair or resurface, in a manner that is acceptable to the Owner and Engineer, public rights-of-way disturbed by his work which are a nuisance, a hazard, or which impedes or endangers vehicular traffic and the public, the Owner may serve written notice upon the Contractor of his intention to have the work performed by others. Unless within three (3) days after the service of such notice, the Contractor has made such arrangement and scheduled the accomplishment of said work tasks to the satisfaction of the Owner and Engineer, the Owner will proceed to have the work accomplished by others and deduct the costs thereof from amounts due the Contractor.

PRE-BID CONFERENCE

No pre bid meeting.

PERMITS AND LICENSES

The Contractor shall procure all permits and licenses, pay all charges, fees, and taxes and give all notices necessary and incidental to the due and lawful prosecution of the work. All fees associated with permits issued by the owner will be waived for this project.

Bidders shall have a valid contractor's license for the type of work required on this Contract.

Should you desire additional information prior to submitting your bid, please submit all questions through the U3P site.

Neither the Engineer nor Eagle Mountain City shall be held responsible for any oral instructions. Any changes to the Plans and Specifications will be in the form of an Addendum, which will be furnished to all plan holders.

LIQUIDATED DAMAGES

Liquidated damages shall be one hundred fifty (\$150) dollars per calendar day.

INSTRUCTIONS FOR PREPARING PROPOSAL

BID ITEMS

Payment of the bid price, as stated in the Contractor's Proposal, for the completed work shall be compensation in full for the furnishing of all overhead labor, materials, devices, equipment, and appurtenances included in the work as are necessary to complete the total work under this Contract in a good, neat, and satisfactory manner as indicated on the Plans, as described in the Specifications, and as otherwise implied or required to fulfill the objective of the work. Each item, fixture, piece of equipment, work, etc., as indicated on the Plans, or specified anywhere in these Documents, shall be completed with all necessary connections and appurtenances for the satisfactory use and operation of said item, and the total system or systems.

Any and all patents and license fees for the right to use equipment or processes included in this Contract shall be included in the bid price. The Contractor shall submit to the Engineer an itemized list of all such fees, indicating the amount of each and to whom paid.

Cost of painting, testing, and other incidental operations, profit, and overhead cost, including the cost of supervision, temporary field offices, move-in, move-out, insurance, taxes, equipment not a permanent part of the job, and other incidental items, shall be included in the bid price.

The bid shall be based upon certain manufacturer's items, for which the bidder shall indicate the designated manufacturers in the spaces if provided in the proposal.

If the bidder proposes an alternate manufacturer that has not been named in the Specifications under the item to be designated, the bidder shall, if requested, submit data to the Engineer for review after the bidding and before the Award of the Contract. The equipment proposed to be furnished by the bidder from an alternate manufacturer shall conform to the specific requirements of the bid item, and any one of the specified manufacturers' items shall serve as a standard of quality for the item.

If the equipment proposed to be furnished by the bidder from an alternate manufacturer does not and/or cannot be made, in the opinion of the Engineer, to conform to the Requirements of these Specifications, then the bidder shall furnish the equipment of a manufacturer that does meet these requirements at no extra cost to the Owner.

The Owner may require additional detailed information regarding the equipment, which the bidder proposes for certain, bid items. If this additional information is requested from the bidder, it must be furnished in complete detail before the Award of the Contract. The information must be in sufficient detail so that the Engineer can evaluate the bidder's Proposal on the items.

All specific requirements of the Specifications must be adhered to, and all necessary modifications shall be made in the article specified by trade name, type, or model of manufacturer's equipment to make it conform to all specific requirements of the Specifications.

If the bidder does not designate a manufacturer for an item of equipment in the allotted space, the Owner will designate a manufacturer from those named in these Specifications for that item of equipment, with no adjustment made in the bid price.

In cases where an item is not listed under designated items of equipment in the Proposal, and where material or equipment is designated on the Plans or in the Specifications by a trade or manufacturer's name, it is so designated primarily to establish standards of quality, finish, appearance, and performance.

It is not the intent to limit the choice of materials and equipment to the specific product designated. Requests relative to substitutions permitted under the conditions provided by this paragraph for materials or equipment specifically designated on the Plans or in the Specifications shall be made in writing, after Award of the Construction Contract, and such requests shall be accompanied by complete data on which the Engineer can make determination on the merits of the proposed substitution. The written request shall state how the product proposed for substitution compares with or differs from the designated product in composition, size, arrangement, performance, etc., and, in addition, the request shall be accompanied by documentary evidence of equality in price and delivery or evidence of difference in price and delivery. Data on price shall be in the form of certified quotations from suppliers of both the designated and proposed items. All items accepted for substitution shall be subject to all applicable provision of the Specifications.

Bids shall not contain any recapitulations of the work to be done. Alternative proposals will not be considered unless called for. No oral or telephonic modifications or withdrawals of Proposals will be considered.

If anyone is in doubt as to the true meaning of any part of the Plans, Specifications, or other portions of the Contract Documents, or finds discrepancies in or omissions from the Plans or Specifications, he may submit to the Engineer a request for an interpretation or correction thereof. The person submitting the request will be responsible for its prompt delivery. Any interpretation or correction of the Contract Documents will be made only by an Addendum duly issued and a copy of such Addendum will be mailed or delivered to each person receiving a set of such Documents. The Owner will not be responsible for any other explanation of interpretations of the Documents.

If the Proposal is made by an individual, it shall be signed and his full name and address shall be given; if it is made by a firm, it shall be signed with the co-partnership name by a member of the firm, who shall also sign his own name, and the name and address of each member shall be given; and if it is made by a corporation, the name of the corporation shall be signed by its duly authorized officer or officers.

Eagle Mountain City reserves the right to award a contract in whole for all projects included, or to award multiple bids for each proposal submitted as part of these bidding documents.

PROPOSAL

Place: _____
Date: _____

Eagle Mountain City
2565 North Pony Express Parkway.
Eagle Mountain, Utah 84005

In compliance with your invitation for bids and all conditions of the Contract Documents for the construction of the 2022 3D Manhole Scanning & Virtualization the undersigned _____, a corporation organized under the laws of the State of _____ Utah _____, a partnership consisting of _____ or individuals trading as _____ of the City of _____, hereby proposes and agrees to furnish any and all materials, labor, construction equipment, services, and transportation required for performing all work for the construction described in the NOTICE INVITING BIDS and to construct the same and install the material therein for the Owner in a good and workmanlike and substantial manner acceptable to the Owner, through its Engineer, or his properly authorized agents, and strictly pursuant to and in conformity with the Specifications and Plans prepared by the Engineer for the Owner, and with such modification of the same and other documents that may be made by the Owner through its Engineer or his properly authorized agents, as provided herein, at the following lump sum and unit prices for the work described in the bid schedule.

The undersigned hereby declares that he has visited the site and has carefully examined the Contract Documents, consisting of one volume, relating to the work covered by the above bid or bids.

The project shall be completed by March 31, 2022, more specifically Bid Schedules Project (Items 1), shall be completed in the date listed above.

The undersigned hereby declares, as bidder, that the only persons or parties interested in this PROPOSAL as principals are those named herein; that no elected official or employee of the Owner is in any manner interested directly or indirectly in this PROPOSAL or in the profits to be derived from the Contract proposed to be taken, other than as permitted by law; that this bid is made without any connection with any other person or persons making a separate bid for the same purpose; that the bid is in all respects fair and without collusion or fraud; that he has read the NOTICE INVITING BIDS and the INFORMATION FOR BIDDERS hereto attached, and agrees to all the stipulations contained therein; that he has examined the form of Contract attached hereto, and the Specifications, and he proposes and agrees that if his bid as submitted, and as more fully described in the attached sheets, be accepted, he will contract in the form so attached to furnish the items and perform work called for in accordance with the provisions of said form of Contract and the Specifications and to deliver the same within the time stipulated therein; and that he will accept in full payment, therefore, the prices named in this PROPOSAL.

The bidder further agrees that, upon receipt of written notice of the acceptance of this PROPOSAL, within 60 calendar days after the date of opening of the bids, he will execute the Contract in accordance with the PROPOSAL as accepted and furnish the required bond within 10 days from date of mailing of said notice of acceptance to him at his address as given below, or within such additional time as may be

allowed by the Owner; and that upon his failure or refusal to do so within said time, then the certified or cashier's check or bid bond accompanying this bid shall be cashed or enforced and the money payable pursuant thereto shall be forfeited to and become the property of the Owner as liquidated damages for such failure or refusal; provided, that if said bidder shall execute the Contract and furnish the required bonds within the aforesaid time, his certified or cashier's check, if furnished, shall be returned to him within three days thereafter, and the bid bond, if furnished, shall become void.

EAGLE MOUNTAIN CITY
2022 3D Manhole Scanning & Virtualization

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 to be typewritten or clearly and legibly printed in ink. LS is equal to lump sum, LF is equal to linear-feet, CY is equal to cubic-yard, EA is equal to each, and SF is equal to square-feet.

<i>Item No.</i>	<i>Description</i>	<i>Quantity</i>	<i>Units</i>	<i>Unit Cost</i>	<i>Total Cost</i>
Project					
1	3D manhole scanning & virtualization	1100	EA		
	BID SCHEDULE TOTAL (1)				
BID SCHEDULE TOTAL (IN WORD FORM)					

Documents and the INSTRUCTIONS FOR PREPARING PROPOSAL relating to what is to be furnished under each item of the PROPOSAL and to submittal of bid.

Bidder understands and agrees that the Owner reserves the right to reject any or all bids and to waive any informality in the bidding.

The bidder agrees that this bid shall be good and may not be withdrawn for a period of 75 calendar days after the scheduled closing time for receiving bids. Bidder acknowledges receipt of the following addenda:

The undersigned bidder shall acknowledge receipt of the following addenda, if any.
Addenda No(s).

Respectfully submitted,

Bidder

(Corporate Seal)
If bid is by corporation

By: _____
Title

Witness: if bidder is an individual
Bidder's post office address:

Bidder's post office address (if applicable):

Name and address of all members of
the firm or names and titles of all
officers of the corporation

Name and Title:

Bidder's address:

SEAL

Bidder's phone number: _____

MEASUREMENT AND PAYMENT for Bid Schedule

GENERAL

The method of measurement and payment for the various items comprising the completed work follows: Payment for the items shall be compensation in full for the furnishing of all overhead, labor, material, tools, equipment, and appurtenances necessary to complete the work in a good, neat, and satisfactory manner as indicated on the Plans or as specified, with all connections, testing, painting, cleanup, and related work completed. Each item, fixture, piece of equipment, etc., shall be complete with all necessary connections and appurtenances for the satisfactory use and/or operation of said item. No additional payment, including work done by the contractor for his convenience, shall be made for work related to each item unless specifically noted or specified. Measurement shall be in place in the completed work with no allowance for waste.

BID SCHEDULE – 2022 3D Manhole Scanning & Virtualization

ITEM 1: 3D MANHOLE SCANNING & VIRTUALIZATION

Measurement and payment for 3D manhole scanning & virtualization will be per each. This item shall be completed in the spring of 2022.

INFORMATION REQUIRED OF BIDDER

EAGLE MOUNTAIN CITY 3D MANHOLE SCANNING & VIRTUALIZATION GENERAL INFORMATION

The bidder shall furnish the following information. Failure to comply with this requirement will render the Proposal informal and will cause its rejection. Additional sheets shall be attached as required.

- (1) Contractor's name and address:

- (2) Contractor's telephone number: _____

- (3) Contractor's license: Primary classification: _____

State License No.: _____

- (4) Number of years as a contractor in construction work of this type: _____

- (5) Names and titles of all officers of contractor's firm:

[illegible]

NOTE - THE FOLLOWING INFORMATION SHALL BE PROVIDED AS SEPARATE ATTACHMENTS AND SHALL BE SUBMITTED WITH BID:

- (6) Individual experience resume of person who will be designated chief construction superintendent.
- (7) The bidder must demonstrate the ability to perform at least fifty percent (50%) of the work without subcontracting. Information on the bidder's ability to staff the project, both in the field and in his office, and the bidder's ability to directly supply major construction equipment to the project shall be submitted for review with the bidder's proposal.

LIST OF SUBCONTRACTORS

The Bidder shall list below the names and location of place of business of each subcontractor who will perform work or labor or who will render service to the prime contractor in or about the construction of the Work or improvement, or a subcontractor duly licensed who, under subcontract to the prime Contractor, specially fabricates and installs a portion of the Work or improvement according to detailed drawings contained in the Contract Documents, in an amount in excess of one-half of one percent of the prime Contractor's total bid, or \$10,000, whichever is greater. After the opening of bids, no changes or substitutions will be allowed except as otherwise provided by law. The listing of more than one subcontractor for each item of Work to be performed with the words "and/or" will not be permitted. Does the subcontractor have insurance? Write "yes" or "no" under the column for "Subcontractor Insurance".

Work to be Performed	Contractor License Number	Percent of Total Contract	Subcontractor's Name, Address, and Contact Person	Sub-contractor Insurance
1.				
2.				
3.				
4.				

EAGLE MOUNTAIN CITY CONTRACT FOR GOODS AND SERVICES

1. CONTRACTING PARTIES: This contract is between Eagle Mountain City ("Eagle Mountain") and the following Contractor:

Name Address CityStateZip	LEGAL STATUS OF CONTRACTOR ☐ Sole Proprietor ☐ Non-Profit Corporation ☒ For-Profit Corporation ☐ Partnership ☐ Government Agency
Contact Person: _____ Phone #: _____ Email: _____ Vendor #: _____	

2. GENERAL PURPOSE OF CONTRACT:

3. CONTRACT PERIOD:

Effective Date: _____

Project Completion Deadline: Contractor will complete the Scope of Work on or before _____.

Termination Date: Completion of Scope of Work, unless terminated early or extended in accordance with the terms and conditions of this contract.

Renewal options (if any): _____.

4. CONTRACT COSTS: See Cost Schedule (Attachment C). This Contract is a fixed price contract.
5. ATTACHMENT A: Standard Terms and Conditions for Services
ATTACHMENT B: Scope of Work
ATTACHMENT C: Cost Schedule

Any conflicts between Attachment "A" and the other Attachments will be resolved in favor of Attachment A.

6. DOCUMENTS INCORPORATED INTO THIS CONTRACT BY REFERENCE BUT NOT ATTACHED:

a. All other governmental laws, regulations, or actions applicable to the goods and/or services authorized by this contract.

7. Each signatory below represents that he or she has the requisite authority to enter into this contract.

IN WITNESS WHEREOF, the parties sign and cause this contract to be executed.

Dated this _____ day of _____, 201_____

EAGLE MOUNTAIN CITY

Signature

Print Name: _____

Title: _____

ATTEST:

APPROVED AS TO FORM

Fionnuala B. Kofoed, MMC
City Recorder

Jeremy R. Cook, City Attorney

Dated this _____ day of _____, 201_____.

CONTRACTOR

Signature

Print Name:

Title:

ATTACHMENT A

STANDARD TERMS AND CONDITIONS FOR GOODS AND SERVICES

This is for a contract for goods and services (including professional services) meaning the furnishing of goods, supplies, labor, time, or effort by a contractor.

1. **DEFINITIONS:** The following terms shall have the meanings set forth below:
 - a) **“Confidential Information”** means information that is deemed as confidential under applicable state and federal laws, including personal information. Eagle Mountain reserves the right to identify, during and after this Contract, additional reasonable types of categories of information that must be kept confidential under federal and state laws.
 - b) **“Contract”** means all referenced attachments and documents incorporated by reference, including, if applicable, the Solicitation, bid bond, payment and performance bond, drawings, notice award, and notice to proceed. The term “Contract” may include any purchase orders that result from this Contract.
 - c) **“Contractor”** means the individual or entity delivering the Services identified in this Contract. The term “Contractor” shall include Contractor’s agents, officers, employees, and partners.
 - d) **“Procurement Item”** means any supplies, goods, Services, construction, or technology that Contractor is required to deliver to Eagle Mountain under this Contract.
 - e) **“Services”** means the furnishing of labor, time, or effort by Contractor pursuant to this Contract. Services include, but are not limited to, all of the deliverable(s) (including supplies, equipment, or commodities) that result from Contractor performing the Services pursuant to this Contract. Services include professional services.
 - f) **“Proposal”** means Contractor’s response to Eagle Mountain’s Solicitation.
 - g) **“Solicitation”** means the documents used by Eagle Mountain to obtain Contractor’s Proposal.
 - h) **“Subcontractors”** means subcontractors or sub-consultants at any tier that are under the direct or indirect control or responsibility of the Contractor, and includes all independent contractors, agents, employees, authorized resellers, or anyone else for whom the Contractor may be liable at any tier, including a person or entity that is, or will be, providing or performing an essential aspect of this Contract, including Contractor’s manufacturers, distributors, and suppliers.
2. **GOVERNING LAW AND VENUE:** This Contract shall be governed by the laws, rules, and regulations of the State of Utah. Any action or proceeding arising from this Contract shall be brought in a court of competent jurisdiction in the State of Utah. Venue shall be in the Fourth Judicial District Court in and for Utah County.
3. **LAWS AND REGULATIONS:** At all times during this Contract, Contractor will comply with all applicable rules and regulations of Eagle Mountain City, and all federal and state constitutions, laws, rules, codes, orders, and regulations, including applicable licensure and certification requirements.
4. **RECORDS ADMINISTRATION:** Contractor shall maintain or supervise the maintenance of all records necessary to properly account for Contractor’s performance and the payments made by Eagle Mountain to Contractor under this Contract. These records shall be retained by Contractor for at least six (6) years after final payment, or until all audits initiated within the six (6) years have been completed, whichever is later. Contractor agrees to allow, at no additional cost, Eagle Mountain access to all such records.
5. **PERMITS:** If necessary Contractor shall procure and pay for all permits, licenses, and approvals necessary for the execution of this Contract.

6. **CERTIFY REGISTRATION AND USE OF EMPLOYMENT "STATUS VERIFICATION SYSTEM":**
 1. Contractor certifies as to its own entity, under penalty of perjury, that Contractor has registered and is participating in the Status Verification System to verify the work eligibility status of Contractor's new employees that are employed in the State of Utah in accordance with applicable immigration laws.
 2. Contractor shall require that each of its Subcontractors certify by affidavit, as to their own entity, under penalty of perjury, that each Subcontractor has registered and is participating in the Status Verification System to verify the work eligibility status of Subcontractor's new employees that are employed in the State of Utah in accordance with applicable immigration laws.
 3. Contractor's failure to comply with this section will be considered a material breach of this Contract.
7. **CONFLICT OF INTEREST:** Contractor represents that none of its officers or employees are officers or employees of Eagle Mountain, unless disclosure has been made to Eagle Mountain.
8. **INDEPENDENT CONTRACTOR:** Contractor and Subcontractors, in the performance of this Contract, shall act in an independent capacity and not as officers or employees or agents of Eagle Mountain.
9. **PERFORMANCE AND PAYMENT BONDS:** Contractor shall furnish to Eagle Mountain a payment and performance bond satisfactory to Eagle Mountain guaranteeing Contractor's payment and performance, in the amount of one hundred percent of the Contract amount.
10. **INDEMNITY:** Contractor shall be fully liable for the actions of its agents, employees, officers, partners, and Subcontractors, and shall fully indemnify, defend and save harmless Eagle Mountain from all claims, losses, suits, actions, damages, and costs of every name and description arising out of Contractor's performance of this Contract caused by any intentional act or negligence of Contractor, its agents, employees, officers, partners, or Subcontractors, without limitation; provided, however, that the Contractor shall not indemnify for that portion of any claim, loss, or damage arising hereunder due to the sole fault of Eagle Mountain. The parties agree that if there are any limitations of the Contractor's liability, including a limitation of liability clause for anyone for whom the Contractor is responsible, such limitations of liability will not apply to injuries to persons, including death, or to damages to property.
11. **EMPLOYMENT PRACTICES:** Contractor agrees to abide by federal and state employment laws, including: (i) Title VI and VII of the Civil Rights Act of 1964 (42 U.S.C. 2000e), which prohibits discrimination against any employee or applicant for employment or any applicant or recipient of services, on the basis of race, religion, color, or national origin; (ii) Executive Order No. 11246, as amended, which prohibits discrimination on the basis of sex; (iii) 45 CFR 90, which prohibits discrimination on the basis of age; (iv) Section 504 of the Rehabilitation Act of 1973, or the Americans with Disabilities Act of 1990, which prohibits discrimination on the basis of disabilities; and (v) Utah's Executive Order, dated December 13, 2006, which prohibits unlawful harassment in the workplace. Contractor further agrees to abide by any other laws, regulations, or orders that prohibit the discrimination of any kind by any of Contractor's employees.
12. **AMENDMENTS:** This Contract may only be amended by the mutual written agreement of the parties, which amendment will be attached to this Contract. Automatic renewals will not apply to this Contract, even if listed elsewhere in this Contract.
13. **DEBARMENT:** Contractor certifies that it is not presently nor has ever been debarred, suspended, or proposed for debarment by any governmental department or agency, whether international, national, state, or local. Contractor must notify Eagle Mountain within thirty (30) days if debarred, suspended, proposed for debarment, declared ineligible, or voluntarily excluded from participation in any contract by any governmental entity during this Contract.
14. **TERMINATION:** Unless otherwise stated in this Contract, this Contract may be terminated, with cause by either party, in advance of the specified expiration date, upon written notice given by the other party. The party in violation will be given ten (10) days after written notification to correct and cease the

violations, after which this Contract may be terminated for cause immediately and is subject to the remedies listed below. This Contract may also be terminated without cause (for convenience), in advance of the specified expiration date, by either party, upon sixty (60) days written termination notice being given to the other party. Eagle Mountain and the Contractor may terminate this Contract, in whole or in part, at any time, by mutual agreement in writing. On termination of this Contract, all accounts and payments will be processed according to the financial arrangements set forth herein for approved Services ordered prior to date of termination.

On termination of this Contract, all accounts and payments will be processed according to the financial arrangements set forth herein for approved and conforming Procurement Items ordered prior to date of termination. In no event shall Eagle Mountain be liable to the Contractor for compensation for any Good neither requested nor accepted by the State Entity. In no event shall Eagle Mountain's exercise of its right to terminate this Contract for convenience relieve the Contractor of any liability to Eagle Mountain for any damages or claims arising under this Contract.

15. **NONAPPROPRIATION OF FUNDS, REDUCTION OF FUNDS, & OR CHANGES IN LAW:** Upon thirty (30) days written notice delivered to the Contractor, this Contract may be terminated in whole or in part at the sole discretion of Eagle Mountain, if Eagle Mountain reasonably determines that a change in available funds affects Eagle Mountain's ability to pay under this Contract.

If a written notice is delivered under this section, Eagle Mountain will reimburse Contractor for the Procurement Item(s) properly ordered and/or Services properly performed until the effective date of said notice. Eagle Mountain will not be liable for any performance, commitments, penalties, or liquidated damages that accrue after the effective date of said written notice.

16. **SUSPENSION OF WORK:** Should circumstances arise which would cause Eagle Mountain to suspend Contractor's responsibilities under this Contract, but not terminate this Contract, this will be done by written notice. Contractor's responsibilities may be reinstated upon advance formal written notice from Eagle Mountain.

17. **SALES TAX EXEMPTION:** The Procurement Item(s) under this Contract will be paid for from Eagle Mountain's funds and used in the exercise of Eagle Mountain's essential functions as a municipal entity. Upon request, Eagle Mountain will provide Contractor with its sales tax exemption number. It is Contractor's responsibility to request Eagle Mountain's sales tax exemption number. It also is Contractor's sole responsibility to ascertain whether any tax deduction or benefits apply to any aspect of this Contract.

18. **WARRANTY OF PROCUREMENT ITEM(S):** Contractor warrants, represents and conveys full ownership and clear title, free of all liens and encumbrances, to the Procurement Item(s) delivered to Eagle Mountain under this Contract. Contractor warrants for a period of one (1) year following the date of substantial completion of the project that: (i) the Procurement Item(s) perform according to all specific claims that Contractor made in its Response; (ii) the Procurement Item(s) are suitable for the ordinary purposes for which such Procurement Item(s) are used; (iii) the Procurement Item(s) are suitable for any special purposes identified in the Contractor's Response; (iv) the Procurement Item(s) are designed and manufactured in a commercially reasonable manner; (v) the Procurement Item(s) are manufactured and in all other respects create no harm to persons or property; and (vi) the Procurement Item(s) are free of defects. Unless otherwise specified, all Procurement Item(s) provided shall be new and unused of the latest model or design.

Remedies available to Eagle Mountain under this section include, but are not limited to, the following: Contractor will repair or replace Procurement Item(s) at no charge to Eagle Mountain within ten (10) days of any written notification informing Contractor of the Goods not performing as required under this Contract. If the repaired and/or replaced Procurement Item(s) prove to be inadequate, or fail its essential purpose, Contractor will refund the full amount of any payments that have been made. Nothing in this warranty will be construed to limit any rights or remedies Eagle Mountain may otherwise have under this Contract.

19. **INSURANCE:** Contractor shall at all times during the term of this Contract, without interruption,

carry and maintain commercial general liability insurance from an insurance company authorized to do business in the State of Utah. The limits of this insurance will be no less than one million dollars (\$1,000,000.00) per occurrence and three million dollars (\$3,000,000.00) aggregate. Contractor also agrees to maintain any other insurance policies required in the Solicitation. Contractor shall provide proof of the general liability insurance policy and other required insurance policies to Eagle Mountain within thirty (30) days of contract award. Contractor must add Eagle Mountain as an additional insured with notice of cancellation. Failure to provide proof of insurance as required will be deemed a material breach of this Contract. Contractor's failure to maintain this insurance requirement for the term of this Contract will be grounds for immediate termination of this Contract.

20. **WORKERS' COMPENSATION INSURANCE:** Contractor shall maintain during the term of this Contract, workers' compensation insurance for all its employees as well as any Subcontractor employees related to this Contract. Workers' compensation insurance shall cover full liability under the workers' compensation laws of the jurisdiction in which the service is performed at the statutory limits required by said jurisdiction. Contractor acknowledges that within thirty (30) days of contract award, Contractor must submit proof of certificate of insurance that meets the above requirements.
21. **PUBLIC INFORMATION:** Contractor agrees that this Contract, related purchase orders, related pricing documents, and invoices will be public documents and may be available for public and private distribution in accordance with the State of Utah's Government Records Access and Management Act (GRAMA). Contractor gives Eagle Mountain express permission to make copies of this Contract, related sales orders, related pricing documents, and invoices in accordance with GRAMA. Contractor also agrees that the Contractor's Proposal to the Solicitation will be a public document, and copies may be given to the public as permitted under GRAMA. Eagle Mountain is not obligated to inform Contractor of any GRAMA requests for disclosure of this Contract, related purchase orders, related pricing documents, or invoices.
22. **DELIVERY:** All deliveries under this Contract will be F.O.B. destination with all transportation and handling charges paid for by Contractor. Responsibility and liability for loss or damage will remain with Contractor until final inspection and acceptance when responsibility will pass to Eagle Mountain, except as to latent defects or fraud. Contractor shall strictly adhere to the delivery and completion schedules specified in this Contract.
23. **ACCEPTANCE AND REJECTION:** Eagle Mountain shall have thirty (30) days after delivery of the Procurement Item(s) to perform an inspection of the Procurement Item(s) to determine whether the Procurement Item(s) conform to the standards specified in the Solicitation and this Contract prior to acceptance of the Procurement Item(s) by Eagle Mountain.

If Contractor delivers nonconforming Procurement Item(s), Eagle Mountain may, at its option and at Contractor's expense: (i) return the Procurement Item(s) for a full refund; (ii) require Contractor to promptly correct or replace the nonconforming Procurement Item(s) subject to the terms of this Contract; or (iii) obtain replacement Procurement Item(s) from another source, subject to Contractor being responsible for any cover costs.
24. **INVOICING:** Unless otherwise set forth in the Contract, Contractor will submit invoices within thirty (30) days of Contractor's performance of the Services to Eagle Mountain. The contract number shall be listed on all invoices, freight tickets, and correspondence relating to this Contract. The prices paid by Eagle Mountain will be those prices listed in this Contract, unless Contractor offers a prompt payment discount within its Proposal or on its invoice. Eagle Mountain has the right to adjust or return any invoice reflecting incorrect pricing.
25. **RETAINAGE:** Eagle Mountain may, in its sole discretion; (1) retain five percent (5%) of the value of all work done and materials or equipment supplied as part security for the fulfillment of the this Contract by the Contractor; or (2) retain the final payment of up to five percent (5%) of the total project amount. As work nears completion, and solely at Eagle Mountain's discretion, Eagle Mountain may reduce the retainage. Eagle Mountain reserves the right to retain all amounts previously withheld or due, including any liquidated damages, until all services specified herein are complete.

Before final payment is made, Contractor must submit lien releases or other evidence satisfactory to Eagle Mountain that all payrolls, material bills, subcontracts and all outstanding indebtedness in connection with the project have been paid in full. Eagle Mountain may withhold a reasonable amount of the retainage or payment bond sufficient to cover any outstanding indebtedness or monies owed or claimed by any person who supplied work or materials to the project plus ten percent (10%) of such indebtedness as Eagle Mountain's cost of administering such claims until Contractor supplies a release satisfactory to Eagle Mountain, signed by all persons who have supplied labor or materials to the project or, at the Eagle Mountain's option if no claim is made, until 105 days after the date on which any person performed the last of the labor or supplied the last of the material for the project and upon written request from the Contractor. Contractor shall supply to Eagle Mountain within a reasonable time after requested a signed statement verifying all the suppliers, subcontractors and other persons who have supplied labor or materials to the project have been paid in full.

26. **PAYMENT:** Payments are to be made within thirty (30) days after a correct invoice is received. All payments to Contractor will be remitted by mail or electronic funds transfer. If payment has not been made after sixty (60) days from the date a correct invoice is received by Eagle Mountain, then interest may be added by Contractor as prescribed in the Utah Prompt Payment Act. The acceptance by Contractor of final payment, without a written protest filed with Eagle Mountain within ten (10) business days of receipt of final payment, shall release Eagle Mountain from all claims and all liability to the Contractor. Eagle Mountain's payment for the Procurement Item(s) and/or Services shall not be deemed an acceptance of the Procurement Item(s) or Services and is without prejudice to any and all claims that Eagle Mountain may have against Contractor. Eagle Mountain will not allow the Contractor to charge end users electronic payment fees of any kind.
27. **TIME IS OF THE ESSENCE:** The Services shall be completed by any applicable deadline stated in this Contract. For all Services, time is of the essence. Contractor shall be liable for all reasonable damages to Eagle Mountain, and anyone for whom Eagle Mountain may be liable as a result of Contractor's failure to timely perform the Services required under this Contract.
28. **CHANGES IN SCOPE:** Any changes in the scope of the Services or Procurement Item(s) to be performed or delivered under this Contract shall be in the form of a written amendment to this Contract, mutually agreed to and signed by both parties, specifying any such changes, fee adjustments, any adjustment in time of performance, or any other significant factors arising from the changes in the scope of Services or Procurement Item(s).
29. **PERFORMANCE EVALUATION:** Eagle Mountain may conduct a performance evaluation of Contractor's Services, including Contractor's Subcontractors. Results of any evaluation may be made available to Contractor upon request.
30. **STANDARD OF CARE:** The Services of Contractor and its Subcontractors shall be performed in accordance with the standard of care exercised by licensed members of their respective professions having substantial experience providing similar services which similarities include the type, magnitude, and complexity of the Services that are the subject of this Contract. Contractor shall be liable to Eagle Mountain for claims, liabilities, additional burdens, penalties, damages, or third party claims (e.g., another Contractor's claim against Eagle Mountain), to the extent caused by wrongful acts, errors, or omissions that do not meet this standard of care.
31. **REVIEWS:** Eagle Mountain reserves the right to perform plan checks, plan reviews, other reviews, and/or comment upon the Services of Contractor. Such reviews do not waive the requirement of Contractor to meet all of the terms and conditions of this Contract.
32. **ASSIGNMENT:** Contractor may not assign, sell, transfer, subcontract or sublet rights, or delegate any right or obligation under this Contract, in whole or in part, without the prior written approval of Eagle Mountain.
33. **REMEDIES:** Any of the following events will constitute cause for Eagle Mountain to declare Contractor in default of this Contract: (i) Contractor's non-performance of its contractual requirements and obligations under this Contract; or (ii) Contractor's material breach of any term or condition of this

Contract. Eagle Mountain may issue a written notice of default providing a ten (10) day period in which Contractor will have an opportunity to cure. Time allowed for cure will not diminish or eliminate Contractor's liability for damages. If the default remains after Contractor has been provided the opportunity to cure, Eagle Mountain may do one or more of the following: (i) exercise any remedy provided by law or equity; (ii) terminate this Contract; (iii) impose liquidated damages, if liquidated damages are listed in this Contract; (iv) debar/suspend Contractor from receiving future contracts from Eagle Mountain; or (v) demand a full refund of any payment that Eagle Mountain has made to Contractor under this Contract for Procurement Item(s) or Services that do not conform to this Contract.

34. **FORCE MAJEURE:** Neither party to this Contract will be held responsible for delay or default caused by fire, riot, act of God, and/or war which is beyond that party's reasonable control. Eagle Mountain may terminate this Contract after determining such delay will prevent successful performance of this Contract.

35. **CONFIDENTIALITY:** If Confidential Information is disclosed to Contractor, Contractor shall: (i) advise its agents, officers, employees, partners, and Subcontractors of the obligations set forth in this Contract; (ii) keep all Confidential Information strictly confidential; and (iii) not disclose any Confidential Information received by it to any third parties. Contractor will promptly notify Eagle Mountain of any potential or actual misuse or misappropriation of Confidential Information.

Contractor shall be responsible for any breach of this duty of confidentiality, including any required remedies and/or notifications under applicable law. Contractor shall indemnify, hold harmless, and defend Eagle Mountain, including anyone for whom Eagle Mountain is liable, from claims related to a breach of this duty of confidentiality, including any notification requirements, by Contractor or anyone for whom the Contractor is liable.

Upon termination or expiration of this Contract, Contractor will return all copies of Confidential Information to Eagle Mountain or certify, in writing, that the Confidential Information has been destroyed. This duty of confidentiality shall be ongoing and survive the termination or expiration of this Contract.

36. **PUBLICITY:** Contractor shall submit to Eagle Mountain for written approval all advertising and publicity matters relating to this Contract. It is within Eagle Mountain's sole discretion whether to provide approval, which must be done in writing.

37. **INDEMNIFICATION RELATING TO INTELLECTUAL PROPERTY:** Contractor will indemnify and hold Eagle Mountain harmless from and against any and all damages, expenses (including reasonable attorneys' fees), claims, judgments, liabilities, and costs in any action or claim brought against Eagle Mountain for infringement of a third party's copyright, trademark, trade secret, or other proprietary right. The parties agree that if there are any limitations of Contractor's liability, such limitations or liability will not apply to this section.

38. **OWNERSHIP IN INTELLECTUAL PROPERTY:** Eagle Mountain and Contractor agree that each has no right, title, interest, proprietary or otherwise in the intellectual property owned or licensed by the other, unless otherwise agreed upon by the parties in writing. All deliverables, documents, records, programs, data, articles, memoranda, and other materials not developed or licensed by Contractor prior to the execution of this Contract, but specifically created or manufactured under this Contract shall be considered work made for hire, and Contractor shall transfer any ownership claim to Eagle Mountain.

39. **WAIVER:** A waiver of any right, power, or privilege shall not be construed as a waiver of any subsequent right, power, or privilege.

40. **ATTORNEY'S FEES:** In the event of any judicial action to enforce rights under this Contract, the prevailing party shall be entitled its costs and expenses, including reasonable attorney's fees incurred in connection with such action.

41. **PROCUREMENT ETHICS:** Contractor understands that a person who is interested in any way in the sale of any supplies, services, construction, or insurance to Eagle Mountain is violating the law if the person gives or offers to give any compensation, gratuity, contribution, loan, reward, or any promise

thereof to any person acting as a procurement officer on behalf of Eagle Mountain, or to any person in any official capacity participates in the procurement of such supplies, services, construction, or insurance, whether it is given for their own use or for the use or benefit of any other person or organization.

42. **DISPUTE RESOLUTION:** Prior to either party filing a judicial proceeding, the parties agree to participate in the mediation of any dispute. Eagle Mountain, after consultation with the Contractor, may appoint an expert or panel of experts to assist in the resolution of a dispute. If Eagle Mountain appoints such an expert or panel, Contractor agree to cooperate in good faith in providing information and documents to the expert or panel in an effort to resolve the dispute.
43. **ORDER OF PRECEDENCE:** In the event of any conflict in the terms and conditions in this Contract, the order of precedence shall be: (i) this Attachment A; (ii) the Contract; (iii) additional terms and conditions, if any; (iv) any other attachment listed on the Contract; and (v) Contractor's terms and conditions that are attached to this Contract, if any. Any provision attempting to limit the liability of Contractor or limit the rights of Eagle Mountain must be in writing, attached to this Contract, and initialed by Eagle Mountain, or it is rendered null and void.
44. **TRAVEL COSTS:** No travel costs associated with the delivery of Services under this Contract will be paid unless the travel costs are specifically detailed in the Solicitation.
45. **SURVIVAL OF TERMS:** Termination or expiration of this Contract shall not extinguish or prejudice Eagle Mountain's right to enforce this Contract with respect to any default or defect in the Services that has not been cured.
46. **SEVERABILITY:** The invalidity or unenforceability of any provision, term, or condition of this contract shall not affect the validity or enforceability of any other provision, term, or condition of this Contract, which shall remain in full force and effect.
47. **ENTIRE AGREEMENT:** This Contract constitutes the entire agreement between the parties and supersedes any and all other prior and contemporaneous agreements and understandings between the parties, whether oral or written.

ATTACHMENT B

ATTACHMENT C

NOTICE OF AWARD

**EAGLE MOUNTAIN CITY
3D MANHOLE SCANNING & VIRTUALIZATION**

TO: _____

PROJECT DESCRIPTION: 3D MANHOLE SCANNING & VIRTUALIZATION

Eagle Mountain City has considered the BID submitted to you for the above-described WORK in response to its Notice Inviting Bids and Instructions to Bidders. You are hereby notified that your BID has been accepted for items in the amount of \$_____

You are required by the Instructions to Bidders to execute the Contract and furnish the required Contractor's Performance Bond and Payment Bond and certificates of insurance within ten calendar days from the date of this Notice to you.

If you fail to execute said Contract and to furnish said bonds within ten days from the date of this Notice, said Owner will be entitled to consider all your rights arising out of the Owner's acceptance of your BID as abandoned and as a forfeiture of your Bid Bond. The Owner will be entitled to such other rights as may be granted by law.

You are required to return an acknowledged copy of NOTICE OF AWARD to the Owner.

Dated this day of , 2021.

OWNER

By: _____

Title: Facilities/Operation Director_____

ACCEPTANCE OF NOTICE OF AWARD

By: _____

Title: _____

Date: _____

NOTICE TO PROCEED

**EAGLE MOUNTAIN CITY
3D MANHOLE SCANNING & VIRTUALIZATION**

DATE: / /2021_____

TO: _____

You are hereby notified to commence work in accordance with the Contract dated _____, on or before _____, 2021, and you are to complete the work within by March 31, 2022. More specifically Bid Schedules (Items 1), shall be completed by March 31, 2022.

Bid Schedule.

The date of final completion is therefore March 31, 2022.

By: _____

Title: Facilities/Operations Director _____

ACCEPTANCE OF NOTICE

Receipt of the above NOTICE to
PROCEED is hereby acknowledged by

_____,
this the ____ day of _____ 20 ____.

By: _____

Title: _____

CONTRACTOR'S APPLICATION FOR PAYMENT

To: _____

From: _____

Project: _____

Payment Request No.: _____

Period: _____ through _____

1. Contract Time	_____	Calendar Days
2. Time Elapsed	_____	Calendar Days
3. Remainder	_____	Calendar Days
4. Work Completed	_____	Percent
5. Time Elapsed Percent	_____	Percent

6. Original Contract Amount		\$ _____
7. Approved Change Order No's	_____	\$ _____
8. Adjusted Contract Amount		\$ _____

	<u>Previous Period</u>	<u>This Period</u>
9. Total Value to Date	9a _____	9b _____
10. Total Retainage to Date	10a _____	10b _____
11. Value This Request	11a _____	11b _____
12. Retainage This Request	12a _____	12b _____
13. Reduction of Retainage	13a _____	13b _____

14. NET PAYMENT AMOUNT TO CONTRACTOR _____

We certify the above is a true statement of work done.

CONTRACTOR - _____

BY: _____

TITLE: _____

DATE: _____

OWNER – EAGLE MOUNTAIN CITY

BY: _____

BY: _____

TITLE: _____

TITLE: _____

DATE: _____

DATE: _____

(Instructions on Next Page)

PAYMENT REQUEST INSTRUCTIONS

ITEM

2. Elapsed Calendar Days from Date of Notice to Proceed.
3. Item 1 Minus Item 2
4. Divide Item 9b by Item 8 and Multiply by 100
5. Divide Item 2 by Item 1 and Multiply by 100
- 9a. Item 9b from Previous Payment Request
- 10a. Item 10b from Previous Payment Request
- 11a. Item 11b from Previous Payment Request
- 12a. Item 12b from Previous Payment Request
- 13a. Item 13b from Previous Payment Request
- 9b. Total Value of Work Completed to Date of this Request (Attach Payment Breakdown).
- 10b. 10% of Item 9b Unless Percent Reduction is Allowed by Owner.
- 11b. Item 9b Minus Item 9a.
- 12b. Item 10b Minus Item 10a.
- 13b. Amount Authorized by Owner.
14. Item 11b Minus Item 12b Plus Item 13b.

CHANGE ORDER

ORDER NO. _____

DATE _____

CONTRACT FOR: 3D MANHOLE SCANNING & VIRTUALIZATION

OWNER: Eagle Mountain City

TO: _____
(Contractor)

You are hereby requested to comply with the following changes from the Contract Documents, Plans and Specifications:

Description of Changes (Supplemental Plans & Specifications Attached)	Item	Decrease Contract Price	Increase Contract Price
---	------	----------------------------	----------------------------

JUSTIFICATION: _____

The amount of the Contract Price will be (_____) by the sum of: (\$_____).

The Contract Price including this and previous Change Orders will be:

_____. (\$_____).

This document will become a modification to the Contract and all provision will apply hereto.

Requested _____ (Contractor) _____ (Date)

Recommended _____
(Engineer) (Date)

Approved _____ (Owner) _____ (Date)

AFFIDAVIT OF PAYMENT

EAGLE MOUNTAIN CITY

To All Whom it May Concern:

WHEREAS, the undersigned Contractor has furnished labor and materials under a contract dated for the project named 3D MANHOLE SCANNING & VIRTUALIZATION of which Eagle Mountain City is the Owner.

NOW, THEREFORE, this _____ day of _____, 20 __, the undersigned Contractor hereby certifies that, except as listed below, he has paid in full or has otherwise satisfied all obligations for all materials and equipment furnished, for all work, labor, and services performed, and for all known indebtedness and claims against the Contractor for damages arising in any manner in connection with the performance of the Contract referenced above for which the Owner or his property might in any way be held responsible.

EXCEPTIONS: (If none, write "none". If required by the Owner, the Contractor shall furnish bond satisfactory to the Owner for each Exception.)

Contractor (Name of sole ownership, corporation or partnership)

Affix corporate
seal here

(Signature of Authorized Representative)

Title: _____

CONSENT OF SURETY FOR FINAL PAYMENT

EAGLE MOUNTAIN CITY

Project Name: 3D MANHOLE SCANNING & VIRTUALIZATION

Location: Eagle Mountain City

Type of Contract: _____

Amount of Contract _____

In accordance with the provisions of the above-named contract between the Owner and the Contractor,
the following named surety:

On the Payment Bond of the following named Contractor:

Hereby approves of final payment to the Contractor, and further agrees that said final payment to the
Contractor shall not relieve the Surety Company named herein of any of its obligations to the following
named Owner (as set forth in said Surety Company's bond):

IN WITNESS WHEREOF, the Surety Company has hereunto set its hand and seal this

_____ Day of _____, 20 ____.

(Name of Surety Company)

(Signature of Authorized Representative)

(Name of Authorized Representative)

Title: _____



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

Monday, January 10, 2022

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

SUBJECT: Sage Park phase "A" plat 5 into warranty Bond Release

City Recorder:

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

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

Sincerely,

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

Cc: Fionnuala Kofoed, City Recorder



BOND RELEASE REQUEST LETTER
Sage Park phase "A" plat 5 Bond
Reduced

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

2nd Bond Release	
Original Bond Amount:	\$ 892,748.43
Previous Release Amount:	\$ 773,528.36
Amount to Release this Period:	\$ 2,167.44
Amount Remaining in Bond:	\$ 117,052.63

Bond Releases Summary	
#1	\$ 773,528.36
#2	\$ 2,167.44
#3	\$ -
#4	\$ -
TOTAL	\$ 775,695.80

1/10/2022

ITEM	DESCRIPTION	ORIGINAL QUANTITY	REDUCED QUANTITY	UNIT	UNIT COST	TOTAL	QUANTITIES COMPLETED			MONIES RELEASED	
							Previous Period	This Period	% to date	This Period	To Date
1	SWPPP & SITE WORK										
a	SWPPP	1	0.5	LS	\$3,000.00	\$1,500.00	0	1	50%	\$1,500.00	\$1,500.00
2	ROADWAY IMPROVEMENTS										
a	3 inch Surface Course	111204	11124	SF	\$1.20	\$13,348.80	105,644	5560.2	100%	\$667.44	\$13,348.80
b	6 inch Road base(also behind curb)	134045	134045	SF	\$0.55	\$73,724.75	134,045	0	100%	\$0.00	\$73,724.75
c	9 inch sub-base(e-fill)(behind curb)	134045	134045	SF	\$0.75	\$100,533.75	134,045	0	100%	\$0.00	\$100,533.75
d	30" curb & gutter	6526	6526	LF	\$21.00	\$137,046.00	6,526	0	100%	\$0.00	\$137,046.00
e	Jersey barrier	2	2	EA	\$400.00	\$800.00	2	0	100%	\$0.00	\$800.00
f	5' Sidewalk	6383	6383	LF	\$26.00	\$165,958.00	6,383	0	100%	\$0.00	\$165,958.00
g	Stop signs	6	6	EA	\$200.00	\$1,200.00	6	0	100%	\$0.00	\$1,200.00
h	Street signs	6	6	EA	\$200.00	\$1,200.00	6	0	100%	\$0.00	\$1,200.00
i	ADA ramps	11	11	EA	\$650.00	\$7,150.00	11	0	100%	\$0.00	\$7,150.00
3	CULINARY WATER										
a	8" culinary water c-900 w/fittings	3016	1508	LF	\$28.00	\$42,224.00	3,016	0	100%	\$0.00	\$42,224.00
b	Fire Hydrant	6	3	EA	\$4,200.00	\$12,600.00	6	0	100%	\$0.00	\$12,600.00
c	8" gate valves w/collars	11	5.5	EA	\$1,400.00	\$7,700.00	11	0	100%	\$0.00	\$7,700.00
d	12" culinary water c-900 w/fittings	844	422	LF	\$34.00	\$14,348.00	844	0	100%	\$0.00	\$14,348.00
e	12" gate valves w/collars	3	1.5	EA	\$2,000.00	\$3,000.00	3	0	100%	\$0.00	\$3,000.00
f	16" culinary water c-900 w/fittings	333	166.5	LF	\$42.00	\$6,993.00	333	0	100%	\$0.00	\$6,993.00
g	16" gate valves w/collars	1	0.5	EA	\$2,500.00	\$1,250.00	1	0	100%	\$0.00	\$1,250.00
h	Connect to existing 16" water line w/valve	1	0.5	EA	\$2,500.00	\$1,250.00	1	0	100%	\$0.00	\$1,250.00
i	Connect to existing 8" water line w/valve	2	1	EA	\$500.00	\$500.00	2	0	100%	\$0.00	\$500.00
j	3/4 inch water service	54	27	EA	\$1,100.00	\$29,700.00	54	0	100%	\$0.00	\$29,700.00
k	2" blow off	2	1	EA	\$1,000.00	\$1,000.00	2	0	100%	\$0.00	\$1,000.00
l	4" blow off	1	0.5	EA	\$2,000.00	\$1,000.00	1	0	100%	\$0.00	\$1,000.00
4	STORM DRAIN										
a	15" ADS HP pipe	1375	687.5	LF	\$25.00	\$17,187.50	1,375	0	100%	\$0.00	\$17,187.50
b	18" ADS HP pipe	1291	645.5	LF	\$30.00	\$19,365.00	1,291	0	100%	\$0.00	\$19,365.00
c	15" RCP pipe	140	70	LF	\$30.00	\$2,100.00	140	0	100%	\$0.00	\$2,100.00
d	60" dia. Manholes sump w/gravel	1	0.5	EA	\$7,500.00	\$3,750.00	1	0	100%	\$0.00	\$3,750.00
e	60" dia. Manholes	5	2.5	EA	\$3,000.00	\$7,500.00	5	0	100%	\$0.00	\$7,500.00
f	48" dia. Manholes	1	0.5	EA	\$2,700.00	\$1,350.00	1	0	100%	\$0.00	\$1,350.00
g	3x6 combo box	5	2.5	EA	\$3,100.00	\$7,750.00	5	0	100%	\$0.00	\$7,750.00
h	3x3 inlet box	1	0.5	EA	\$2,500.00	\$1,250.00	1	0	100%	\$0.00	\$1,250.00
i	2x3 Catch Basin	10	5	EA	\$2,300.00	\$11,500.00	10	0	100%	\$0.00	\$11,500.00
j	Connect to existing manhole	1	0.5	EA	\$1,000.00	\$500.00	1	0	100%	\$0.00	\$500.00
k	Connect to existing main	1	0.5	EA	\$600.00	\$300.00	1	0	100%	\$0.00	\$300.00
5	SEWER										
a	8" PVC Sewer pipe	3334	1667	LF	\$26.00	\$43,342.00	3,334	0	100%	\$0.00	\$43,342.00
b	Connect to existing sewer main	1	0.5	EA	\$600.00	\$300.00	1	0	100%	\$0.00	\$300.00
c	48" dia. Manholes	11	5.5	EA	\$2,600.00	\$14,300.00	11	0	100%	\$0.00	\$14,300.00
d	60" dia. Manholes	2	1	EA	\$2,800.00	\$2,800.00	2	0	100%	\$0.00	\$2,800.00
e	4" sewer laterals	55	27.5	EA	\$650.00	\$17,875.00	55	0	100%	\$0.00	\$17,875.00
f	Connect to existing manhole	1	0.5	EA	\$1,000.00	\$500.00	1	0	100%	\$0.00	\$500.00
TOTAL CONSTRUCTION COST						\$775,695.80					
Original 10% Bond Coverage						\$117,052.63					
TOTAL BOND AMOUNT:						\$892,748.43					
							Released this Period			\$2,167.44	

Christopher T. Trusty P.E.
Engineering Director

1/10/22
Date

Robert Ballif
Engineering Tech. 1

1/10/22
Date



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

Monday, December 6, 2021

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

SUBJECT: Skyline Ridge phase 2 plat 4 into warranty Bond Release

City Recorder:

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

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

Sincerely,

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

Cc: Fionnuala Kofoed, City Recorder



BOND RELEASE REQUEST LETTER
Skyline Ridge phase 2 plat 4 bond

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

1st Bond Release	
Original Bond Amount:	\$ 686,609.77
Previous Release Amount:	\$ -
Amount to Release this Period:	\$ 624,190.70
Amount Remaining in Bond:	\$ 62,419.07

Bond Releases Summary	
#1	\$ 624,190.70
#2	\$ -
#3	\$ -
#4	\$ -
TOTAL	\$ 624,190.70

12/6/2021

ITEM	DESCRIPTION	QUANTITY	UNIT	UNIT COST	TOTAL	QUANTITIES COMPLETED			MONIES RELEASED	
						Previous Period	This Period	% to date	This Period	To Date
1	SITE PREP.									
a	Mobilization	1	LS	\$4,250.00	\$4,250.00	0	1	100%	\$4,250.00	\$4,250.00
b	Clear & Grub	6748	CY	\$3.50	\$23,618.00	0	6748	100%	\$23,618.00	\$23,618.00
c	SWPPP	1	LS	\$3,687.50	\$3,687.50	0	1	100%	\$3,687.50	\$3,687.50
d	Traffic control	1	LS	\$3,750.00	\$3,750.00	0	1	100%	\$3,750.00	\$3,750.00
2	ROADWAY IMPROVEMENTS									
a	3" Asphalt	48693	SF	\$3.50	\$170,425.50	0	48693	100%	\$170,425.50	\$170,425.50
b	30" curb & gutter w/base	3404	LF	\$18.00	\$61,272.00	0	3404	100%	\$61,272.00	\$61,272.00
c	6" road base	48693	SF	\$0.60	\$29,215.80	0	48693	100%	\$29,215.80	\$29,215.80
d	9" subbase	48693	SF	\$0.30	\$14,607.90	0	48693	100%	\$14,607.90	\$14,607.90
e	5' sidewalk w/4" of compacted base	17155	SF	\$3.00	\$51,465.00	0	17155	100%	\$51,465.00	\$51,465.00
f	ADA ramps & placards	4	EA	\$600.00	\$2,400.00	0	4	100%	\$2,400.00	\$2,400.00
3	CULINARY WATER									
a	8" C-900 water line & fittings	1688	LF	\$30.00	\$50,640.00	0	1688	100%	\$50,640.00	\$50,640.00
b	8" gate valve w/collar	7	EA	\$1,107.00	\$7,749.00	0	7	100%	\$7,749.00	\$7,749.00
c	3/4" service lateral w/meter	21	EA	\$1,800.00	\$37,800.00	0	21	100%	\$37,800.00	\$37,800.00
d	Connect to existing water line	2	EA	\$1,600.00	\$3,200.00	0	2	100%	\$3,200.00	\$3,200.00
e	Fire Hydrant	5	EA	\$3,200.00	\$16,000.00	0	5	100%	\$16,000.00	\$16,000.00
4	SEWER									
a	Connect to existing sewer	1	EA	\$500.00	\$500.00	0	1	100%	\$500.00	\$500.00
b	8" Sewer Pipe main	1766	LF	\$30.00	\$52,980.00	0	1766	100%	\$52,980.00	\$52,980.00
c	48" manhole w/collar	8	EA	\$2,500.00	\$20,000.00	0	8	100%	\$20,000.00	\$20,000.00
d	60" manhole w/collar	1	EA	\$4,000.00	\$4,000.00	0	1	100%	\$4,000.00	\$4,000.00
e	Connect to existing manhole	1	EA	\$1,000.00	\$1,000.00	0	1	100%	\$1,000.00	\$1,000.00
f	4" service lateral	21	EA	\$500.00	\$10,500.00	0	21	100%	\$10,500.00	\$10,500.00
g	Testing	1	LS	\$4,000.00	\$4,000.00	0	1	100%	\$4,000.00	\$4,000.00
5	STORM DRAIN									
a	18" HDPE-HP	317	LF	\$32.00	\$10,144.00	0	317	100%	\$10,144.00	\$10,144.00
b	60" manhole w/collar	1	EA	\$3,800.00	\$3,800.00	0	1	100%	\$3,800.00	\$3,800.00
c	Combo box	2	EA	\$3,640.00	\$7,280.00	0	2	100%	\$7,280.00	\$7,280.00
d	Catch basin	4	EA	\$1,839.00	\$7,356.00	0	4	100%	\$7,356.00	\$7,356.00
e	Connect to existing	2	EA	\$150.00	\$300.00	0	2	100%	\$300.00	\$300.00
6	MISC.									
a	Street lights	5	EA	\$3,300.00	\$16,500.00	0	5	100%	\$16,500.00	\$16,500.00
b	Street signs	1	EA	\$250.00	\$250.00	0	1	100%	\$250.00	\$250.00
c	Street Survey monuments	11	EA	\$500.00	\$5,500.00	0	11	100%	\$5,500.00	\$5,500.00
TOTAL CONSTRUCTION COST					\$624,190.70					
10% Bond Coverage					\$62,419.07	Released this Period			\$624,190.70	
TOTAL BOND AMOUNT:					\$686,609.77					

Christopher T. Trusty P.E.
Engineering Director

12/7/21
Date

Robert Ballif
Engineering Tech

12/6/21
Date



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

Monday, January 10, 2022

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

SUBJECT: Sage Park phase "A" plat 3 out of warranty Bond Release

City Recorder:

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

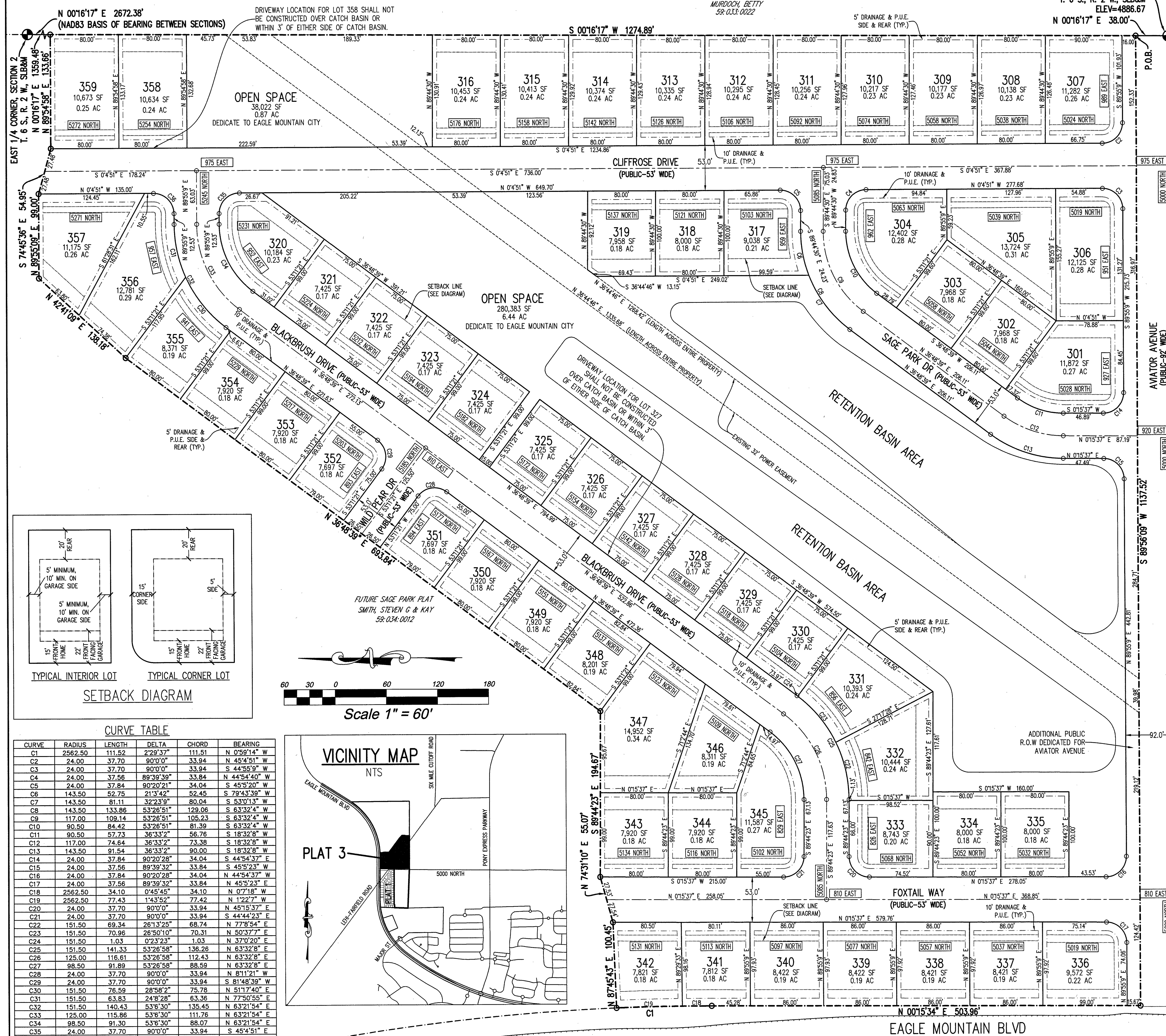
Please contact me should you have any comments, questions, or concerns. Thank you.

Sincerely,

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

Cc: Fionnuala Kofoed, City Recorder

SAGE PARK PHASE A - PLAT 3



PHASE A - PLAT 3 CALCULATIONS

TOTAL ACRES:	24.67 ACRES
BUILDABLE ACRES:	24.67 ACRES
TOTAL ACRES IN LOTS:	12.47 ACRES
RIGHT-OF-WAY AREA:	4.89 ACRES
TOTAL OPEN SPACE:	7.31 ACRES
TOTAL IMPROVED OPEN SPACE:	6.58 ACRES
AVERAGE LOT SIZE:	9.207 SF/0.21 ACRES
LARGEST LOT SIZE:	14,952 SF/0.34 ACRES
SMALLEST LOT SIZE:	7,425 SF/0.17 ACRES
OVERALL DENSITY:	2.39 LOTS/ACRE
TOTAL # OF LOTS:	59 LOTS

*ONLY 75% OF RETENTION BASIN CAN BE COUNTED AS IMPROVED

FIRE NOTE:

EIGHT (8) FIRE HYDRANTS MEET IFC REQUIREMENTS. NO COMBUSTIBLE CONSTRUCTION UNTIL FIRE HYDRANTS ARE IN PLACE.

PLAT NOTES:

- ALL PUBLIC OPEN SPACE IS DEDICATED TO EAGLE MOUNTAIN CITY AND MAINTAINED BY THE CITY.
- SETBACKS: FRONT=15' DRIVEWAY=22' REAR=20' CORNER=15' SIDE=15' TOTAL (5' MIN. & 10' ON GARAGE SIDE)
- ALL FRONT-FACING GARAGES MUST BE 22' FROM PROPERTY LINE.

DIRECT COMMUNICATIONS

Direct Communications Cedar Valley, LLC certifies that it will provide telecommunications services to this subdivision utilizing the trenches provided by the developer as per the Direct Communications Cedar Valley P.S.C. Utah No.11atiff.

Maggie Rufford 7/17/19
DIRECT COMMUNICATIONS DATE

ROCKY MOUNTAIN POWER

1. Pursuant to Utah Code Ann § 54-3-27 this plat conveys to the owner(s) or operators of utility facilities a public utility easement along with all the rights and duties described therein.

2. Pursuant to Utah Code Ann § 17-27a-603(4)(c)(i) Rocky Mountain Power accepts delivery of the PUE as described in this plat and approves this plat solely for the purpose of confirming that the plat contains public utility easements and approximates the location of the public utility easements, but does not warrant their precise location. Rocky Mountain Power may require other easements in order to serve this development. This approval does not affect any right that Rocky Mountain Power has under

- (1) A recorded easement or right-of-way
- (2) The law applicable to prescriptive rights
- (3) Title 54, Chapter 8a, Damage to Underground Utility Facilities, or
- (4) Any other provision of law

DOMINION ENERGY

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

Approved this 17 day of July 2019

By: *[Signature]*
Title: *[Signature]*

Dominion Energy
By: *[Signature]*
Title: *[Signature]*

16692

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

SURVEYOR'S CERTIFICATE

I, AARON D. THOMAS, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 6418780 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH, I FURTHER CERTIFY BY AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW, AND HAVE SUBDIVIDED SAID TRACT OF LAND IN LOTS, BLOCKS, STREETS, AND EASEMENTS AND THE SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT AND THAT THIS PLAT IS TRUE AND CORRECT.

July 10, 2019
DATE

[Signature]
AARON D. THOMAS (SEE SEAL BELOW)

BOUNDARY DESCRIPTION

BEGINNING AT A POINT LOCATED NORTH 00°16'17" EAST ALONG SECTION LINE 38.00 FEET FROM THE SOUTHEAST CORNER OF SECTION 2, TOWNSHIP 6 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN;

THENCE SOUTH 89°56'09" WEST ALONG THE NORTHERLY BOUNDARIES OF SAGE PARK PHASE A PLATS 1 & 2 A DISTANCE OF 1137.52 FEET; THENCE ALONG THE EASTERLY RIGHT-OF-WAY LINE OF EAGLE MOUNTAIN BOULEVARD THE FOLLOWING TWO COURSES AND DISTANCES: 1) NORTH 00°15'34" EAST 503.96 FEET, AND 2) ALONG THE ARC OF A 2562.50 FOOT RADIUS CURVE TO THE LEFT 111.52 FEET THROUGH A CENTRAL ANGLE OF 02°29'37" (CHORD BEARS NORTH 00°59'14" WEST 111.51 FEET); THENCE NORTH 87°45'43" EAST, A DISTANCE OF 100.45 FEET; THENCE NORTH 74°31'10" EAST, A DISTANCE OF 55.07 FEET; THENCE SOUTH 89°44'23" EAST, A DISTANCE OF 194.67 FEET; THENCE NORTH 36°48'39" EAST, A DISTANCE OF 693.84 FEET; THENCE NORTH 42°41'09" EAST, A DISTANCE OF 138.18 FEET; THENCE NORTH 89°55'09" EAST, A DISTANCE OF 99.00 FEET; THENCE SOUTH 74°45'36" EAST, A DISTANCE OF 54.95 FEET; THENCE NORTH 89°54'58" EAST, A DISTANCE OF 133.66 FEET; THENCE SOUTH 00°16'17" WEST ALONG SECTION LINE A DISTANCE OF 1274.89 FEET TO THE POINT OF BEGINNING.

CONTAINING 1,074,610 SQUARE FEET OR 24.6697 ACRES, MORE OR LESS.

BASIS OF BEARING = UTAH STATE PLANE COORDINATE SYSTEM OF 1983, CENTRAL ZONE

EAGLE MOUNTAIN CITY PLAT DEDICATION

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

OWNER(S):
PRINTED NAME OF OWNER

[Signature]
AUTHORIZED SIGNATURE(S)

EAGLE MOUNTAIN DEVELOPER PLAT DEDICATION

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

OWNER(S):
PRINTED NAME OF OWNER

[Signature]
AUTHORIZED SIGNATURE(S)

ACKNOWLEDGMENT

On the 22 day of July, 2019, personally appeared before me the persons signing the foregoing Owners Dedication known to me to be authorized to execute the foregoing Owners Dedication for and on behalf of the owners who duly acknowledged to me that the Owners Dedication was executed by them on behalf of the Owners.

MY COMMISSION EXPIRES 7-17-2021

[Signature]
NOTARY PUBLIC, SIGNATURE

696013
COMMISSION NUMBER

[Signature]
PRINTED FULL NAME OF NOTARY

ACCEPTANCE BY LEGISLATIVE BODY

THE CITY COUNCIL OF EAGLE MOUNTAIN CITY, COUNTY OF UTAH, APPROVES THIS SUBDIVISION PLAT 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 10th day of September, 2019.

APPROVED BY MAYOR
[Signature]

APPROVED BY CITY ATTORNEY
[Signature]

APPROVED BY ENGINEER (SEE SEAL BELOW)
[Signature]

ATTEST BY CITY RECORDER (SEE SEAL BELOW)
[Signature]

FINAL PLAT 3

SAGE PARK PHASE A

SUBDIVISION

LOCATED IN THE SE CORNER OF SEC 2, TOWNSHIP 6S, RANGE 2W, S.L.B.&M.

EAGLE MOUNTAIN CITY UTAH COUNTY, UTAH

SCALE: 1" = 60 FEET

Surveyor's Seal
[Signature]
7-10-19

Notary Public
[Signature]
7-10-19

City Recorder Seal
[Signature]
7-10-19

State of Utah Seal
[Signature]
7-10-19



**EAGLE MOUNTAIN CITY
CITY COUNCIL MEETING
JANUARY 18, 2022**

TITLE:	Wastewater Headworks Grit Classifier Change Order #1- Hydro International		
ITEM TYPE:	Change Order		
FISCAL IMPACT:	\$25,891.20		
APPLICANT:			
GENERAL PLAN DESIGNATION	CURRENT ZONE	ACREAGE	COMMUNITY

PUBLIC HEARING:

No

PREPARED BY:

Chris Trusty, Public Works

PRESENTED BY:

Chris Trusty

RECOMMENDATION:

Staff recommends that the City Council approve the Wastewater Headworks Equipment Change Order #1 for Hydro International.

BACKGROUND:

The City Council approved the equipment to be supplied for the new wastewater headworks building at the December 7, 2021. 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 an additional 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.

ITEMS FOR CONSIDERATION:

REQUIRED FINDINGS:

PLANNING COMMISSION ACTION/RECOMMENDATION:

ATTACHMENTS:



EAGLE MOUNTAIN CITY COUNCIL MEETING MINUTES

December 7, 2021, 4:00 p.m.
Eagle Mountain City Council Chambers
1650 East Stagecoach Run, Eagle Mountain, Utah 84005

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

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

STATE ELECTED OFFICIALS PRESENT: Utah State Senator Daniel Thatcher

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; Jeremy Cook, City Attorney; Mack Straw, Public Utilities Manager; Zac Hilton, Streets and Storm Drain Manager; Jeff Weber, Fleet and Facilities Operations Director; Tyler Maffitt, Communications Manager; Angela Valenzuela, Human Resource Manager; David Ulibarri, Emergency Coordinator; Embret Fossum, UFA Battalion Chief; Eric McDowell, Chief Deputy Sheriff; and Robert Ballif, Engineering Assistant.

CITY STAFF PRESENT ELECTRONICALLY: Aaron Sanborn, Economic Development Director.

Mayor Westmoreland called the meeting to order at 4:15 p.m.

Utah State Senator Daniel Thatcher introduced himself to the Council. He recently became an Eagle Mountain representative due to redistricting.

1. CITY ADMINISTRATOR INFORMATION ITEMS

1.A. UPDATE – City Administrator Items

General

- Water Rate Study – The progress on the study will be presented to the Council in January regardless of the completion of the Water Impact Fees Facility Plan. The City plans to frequently revisit utility rates every two to three years.

Community Development

- Residential Building Permits – the City issued 115 new permits in November, an increase of 47 from 2020. During 2021, 38% of permits have been in the northern portion of the City, 63% have been in the southern portion of the City, 84% (1,164) have single-family, and 16% (220) have multifamily.

- New Commercial Permits issued in November: Elevate Gymnastics, Redemption Hill Church, The Place at Parkway, Serenity Studios, and 7-Eleven revisions.
- Municipal Code amendments in process include private road standards and intersection standards, water-wise landscaping; commercial and multifamily design standards, overlay zone for the protection of washes and other natural areas, landscaping timing requirements, Industrial Zone updates, Community District Node Overlay, approval authority and appeal authority, hillside development standards, and short-term rentals.
- Citywide rezoning: Staff is in the process of rezoning existing neighborhoods and properties within expired master development areas. The first rezone is coming soon.
- The Wildlife Corridor Overlay Zone will be on the agenda of an upcoming meeting.

Economic Development

- The City is reviewing requests for proposals for an Economic Development Master Plan update/rewrite and an Affordable Housing Plan in the near future.

Water

- Repair work will begin on Tank #5, which is not currently in operation.
- The City was able to obtain 175 water meters despite the supply chain issues.

Wastewater

- A groundwater detection pipe was installed at ponds to monitor the leaching of water.
- Sewer lateral repair is being made at the Sewer Treatment Plant.

Engineering

- The installation of the Bobby Wren traffic light is anticipated by the end of January.
- Pony Express Parkway Widening: Rocky Mountain Power finished installing lines on the west side of Pony Express Parkway to relocate the electrical boxes impeding construction. The City will be able to make some temporary improvements to the trailhead; however, weather conditions will likely delay the completion of the project until spring.
- The Airport Road traffic light is operational and now in service.

Streets

- The Storm Water Department is improving the detention pond in the Arrival subdivision which will increase capacity as well as improve downstream outlets for high and low water levels from storms.
- The City is prepared for snow removal for the forecasted precipitation this week.
- The asphalt millings on Lake Mountain Road will be removed to increase the ability for grading to take place.

Discussion ensued regarding traffic light installation scheduling and procedures, supply chain delays, and possible methods to expedite the process with Rocky Mountain Power to mitigate delays on projects going forward. The Council and staff also discussed the possibility of renaming the newly constructed road, currently known as Airport Road, to Old Airport Road, to preserve the history of Cedar Valley.

2. DISCUSSION ITEMS

2.A. DISCUSSION – Eagle Mountain Municipal Code Chapter 2.27 Board Appointment Process

Councilmembers Curtis and Gray requested a discussion item to clarify the five-day noticing period and the intent and procedures for the appointment process due to confusion regarding City appointments.

Director of Administrative Services/City Recorder Fionnuala Kofoed apologized for misinterpreting the notification period as being five days prior to the meeting and explained that a requirement of five days before the agenda is published would fall on the weekend. She noted the logistical obstacles in providing the names of appointees to the Council five days prior to the public notification via the meeting agenda and packet because at times the information is not available to staff within the required time frame. Staff had intended to follow the new procedure and failed to do so due to an oversight and going forward will strive to fulfill the clarified process desired by the Council.

Discussion ensued regarding potentially amending EMMC 2.27 to indicate a more precise date to clarify or alter the five-day timeframe for the notification to the City Council of possible appointee names prior to public noticing so that date does not fall on the weekend or to leave the five-day period because noticing can occur prior to the deadline, whether to have different standards for new appointments and reappointments, requiring applications or resumes for new or all potential appointees, the current process to determine vacancies and to select appointees, the desire to increase Council involvement in the process, the intent and meaning of the Council's role of advice and consent, the desire of the Council to be able to raise concerns with potential appointees privately rather than in a public meeting, and whether the Council should receive notification regarding all potential appointees or only the appointees the Council will vote upon.

Ms. Kofoed expressed concern with codifying the process. She said a list of anticipated board vacancies can be provided to the Council in October and the current process can be followed going forward, now that the expectations have been clarified. However, the Council requesting the information prior to public notification for some appointments could be viewed as crossing the line between administrative and legislative responsibilities, and subjecting potential employees to that level of scrutiny could be intrusive and onerous and may politicize hiring. She expressed that she did not feel the process was flawed, only misunderstood.

Discussion ensued regarding amending the process to allow the Council to become familiar with applicants and to evaluate applicants' qualifications before voting to approve candidates.

Councilmember Curtis quoted a portion of the minutes from the January 5, 2021 City Council meeting regarding amendments to the Board Appointment Process to illustrate that the Council intended for the advisory board notification standards to apply to the Planning Commission. He inquired if the standards in EMMC 2.27 could be amended to apply to all appointments including Planning Commission.

City Attorney Jeremy Cook clarified that although the Council had intended to amend the Planning Commission appointment process, the applicable section of Municipal Code was not amended and the statute under discussion does not apply to Planning Commission appointments. Currently as drafted, Municipal Code standards exclude the five-day notification requirement for Planning Commission appointments. EMMC 17.15.030(C) regarding Planning Commission vacancies and appointments can be amended to clarify the notification desires expressed by the City Council. As the Planning Commission is a State-mandated board, the standards should be separate from other advisory boards.

Councilmember Love requested an item be added to an upcoming agenda with the following amendments to Municipal Code: EMMC 2.27.020 to include notification to the Planning Commission; EMMC 2.27.030 to require a resume for all new potential appointees, Council notification of possible appointments and reappointments, including the Planning Commission and staff-level appointments that require Council approval; and to add the required Council notification timeframe to EMMC 17.15.030(C).

Councilmember Burnham advocated for redacting private information from the applications to protect the privacy of the applicants.

Ms. Kofoed stated members of the public have GRAMA requested applications and noted that some applicants have been reluctant to include private information or are unaware that the application is a public record.

Discussion ensued regarding the information on the applications and redacted information.

Mayor Westmoreland noted the importance of the separation of powers. He said that he finds staff accommodating and that they provide quality work. He requested Council consider the burden placed upon staff and the work environment impacts of requiring additional accommodations such as a dual deadline system for notifications of appointees, especially in consideration of the workload created by a fast-growing City and lower salary compensations compared to private sector employment.

Discussion ensued regarding whether the notification to the Council should go through staff or be provided to the Council directly by the Mayor.

3. AGENDA REVIEW

12. AGREEMENTS

12.A. First Addendum to an Agreement between Eagle Mountain City and Paul Jerome for City Administrator Services

Councilmember Curtis asked if a closed session could be held on the item.

Ms. Kofoed verified that a closed session could be held on the grounds of discussing the competency of an individual.

12.B. Silver Lake Internet, LLC Franchise Agreement

Councilmember Curtis noted that the agreement had a five-year term with a five-year renewal and inquired regarding the purpose of the preapproved renewal rather than a ten-year term. He suggested considering amending the agreement to a ten-year term to remove the burden of staff processing the renewal.

Mr. Cook explained that Municipal Code requires a five-year minimum term for such agreements and the Council could alter the agreement to a ten-year term. He recommended approving a five-year term without an approved renewal to allow amendments to the terms of the agreement after five years if changes were deemed necessary or desirable.

13. BID AWARDS

13.A. Dump Bed and Plow Equipment – Semi Service (State Contract)

Fleet and Facilities Operations Director Jeff Weber clarified that the bid is to replace a truck used for snow removal. The City will sell the existing truck to offset some of the cost of the new vehicle. The dump bed will be utilized by the Streets Department in several service capacities. The City purchased two additional snow removal vehicles last year to compensate for City growth service demands.

13.B. Wastewater Headworks Equipment: Grit Classifier – Hydro International

City Engineer Chris Trusty verified that the expense for the equipment is a part of the budget for the new Headworks Building. The cost is subject to change; however, securing the submittal for the equipment will assist with guaranteeing a fixed cost.

15. CHANGE ORDERS

15.A. 2021 New Well Design Change Order #1 – Jones and DeMille

Mr. Trusty clarified that this change order is unrelated to the amendment on this agenda to the Facebook agreement. However, Facebook has agreed to further update the agreement with additional pledged funds for the construction of this pump station. The pump needs to be completed prior to the City utilizing reuse water this spring.

15.B. 2021 White Hills Well Upgrades Change Order #1 – Bowen Collins and Associates

Councilmember Gray suggested approving and performing all necessary upgrades and improvements to the well in one approval, rather than as several separate items, to bring the well to full functionality.

Mr. Trusty clarified that the White Hills Well currently meets City standards. The necessary infrastructure is now in place to perform additional upgrades and a topographical study is being conducted in preparation of landscape and parking lot installation. This upgrade will allow the well to operate simultaneously with the adjacent well, more than doubling the capacity; currently only one well can operate at a time.

15.C. Smith Ranch Community Park Design Services Change Order #1 – MHTN Architects

Discussion ensued regarding the impact of sound mitigation and buffering on visibility and concerns that the City could spend money on the design for the skatepark then later determine that the plan is too expensive or that the noise nuisance would be onerous and disruptive to the neighborhood and/or wildlife and decide not to move forward with the project.

Assistant City Administrator/Community Development Director Steve Mumford explained the proposal was brought forward after staff received direction from the Council to determine the cost of a skatepark plan for Smith Ranch Community Park. He suggested moving forward with the design to better identify issues and potential solutions. Although the City could spend money for a park that may not be completed, the design would provide the Council with the requested details and information necessary to make an informed decision.

16. MINUTES

16.A. November 16, 2021 – Regular City Council Meeting

Councilmember Clark requested the direction provided by the Council to the Parks and Recreation Board during the work session discussion item be added to the minutes.

17. PRELIMINARY PLATS & SITE PLANS

17.B. SITE PLAN – Big O Tires

Discussion ensued regarding concerns with the proposed exterior, particularly the north elevation facing Pony Express Parkway, whether to require the front of the building to face north or to require increased architectural details and signage on the north façade equivalent to those on the south façade, and the color scheme for the building.

Mr. Mumford noted that Municipal Code stipulates that the primary entrance of a commercial building should be oriented towards the street and sidewalk. Buildings oriented towards a parking lot are required to have increased architectural features on the road-facing façade similar to the front of a building such as display windows, awning, entrances, and increased landscaping. It is the Council's purview to determine the sufficient number of architectural features to require on the north elevation.

Senior Planner Tayler Jensen stated the applicant will be in attendance at the policy session with samples of the colors and materials planned for the building.

18. RESOLUTIONS

18.A. RESOLUTION – A Resolution of Eagle Mountain City, Utah, Amending the Eagle Mountain City Policies and Procedures Manual, Adding two Federal Holidays to the 2022 Municipal Calendar.

Councilmember Curtis suggested adding two floating holidays in lieu of two additional set holidays.

Mr. Jerome explained that when the City had vacation time rather than a paid time off system, full-time employees had two personal days. Human Resources Manager Angela Valenzuela conducted a study that determined the City has fewer paid holidays than other cities. Offering floating holidays can make it more difficult for staff members to take the day off because the City is open and requires personnel to provide services.

Ms. Valenzuela explained that the intention of the amendment is to provide Eagle Mountain City employees the same number of holidays as other cities. She confirmed that employees frequently lose days off because it is difficult for them to take time off when the City offices are open; closing services for the day assists employees with utilizing holiday leave.

Discussion ensued regarding whether to approve two floating holidays rather than adding specific holidays.

18.B. RESOLUTION – A Resolution of Eagle Mountain City, Utah, Adopting the Eagle Mountain City Emergency Operations Plan.

Councilmember Curtis expressed concern that the Council did not have adequate time to review the latest rendition of the plan and felt that the rationale for declaring a State of Emergency listed in Section 3:4:1 could be interpreted to allow a declaration for non-emergent situations.

Councilmember Clark clarified that the power to declare a State of Emergency is defined in National, State, and Municipal Code.

Fleet and Facilities/Operations Director Jeff Weber explained the plan had been amended to incorporate the City partnering with Unified Fire Authority and Federal Emergency Management Agency protocol recommendations. The Council recommendations made during their previous review of the plan have also been added.

Emergency Manager David Ulibarri explained that he made a verbiage change to the wildfire hazard summary and updated the trauma rating for medical center capabilities. The document will be reviewed annually and action reports after emergencies will evaluate the efficacy of the plan with recommended adjustments if merited. The Emergency Plan addresses access to resources and funding during an emergency declaration rather than the power to proclaim a State of Emergency.

18.C. [RESOLUTION – A Resolution of Eagle Mountain City, Utah, Approving the Second Amendment to the Water and Sewer Agreement Between Eagle Mountain City, Utah, and Stadion, LLC.](#)

Mr. Cook clarified that the totals are the same in the amended agreement. The agreement has been altered to divide the final five phases into four phases, resulting in a total of nine phases rather than the ten phases anticipated in the original agreement for the project.

Mr. Trusty clarified that these alterations will not adversely impact the City's system. Facebook water usage was included in water modeling and the City's impact fee facility plan update.

4. [ADJOURN TO A CLOSED EXECUTIVE SESSION](#)

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

The meeting was adjourned at 6:37 p.m.

[7:00 P.M. POLICY SESSION – CITY COUNCIL CHAMBERS](#)

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

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; Jeremy Cook, City Attorney; Zac Hilton, Streets and Storm Drain Manager; Angela Valenzuela, Human Resource Manager; Embret Fossum, UFA Battalion Chief; and Eric McDowell, Chief Deputy Sheriff.

CITY STAFF PRESENT ELECTRONICALLY: Chris Trusty, City Engineer; Aaron Sanborn, Economic Development Director; Mack Straw, Public Utilities Manager; Jeff Weber, Fleet and Facilities Operations Director; and Tyler Maffitt, Communications Manager.

5. [CALL TO ORDER](#)

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

6. [PLEDGE OF ALLEGIANCE](#)

Councilmember Burnham led the Pledge of Allegiance.

7. INFORMATION ITEMS/UPCOMING EVENTS

- Eagle Mountain's Silent Santa program will take place on Saturday, December 11th from 11:00 a.m. to 6:00 p.m. at Eagle Mountain City Hall. This award-winning program provides a quiet opportunity for those with sensory sensitivities to interact with Santa around the holidays.
- Residents are encouraged to check out the new Rumor Stop feature of our City website. This is a great way for residents to get an answer to some of those persistent rumors swirling the community. 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.

8. PUBLIC COMMENTS

Mayor Westmoreland open public comment at 7:19 p.m.

Dayna Koch said she had brought up concerns regarding the Tickville Wash around Thanksgiving due to the concrete and dirt pushed into the wash. She had been under the impression that the public would be informed regarding the permit and status regarding the wash. She put out a petition that gained 500 signatures promoting wash protections and asked if any penalties were brought to the developer. She is concerned with the magnitude of the alteration to the wash. She advocated for the creation of a Wash Protection Overlay Zone and a City conservation board.

Bettina Cameron asked the City Council to review the email she sent regarding the residential livestock standards and to amend the Municipal Code standards to address her concerns regarding the number of animals permitted, and the impact of the setback standards on neighbors. She agrees with sentiments expressed by Ms. Koch including holding Flagship accountable for alteration of the wash before obtaining a permit. She expressed her thanks to Councilmember Clark for her service and presented her with a gift on behalf of the Eagle Mountain Nature and Wildlife Alliance.

Zac Huish said he lives in Sage Valley and Wride Memorial Highway is the only egress and ingress from the Sage Valley neighborhood. His daughter was injured in an accident and other residents have had severe accidents. A turn lane for their subdivision was removed when another subdivision was developed. He has been working with the Utah Department of Transportation (UDOT) and was able to get the speed limit reduced. He was told it will be eight to ten years until improvements will be made to Wride Memorial Highway. He hopes to be able to work with the City to explore an alternative route via the Airport Road expansion and to continue working with UDOT to provide improved, safe alternative routes. He thanked Councilmember Clark for her service.

City Administrator Paul Jerome, City Engineer Chris Trusty, and Assistant City Administrator/Community Development Director Steve Mumford explained the City's infrastructure plans, Municipal Code amendments in process, and possible staffing increases to assist with addressing concerns expressed by residents and obstacles and challenges to those efforts.

Mayor Westmoreland closed public comment at 7:50 p.m.

9. CITY COUNCIL/MAYOR'S ITEMS

Councilmember Curtis

Councilmember Curtis commended School Board Representative Julie King for acting against her best interests in order for Eagle Mountain to remain within the current district boundaries. He encouraged residents to become familiar with Ms. King and her efforts. He said farewell to Councilmember Clark and thanked her for her advocacy and service.

Councilmember Burnham

Councilmember Burnham thanked staff for the Christmas Village event and the Angel Garden event on behalf of residents that have experienced losing a child. She is grateful to be a part of a City that holds such meaningful events. She admires Councilmember Clark's tenacity to achieve her goals.

Councilmember Love

Councilmember Love echoed the thanks to staff for the Santa Parade and Christmas Village. She expressed appreciation to Councilmember Clark for her responsiveness to residents and relentless in finding solutions and thanked her for her assistance during their service together.

Councilmember Gray

Councilmember Gray welcomed the people in attendance. He expressed appreciation for the efforts involved in the Christmas Village and Angel Garden Event. He thanked Councilmember Clark for frequently counseling with him several times a week regarding City issues and for helping to mediate between differences between Councilmembers.

Councilmember Clark

Councilmember Clark reminisced about her path to becoming a Councilmember and expressed gratitude for all of those she has served with, staff, and the residents. She thanked everyone for this opportunity and said it has been an honor to serve. She encouraged residents to take an active role in their City and to disagree better.

10. RECOGNITION

Treasurer for the Utah City/County Management Association Owen Jackson recognized City Administrator Paul Jerome as one of 22 City Managers and Administrators in Utah to receive the International County Management Association Certified Manager Certification and presented him with a gift.

Mayor Westmoreland recognized and thanked Councilmember Clark for her service and presented her with a challenge coin, flowers, and plaque on behalf of the City.

11. APPOINTMENTS

Councilmembers determined to table the advisory board appointments due to the applicants' names not being presented to the Council consistent with the outlined timetable in Municipal Code.

11.A. Cemetery Advisory Board

MOTION: *Councilmember Gray moved to table the appointment of Steve Conger to the Cemetery Advisory Board for a four-year term. Councilmember Curtis seconded the motion. Those voting aye: Melissa Clark, Colby Curtis, Jared Gray, and Carolyn Love. Those voting nay: Donna Burnham. The motion carried with a vote of 4:1.*

MOTION: *Councilmember Gray moved to table the appointment of Corbin Wade to the Cemetery Advisory Board for a four-year term. Councilmember Curtis seconded the motion. Those voting aye: Melissa Clark, Colby Curtis, Jared Gray, and Carolyn Love. Those voting nay: Donna Burnham. The motion carried with a vote of 4:1.*

11.B. City Treasurer

MOTION: *Councilmember Gray moved to appoint Tara Freeman as City Treasurer. Councilmember Clark seconded the motion. Those voting aye: Donna Burnham, Melissa Clark, Colby Curtis, Jared Gray, and Carolyn Love. The motion passed with a unanimous vote.*

11.C. Planning Commission

MOTION: *Councilmember Burnham moved to appoint Jason Allen to the Planning Commission for a one-year term. The motion failed for lack of a second.*

MOTION: *Councilmember Gray moved to table the appointment of Jason Allen to the Planning Commission for a one-year term. Councilmember Curtis seconded the motion. Those voting aye: Melissa Clark, Colby Curtis, and Jared Gray, Carolyn Love. Those voting nay: Donna Burnham. The motion carried with a vote of 4:1.*

11.D. Senior Citizens Advisory Board

MOTION: *Councilmember Burnham moved to appoint Joye Roberts to the Senior Citizens Advisory Board for a four-year term. The motion failed for lack of a section.*

MOTION: *Councilmember Gray moved to table the appointment of Joye Roberts to the Planning Commission for a one-year term. Councilmember Curtis seconded the motion. Those voting aye: Melissa Clark, Colby Curtis, Jared Gray, and Carolyn Love. Those voting nay: Donna Burnham. The motion carried with a vote of 4:1.*

Mayor Westmoreland recessed the meeting from 8:27 to 8:36 p.m.

CONSENT AGENDA

12. AGREEMENTS

12.A. First Addendum to an Agreement between Eagle Mountain City and Paul Jerome for City Administrator Services

12.B. Silver Lake Internet, LLC Franchise Agreement

13. BID AWARDS

13.A. Dump Bed and Plow Equipment – Semi Service (State Contract)

13.B. Wastewater Headworks Equipment: Grit Classifier – Hydro International

13.C. Wastewater Headworks Equipment: Grit Classifier/Washer Equipment and Screening Equipment – Huber Technologies

14. BOND RELEASES

14.A. Brandon Park Phase A, Plat 7 – Out of Warranty

14.B. Brandon Park Phase A, Plat 10 – Out of Warranty

15. CHANGE ORDERS

15.A. 2021 New Well Design Change Order #1 – Jones and DeMille

15.B. 2021 White Hills Well Upgrades Change Order #1 - Bowen Collins and Associates

15.C. Smith Ranch Community Park Design Services Change Order #1 – MHTN Architects

16. MINUTES

16.A. November 16, 2021 – Regular City Council Meeting

17. PRELIMINARY PLATS & SITE PLANS

17.A. SITE PLAN – Marketplace at Eagle Mountain Town Center Lot 8 Pad A

17.B. SITE PLAN – Big O Tires

18. RESOLUTIONS

- 18.A. RESOLUTION – A Resolution of Eagle Mountain City, Utah, Amending the Eagle Mountain City Policies and Procedures Manual, Adding two Federal Holidays to the 2022 Municipal Calendar.
- 18.B. RESOLUTION – A Resolution of Eagle Mountain City, Utah, Adopting the Eagle Mountain City Emergency Operations Plan.
- 18.C. RESOLUTION – A Resolution of Eagle Mountain City, Utah, Approving the Second Amendment to the Water and Sewer Agreement Between Eagle Mountain City, Utah, and Stadion, LLC.

19. 2022 MEETING SCHEDULE

19.A. City Council Meeting Schedule

MOTION: *Councilmember Gray moved to approve the consent agenda removing items 12.A., 12.B., 15.C., 17.B., and 18.A. and placing them as scheduled items and approving the minutes as amended. Councilmember Clark seconded the motion. Those voting aye: Donna Burnham, Melissa Clark, Colby Curtis, Jared Gray, and Carolyn Love. The motion passed with a unanimous vote.*

SCHEDULED ITEMS

12.A. First Addendum to an Agreement between Eagle Mountain City and Paul Jerome for City Administrator Services

MOTION: *Councilmember Gray moved to approve the first addendum to an agreement between Eagle Mountain City and Paul Jerome for City Administrator Services amending the salary increase to \$150,000. Councilmember Clark seconded the motion. Those voting aye: Donna Burnham, Melissa Clark, Colby Curtis, Jared Gray, and Carolyn Love. The motion passed with a unanimous vote.*

Councilmember Clark explained that the proposed salary was based upon a compensation study conducted by the Human Resources Department and the increase is within the median pay range for the position. She noted and applauded Mr. Jerome's foresight and efforts prior to and during the pandemic to adapt to conditions in order for the City to retain functionality and provide services.

Mayor Westmore stated that Paul Jerome had been hired at the low range for the position with the intent of raising his salary after one year.

Councilmember Gray mentioned that he had insisted on reducing Paul Jerome's salary when Mr. Jerome was hired as the City Administrator with the intent of raising it after one year in accordance

with Mr. Jerome's level of performance. He voted against Mr. Jerome's appointment due to the salary; however, Mr. Jerome has more than proven himself and has saved Eagle Mountain City millions of dollars.

12.B. Silver Lake Internet, LLC Franchise Agreement

Director of Administrative Services/City Recorder Fionnuala Kofoed stated the applicant contacted her and expressed concern with the Council possibly altering the term of the contract as discussed during work session.

Applicant representative Brett Mansfield clarified that he is amenable to a five-year term and requested for the other terms of the contract to remain as drafted.

City Attorney Jeremy Cook explained that the terms of this contract and similar agreements can include a stipulation that the automatic renewal will be void if the party is in breach of the terms of the agreement. A purpose of the renewal is to schedule and initiate a staff review of the agreement to determine if changes are merited.

MOTION: *Councilmember Clark moved to approve the Silver Lake Internet, LLC Franchise Agreement. Councilmember Gray seconded the motion. Those voting aye: Donna Burnham, Melissa Clark, Colby Curtis, Jared Gray, and Carolyn Love. The motion passed with a unanimous vote.*

15.C. Smith Ranch Community Park Design Services Change Order #1 – MHTN Architects

Assistant City Administrator/Community Development Director Steve Mumford presented the item. During the concept plan approval for Smith Ranch Community Park, the City Council advised staff to consider exploring the design and cost for a skatepark to be installed. Staff has worked with MHTN Architects to get a proposal from Spohn Ranch Inc. for design services and construction documents. This change order will allow staff to begin the process of design and implementation into construction documents.

The estimated costs for a concrete skatepark were \$450,000 for a 7,000-square-foot park and \$926,000 for a 12,000-square-foot park. The pickleball courts included in the original plan were estimated at \$173,000, excluding lighting. The Council directed staff to explore plans for the larger skate park. The noise levels produced by a concrete skatepark range from 64 to 78 decibels, wooden skate parks range from 75 to 85 decibels, and steel skateparks range from 75 to 95 decibels. Heavy traffic registers at 80 to 89 decibels and a vacuum or average radio produce about 75 decibels. The distance from the proposed skate park to the existing kestrel box is 650 feet. The box is located approximately 280 feet from Pony Express Parkway and 100 to 200 feet from the commercial area. The skate park would be about 160 feet from the closet homes.

Discussion ensued regarding the possible size and cost of the amenity options for the park in comparison to other City parks, resident concerns regarding the foul language used at the other

skate park, sound mitigation options possibly reducing visibility, and resident requests for a skatepark.

Mr. Cook noted that Municipal Code prohibits threatening, profane, and indecent language at a public park.

Mr. Mumford clarified that the approval is for the design of a 12,000-square-foot skatepark.

Councilmember Clark recommended directing staff and MHTN Architects to research sound nuisance impacts and potential mitigation measures to address concerns.

MOTION: *Councilmember Love moved to approve the Smith Ranch Community Park Design Services change order #1 with MHTN Architects directing staff to work with MHTN Architects to explore possible sound mitigation measures and best practices to reduce impact to the homes and wildlife. Councilmember Clark seconded the motion. Those voting aye: Donna Burnham, Melissa Clark, Colby Curtis, Jared Gray, and Carolyn Love. The motion passed with a unanimous vote.*

17.B. SITE PLAN – Big O Tires

Applicant representative Trevor Sharp presented elevation renderings and material samples to the Council.

Councilmember Clark expressed concern with the gray color palette and said the sample color was too similar to cinderblock.

Councilmember Burnham asked if the applicant would be amenable to adding a parapet to the street-facing side of the building.

Mr. Sharp stated that Municipal Code does not prohibit him from using the colors suggested. The plan includes nine different design features; six are required. He expressed frustration with the conflicting feedback provided and felt that the changes asked for by the Council that exceed Municipal Code requirements are overreaching, especially in comparison to other approved buildings in the area, and the time and expense he incurs with each alteration. The purpose for one side of the building to have the additional parapet design features is to designate the entrance.

Councilmember Gray clarified that he personally has no objection to the proposed gray color scheme.

Councilmember Love explained that the Council's concerns regarding the color and other features are due to resident complaints regarding the Cascade Collision building near the location of the Big O Tires.

Mr. Sharp noted that the resident complaints are regarding a building that is still under construction and that other materials, colors, and articulation will be added to the cinderblock structure altering

the appearance. He feels it is unfair to require multiple reiterations of an upcoming project in response to those complaints. He has reviewed Municipal Code meticulously with the project engineer and staff but continues to receive additional complaints and conflicting feedback from the Council. The block size will be the same size as cinderblock but the cinderblock base will be covered with additional materials. He clarified that the building never included white, it only appeared white on the black and white rendering.

Councilmember Clark clarified that the item had not been tabled during the previous meeting due to concerns with the design and colors but due to the elevations being mislabeled which caused confusion. She said the Council is trying to do their best to balance Municipal Code, resident concerns, and developer rights and that they are not picking on the applicant.

Councilmember Love stated where the entrance is not oriented towards the street, as required by Municipal Code, the Council is attempting to determine the adequate adjustments for the building to meet the intention of the standards regarding the street-facing façade. The Council is allowing the orientation due to the nature of the business not being likely to generate foot traffic.

Councilmember Gray expressed his support for the proposed design. As a compromise, he asked if the applicant would add the parapet as requested by Councilmember Burnham to the side of the building facing Pony Express Parkway for the architectural elements on the northeast and southwest corner to match.

Discussion ensued and the Council determined to allow an exception to permit the 30-foot setback due to the requirements of the use and the necessary turn radius for larger vehicles exiting the service bays.

MOTION: *Councilmember Burnham moved to approve the site plan for Big O Tires with the following conditions:*

- 1. A parapet wall similar to the southwest corner shall be added to the northwest corner; and*
- 2. The applicant shall ensure that the lighting complies with dark sky standards including full cutoff lights, no overspill, no more than 100,000 lumens per acre, and all parking lot lights shall be under 17 feet in height.*

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

18.A. RESOLUTION – A Resolution of Eagle Mountain City, Utah, Amending the Eagle Mountain City Policies and Procedures Manual, Adding two Federal Holidays to the 2022 Municipal Calendar.

MOTION: *Councilmember Clark moved to approve a resolution of Eagle Mountain City, Utah, amending the Eagle Mountain City Policies and Procedures Manual, adding two floating holidays to the Municipal Calendar. Councilmember Curtis seconded the motion.*

Councilmember Gray asked staff if approving two floating holidays would cause issues for employees due to the reasons discussed during work session.

Councilmember Clark stated that the City could make an executive decision whether to close the offices. She thinks it would be good for each individual employee to be able to make decisions about which things are important to them due to the political capital associated with certain holidays.

Councilmember Burnham expressed frustration that the Council felt it was political to celebrate the true freedom of slaves. She personally thinks that Juneteenth is important and should be recognized.

Mr. Jerome explained that setting a specific holiday makes it easier to administrate and for employees to take the day off work.

Discussion ensued regarding which holidays to recognize and the political and religious significance and challenges arising in declaring specific days as holidays.

Councilmember Love suggested adding Veterans Day as a set holiday in addition to one floating holiday.

Human Resource Manager Angela Valenzuela said that the City is currently closed on the day after Thanksgiving but it is not a paid holiday for employees. She recommended adding Veterans Day and the Friday after Thanksgiving as the two paid holidays to bring Eagle Mountain City even in the number of paid holidays for full-time staff members as other cities. An additional benefit would be that the City offices will only close for one more day a year rather than two days.

AMENDED MOTION: *Councilmember Clark moved to approve a resolution of Eagle Mountain City, Utah, amending the Eagle Mountain City Policies and Procedures Manual, adding two Federal Holidays to the Municipal Calendar – Veterans Day and the Friday after Thanksgiving. Councilmember Gray seconded the motion. Those voting aye: Melissa Clark, Colby Curtis, Jared Gray, and Carolyn Love. Those voting nay: Donna Burnham. The motion carried with a vote of 4:1.*

SCHEDULED ITEMS

20. TAGG-N-GO CARWASH

Items 20.A. and 20.B. were presented and discussed concurrently.

Mr. Jensen presented the item. The proposed site plan is located directly south of Maverick, and directly north of the recently approved Stonebridge Montessori School along Ranches Parkway. The approval for the Stonebridge Montessori School required a connection to the north. This is addressed in the site plan by providing a full drive access, 26-feet from curb to curb, to Stonebridge

Lane, moving the entire drive access off the school's site. The parcel is shown as Community Commercial on the City's Future Land Use Plan, and the applicant is proposing a rezone to the Commercial Community (CC) zone, which is appropriate within the Community Commercial land use designation.

The applicant is proposing several Compact Burning Bush plants between the drive aisle and Ranches Parkway, to serve as a headlight screen. The Parks and Recreation Director indicated that he felt a compact burning bush would be an appropriate headlight screen, but some members of the Planning Commission felt that it may not be appropriate during the winter when the foliage was lost. Only a small corner of the property would require headlight screening and the hours of operation conclude soon after dark. The Planning Commission did not recommend any changes to the proposed elevations. The applicant has provided a traffic study which was completed after the applicant changed the site orientation, the new connection to Stonebridge was added, and the traffic study at Campus Drive was completed. With the mitigation recommendation of adding a new connection to Stonebridge, the level of service (LOS) for each of the study intersections remains consistent with current conditions. The study indicated seven additional trips generated during the morning peak hours and 29 additional trips during the evening peak hours.

Discussion ensued regarding the data provided in the traffic study.

Applicant Conner Atkin said the use typically captures existing traffic and the location is anticipated to service approximately 440 to 500 cars per day. Most of the vehicles will be from existing traffic in the area rather than generating new trips to the location. Other locations average 30 to 50 cars per hour.

Mayor Westmoreland opened the public hearing at 9:48 p.m.

Matthew Hicks expressed concern with the Commercial Community zoning at the entrance to the City and the use. He feels that the application is in violation of the dark sky ordinance, quiet hour standards, style code, and traffic generation and that it does not meet the criteria for rezoning. He believes that the traffic study is a farce and thinks the traffic delays will be far greater than indicated. He thinks the use will create safety hazards and that the City will be liable for any resulting injuries. He alleged that the company that conducted the traffic study also owns the development company.

Michelle Blackburn said the traffic study is difficult to understand. Her concern is the connection to Stonebridge Lane, increased traffic routing onto Stonebridge Lane, safety concerns, and the traffic light installed not anticipated until 2025. She desires for a use that would be more appropriate next to a school and at the entrance to a neighborhood.

The following individuals submitted emails against the proposal: Matthew Hicks, Bryan Campbell, Margo Campbell, Carrie Koka, Ed Blackburn, Emily Johnson, John Mason, Katie Stoddart, Leon Spencer, Cindy Spencer, Margo Campbell, McKay Smith, Melissa Smith, Michelle Williamson, and Rachel Tehvand.

Mayor Westmoreland closed public comment at 9:55 p.m.

Mr. Jerome explained that although residents might have valid concerns regarding an application, if the proposal adheres to Municipal Code requirements, the Council is constrained to approve the item, or the City could be subject to litigation by the landowner and developer. The Council can work with the applicant to mitigate resident concerns as much as possible.

Discussion ensued regarding the use differences between Commercial Community and Commercial Neighborhood zoning.

Mr. Mumford explained that the property was zoned as Commercial prior to the expiration of The Ranches Master Development Agreement. The applicant could argue regarding their vested commercial rights due to the expired approval. Commercial Community was proposed as the most appropriate zoning due to the location of the property adjacent to a major arterial road. Commercial Neighborhood is generally more appropriate in a lower traffic area closer to homes. The business traffic generally will not be passing through the neighborhood.

Mr. Jensen verified that in January 2008, the Planning Commission recommended approval of a carwash at this site that was not completed at the time due to the recession.

Councilmember Curtis noted that the site is appropriate for commercial uses and should the City approve Commercial Neighborhood zoning, as desired by some residents, a permitted CN use could be developed that resulted in greater traffic than the carwash and other negative impacts.

Discussion ensued regarding methods for the City to mitigate resident concerns and clarifying that as the LOS D at Ranches Parkway and Wride Memorial Highway existed prior to this project and the level of service will not lower because of the project, the applicant cannot be required to resolve traffic issues.

Mr. Mumford verified that the City has employed a traffic engineer to study potential traffic mitigations and solutions for the Ranches Parkway intersections.

City Engineer Chris Trusty explained that the ability of City mitigation measures to be enacted prior to the opening of the carwash would largely depend on securing funding and a bid for the work, which is difficult due to current market conditions.

Mr. Hicks was recognized to speak to clarify his statement alleging a conflict of interest. He stated that the LLCs for Hunt Engineering and the developer for the project are owned by the same entity.

Mr. Atkin confirmed that Hunt Engineering performed the traffic study; however, he clarified that they are neither organizationally nor financially linked to the engineering firm.

Mr. Cook clarified that the City could reject the validity of the traffic study should a conflict of interest exist. The City Engineer might be able to verify the accuracy of the data. Also, the failing intersection is at Wride Memorial Highway, not the Stonebridge Lane intersection, which appears to be the greatest concern of the residents.

Discussion ensued regarding whether to table the item due to the alleged conflict of interest potentially skewing the data.

Mr. Cook confirmed that the City would have legal grounds to withdraw the approval should investigation determine a conflict of interest bringing the validity of the findings of the traffic study into question.

Discussion ensued regarding resident concerns with quiet hours and dark sky ordinance compliance and whether to require different hours than allowed for the Quick Quack carwash due to the proposed carwash being closer to homes.

Mr. Mumford stated that the Quick Quack is about 700 feet from the closest homes and the Tagg-N-Go will be approximately 500 feet from the closest homes.

Mr. Cook verified that residents would have recourse via Code Enforcement should the decibel levels generated by the carwash measured at their homes exceed the allowed levels during quiet hours.

Mr. Jensen clarified that the proposal for the project is in compliance with the dark sky ordinance. He indicated the location of the headlight screening s set back from the road and in a location that would not impede traffic visibility.

20.A. ORDINANCE/PUBLIC HEARING – An Ordinance of Eagle Mountain City, Utah, Approving a Rezone to the Commercial Community Zone for the Tagg-N-Go Carwash.

MOTION: *Councilmember Burnham moved to approve an ordinance of Eagle Mountain City, Utah, approving a rezone for parcel 66:403:0102 to the Commercial Community Zone. Councilmember Love seconded the motion. Those voting aye: Donna Burnham, Melissa Clark, Colby Curtis, Jared Gray, and Carolyn Love. The motion passed with a unanimous vote.*

20.B. MOTION – Tagg-N-Go Carwash Site Plan

MOTION: *Councilmember Burnham moved to approve the site plan for the Tagg-N-Go Carwash with the condition that the applicant shall comply with the traffic mitigation strategies recommended in the traffic impact study. Councilmember Love seconded the motion. Those voting aye: Donna Burnham, Melissa Clark, Colby Curtis, Jared Gray, and Carolyn Love. The motion passed with a unanimous vote.*

21. ORDINANCES/PUBLIC HEARINGS

21.A. 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.

MOTION: *Councilmember Burnham moved to table an ordinance of Eagle Mountain City, Utah, approving an amendment to the Eagle Mountain Municipal Code Chapter 17.80 Sign Regulations and Sign Permits. Councilmember Clark seconded the motion. The motion was withdrawn.*

Applicant Bill Gaskill explained the desired sign size increase and the purpose for those changes and his request to provide signage for all businesses without street frontage. The copy space available on the signs would remain the same but would be reoriented to improve readability. Their sign company requested to remove the requirement for masonry; however, they are amenable to any material.

Discussion ensued whether to address the request through a Municipal Code amendment or by granting an exemption to City standards.

Councilmember Love suggested making the size of the sign contingent upon and proportional to the height of surrounding buildings.

MOTION: *Councilmember Clark moved to table an ordinance of Eagle Mountain City, Utah, approving an amendment to the Eagle Mountain Municipal Code Chapter 17.80 Sign Regulations and Sign Permits. Councilmember Burnham seconded the motion. Those voting aye: Donna Burnham, Melissa Clark, Colby Curtis, Jared Gray, and Carolyn Love. The motion passed with a unanimous vote.*

Councilmember Curtis requested that changes to sign standards be separate from flagpole standards when the items return at a future meeting.

21.B. ORDINANCE/PUBLIC HEARING – An Ordinance of Eagle Mountain City, Utah, Repealing Eagle Mountain Municipal Code Chapter 17.70 Accessory Apartments and Replacing it with Chapter 17.70 Accessory Dwelling Units, and Amending References to Accessory Apartments in Chapters 17.05, 17.10, 17.20, and 17.95.

Mr. Mumford explained that he altered the accessory dwelling unit setback requirements to be consistent with the primary dwelling as requested.

Councilmember Curtis stated he is in favor of beginning with stricter standards and the Council could alter the setbacks at a future date should the requirements prove onerous.

Mayor Westmoreland opened the public hearing at 10:46 p.m. As there were no comments, Mayor Westmoreland closed the hearing.

MOTION: *Councilmember Love moved to approve an ordinance of Eagle Mountain City, Utah, repealing Eagle Mountain Municipal Code Chapter 17.70 Accessory Apartments and replacing it with Chapter 17.70 Accessory Dwelling Units, and amending references to accessory apartments in*

Chapters 17.05, 17.10, 17.20, and 17.95. Councilmember Burnham seconded the motion. Those voting aye: Donna Burnham, Melissa Clark, Colby Curtis, Jared Gray, and Carolyn Love. The motion passed with a unanimous vote.

21.C. 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.

Mayor Westmoreland opened the public hearing at 10:53 p.m.

Jim Smith submitted the following email, “I apologize for not being present tonight. I am out of town, enjoying the NFR with family. I would like to express appreciation to the staff and the Planning and Zoning for their work on this ordinance. I'm sure that additional opportunities will present themselves to fine tune this important ordinance, but I feel that it is a good first effort. The establishment of carefully controlled and monitored shooting ranges is an important element of any community. This enables people to be trained, and practice a basic right allowed constitutionally. This ordinance will do much to provide a safe environment for citizens to discharge firearms. This will also be a tremendous help for the prevention of wildfires that result from uncontrolled shooting. I certainly appreciate the consideration of the Mayor and Council concerning this important issue.”

Mayor Westmoreland closed the public hearing at 10:54 p.m.

Councilmember Love expressed concern with exempting the buildings from design standards and allowing shooting ranges near the wildlife corridor.

Mr. Jensen stated that outdoor shooting ranges are restricted to Agriculture and Open-Space Natural zones and indoor ranges are permitted in the CC, CR, and LMD zones. As written, a shooting range would be permitted on a residential lot over five acres, if zoned as Agriculture. The intent for reduced design standards is to permit shooting shelters not in compliance with commercial building standards. Clubhouses would be required to meet design standards.

Councilmember Clark recommended amending the language to “shooting amenities” rather than ranges.

Mr. Mumford recommended adding language to clarify that offices or other buildings are required to meet commercial design standards.

Discussion ensued regarding concerns with permitting outdoor shooting ranges a quarter-mile from the wildlife corridor, the impact of a distance requirement to the wildlife corridor standard impacting an existing shooting range should the land be annexed into the City, and possibly creating a shooting range overlay rather than a special use.

Councilmember Clark stated that an existing range that is near wildlife areas has not caused problems; however, she conceded that issues could arise with other users. She advised the Council to ensure that the requirements in EMMC 17.75.073(B)(4) not unintentionally prevent food trucks or other vendors from selling goods during shooting competitions and events.

Discussion ensued regarding whether or not to recommend approval of the item due to the difficulty of the Council to make decisions at a late hour, and with consideration of the time invested by a resident being in attendance at the meeting for the purpose of this agenda item.

MOTION: *Councilmember Burnham moved to table 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 Curtis seconded the motion. Those voting aye: Donna Burnham, Melissa Clark, Colby Curtis, and Carolyn Love. Those voting nay: Jared Gray. The motion carried with a vote of 4:1.*

22. MASTER SITE PLANS

22.A. MOTION – Ranches Crossing Master Site Plan

Applicant representative Brian Haskell offered to have the item tabled until a future meeting in consideration of time.

Mayor Westmoreland recognized resident Pat Quinney to speak. Mr. Quinney stated that ingress and egress issues will be exacerbated by this project. Impacted residents are in favor of a buffering wall along the border between the residential and business area including Ruby Lane. He discussed installing gates on Ruby Lane with the fire chief to allow emergency access while preventing through traffic.

Alysha Milligan also submitted a written comment speaking against the project.

MOTION: *Councilmember Love moved to table the site plan for Ranches Crossing. Councilmember Clark seconded the motion. Those voting aye: Donna Burnham, Melissa Clark, Colby Curtis, Jared Gray, and Carolyn Love. The motion passed with a unanimous vote.*

22.B. MOTION – Eagle Crest Phase A Master Site Plan

Mr. Jensen presented the item. Eagle Crest is located within the commercial portion of the Sage Park development. Sage Park was originally an entirely residential project, but on November 19, 2019, the City Council rezoned approximately 20 acres to Business Park, and granted Light Manufacturing as a conditional use, the Council also allowed for up to nine acres of self-storage in the northern portion of the project along Eagle Mountain Boulevard. The application is in compliance with the Sage Park Development and Use Agreement.

The Planning Commission voted 4 to 1, with one absentee, to recommend approval of the Eagle Crest Business Park Master Site Plan with the following conditions:

1. The amount of parking required for the storage facility as determined per EMMC 17.55.120(C) shall be provided; and
2. Headlight screening shall be required between the parking areas and the public rights-of-way.

Staff recommends the additional condition:

3. The north-south road to the east of Building C should be increased in size to a 77-foot minor collector right-of-way.

Applicant representative Isaac Patterson said he would be amenable to installing a 65-foot road as industrial land designers have told him that width would be critical to the infrastructure needs for the project. He feels a 77-foot width may be unnecessary, but he would be willing to revisit the width of the road with staff later to determine the appropriate right-of-way width. He would prefer to disallow street parking to allow the streets to remain as open as possible; he noted the lots are designed to accommodate parking needs. Their plan provides more parking than another storage facility in the City. The Council will approve the individual site plans for the project and will have the opportunity to evaluate if the concerns have been resolved.

Mr. Jensen said that the City Engineer had indicated he would be willing to explore a right-of-way width standard for industrial areas greater than 53-feet but narrower than a standard collector road as industrial areas would likely not require as much space for pedestrians. He clarified that the reduction between a 65-foot and a 77-foot right-of-way would be in the park strips rather than the driving lanes and Municipal Code indicates the amount of visitor parking required for storage unit facilities is at the direction of the Planning Commission. The plan currently provides 13 visitor parking stalls.

Councilmember Burnham stated that she is not concerned with the amount of visitor parking provided due to patrons generally only using the visitor parking when signing up for services.

Discussion ensued regarding the differences between the staff-proposed 77-foot right-of-way and the applicant requested 65-foot right-of-way with the preference to reduce the width of the sidewalk and park strip rather than the drive lanes and street parking areas.

MOTION: *Councilmember Burnham moved to approve the master site plan for Eagle Crest Phase A with the following conditions:*

1. *The north-to-south road east of Building C shall be built to a 65-foot right of way standards with five-foot park strips and five-foot sidewalks; and*
2. *Headlight screening shall be required between parking areas and the public rights-of-way.*

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

23. RESOLUTIONS

23.A. RESOLUTION – A Resolution of Eagle Mountain City, Utah, Approving a Master Development Agreement for Ault Farms

Mr. Mumford presented the item. The Ault Farms Master Development Plan, General Plan Amendment, and rezone were approved by the City Council on July 20, 2021. Although quite large, this master development agreement is fairly simple, as the development of the various areas of the property must simply comply with the City's development standards in relation to each zoning district. The developer will provide property to the City for a new City well to be located adjacent to the power line corridor and in close proximity to the City's existing well. The City will pay \$130,000 per acre for the well site. The one to two-acre well site is located in a land designation indicated for R1 zoning and units.

Applicant representative Pete Evans clarified that the development agreement allows for the purchase of up to two acres of land for the well site. In addition to the half-an-acre of land for the well site, the agreement provides a one-and-a-half-acre access easement during construction, so the City is not required to purchase additional land to access the site. The well protection zone will have some use restrictions but most are related to commercial uses that will not impact adjacent residents. The City determined the location of the well and desires the relocation of a current City well due to Rocky Mountain Power prohibiting machinery from servicing a well located within the power corridor.

Mr. Cook said that locating the new well within 300 feet of the existing well allows the City to utilize most of the existing infrastructure.

Mr. Trusty explained that Rocky Mountain Power had previously deactivated the lines whenever the City needed to service the well but they are no longer able to due to the new substation.

Discussion ensued regarding the value of the property being sold to the City in comparison to the cost of the well property.

Mr. Cook explained that the well project will be impact fee reimbursable and the reason for including the price of the land is comparable to similar parcels and the cost is included in the agreement due to disputes regarding land value in the past.

MOTION: *Councilmember Burnham moved to approve a resolution of Eagle Mountain City, Utah, approving a master development agreement for Ault Farms. Councilmember Love seconded the motion. Those voting aye: Donna Burnham, Melissa Clark, Colby Curtis, Jared Gray, and Carolyn Love. The motion passed with a unanimous vote.*

24. CITY COUNCIL/MAYOR'S BUSINESS

25. CITY COUNCIL BOARD LIAISON REPORTS

Councilmember Burnham

Councilmember Burnham said that the Senior Citizen Center internet is having issues. They would like signage on Eagle Mountain Boulevard or on the building to help residents identify the center. The Senior Citizen Advisory Council has two vacancies, including the spot tabled at tonight's meeting.

Councilmember Love

Councilmember Love acknowledged the passing of Marianne Smith, a member of the Cemetery Board, and expressed the love and respect felt by those who had served with her. She thanked the Cemetery Board and staff for the Angel Remembrance event and lantern launch.

Councilmember Clark

Councilmember Clark said Be Ready Eagle Mountain has a new member and is working on the schedule for next year including Ham radio hand-on classes and licensing events. The Parks and Recreation Advisory Board is working on rules for the dog park and has a board vacancy.

Councilmember Gray

Councilmember Gray commended the Youth Council for their efforts and involvement in community service projects.

Councilmember Curtis

Councilmember Curtis stated the Library Board is accepting applications for a vacancy.

26. COMMUNICATION ITEMS

26.A. Upcoming Agenda Items

27. ADJOURNMENT

MOTION: *Councilmember Clark moved to adjourn the meeting at 11:44 p.m. Councilmember Curtis seconded the motion. Those voting aye: Donna Burnham, Melissa Clark, Colby Curtis, Jared Gray, and Carolyn Love. The motion passed with a unanimous vote.*

The meeting was adjourned at 11:44 p.m.

Approved by the City Council on January 18, 2022.

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



EAGLE MOUNTAIN CITY COUNCIL MEETING MINUTES

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

3:00 P.M. MAYORAL AND CITY COUNCIL OATH OF OFFICE – CITY COUNCIL CHAMBERS

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

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

ELECTED OFFICIALS PRESENT ELECTRONICALLY: Councilmember Jared Gray

CITY STAFF PRESENT: Paul Jerome, City Administrator; Steve Mumford, Assistant City Administrator/Community Development Director; Tayler Jensen, Senior Planner; Fionnuala Kofoed, Director of Administrative Services/City Recorder; Lianne Pengra, Chief Deputy Recorder; Chris Trusty, City Engineer; Jeremy Cook, City Attorney; Mack Straw, Public Utilities Manager; Zac Hilton, Streets and Storm Drain Manager; Brad Hickman, Parks and Recreation Director; Tyler Maffitt, Communications Manager; Embret Fossum, UFA Battalion Chief; and Eric McDowell, Chief Deputy Sheriff.

CITY STAFF PRESENT ELECTRONICALLY: Kimberly Ruesch, Finance Director; Aaron Sanborn, Economic Development Director; Angela Valenzuela, Human Resources Manager; Jeff Weber, Fleet and Facilities/Operations Director, and Michele Graves, Library Director.

Mayor Westmoreland called the meeting to order at 4:08 p.m.

1. CITY ADMINISTRATOR INFORMATION ITEMS

1.A. UPDATE – City Administrator Items

City Administrator Paul Jerome provided the following update to the City Council:

General

- Water Rate Study: The presentation of the results of the utility rate study is scheduled for the January 18, 2022 City Council meeting to address concerns and determine a timeline for adoption. The City has not increased water rates in 20 years.
- The State Auditor's Office extended the submission deadline for the Annual Financial Statement report for fiscal year 2021 to January 31, 22, for all entities. The auditor presentation will likely be at the first meeting in February.
- The City is in the process of conducting a cost of services study across housing types specifically for Eagle Mountain. Previously, the City has utilized data from surrounding cities.

Community Development

- In December 2021, 204 new residential building permits were issued and commercial building permits were issued for the Elevate Gymnastics addition and Redemption Hill Church.
- The Community Development Director is preparing a 2021 growth report update.
- An updated Citywide Zoning Map is in process.

Economic Development

- Interviews were held with potential consultants to draft the City's Affordable Housing Plan and an Economic Development Master Plan; a recommendation will be forthcoming.

Information Technology

- The results of the study comparing the service levels and cost between continuing contracting services with an in-house IT department will soon be presented.

Facilities/Fleet

- The Facilities Department continues to create more workspace for our employees including exploring construction trailers, renovations, and purchase of other facilities.

Water

- The Well #1 pump is failing and needs to be replaced along with fixing the issues with the pump column. This will only be a temporary fix and the City is exploring other solutions including digging a new well due to maintenance difficulties with Well #1 due to its location under power lines. In the interim, Well #1 will be used intermittently to fill the tanks City-wide.
- Well #5 has a broken wellhead. Repairs will occur in a several-step process.

Wastewater

- A new auger has been ordered for the headworks and is scheduled to ship on January 11th.
- The new rapid infiltration basins have been working well and City effluent ponds are lower than they have been for years.

Parks

- Pony Express Park Dog Park Area: the fencing has been ordered and should arrive mid-January with installation scheduled for the beginning of February. The Parks and Recreation Board has developed rules for the dog park and has submitted the suggestions to staff for review.
- The Landscape Maintenance Contract is up for rebid. Staff will post and solicit requests for proposals from landscape firms. The Council can expect an agreement to be on the February 15th or March 1st City Council meeting agenda.
- Walden Park Observatory: Staff is working on an official agreement from Utah Valley University to donate funding for the building portion of an observatory in Walden Park. Along with the funding for the observatory structure, they will be donating the use of a couple of telescopes. Once the agreement is approved staff will move forward with documents to build the structure and complete the community amenity.
- Pioneer Park Disc Golf Course: Staff has submitted an order for supplies to offer an 18-hole disc golf course in Pioneer Park. Once the materials are received, City staff will assemble and install the parts. This will also be another great amenity to the community.

- Smith Ranch Community Park: Staff has been working with MHTN Architects on construction documents for the park with a completion date for the document anticipated by March 1, 2022. The City will then be able to distribute the documents and receive bids to start construction and development of this park.

Events

- Thank you to the Events Department for the Christmas Village event. It was well attended and as always, very well organized by our staff!

Engineering

- Bobby Wren Traffic Light installation has been delayed due to moving the trail. Horrocks Engineering will submit findings regarding any necessary relocation of utilities. The completion is now expected the end of February. Motorists are requested to exercise caution at the stop sign at the intersection with Pony Express Parkway.
- The request for proposals for the widening of Eagle Mountain Boulevard is active and submissions will be presented to Council in the near future.
- Plans continue for the installation of Well #7 near Well #3.

Streets

- Thank you to the Streets Department staff for all their hard work with the recent snowstorms.

1.B. DISCUSSION – Landlord Licensing

Assistant to the City Administrator Evan Berrett presented the item. He explained the reasoning behind implementing a landlord licensing program, as well as the process staff went through to determine the best way to enact the program in the City. The proposed program combines both incentives and performance-based licensing, which staff believes will improve the relationship between the City and landlords. It will change the approach from reactive monitoring of rental properties utilizing penalties to a proactive support utilizing rewards.

Councilmember Love asked for clarification regarding license suspensions in relation to law enforcement visitations and violations, especially considering time constraints with the eviction process. Mr. Berrett explained the communication process between staff and landlords and stated he will review the section to ensure there are no unintended consequences.

Councilmember Wright stated that as a landlord, he has concerns with the program and asked what problems currently exist that the landlord license program will solve. He advocated for solutions that do not include codifying additional ordinances, that are similar to the methods used with other homeowners, and that focus on the individuals with violations. Mr. Berrett explained that the program will ensure that the Neighborhood Improvement Department will have contact information for property owners, and will assist staff in involving the property owners in resolving concerns and violations. He requested the record reflect that none of his rental properties are located within Eagle Mountain City, in order to clarify that he does not have a conflict of interest with the proposed program.

Discussion ensued regarding current issues the City is facing with rental properties, the objectives of the proposed program including primarily to obtain landlord contact information for out-of-state rental property owners and to create a better relationship and facilitate communication between the landlords and the City, and potentially devising a method to solve existing issues rather than codifying additional ordinances.

1.C. UPDATE – Upcoming Planning Items

Senior Planner Tayler Jensen presented the following upcoming Planning-related items: Eagle Quest East Master Development Plan, Preliminary Plat, Rezone, and General Plan Amendment; Eagle Ridge General Plan Amendment, Rezone, and Preliminary Plat; Triumph General Plan Amendment, Rezone, Master Development Plan, and Preliminary Plat; and the RTI Overlay Zone Development Code Amendment.

Discussion ensued regarding previous feedback given to the Eagle Quest applicant regarding the applicant-proposed relocation of Old Airport Road.

1.D. DISCUSSION – Lone Tree 3

Mr. Jensen explained the history of this project including the removal of 17 lots within the 300 series during the approval of the preliminary plat. This concept, for the previously excluded portion of the development, has increased the number of lots to 22 and shows an access road that was approved with the plat for the future Circle 5 Ranch development.

Councilmember Curtis asked for clarification as his understanding was that during the May 7, 2019 discussion, the Council had approved the plat with the cul-de-sac, transferring density from the east side of the project to the west portion, and prohibited blasting.

Mr. Jensen explained that as the project has no vesting for the 300 series lots, the developer desired to present this concept to the City. The Planning Commission discussion included the suggestion for Foothill Residential zoning for the area.

Applicant Brian Haskell explained that he removed 17 lots from the approved preliminary plat due to road design concerns and potential blasting. He stated the concept plan is being presented to obtain feedback from the City Council. They have already presented to the Planning Commission and have made edits based on feedback received during that meeting. As Circle 5 Ranch is not currently being developed and the slope of the potential road is significant, they prefer their proposed road for safety and emergency access. He confirmed there is no current vesting for this property because it had been removed from the previous approval. He stated they agreed to exclude blasting in the approved areas. They desire to meet Municipal Code but have not committed to not blast in this area; however, he acknowledged that blasting may not be an option. Although there is more density than the original plan, the proposal meets current City standards and the preliminary plat will include grade analysis to verify buildability.

Councilmember Curtis expressed concern about the developability of the lots due to the terrain. He read a portion of the May 7, 2019 City Council meeting minutes regarding density transfer.

Discussion ensued regarding the number of lots in the original approval.

Councilmember Burnham inquired regarding the feasibility of building the approved road connection to the Circle 5 Ranch development should homes be built in that location. Mr. Haskell stated that lots 314 and 315 are larger to accommodate the right-of-way for the road and provide construction needs should the Council determine that the access should be preserved. Mr. Jensen confirmed that if Circle 5 Ranch is built differently from the current approved preliminary plat, the developer would need to go through the process to obtain approval of a new preliminary plat.

Councilmember Wright stated that should the Circle 5 Ranch area develop, due to the terrain, he hopes that the developer would consider altering the preliminary plat and as such, he would be in favor of allowing the exclusion of the access. The other Councilmembers concurred.

Councilmember Wright asked the applicant to ensure lot size transitioning standards are followed.

The Council and staff discussed road connections within Lone Tree 3 and Circle 5 Ranch as well as potential changes to the Circle 5 Ranch plans.

2. AGENDA REVIEW

12. MINUTES

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

Councilmember Curtis requested to table the minutes to the next City Council meeting to allow additional time for him to review them and to clarify his intent as it related to the board appointment process.

13. PRELIMINARY PLATS & SITE PLANS

13.B. SITE PLAN – Atlas Tower – Sunset Flats

Councilmember Burnham asked for the item to be placed as a scheduled item during policy session to discuss the proposed silo design.

13.C. MASTER SITE PLAN – Ranches Crossing

Councilmembers requested for the item to be removed from the consent agenda and place as a scheduled item to discuss and determine which of the master site plan options to approve.

14. RESOLUTIONS

14.B. RESOLUTION – A Resolution of Eagle Mountain City, Utah, Supporting the Utah Broadband Access Grant Application to Construct a Fiber Optic Network in White Hills to Provide Expanded Access to High-Speed

Broadband Internet Access Service to Eagle Mountain City Residents and Businesses.

Director of Administrative Services/City Recorder Fionnuala Kofoed confirmed that the grant is not exclusive to Direct Communications and is available to all internet service providers. Any service provider with a franchise agreement may install infrastructure within the City's utility easement.

15. ORDINANCES/PUBLIC HEARINGS

15.A. 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 explained the applicant-proposed amendment requesting changes to monument signs to allow for taller signs and to allow combined monument signs at each drive access to a street. The applicant is requesting to increase the permitted maximum height of combined monument signs from 10 to 20 feet, individual monument signs from five to six feet, and design elements on individual monument signs from 6 ½ to 8 feet. The amendment will not impact the square footage of copy area available on the signs.

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

1. EMMC 17.80.070(B) 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 an individual monument sign up to 6 feet;
3. EMMC 17.80.070(C) be amended to allow design elements on individual monument signs to be up to 8 feet; and
4. References to the Airpark Zone shall be removed from EMMC 17.80, and numbers shall be adjusted accordingly.

Councilmember Gray stated his preference for signs similar to those in Park City and to maintain standards that promote continuity in City signage.

Councilmember Burnham confirmed with staff that the monument sign at the Ridley's grocery store was not granted an exception to the height limitation.

Councilmember Curtis concurred with the desire to retain design similarities and harmony with City signage especially in light of the City declining previous requests for signage design exemptions. He supports the Planning Commission recommendations, except for allowing monument signs at each drive access as he believes one is sufficient.

Councilmember Love stated a 20-foot sign adjacent to a 20-foot building would not be conspicuous. She would be willing to allow higher signs than currently permitted that are

immediately adjacent to taller buildings, as long as the signs are shorter than and proportional to the building.

Community Development Director Steve Mumford clarified that community entrance signs have different requirements than commercial monument signs. Although the City can retain the current standards, signage is important to many tenants and the City is likely to continue receiving requests for taller signage.

15.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 Flagpole Heights.

Mr. Jensen presented an overview of the proposed change. The proposed changes clarify that all residential dwelling units may have a flagpole, allow flagpoles up to 80 feet in non-residential zones and a conditional use permit request for flagpoles over 80 feet, designate that the National Flag shall be the primary flag on a flagpole, and define the maximum size of flags. The Planning Commission recommended approval with a 4 to 0 vote, with one absentee, of the proposed changes as presented in the packet.

Councilmember Gray said the request for 80-foot commercial flagpoles has been to the City Council multiple times and has been denied each time. Although he is in favor of permitting residents to have flagpoles, he is unsure why flagpole standards keep returning to the Council. Mr. Jensen explained the previous flag requests have been for model home signs in the residential zone. The current request is for flagpole sizes within commercial zones. The City Council requested staff assess flagpole heights when reviewing the Macey's site plan, as a large flag is a signature branding for their buildings.

Councilmember Gray advocated against permitting 80-foot flagpoles in any area of the City as he feels it is excessive considering the building height limit of 35-feet and believes 40 to 50 feet tall would be more appropriate.

Mr. Jensen clarified that commercial standards allow for 50-foot-tall buildings.

Councilmember Love recalled that previous discussions indicated Macey's groceries stores install a flagpole at least 80 feet tall and she would be amenable to considering a conditional use permit for Macey's; however, she is against conditional use permit requests for flagpole taller than 80 feet due to the increase in the size of the flag and the resulting noise. She noted the ambiguity in the intention of the standards requiring the National Flag to be the primary flag considering that the United States flag may not be included in addition to other flags. Her research found that a flag one-third the height of the flagpole, is not the recommended standard and suggested permitting a conditional use permit request for larger flags if proportionate to the recommended flag size in relation to the height of their flagpole.

Councilmember Curtis said for comparison, the flagpole at the Pony Express Memorial Cemetery is 40 feet tall. He expressed concern about allowing flagpoles to increase in height in the future

that change the nature of the community. He requested prohibiting commercial users from displaying political and other statement flags that can create division in the community.

Mr. Jensen explained that the one-third ratio for the flag in relation to the flagpole had been taken from Colonial Flag standard recommendations. He clarified that recommendations for changes are in response to requests and suggestions from the Council and Planning Commission.

15.C. 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 explained the outdoor shooting ranges are only proposed to be permitted in the Open Space and Industrial zones, and on lots over five acres in the Agriculture Zone.

Councilmember Curtis suggested that outdoor shooting ranges only be permitted within an overlay zone in the Agriculture zone rather than allowed as a special use.

Councilmember Love requested that main structures be required to meet commercial designs standards and for design exemptions to only apply to outbuildings. She suggested adding a distance requirement between outdoor shooting ranges and residential units.

Councilmember Wright advocated for careful contemplation of the use in the Agricultural Zone, and limiting the use in residential applications, as it is the zone where issues and concerns are more likely to arise.

15.D. ORDINANCE/PUBLIC HEARING – An Ordinance of Eagle Mountain City, Utah, Amending Eagle Mountain Municipal Code Chapter 6.10 Animal Zone Regulations.

Mr. Jensen explained the ordinance was reviewed on November 16, 2021. Staff is presenting the ordinance to confirm that the adopted language is as the City Council intended.

Councilmember Gray stated that his understanding was that animal rights are not granted to half-acre properties unless the Equestrian Overlay has been applied to the property. Mr. Jensen clarified that prior to the amendment, livestock animals were permitted on half-acre lots other than horses, which required the application of the overlay.

Councilmember Love stated the change to “an animal shelter or structure” on Table 6.10.090 was not intended and the footnote should remain with the setback measurement from “the available fenced animal area.”

Councilmember Gray conceded that the change to the setbacks had not been included in the motion; however, he feels that the change to the setbacks is crucial to allow animals on one-acre lots and needs to be addressed.

Councilmember Curtis agreed with Councilmember Love that the intent was not to include the change to the setbacks.

Councilmember Burnham stated the footnote change needs to be revisited, but it was not included in the motion to approve the ordinance due to the complexity of the setback requirements to determine the appropriate standards.

Councilmember Love advocated for further contemplation and deliberation to properly address both the needs and concerns of residents with livestock and the impacted residents on adjacent properties prior to determining the setback standards.

Mayor Westmoreland asked the Council if they would like to table the item. Councilmember Love suggested discussing the item during the policy session in order to give direction to staff on drafting a replacement ordinance to be voted upon during a future meeting. She clarified her intention is to retain and scale the previous livestock standards for lot sizes between one and three acres; however, she desires to reconsider counting miniature and adolescent animals as one-half a full-size adult in light of nuances and the need for an in-depth examination.

Councilmember Gray said he feels it is possible to address minor corrections during the policy session and approve the ordinance, rather than tabling the item to a future meeting.

16. MOTION

16.A. MOTION – Request for Waiver of Streetlight Requirements in the Deer Haven Development

Mr. Jensen explained that EMMC 15.10.390 requires streetlights to be installed on residential streets at a minimum spacing of 250 feet, and a maximum spacing of 350 feet on alternating sides of the street. EMMC 16.30.080 allows subdivisions under Agricultural, RA1, RA2, RD1, RD2, or FR zone designations to request waivers to requirements to install curbs, gutters, sidewalks, water and sewer utilities, and streetlights. Deer Haven is zoned Agriculture and RD1; under this designation, the applicant is requesting a waiver to the requirement to install streetlights. The Planning staff recommendation is to require streetlights to improve the safety of neighborhoods, especially at intersections. Nevertheless, it is the purview of the Council to permit an exemption as had been allowed with other developments.

Councilmember Love confirmed with staff that Lone Tree, the adjoining subdivision to the south, has streetlights. Cedar Pass Ranch, the subdivision to the east, does not have streetlights; however, Cedar Pass Ranch and Deer Haven have no road connections.

Councilmember Wright stated if Municipal Code allows applicants to request the waiver within this zone, and the City Council does not want to approve the waiver request, what are the areas within the City the Council considers appropriate for the exemption.

Discussion ensued regarding the location of Deer Haven within the Agricultural/Rural Density One General Plan designation intended for a minimum lot size of 2.5 acres, the rationale for allowing streetlight waivers including deferring a portion of the infrastructure costs, possibly requiring a reduced number of streetlights at intersections or other areas needed for safety, and cost considerations for providing a single streetlight.

Mr. Jensen clarified that approximately four streetlights would be required for the development.

City Engineer Chris Trusty said the applicant can put in a single streetlight without a large expenditure as the developer will pull the electric service from the supply lines that need to be in place for future homes.

Councilmember Wright stated his homeowner's association removed a streetlight that was in front of his home. While the area is much darker, it contributes to the rural feel of the larger-lot development. He desires to assess the applicant's reasons for requesting the waiver.

Mr. Mumford noted that the City now requires dark sky compliant streetlights.

3. ADJOURN TO A CLOSED EXECUTIVE SESSION

No closed session was held. Mayor Westmoreland adjourned the meeting at 6:17 p.m.

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

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

ELECTED OFFICIALS PRESENT ELECTRONICALLY: Councilmember Jared Gray

CITY STAFF PRESENT: Paul Jerome, City Administrator; Steve Mumford, Assistant City Administrator/Community Development Director; Tayler Jensen, Senior Planner; Fionnuala Kofoed, Director of Administrative Services/City Recorder; Lianne Pengra, Chief Deputy Recorder; Jeremy Cook, City Attorney; and Eric McDowell, Chief Deputy Sheriff.

CITY STAFF PRESENT ELECTRONICALLY: Kimberly Ruesch, Finance Director; Aaron Sanborn, Economic Development Director; Chris Trusty, City Engineer; Jeff Weber, Fleet and Facilities/Operations Director, Mack Straw, Public Utilities Manager; Zac Hilton, Streets and Storm Drain Manager; Tyler Maffitt, Communications Manager; and Embret Fossum, UFA Battalion Chief.

4. CALL TO ORDER

Mayor Westmoreland called the meeting to order at 7:13 p.m.

5. PLEDGE OF ALLEGIANCE

Councilmember Love led the Pledge of Allegiance.

6. INFORMATION ITEMS/UPCOMING EVENTS

- Residents are encouraged to check out the new Rumor Stop feature on the 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 Westmoreland opened public comment at 7:15 p.m.

Jeff Ruth noted issues he has experienced with rental properties in his neighborhood and expressed support for the landlord licensing program to assist with contacting and working with property owners to address problems in the City.

Bettina Cameron expressed support for the streetlight waiver request for the Deer Haven development due to the proximity to the wildlife corridor.

Kevin Burningham spoke in support of the streetlight waiver request for the Deer Haven development and against permitting blasting in the Lone Tree 3 development.

Alexis Hicks and Matt Hicks submitted electronic comments in opposition to the Tagg-N-Go Car Wash.

Dave Shippen submitted a written comment regarding Eagle Quest.

Mayor Westmoreland closed public comment at 7:27 p.m.

8. CITY COUNCIL/MAYOR'S ITEMS

Councilmember Gray

Councilmember Gray thanked the public for participating. He thanked Councilmember Clark for her service and welcomed Councilmember Wright.

Councilmember Wright

Councilmember Wright welcomed the public and stated it is humbling and an honor to serve the City. He thanked the City's senior staff and recognized their efforts and knowledge.

Councilmember Love

Councilmember Love also expressed appreciation to City staff and thanked the public in attendance. She welcomed Councilmember Wright and congratulated Councilmember Burnham and Mayor Westmoreland on their reelection.

Councilmember Burnham

Councilmember Burnham welcomed those in attendance and thanked the public for their participation. She said Councilmember Wright is a good fit for the City Council and welcomed him.

Councilmember Curtis

Councilmember Curtis welcomed Councilmember Wright, thanked Councilmember Clark for her service, and congratulated Councilmember Burnham and Mayor Westmoreland on their reelection.

Mayor Westmoreland

Mayor Westmoreland expressed excitement about the City's prospects in the new year. He stated City Council meetings are not town halls; rather, they are legal proceedings. He requested those in attendance to be respectful and refrain from applause and speaking out of turn. He said he will communicate with the Councilmembers regarding new board liaison assignments in the future and directed Councilmembers to continue meeting with the boards they were assigned to.

9. APPOINTMENTS

9.A. Cemetery Advisory Board

MOTION: *Councilmember Love moved to appoint Steve Conger to the Cemetery Advisory Board for a four-year term. Councilmember Curtis seconded the motion. Those voting aye: Donna Burnham, Colby Curtis, Jared Gray, Carolyn Love, and Brett Wright. The motion passed with a unanimous vote.*

MOTION: *Councilmember Love moved to appoint Corbin Wade to the Cemetery Advisory Board for a four-year term. Councilmember Curtis seconded the motion. Those voting aye: Donna Burnham, Colby Curtis, Jared Gray, Carolyn Love, and Brett Wright. The motion passed with a unanimous vote.*

9.B. Library Advisory Board

MOTION: *Councilmember Curtis moved to appoint Angelina Arnold to the Library Advisory Board for a three-year term. Councilmember Burnham seconded the motion. Those voting aye: Donna Burnham, Colby Curtis, Jared Gray, Carolyn Love, and Brett Wright. The motion passed with a unanimous vote.*

MOTION: *Councilmember Curtis moved to appoint Sally Blaser to the Library Advisory Board for a three-year term. Councilmember Wright seconded the motion. Those voting aye: Donna Burnham, Colby Curtis, Jared Gray, Carolyn Love, and Brett Wright. The motion passed with a unanimous vote.*

MOTION: *Councilmember Curtis moved to appoint Shelly Way to the Library Advisory Board for a three-year term. Councilmember Wright seconded the motion. Those voting aye: Donna Burnham, Colby Curtis, Jared Gray, Carolyn Love, and Brett Wright. The motion passed with a unanimous vote.*

9.C. Planning Commission

MOTION: *Councilmember Burnham moved to appoint Jason Allen to the Planning Commission, completing the term through December 2022. Councilmember Curtis seconded the motion. Those voting aye: Donna Burnham, Colby Curtis, Jared Gray, and Carolyn Love. Those voting nay: Brett Wright. The motion carried with a vote of 4:1.*

Councilmember Wright stated his nay vote was because Mr. Allen lacks the land use experience that he would prefer the City utilize. He requested the City consider appointing Alternate Planning Commissioners in order to begin training potential future Commissioners.

9.D. Senior Citizens Advisory Board

MOTION: *Councilmember Burnham moved to appoint Joye Roberts to the Senior Citizens Advisory Board for a four-year term. Councilmember Curtis seconded the motion. Those voting aye: Donna Burnham, Colby Curtis, Jared Gray, Carolyn Love, and Brett Wright. The motion passed with a unanimous vote.*

Director of Administrative Services/City Recorder Fionnuala Kofoed administered the Oath of Office to the appointed individuals in attendance.

CONSENT AGENDA

10. AGREEMENTS

10.A. Direct Communications Franchise Agreement

11. BOND RELEASES

11.A. Brandon Park Phase A, Plat 14 – Into Warranty

12. MINUTES

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

13. PRELIMINARY PLATS & SITE PLANS

13.A. SITE PLAN – Antelope Meadows Pool and Clubhouse

13.B. SITE PLAN – Atlas Tower - Sunset Flats

13.C. MASTER SITE PLAN – Ranches Crossing

13.D. SITE PLAN – Salt City Fitness

14. RESOLUTIONS

14.A. RESOLUTION – A Resolution of Eagle Mountain City, Utah, Adopting Voter Participation Areas.

14.B. RESOLUTION – A Resolution of Eagle Mountain City, Utah, Supporting the Utah Broadband Access Grant Application to Construct a Fiber Optic Network in White Hills to Provide Expanded Access to High-Speed Broadband Internet Access Service to Eagle Mountain City Residents and Businesses.

MOTION: *Councilmember Curtis moved to approve the consent agenda, tabling item 12.A. to the next scheduled City Council meeting and removing items 13.B. and 13.C. and placing them as scheduled items. Councilmember Wright seconded the motion. Those voting aye: Donna Burnham, Colby Curtis, Jared Gray, Carolyn Love, and Brett Wright. The motion passed with a unanimous vote.*

13. PRELIMINARY PLATS & SITE PLANS

13.B. SITE PLAN – Atlas Tower – Sunset Flats

Senior Planner Tayler Jensen presented the item. The application is for an 80-foot wireless cell tower designed as a silo on a 2,500-square-foot property north of the Rocky Mountain Power substation west of Lake Mountain Road between two powerline corridors. The applicant has indicated they intend to paint the tower in a beige color palette but are willing to paint the tower any color the City wishes.

The Planning Commission recommended approval of the Atlas Tower – Sunset Flats Site Plan to the City Council with the following Conditions:

1. A six-foot privacy fence shall replace the chain link fence in accordance with EMMC 17.75.091(A)(2);
2. The applicant shall submit copies of all federal permits prior to a building permit being issued;
3. Generators for emergency use or testing shall be permitted; and
4. The applicant shall provide a rendering of how the silo will be painted to blend into the environment.

Councilmember Curtis suggested the building look similar to the powerlines rather than a silo.

Applicant representative Carri Wullner stated they are amenable to a monopole design to be more cohesive with the powerlines and the cost would be less than the silo design. The builder will determine the most durable and appropriate materials and paint.

Councilmember Love requested an example of what a monopole would look like. Ms. Wullner said it would be a single pole with six to eight antennas per carrier with up to three or four sets of antennas at different levels on the pole. A silo would be approximately 10 to 20 feet in diameter and would conceal the antennas. A monopole would be approximately two feet in diameter with triangular antennas.

Applicant representative Mike Powers explained the design standards for the towers are to both accommodate for the geology on the ground to ensure a strong foundation and the above-ground environmental issues in the area, such as wind, regardless of tower-style and type. Safety measures vary by tower type. The silos are conical with interior platforms with latches and ladders. The monopoles may have foot pegs and will have a safety cable. Monopoles are usually sky-colored, galvanized steel or painted to blend in with their background. He recommended galvanized steel as the option best suited for this area of Eagle Mountain.

Councilmember Curtis expressed support for a galvanized steel monopole.

Councilmembers Love and Curtis expressed support of requiring conditions 1, 2, and 3 recommended by the Planning Commission.

MOTION: *Councilmember Curtis moved to approve the Atlas Tower - Sunset Flats site plan with the following conditions:*

- 1. A six-foot privacy fence shall replace the chain link fence in accordance with EMMC 17.75.091(A)(2);*
- 2. The applicant shall submit copies of all federal permits prior to a building permit being issued;*
- 3. Generators for emergency use or testing shall be permitted; and*
- 4. Directing the applicant to install a galvanized steel monopole as represented in the email sent to staff rather than the proposed silo design.*

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

13.C. MASTER SITE PLAN – Ranches Crossing

Mr. Jensen presented the item. This application is for a master site plan for five commercial pad sites located at the northeast intersection of Ranches Crossing and Pony Express Parkway. A six-foot masonry wall will be constructed between the project and the Rock Creek Townhomes. The Planning Commission recommended approval without guidelines in order for the project to follow the requisite design standards at the time of the approval of the individual site plans.

A traffic study shows a Level of Service of F at the intersection of Rock Creek Road and Ranches Parkway. The applicant's proposal creates two new road accesses: Access Y which accesses

Ranches Parkway to the west, and Access Z which completes Clear Rock Road, providing it as a full access onto Pony Express Parkway. Both of these accesses are included as recommended mitigations which include that Access Y along Ranches Parkway should be built with a southbound left-turn deceleration with a minimum of 50 feet for stacking. This is a new access point and the center landscaped median will need to be modified if it is to be installed. Access Z would be built to align with the existing access to the south and include an eastbound left-turn deceleration lane with a minimum of 50 feet for stacking. There is currently a left turn pocket on Pony Express to accommodate the eastbound left-turn movement.

Mr. Jensen stated City staff and the applicant received a number of comments from residents in the neighboring residential development concerned about commercial traffic entering their neighborhoods via Clear Rock Road as it is connected to Pony Express Parkway and Ruby Lane. The applicant has provided an alternative plan which continues the six-foot masonry wall across Clear Rock Road and along the east side of the parcel, cutting off access to Ruby Lane. This proposal would prevent Clear Rock Road from being connected as intended and would only provide access into the commercial area from Pony Express Parkway.

Staff believes that Clear Rock Road should connect to Pony Express Parkway and Ruby Lane as it increases connectivity in the area, provides for better emergency access, and as the connections have long been anticipated and planned.

The Planning Commission voted 3 to 1, with one absentee, to recommend approval of the master site plan with the following conditions.

1. The proposed lot plan shall be excluded from the approval;
2. Clear Rock Road shall connect to Ruby Lane;
3. Access X on Rock Creek Road shall be provided; and
4. The applicant-proposed design standards are excluded from the approval and the site plans shall adhere to current Municipal Code design standards at the time of approval.

Discussion ensued regarding the proposed access options with consideration for fire department apparatus access and turn radius requirements, masonry screening, safety, and connectivity.

Councilmember Love recommended sidewalk connectivity regardless of drive accesses.

Mayor Westmoreland stated an emergency access gate could be installed, if necessary for connectivity.

Discussion ensued regarding emergency access routes.

Councilmember Wright stated that the project will meet the connectivity score for the residential development without the additional access.

Mr. Jensen explained that the Fire Marshal indicated that as long as an adequate turn radius for fire apparatus was provided, the Ruby Lane access could be excluded.

Applicant representative Brian Haskell stated they would be willing to consider extending the masonry wall across the proposed access to Ruby Lane. However, the residents were more concerned with increased traffic on Clear Rock Road than the connection to Ruby Lane. A hammerhead turnaround is already located on Ruby Lane to provide turn radius for emergency vehicles. They desire to address resident concerns and are amenable to the option deemed most appropriate by the Council.

Councilmember Wright confirmed with staff that the applicant would be responsible for the installation of the left-hand declaration and turning lane access onto Ranches Parkway.

Councilmember Curtis asked if City staff would consider adjusting the entire median in conjunction with the applicant's removal of a section of the median. City Engineer Chris Trusty agreed that as construction begins, it would be appropriate to redesign the medians along other areas of Ranches Parkway.

MOTION: *Councilmember Burnham moved to approve the master site plan for Ranches Crossing with the following conditions:*

- 1. The proposed concept/lot plan shall be excluded from the approval;*
- 2. Access X on Rock Creek Road shall be provided;*
- 3. The applicant-proposed design standards are excluded from the approval and the site plans shall adhere to current Municipal Code design standards at the time of approval;*
- 4. The masonry wall shall continue along Clear Rock Road in front of the townhomes on Ruby Lane;*
- 5. Staff shall explore cost-saving options to collaborate with the applicant on the median design; and*
- 6. Ruby Lane shall not connect to Clear Rock Road.*

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

SCHEDULED ITEMS

15. ORDINANCES/PUBLIC HEARINGS

- 15.A. 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.**

Mayor Westmoreland recessed the meeting from 9:25 to 9:38 p.m.

This item was discussed after item 15.D.

Mayor Westmoreland stated the applicant is not in attendance and requested the item be tabled.

MOTION: *Councilmember Wright moved to table 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. Councilmember Curtis seconded the motion. Those voting aye: Donna Burnham, Colby Curtis, Carolyn Love, and Brett Wright. Councilmember Gray abstained due to technical difficulties. The motion carried with a vote of 4:0.*

15.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 Flagpole Heights.

Councilmember Love asked if flagpoles taller than 35 feet in commercial areas would be required to fly the National Flag as the primary flag with the State or corporate flags as secondary and if statement flags should be prohibited.

Mayor Westmoreland opened the public hearing at 9:42 p.m. As there were no comments, he closed the hearing.

Councilmember Curtis asked if the flags can be limited to US, State, City, and corporate flags due to his concerns with statement flags.

Discussion ensued regarding corporate flags and the flagpole height. The Council determined to not include corporate flags as a permitted flag, to stipulate flagpoles can be “up to” a maximum height of 80 feet, and to remove the option to apply for a conditional use permit for flagpoles taller than 80 feet.

Councilmember Gray expressed concerns regarding 80-foot-tall flagpoles.

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 flagpole heights with the following changes:*

- 1. Amending EMMC 17.80.120(Q)(2)(a) to “Non-residential developments may install flagpoles up to eighty feet (80’) in height;*
- 2. Removing EMMC 17.80.120(Q)(2)(b); and*
- 3. Replacing the removed verbiage in EMMC 17.80.120(Q)(2)(b) with “Secondary flags are limited to the State and City flag,” and*
- 4. Amending EMMC 17.80.120(Q)(3) Size. to “The size of the flag shall not exceed the structural integrity of the pole.”*

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

Councilmember Curtis clarified his only objection to the amendment is the permitted height of commercial flagpoles.

15.C. 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 explained the proposed amendment creates standards related to indoor and outdoor shooting ranges. He stated staff worked with individuals who own and operate shooting ranges and utilized the Planning Commission's firearm expertise in drafting these standards. It was presented to the Planning Commission at two meetings. Indoor shooting ranges are proposed to be special uses in the Commercial Community, Commercial Regional, Business Park, and Industrial zones. Outdoor shooting ranges are proposed to be special uses in the Open Space-Natural, Agriculture, and Industrial zones.

Councilmember Burnham expressed concerns regarding allowing shooting ranges on five-acre lots within the Agriculture zone, due to the possibility of residential areas with Agricultural zoning and five-acre lots.

Jim Smith with Wasatch Wing and Clay suggested that shooting ranges on Agriculture property be required to obtain a conditional use permit and stated an outdoor range would not likely be approved in a residential area. Industry noise and safety standards and liability would pose further difficulties that would discourage shooting ranges in residential areas. An air rifle range, however, might be appropriate. He clarified that a Federal Firearms License is required for the sale of firearms but not the operation of a shooting range.

Mr. Jensen stated special uses typically require a site plan which requires a public hearing at a Planning Commission meeting as well as City Council approval. The applicant would need to provide an adequate safety plan, as well.

Councilmember Curtis expressed concerns about inadvertently allowing shooting ranges in undesired and inappropriate locations. He also advocated for requiring design standards for outbuildings and permitting the City Council discretion to waive certain commercial design standards as appropriate.

Councilmember Wright stated he interprets that standard as meant for commercial applications and the Council should disallow commercial businesses in residential areas. The concerns regarding five-acre lots in Agricultural areas are likely unmerited because the City would not approve a special use for a shooting range in a residential area.

Mr. Cook recommended adding EMMC 17.75.073(B)(7), "Outdoor shooting ranges shall not be located on a lot or parcel that includes a residence."

Discussion ensued regarding the ability of the City to grant exemptions for residences such as caretaker facilities.

Mr. Jensen verified that Municipal Code definitions denote that shooting ranges are commercial uses open to the general public upon payment of a fee. He explained the reason for permitting shooting ranges in the OS-N zone is to permit businesses such as Wasatch Wing and Clay to continue operation if annexed into the City as OS-N property.

City Administrator Paul Jerome explained most OS-N parcels that remain in the ownership of a private entity are likely unbuildable land.

Mr. Cook explained shooting ranges would not be permitted in an area within a conservation easement as it will not qualify as an allowed use.

Mayor Westmoreland opened the public hearing at 10:12 p.m.

Bettina Cameron expressed concern with the possibility of shooting ranges within vacant lots in Cedar Pass Ranch due to safety concerns and the danger for equestrian activities as horse trails are located throughout the subdivision. She requested the ranges not be permitted in Agriculture subdivisions. She said Shane Hill with the Division of Wildlife Resources said the half-mile distance requirement from the wildlife corridor should be sufficient and he suggested limiting operating hours during wildlife migration seasons.

Teri Newfang and Larry Christensen submitted written comment opposing the proposed ordinance.

Ms. Kofoed relayed a question from Commissioner Gray regarding exploding targets.

Councilmember Curtis expressed support of prohibiting all exploding targets. Councilmember Wright agreed with that prohibition due to the dangers posed.

Mr. Smith said there are exploding targets on drones that detonate in the air that are not a fire threat. Fire danger depends on the type of exploding target. He recommended allowing the shooting range operators to determine what they would like to permit and what liability they desire to assume. He is amenable to the exemptions of shooting table/rests, shelters, and check-in buildings from commercial design standards to be at the discretion of the Council.

Mr. Jensen explained that staff and the Planning Commission defined the prohibited targets as exploding incendiary targets, such as Tannerite.

Discussion ensued regarding the definition and intention of incendiary.

Mayor Westmoreland closed the public hearing at 10:26 p.m.

Councilmember Gray stated he is willing to permit some exploding targets in specific cases in a controlled environment.

Councilmember Curtis asked about the potential of a shooting range on the Butterfield Annexation property as a large portion of the land is zoned OS-N. Ms. Kofoed stated the owner is not planning on turning over ownership of that property to the City, but it is not buildable land. Mr. Jensen said staff is willing to remove OS-N as an allowed zone for shooting ranges as Wasatch Wing and Clay could be granted legal, non-conforming status should their property be annexed into the City.

Councilmember Love stated the discussed changes are significant enough that she would prefer to direct staff to rewrite the amendment and bring the item to a future City Council meeting.

Councilmember Curtis confirmed the discussed changes include prohibiting ranges on any parcel with a residence, prohibiting ranges in agriculture subdivisions, allowing the City Council to exempt structures from commercial design standards, and determining the minimum distance permitted from the wildlife corridor and operating hour restrictions during migration season.

Councilmember Gray stated Mr. Smith's email to Council noted deer and antelope cross the Wasatch Wing and Clay ranges and the range operations do not affect migration. Councilmember Love noted the difference between local wildlife and migratory wildlife and said the migratory wildlife may not be accustomed to shooting range operations.

Mayor Westmoreland advocated for balancing and mitigating wildlife and use conflicts.

Councilmember Love confirmed the following changes for staff: amend EMMC 17.75.073(B)(5) to state design standards may be exempted at the City Council's discretion, add EMMC 17.75.073(B)(7) stating shooting ranges are not allowed on a parcel that includes a residence, change the minimum distance from the wildlife corridor from one-quarter mile to one-half mile, limit range operation hours during migration season, prohibit the ranges within Agriculture subdivisions, and prohibit ranges within the OS-N Zone.

Discussion ensued regarding concerns with limiting the hours of operation for shooting ranges during the wildlife migration season and the impact of the proposed one-half mile minimum distance from the wildlife corridor.

Councilmember Gray stated the prohibition of ranges on lots with a residence could prohibit ranges on 100-acre parcels that happen to have a residence. He expressed frustration that the item may be tabled again in consideration of the time investment of the residents in attendance for the purpose of the item. Councilmember Burnham explained that lots over ten acres with a residence could be subdivided to accommodate a shooting range.

Councilmembers Curtis and Love noted the changes are significant and the item should be tabled in order to be rewritten with apologies to the interested parties. Councilmember Curtis requested the item be placed early on a future agenda.

MOTION: *Councilmember Love moved to table 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 and instruct staff to amend the draft ordinance as follows and place the item early on a future agenda:

- 1. EMMC 17.75.073(B)(5) shall be amended to state design standards may be exempted at the City Council's discretion;***
- 2. Add that shooting ranges are not allowed on a parcel that includes a residence as EMMC 17.75.073(B)(7);***
- 3. Add verbiage to prohibit shooting ranges within Agriculture subdivisions; and***
- 4. Add verbiage to prohibit ranges within the OS-N Zone.***

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

Councilmember Gray noted further discussion regarding exploding targets standards should be included when the item returns.

Discussion ensued clarifying that the future discussion can include any additional changes as desired by the Council and is not limited to the amendments included in the motion.

Mayor Westmoreland confirmed that Councilmember Gray will not be in attendance in person at the next meeting and requested Councilmembers Curtis and Wright to dedicate additional time to working with staff on the amendments to the proposed ordinance.

15.D. ORDINANCE/PUBLIC HEARING – An Ordinance of Eagle Mountain City, Utah, Amending Eagle Mountain Municipal Code Chapter 6.10 Animal Zone Regulations.

This item was discussed after item 13.C.

Mr. Jensen explained the ordinance was reviewed and approved on November 16, 2021. Staff is bringing the item to the Council to confirm that the language was adopted as the City Council intended.

Councilmember Love stated this chapter should revert to the codified standards that were in Municipal Code prior to the November 16, 2021 City Council meeting and the item should be tabled to a future meeting.

Councilmember Curtis stated his intention was not to change the setback requirements to be measured from the animal shelters or structures to a residence or building on an adjacent lot; however, he is open to further discussion and consideration of setback standards and requested example graphics to assist the Council with determining the impact of the various options. He expressed concern with the definition and application of the miniature animals and enforcement of the standards.

Councilmember Love concurred that the setback standards were not intended to be amended. She believes additional research is required before the Council adopts changes to setbacks. She recalled the intention had been to count both miniature and adolescent animals as half of a full-sized adult; nevertheless, after further consideration, she regrets that decision. She contended conditional use permits are a better mechanism to address miniature animals.

Councilmember Burnham stated as miniature animals are a specific breed type, she has fewer concerns regarding standards specific to miniature breeds. However, she has concerns regarding adolescent animals and feels additional research is merited. She expressed concern that if the setback is based on fenced area, one-acre lots may not be large enough to house any animals.

Councilmember Wright agreed that miniature animals, setback requirements, and fenced square footage per animal need to be addressed. He said the fenced square footage per animal requirement was put in place to address the cumulative total of animals on lots. He requested maps and exhibits to be included in the upcoming discussion.

Mayor Westmoreland opened the public hearing at 8:48 p.m.

Mike Boyd stated residents who would like a large number of animals should go through the conditional use permit process. He explained situations in the Cedar Pass Ranch neighborhood that are contributing to and exasperating animal rights conflicts and feels that the decision of the Council should be based upon the desires of the majority of residents. He expressed appreciation to the Council for reconsidering the ordinance.

Councilmember Burnham clarified that this ordinance affects more than just Cedar Pass Ranch and other areas in the City need to be factored into the decision.

John Hubbard expressed appreciation that the item is being reconsidered. He noted negative experiences he has experienced due to animals in his neighborhood and stated the updated ordinance allows too many animals. He alleged Councilmember Gray's animal knowledge shared during the previous meeting and his influence with the Council are problematic due to a potential conflict of interest. He expressed concern regarding difficulty with enforcement of the standards, home-based businesses operations, and safety hazards should shooting ranges be permitted in their neighborhood.

Kelly Riem said something needs to be documented in Municipal Code regarding fowl allowances.

Discussion ensued regarding allowances and Municipal Code standards addressing fowl.

Bettina Cameron said Cedar Pass Ranch residents have experienced duress and she was upset that the Council joked about conflicts of interest during the Atlas Tower discussion. She stated Councilmember Gray has a conflict of interest regarding his livestock business. There are real issues with livestock in her neighborhood. The conditional use permit process can address additional animals over the previously approved animal ordinance. She noted difficulties in determining adolescent designations and the size of miniature cattle varieties and advocated against basing setbacks upon animal enclosures due to the impact on neighboring properties and

nuisance issues. She asked City Attorney Jeremy Cook for clarification regarding conflict of interest disclosure requirements and expressed concerns with undue Councilmember influence outside of the public meeting.

Councilmember Gray stated he houses livestock in areas outside of Eagle Mountain City.

Mr. Cook stated he does not believe Councilmember Gray has a conflict of interest simply because he owns animals. All Councilmembers will have an interest in the items they vote on that affect the City. Regarding his influence on fellow Councilmembers, that is the process of the discussion; Councilmembers express their positions and attempt to obtain support from other Councilmembers.

Councilmember Curtis asked for clarification regarding what constitutes a conflict of interest in relation to home business and financial benefits.

Discussion ensued regarding conflicts of interest. Councilmember Burnham gave the example of a councilmember having a first-person interest in an item he/she is voting on.

Ms. Kofoed said if an individual is operating a business within the City and the business does not impact the neighborhood, they can apply for a business license exemption.

Councilmember Gray explained the selling and purchasing process of animals associated with his hobby activities.

John Painter said a neighbor recently built a barn in the neighbor's front yard and there has not been a negative impact to him. Nevertheless, there are a few new residents in his subdivision who are attempting to push the limits on what is allowed, resulting in nuisances to others.

Mayor Westmoreland continued the public hearing to the meeting in which the item returns to the Council.

MOTION: *Councilmember Curtis moved to table the item with the understanding that while this amendment is in the process, the City will operate under the Municipal Code standards in place prior to the November 16, 2021 City Council meeting. Councilmember Love seconded the motion. Those voting aye: Donna Burnham, Colby Curtis, Jared Gray, Carolyn Love, and Brett Wright. The motion passed with a unanimous vote.*

Mayor Westmoreland stated that while all Councilmembers should be involved in this Municipal Code amendment, he would like to specifically ask Councilmembers Love and Burnham to commit extra time to the amendment refinement process, without excluding the other Councilmembers.

16. MOTION

16.A. MOTION – Request for Waiver of Streetlight Requirements in the Deer Haven Development

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

Councilmember Curtis asked if the Council would consider increasing the lighting requirements in more densely populated areas, scalable with the lot sizes, with a future amendment.

MOTION: *Councilmember Curtis moved to approve the request for waiver of streetlight requirements in the Deer Haven development. Councilmember Burnham seconded the motion. Those voting aye: Donna Burnham, Colby Curtis, Carolyn Love, and Brett Wright. Councilmember Gray abstained. The motion carried with a vote of 4:0.*

17. CITY COUNCIL/MAYOR'S BUSINESS

None.

18. CITY COUNCIL BOARD LIAISON REPORTS

Councilmember Burnham

Councilmember Burnham said the Senior Citizen Advisory Council has a vacancy.

Councilmember Love

None.

Councilmember Wright

None.

Councilmember Gray

None.

Councilmember Curtis

None.

Mayor Westmoreland

Mayor Westmoreland stated Tyler Shimakonis has requested a second set of Youth Council Advisors be appointed. He will be reaching out to Council regarding liaison assignments for 2022.

19. COMMUNICATION ITEMS

19.A. Upcoming Agenda Items

20. ADJOURNMENT

MOTION: *Councilmember Wright moved to adjourn the meeting at 10:59 p.m. Councilmember Curtis seconded the motion. Those voting aye: Donna Burnham, Colby Curtis, Jared Gray, Carolyn Love, and Brett Wright. The motion passed with a unanimous vote.*

The meeting was adjourned at 10:59 p.m.

Approved by the City Council on January 18, 2021.

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

DRAFT



**EAGLE MOUNTAIN CITY
CITY COUNCIL MEETING
JANUARY 18, 2022**

TITLE: PRELIMINARY PLAT - Skyline Ridge Phase 2, Plat 6 Amended Plat

ITEM TYPE: Amended Preliminary Plat

APPLICANT: Shaun Athey

ACTION ITEM:

No

PUBLIC HEARING:

No

PREPARED BY:

Tayler Jensen, Planning

BACKGROUND:

The Skyline Ridge Phase 2 Plat 6 Preliminary Plat was approved on Feb. 19th 2019 with the following conditions:

1. A slope stability report was provided.
2. Maximum height of retaining walls is 5 feet with a maximum of 4 tiers, with all tiers to be evenly divided in height. All retaining walls should be inspected by a licensed geotechnical engineer throughout the construction period and who will provide a letter at the completion of the project stating that the walls have been constructed per their recommendations and conform to typical construction requirements, including the stability makeup of the materials. Retaining walls shall not be located any closer than 10 ft. from a home.
3. No blasting may be used in this project.
4. A fence and drainage swale shall be constructed on the top of any retaining wall area.
5. Homes shall be designed with the hillside to reduce necessary cutting/grading and retaining wall heights.
6. Lots that average 25% of greater shall be removed.
7. All retaining walls, drainage, and required fence along the top of retaining walls shall be completed before home construction.

ITEMS FOR CONSIDERATION:

The following items should be considered when making a recommendation to the City Council.

Open Space

At the city's request the open space in Parcel A is being dedicated to Eagle Mountain City, this will allow the city to protect the slopes and ridgelines in the area. This parcel is adjacent to parcels owned by Eagle Mountain City and includes a number of Mountain Bike trails.

Slopes

Slopes over 25% are not buildable and may not be graded to be made buildable. The applicant has identified all slopes over 25% (Page 8 of proposed preliminary plat) No lot has an average slope of over 25%, and areas over 25% are shown on the plans as unbuildable. Generally speaking the slopes of 25% + are mostly located at the rear of lots leaving buildable pads near the roads.

Retaining Walls, Bench Drains, and Fencing

The same conditions for retaining walls, bench drains, and fencing from the original preliminary plat approval shall also apply to this project. Including:

- Maximum height of retaining walls is 5 feet with a maximum of 4 tiers, with all tiers to be evenly divided in height. All retaining walls should be inspected by a licensed geotechnical engineer throughout the construction period and who will provide a letter at the completion of the project stating that the walls have been constructed per their recommendations and conform to typical construction requirements, including the stability makeup of the materials. Retaining walls shall not be located any closer than 10 ft. from a home.
- A fence and drainage swale shall be constructed on the top of any retaining wall area.
- Homes shall be designed with the hillside to reduce necessary cutting/grading and retaining wall heights.
- All retaining walls, drainage, and required fence along the top of retaining walls shall be completed before home construction.

Blasting

A condition of approval for the existing Skyline Ridge Phase 2 Plat 6 Preliminary Plat includes no blasting, staff recommends this condition be included on the amended preliminary plat.

It should be noted that when working with staff the applicant has not expressed concerns with the previous conditions of approval, and has

designed the project to be less intensive and disruptive, to the environment and surrounding neighborhoods, and that it was the applicants idea to bring in the redesigned plat that includes reduced unit counts, density, and grading.

REQUIRED FINDINGS:

Preliminary Plat approvals are based upon compliance with City Code requirements. The approval criteria for a Preliminary Plat can be found in EMMC 16.20.

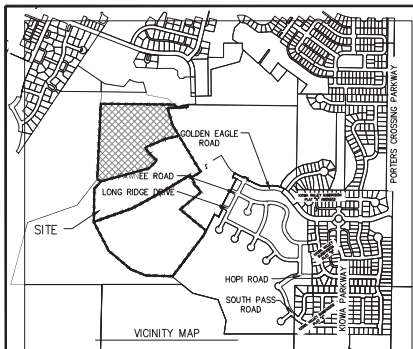
RECOMMENDATION:

On January 11th 2022 the Eagle Mountain Planning Commission held a public hearing on the proposed Amended Plat, no members of the public spoke in the meeting, ultimately **the Planning Commission voted (3-0, 2 commissioner's absent) to recommend approval to the City Council with the following conditions:**

1. Maximum height of retaining walls is 5 feet with a maximum of 4 tiers, with all tiers to be evenly divided in height. All retaining walls should be inspected by a licensed geotechnical engineer throughout the construction period and who will provide a letter at the completion of the project stating that the walls have been constructed per their recommendations and conform to typical construction requirements, including the stability makeup of the materials. Retaining walls shall not be located any closer than 10 ft. from a home.
2. No blasting may be used in this project.
3. A fence and drainage swale shall be constructed on the top of any retaining wall area.
4. Homes shall be designed with the hillside to reduce necessary cutting/grading and retaining wall heights.
5. Lots that average 25% or greater shall be removed. (it should be noted there are no lots that exceed 25% slope)
6. All retaining walls, drainage, and required fence along the top of retaining walls shall be completed before home construction.

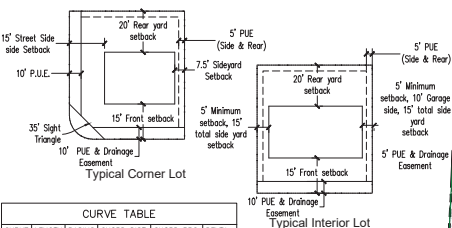
ATTACHMENTS:

Existing Approval
Proposed Amended Plat



NOTES:

1. ALL PUBLIC OPEN SPACE IS HEREBY DEDICATED TO EAGLE MOUNTAIN CITY.
2. ALL LOTS ARE SUBJECT TO A 5' UTILITY EASEMENT (P.U.E.) ALONG ALL SIDE LOT LINES AND A 10 FOOT UTILITY EASEMENT ALONG ALL REAR/FRONT LOT LINES IN ADDITION TO ANY EASEMENT SHOWN ON THE PLAT.
3. ALL DRIVEWAYS SHALL BE NO LESS THAN 22 FEET FROM PROPERTY LINES.
4. LOT OWNERS ARE REQUIRED TO MAINTAIN DRAINAGE DITCHES LOCATED ON THEIR PROPERTY. POSITIVE DRAINAGE TO THE STREET MUST BE MAINTAINED.
5. ALL OPEN SPACE TO BE MAINTAINED BY THE RANCHES HOA



CURVE	LENGTH	RADIUS	CHORD DIST.	CHORD BRG.	DELTA
C1	83.37	225.00	82.84	N70°17'17"E	23°42'42"
C2	134.97	200.00	129.32	N62°12'12"E	37°42'42"
C3	134.37	200.00	128.05	N50°07'12"W	22°51'24"
C4	86.00	175.00	85.15	N81°30'12"W	28°12'24"
C5	186.27	175.00	186.47	N67°14'12"W	64°27'36"
C6	14.30	180.00	34.28	N27°32'12"E	13°27'24"
C7	124.12	150.00	129.77	N89°48'24"W	51°42'00"
C8	37.78	200.00	37.72	S89°59'12"W	10°48'24"
C9	60.56	200.00	60.33	N79°59'12"W	17°30'00"
C10	10.54	200.00	20.82	N49°22'12"E	9°42'00"
C11	75.98	225.00	75.91	N57°22'12"W	8°17'36"
C12	81.76	225.00	81.72	N49°19'12"W	8°44'24"
C13	14.78	15.00	14.19	N74°42'12"E	58°36'24"
C14	2.52	40.00	2.52	S79°14'12"W	12°30'12"
C15	84.52	60.00	77.71	S69°09'12"E	80°42'24"
C16	44.87	60.00	43.87	S13°32'12"W	42°30'24"
C17	23.68	60.00	23.53	N34°21'24"E	22°37'12"
C18	58.47	60.00	59.26	S74°42'12"W	19°36'24"
C19	14.00	15.00	13.00	S74°42'12"W	53°28'00"
C20	1.12	15.00	1.12	N47°09'12"E	41°37'00"
C21	53.68	225.00	53.55	N51°30'42"E	13°40'00"
C22	71.69	225.00	71.30	S67°48'12"W	16°23'24"
C23	71.69	225.00	71.30	N67°48'12"E	16°23'24"
C24	22.78	225.00	22.77	N70°50'12"E	5°47'36"
C25	82.84	200.00	82.38	N70°51'12"E	23°45'40"
C26	78.62	200.00	78.31	S67°39'12"W	18°51'00"
C27	25.47	200.00	25.85	S70°12'12"W	8°42'00"
C28	43.26	175.00	43.87	S72°22'48"W	24°42'00"
C29	51.87	175.00	51.78	S53°31'24"W	17°00'24"
C30	23.56	15.00	23.21	S50°17'12"W	8°00'00"
C31	15.67	475.00	15.64	S49°12'12"E	9°28'24"
C32	76.72	475.00	76.68	S58°12'44"E	9°28'24"
C33	55.14	475.00	55.11	S64°08'12"E	6°17'36"
C34	23.72	180.00	23.74	S71°47'24"E	8°00'00"
C35	49.97	180.00	49.78	S74°12'12"E	19°36'24"
C36	66.52	200.00	66.23	S88°53'12"E	19°30'36"
C37	36.31	200.00	36.05	S63°33'36"E	25°24'24"
C38	67.80	200.00	67.48	S49°46'12"E	19°25'24"

ROCKY MTN POWER

1. PURSUANT TO UTAH CODE ANN. 54-3-27, THIS PLAT CONVEYS TO THE OWNERS OR OPERATORS OF UTILITY FACILITIES A PUBLIC UTILITY EASEMENT ALONG WITH ALL THE RIGHTS AND DUTIES DESCRIBED THEREIN.
2. PURSUANT TO UTAH CODE ANN. 17-27a-603(4)(VI) ROCKY MTN POWER ACCEPTS DELIVERY OF THE PUE AS DESCRIBED IN THIS PLAT AND APPROVES THE PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS AND APPROXIMATES THE LOCATION OF THE PUBLIC UTILITY EASEMENTS BUT DOES NOT WARRANT THEIR PRECISE LOCATION. ROCKY MTN POWER MAY REQUIRE OTHER EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT AFFECT ANY RIGHT THAT ROCKY MTN POWER HAS UNDER:
 - (1) A RECORDED EASEMENT OR RIGHT-OF-WAY
 - (2) THE LAW APPLICABLE TO PRESCRIPTIVE RIGHTS
 - (3) TITLE 54, CHAPTER 16, DAMAGE TO UNDERGROUND UTILITY FACILITIES OR,
 - (4) ANY OTHER PROVISION OF LAW.

ROCKY MOUNTAIN POWER

Date _____

DOMINION ENERGY QUESTAR CORPORATION
 DOMINION APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS. QUESTAR MAY REQUIRE OTHER EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT CONSTITUTE ABRIGATION OR WAIVER OF ANY OTHER EXISTING RIGHTS, OBLIGATIONS OR LIABILITIES PROVIDED BY LAW OR EQUITY. THIS APPROVAL DOES NOT CONSTITUTE ACCEPTANCE, APPROVAL OR ACKNOWLEDGEMENT OF ANY TERMS CONTAINED IN THE PLAT, INCLUDING THOSE SET FORTH IN THE OWNERS DEDICATION AND THE NOTES AND DOES NOT CONSTITUTE A GUARANTEE OF PARTICULAR TERMS OF NATURAL GAS SERVICE. FOR FURTHER INFORMATION PLEASE CONTACT DOMINION'S RIGHT-OF-WAY DEPARTMENT AT 800-366-6532.

APPROVED THIS _____ DAY OF _____, 20____

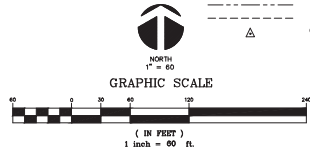
BY _____
 TITLE _____
 DOMINION ENERGY QUESTAR CORPORATION

Utilities shall have the right to install, maintain and operate their equipment above and below ground and all other related facilities within the Public Utility Easements identified on this plat map as may be necessary or desirable in providing utility services within and without the lots identified herein, including the right of access to such facilities and the right to require removal of any obstructions including structures, trees and vegetation that may be placed within the PUE. The utility may require the lot owner to remove all structures within the PUE at the owner's expense, or the utility may remove such structures at the owner's expense. At no time any permanent structures be placed within the PUE or any other obstructions with interfere with the use of the PUE with out the prior written approval of the utilities with facilities in the PUE.

Direct Communications _____
 DOMINION ENERGY _____

LEGEND

- FOUND SECTION COR. AS NOTED
- SET 5/8" IRON PIN
- TO BE SET AT ALL LOT CORNERS
- FOUND CLASS 1 STREET MONUMENT
- CLASS II STREET MONUMENT (SET)
- PROPERTY BOUNDARY
- CENTERLINE
- RIGHT-OF-WAY LINE
- LOT LINE
- SECTION LINE
- PUBLIC UTILITY EASEMENT
- CALCULATED POINT (NOT SET)



APPROVAL AS TO FORM

APPROVED AS TO FORM THIS _____
 DAY OF _____, 20____
 EAGLE MTN CITY ATTORNEY

COUNTY RECORDER
 SEAL

SURVEYORS SEAL
 SEAL

NOTARY PUBLIC
 SEAL

CIVIL ENGINEERS
 SEAL

CLERK-RECORDER
 SEAL

Surveyor's Certificate

I, ROBBIN J. MULLEN DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 368356 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY BY AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF SAID TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, STREETS, AND EASEMENTS AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND STAINED ON THE GROUND AS SHOWN ON THIS PLAT AND THAT THIS IS TRUE AND CORRECT.

Boundary Description

BEGINNING AT A POINT BEING S.89°23'41"E. 1215.28' ALONG THE SECTION LINE AND NORTH 861.31' FROM THE SOUTH 1/4 CORNER OF SECTION 29, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN;

FROM THE POINT OF BEGINNING; Thence, N 01° 06' 45" E for a distance of 461.71 feet to a point on a line.
 Thence, N 43° 04' 04" E for a distance of 136.30 feet to a point on a line.
 Thence, N 74° 49' 30" E for a distance of 687.04 feet to a point on a line.
 Thence, N 45° 00' 38" E for a distance of 150.00 feet to a point on a line.
 Thence, N 44° 58' 22" W for a distance of 137.00 feet to the beginning of a curve.
 Solid curve turning to the right through an angle of 21° 46' 44.9", having a radius of 275.00 feet, and whose long chord bears N 34° 00' 59" W for a distance of 103.90 feet to a point of intersection with a non-tangential line.
 Thence, N 68° 45' 25" E for a distance of 196.30 feet to a point on a line.
 Thence, N 77° 39' 39" E for a distance of 196.46 feet to a point on a line.
 Thence, S 31° 04' 00" E for a distance of 119.10 feet to a point on a line.
 Thence, S 31° 04' 00" E for a distance of 50.00 feet to a point on a line.
 Thence, S 31° 04' 00" E for a distance of 411.14 feet to a point on a line.
 Thence, S 58° 56' 00" W for a distance of 150.00 feet to a point on a line.
 Thence, N 31° 04' 00" W for a distance of 3.81 feet to the beginning of a curve.
 Solid curve turning to the left through an angle of 12° 07' 28.8", having a radius of 150.00 feet, and whose long chord bears N 37° 37' 41" W for a distance of 34.28 feet to a point of intersection with a non-tangential line.
 Thence, S 58° 56' 00" W for a distance of 492.41 feet to a point on a line.
 Thence, S 61° 35' 24" W for a distance of 432.71 feet to a point on a line.
 Thence, S 70° 37' 14" W a distance of 557.48 feet to the POINT OF BEGINNING.

CONTAINING 17.19 ACRES OF LAND MORE OR LESS.

PROJECT BASED ON STATE PLANE COORDINATES, NAD83

Date _____ Surveyor
 (See Seal Back)

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.

In witness hereof we have hereunto set our hands this _____ day of _____, A.D. 20____

Acknowledgement

STATE OF UTAH }
 COUNTY OF UTAH } S.S.
 On the _____ day of _____, 2016, personally appeared before me the persons signing the foregoing Owner's Dedication known to me to be authorized to execute the foregoing Owners Dedication for and on behalf of the owners who duly acknowledge to me that the Owners Dedication was executed by them on behalf of the Owners.

My Commission Expires _____ NOTARY PUBLIC
 (See Seal Back)
 The City of Eagle Mountain, 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. Signed this _____ day of _____, A.D. 20____

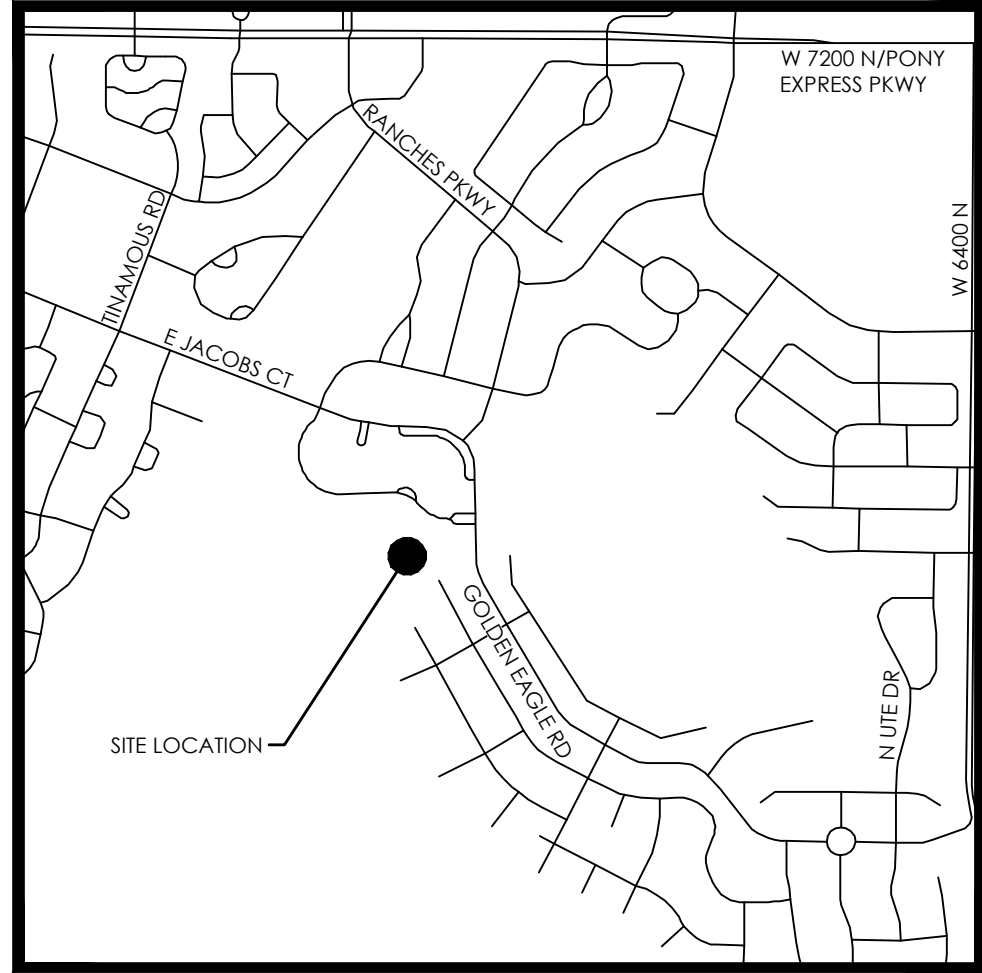
Approved: _____ City Engineer
 Approved: _____ City Recorder

Mayor of Eagle Mountain

Approved this _____ day of _____, A.D. 20____

Approved: _____ Mayor of Eagle Mountain

SKYLINE RIDGE - PH 2 Plat 6
 RESIDENTIAL SUBDIVISION
 LOCATED IN THE SOUTH HALF OF SECTION 29
 TOWNSHIP 5 SOUTH, RANGE 1 WEST,
 SALT LAKE BASE & MERIDIAN
 CITY OF EAGLE MOUNTAIN, UTAH COUNTY, UTAH



VICINITY MAP
NTS

ROAD SECTION NOTES

- PROOF ROLLS:** PROOF ROLL REQUIRED ON ALL SECTIONS OF ROAD: I.E. SUB-GRADE, SUB-BASE, CURB BASE, AND ROAD BASE. CURB STAKES REQUIRED FOR SUB-GRADE INSPECTION AND STRING LINE REQUIRED FOR SUB-BASE AND ROAD BASE INSPECTION.
- UTBC:** STATE SPEC. ROAD BASE REQUIRED FOR ALL ROADS, COMMERCIAL BASE ACCEPTABLE FOR SIDEWALKS & TRAILS.
- COLLARS:** COLLARS TO BE 1' WIDE BY 1' DEEP WITH A 6000 PSI CONCRETE WITH 1.5# FIBER MESH PER CUBIC YARD (3/4" MONOFILAMENT) REQUIRED FOR ALL STREET COLLARS. MANHOLE COVERS AND WATER VALVE TOWERS TO BE 1/2" DOWN FROM ASPHALT EDGE AND CONCRETE TO BE 1/4" TO 3/8" DOWN FROM ASPHALT EDGE.

WATER NOTES

- VALVES:**
 - VALVES MUST BE FLANGED TO TEE'S (FITTINGS)
 - VALVES 12" AND LARGER TO BE BUTTERFLY VALVES.
- BEDDING:** SAND MUST MEET AASHTO (A-3) GRADATION WITH 100% PASSING THE #4 SIEVE. 6" BELOW PIPE ON THE SIDES & 12" ABOVE PIPE (MINIMUM)
- DEPTH:** WATER MAIN & LATERALS MUST MAINTAIN 4" COVER FROM FINISHED GRADE (MINIMUM), 3' MINIMUM FROM TOP OF PIPE AT TIME OF INSTALLATION. MAX DEPTH 72" FROM FINISHED GRADE.
- SERVICES & FITTINGS:** SERVICES & FITTINGS TO MAINTAIN 3' MINIMUM SEPARATION FROM PIPE JOINTS AND OTHER FITTINGS
- SETTERS:** ALL SETTERS TO BE 21" TALL (MINIMUM), HAVE UNIONS AT THE BASE AND BE DUAL CHECK MODEL, ALSO 3/4" SETTERS TO HAVE DOUBLE BRACES. SETTERS TO BE AT 18" TO 22" FROM THE TOP OF SETTER TO TOP OF LID. 21" INSIDE DIAMETER CAN HDPE.
- WATER CAN LID:** ALL LIDS TO SAY "EAGLE MOUNTAIN" ON THEM RECESSED IN A HOLE FOR THE ERT AND TO BE SET AT LEVEL TO 1" ABOVE THE PLANE OF THE CURB & SIDEWALK.
- WATER CAN:** THE WATER CAN FOR 3/4" & 1" SERVICES WILL NEED TO BE A 21" TALL MINIMUM AND INSIDE DIAMETER. WATER CAN FOR 1-1/2" TO 2" SERVICE WILL NEED TO FOLLOW APWA SPECIFICATIONS.
- HYDRANTS:** HYDRANTS TO BE 5" BURY (MINIMUM)
- LATERALS:** ALL LATERALS NEED TO BE GIS (SHOT IN) AT THE CORP. STOP & SETTER. AND ALSO VISUAL INSPECTION ON POLY INSERTS BEFORE BACKFILL. WATER LATERALS TO EXTEND 15" INTO PROPERTY AND BE MARKED WITH A 2X4 PAINTED BLUE. ALL POLY LINES TO HAVE VISUAL POLY INSERT INSPECTION.
- TRACER WIRE:** RUN TRACER WIRE ALONG MAIN & EXTEND UP SETTERS AND HYDRANTS, DO NOT RUN UP VALVE BOXES.
- WATER FITTINGS:** ALL WATER FITTINGS TO BE CHECKED FOR THRUST BLOCKS (PRE & POST) AND GIS (SHOT IN) BEFORE BACKFILL
- VERTICAL SEPARATION:** WATER MAIN TO MAINTAIN 18" MINIMUM SEPARATION FROM STORM DRAIN OR OTHER OBSTACLES/UTILITIES.
- WATER LINE FITTINGS:** ALL FITTINGS TO HAVE MEGA LUG FOLLOWERS.
- WATER MAIN LINE:** NO DEFLECTION OR BENDING OF PIPE WILL BE ALLOWED IN THE WATER LINES AND BEND FITTINGS WILL BE REQUIRED. ALL FITTINGS TO BE MEGA-LUG FITTINGS.

SEWER NOTES

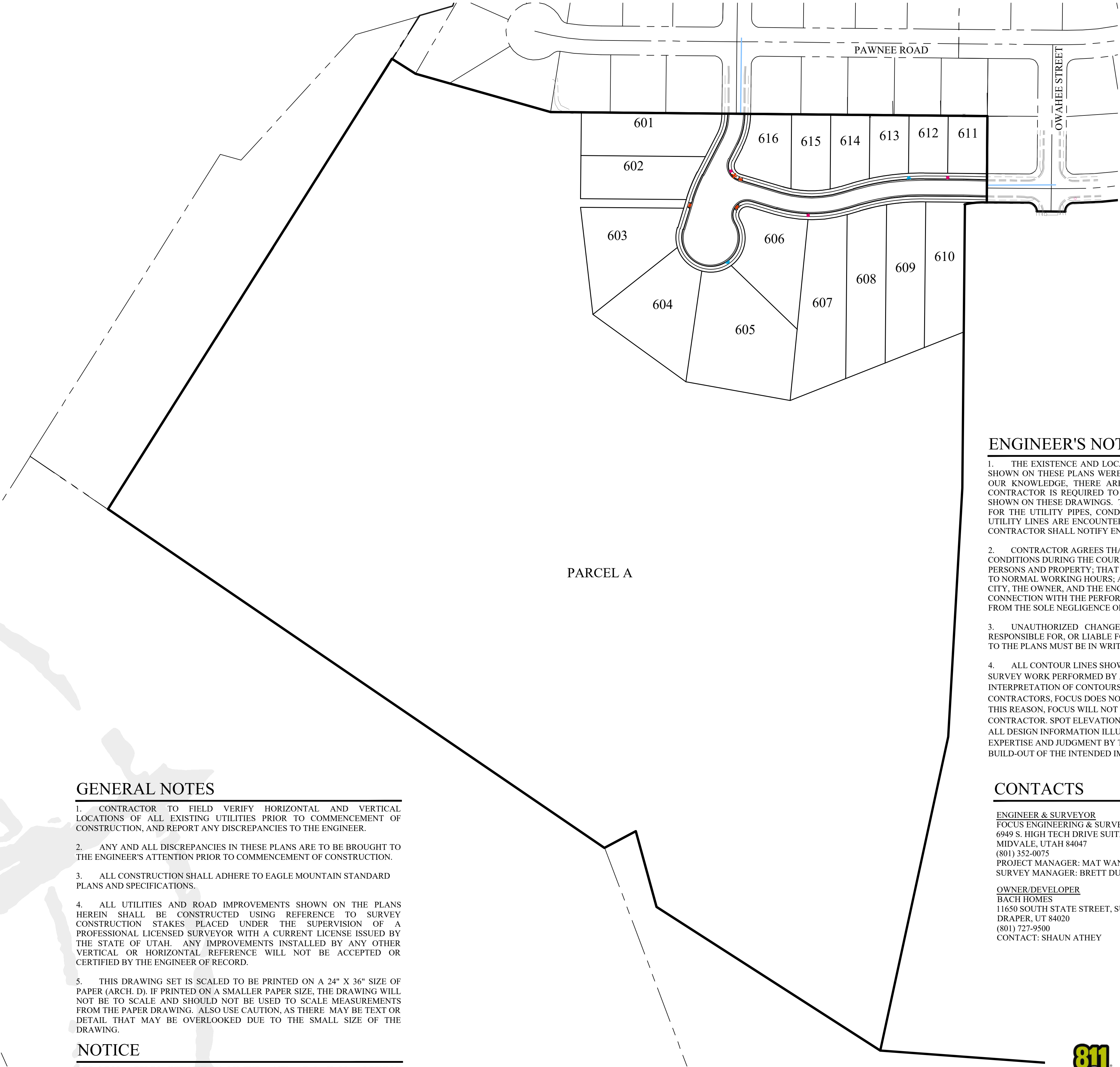
- PIPE BEDDING:** 3/4" GRAVEL REQUIRED 6" BELOW, ON THE SIDES & 12" ABOVE THE PIPE (MINIMUM).
- DEPTH:** SEWER MAIN/LATERALS TO MAINTAIN 4" COVER (MINIMUM) FROM FINISHED GRADE, 3' MINIMUM FROM TOP OF PIPE AT TIME OF INSTALLATION.
- SEPARATION:** SEWER MAINS & LATERALS TO MAINTAIN 10" SEPARATION (MINIMUM) FROM CULINARY WATER MAINS & LATERALS.
- SEWER Y'S:** 3' MINIMUM SEPARATION BETWEEN SEWER Y'S.
- LATERAL STUBS:**
 - STUBS MUST EXTEND 15' PAST PROPERTY AND BE MARKED WITH 2X4 PAINTED GREEN.
 - ALL LATERALS MUST BE GIS (SHOT IN) AT THE Y'S AND STUBS. ALSO, SLOPES (2% MIN. ON 4" PIPE) TO BE CHECKED BEFORE BACKFILL.
- MANHOLES:** MANHOLES TO BE WITHIN 1' OF FINISHED GRADE. 12" OF WHIRLY GIG FORM (MAX) AND NO FLAT RINGS ALLOWED. 12" OF 3/4" GRAVEL REQUIRED UNDER MANHOLES/BOXES.

STORM DRAIN NOTES

- BEDDING:** 3/4" GRAVEL 6" BELOW AND ON SIDES OF PIPE & 12" ABOVE PIPE (MINIMUM).
- ADS:** ALL ADS PIPE TO BE "HP" BRAND.
- COLLARS:** COLLARS TO BE 1'X1' AROUND PIPE, 4000 PSI CONCRETE, INSPECTION IS NEEDED PRE & POST COLLAR POUR.
- MANHOLES:** MANHOLES TO BE WITHIN 1' OF FINISHED GRADE. 12" OF WHIRLY GIG FORM (MAX) AND NO FLAT RINGS ALLOWED. 12" OF 3/4" GRAVEL REQUIRED UNDER MANHOLES/BOXES.

SKYLINE RIDGE PHASE 2 PLAT 6

PREPARED FOR:
BACH HOMES
LOCATED IN:
EAGLE MOUNTAIN CITY, UTAH



PARCEL A

SITE MAP

Sheet List Table	
Sheet Number	Sheet Title
C1	COVER SHEET
C2	FINAL PLAT
C2.1	FINAL PLAT
C3	SITE PLAN
C4	GRADING & DRAINAGE PLAN
C4.1	GRADING & DRAINAGE PLAN
C4.2	GRADING & DRAINAGE PLAN
C4.3	BUILDABLE SLOPE ANALYSIS
C5	WATER PLAN
C6	SEWER PLAN
C7	EROSION CONTROL PLAN
PP1	LAKOTA DRIVE
PP2	LONG RIDGE DRIVE
PP3	LONG RIDGE DRIVE
D1	DETAILS

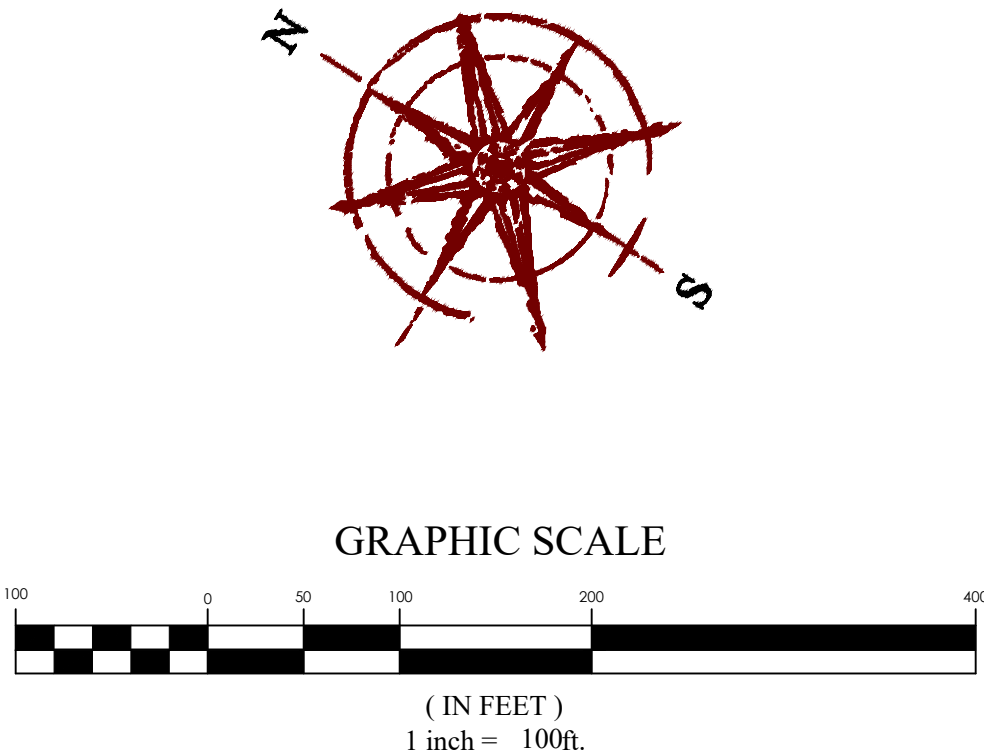
ENGINEER'S NOTES TO CONTRACTOR

- 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.
- 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.
- 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.
- 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.

CONTACTS

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

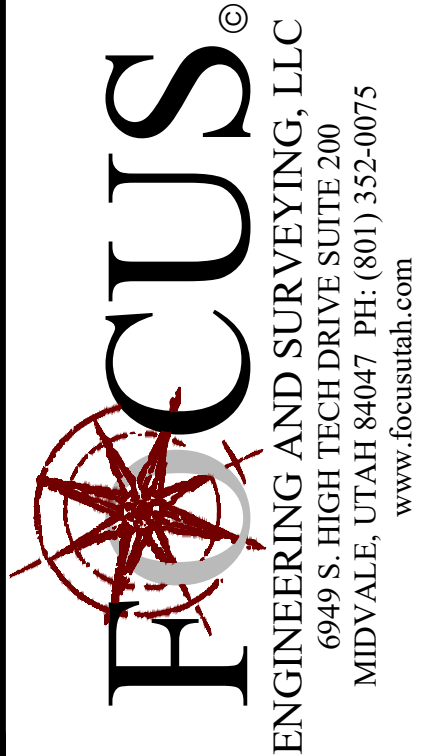
OWNER/DEVELOPER
BACH HOMES
11650 SOUTH STATE STREET, SUITE 300
DRAPER, UT 84020
(801) 727-9500
CONTACT: SHAUN ATHEY



SKYLINE RIDGE PHASE 2 PLAT 6

EAGLE MOUNTAIN CITY, UTAH

COVER SHEET



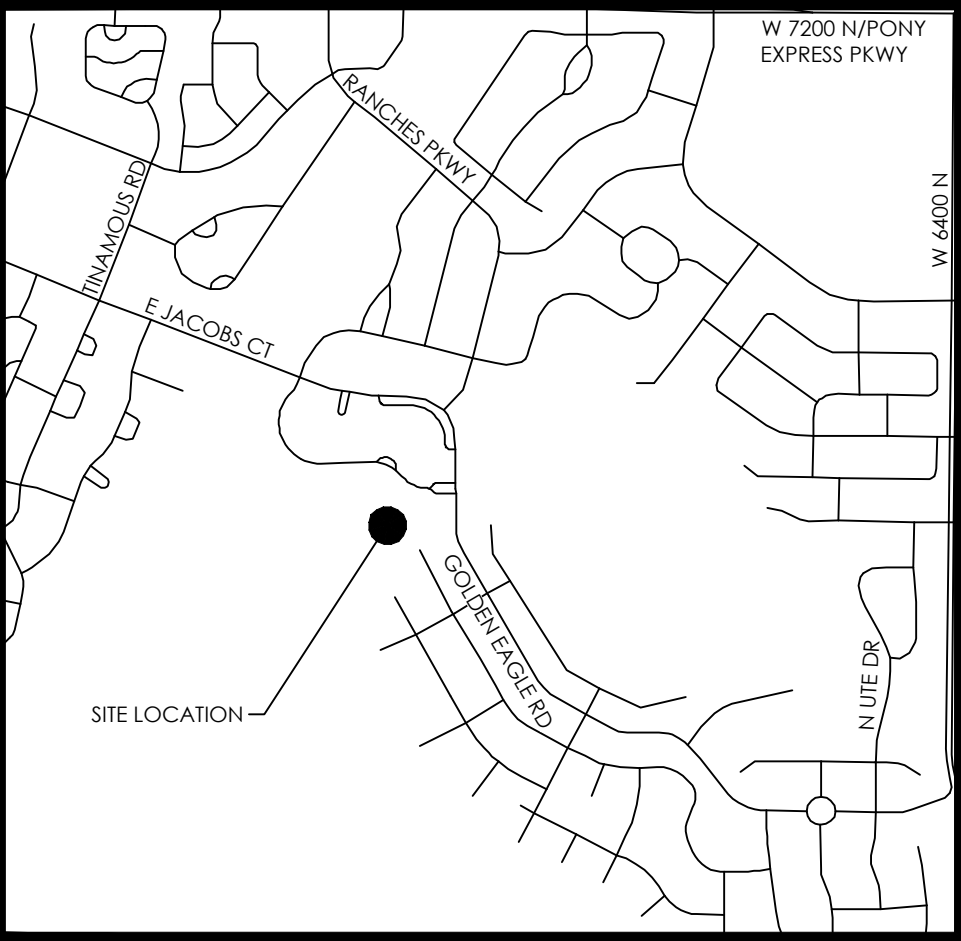
FOR
REVIEW
ONLY

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

COVER SHEET

Scale: 1"=100'	Drawn: RRH
Date: 01/05/22	Job #: 21-0221
Sheet:	

C1



VICINITY MAP
N.T.S

NOTES:

- #5 REBAR AND CAP (FOCUS ENG) TO BE SET AT ALL LOT CORNERS. LEAD PLUGS TO BE SET IN THE TOP BACK OF CURB ON THE PROJECTION OF SIDE LOT LINES.
- P.U. & D.E. = PUBLIC UTILITY & DRAINAGE EASEMENT
- ALL STREETS OR DRIVES TO SERVE AS PUBLIC UTILITY EASEMENTS.
- PARCEL A IS HEREBY DEDICATED TO EAGLE MOUNTAIN CITY.

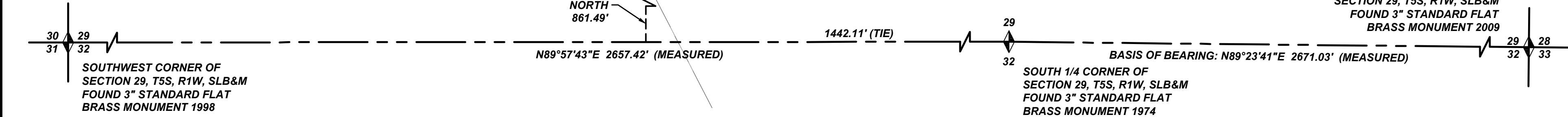
LEGEND

- BOUNDARY
- SECTION LINE
- EASEMENT
- RIGHT-OF-WAY LINE
- CENTERLINE
- BUILDING SETBACK
- EXISTING PROPERTY LINE

- SECTION MONUMENT (FOUND)
- STREET MONUMENT (TO BE SET)
- BOUNDARY MARKERS

SITE TABULATIONS

- TOTAL # OF LOTS: 16 LOTS
- TOTAL ACREAGE: 36.72 ACRES
- TOTAL ACREAGE IN LOTS: 5.73 ACRES
- TOTAL COMMON AREA: 29.98 ACRES
- TOTAL AREA IN ROW: 1.01 ACRES
- TOTAL ASPHALT AREA: 28,341 SQFT.
- AVERAGE LOT SIZE: 15,602 SQFT.
- LARGEST LOT SIZE: 31,824 SQFT.
- SMALLEST LOT SIZE: 6,800 SQFT.
- OVERALL DENSITY: 0.44 UNITS/ACRE



PREPARED BY
FOCUS
ENGINEERING AND SURVEYING, LLC
6040 E. 1000 S. SUITE 100
MIDVALE, UTAH 84047 PH: (801) 322-6075
www.focusutah.com

PREPARED FOR
BACH HOMES
11650 SOUTH STATE STREET SUITE 300
DRAPER, UTAH 84020
PH: 801-727-9500

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

DIRECT COMMUNICATIONS	DATE
-----------------------	------

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

ROCKY MOUNTAIN POWER	DATE
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DOMINION ENERGY UTAH
QUESTAR GAS COMPANY dba DOMINION ENERGY UTAH, HEREBY APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS. DOMINION ENERGY UTAH MAY REQUIRE ADDITIONAL EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT CONSTITUTE ABROGATION OR WAIVER OF ANY OTHER EXISTING RIGHTS, OBLIGATIONS OR LIABILITIES INCLUDING PRESCRIPTIVE RIGHTS AND OTHER RIGHTS, OBLIGATIONS OR LIABILITIES PROVIDED BY LAW OR EQUITY. THIS APPROVAL DOES NOT CONSTITUTE ACCEPTANCE, APPROVAL OR ACKNOWLEDGEMENT OF ANY TERMS CONTAINED IN THE PLAT, INCLUDING THOSE SET FORTH IN THE OWNERS DEDICATION OR THE NOTES, AND DOES NOT CONSTITUTE A GUARANTEE OF PARTICULAR TERMS OR CONDITIONS OF NATURAL GAS SERVICE. FOR FURTHER INFORMATION PLEASE CONTACT DOMINION ENERGY UTAH'S RIGHT-OF-WAY DEPARTMENT AT 800-366-8532.

QUESTAR GAS COMPANY
dba DOMINION ENERGY UTAH

APPROVED THIS ____ DAY OF ____ A.D. 20 ____

BY _____

TITLE _____

SURVEYOR'S CERTIFICATE
I, Evan J. Wood, do hereby certify that I am a Professional Land Surveyor, and that I hold License No. 183395 in accordance with Title 58, Chapter 22 of the Professional Engineers and Land Surveyors Act; I further certify that by authority of the owners I have completed a survey of the property described on this subdivision plat in accordance with Section 17-23-17, have verified all measurements, and have subdivided said tract of land into lots, parcels, and streets, together with easements, to be hereafter known as SKYLINE RIDGE PHASE 6, 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
LICENSE NO. 183395

DATE _____

BOUNDARY DESCRIPTION
A parcel of land located in the SW1/4 and SE1/4 of Section 29, Township 5 South, Range 1 West, Salt Lake Base and Meridian, being a part of that land described in that certain Warranty Deed recorded January 15, 2016 as Entry No. 4405:2016 in the office of the Utah County Recorder, more particularly described:
Beginning at a point located on the Easterly deed line described in that certain Warranty Deed recorded January 15, 2016 as Entry No. 4405:2016 in the office of the Utah County Recorder, said point also being located along the Section line S89°57'43"W 1442.11 feet and North 861.49 feet from the South Quarter corner of Section 29, Township 5 South, Range 1 West, Salt Lake Base and Meridian (Basis of Bearing being N89°23'41"E between the South Quarter and Southeast Corner of said Section 29); thence along said deed the following five (5) courses: (1) thence N01°06'45"E 461.71 feet; (2) thence N43°04'04"E 136.30 feet; (3) thence N59°44'37"W 62.21 feet; (4) thence N02°43'26"E 1,043.43 feet; (5) thence S89°22'33"E 924.37 feet to the extension of the westerly line of SKYLINE RIDGE PHASE 2 PLAT 3 RESIDENTIAL SUBDIVISION according to the official plat thereof recorded May 10, 2017 as Entry No. 45393:2017 in the office of the Utah County Recorder; thence to and along said plat the following three (3) courses (1) S00°37'26"W 48.28 feet; (2) thence S15°48'38"E 243.74 feet; (3) S31°04'00"E 758.81 feet to the northwesterly line of SKYLINE RIDGE PHASE 2 PLAT 1 RESIDENTIAL SUBDIVISION according to the official plat thereof recorded November 10, 2016 as Entry No. 113500:2016 in the office of the Utah County Surveyor; thence along said plat S58°56'00"W 150.00 feet; thence N31°04'00"W 3.81 feet; thence along the arc of a curve to the left with a radius of 150.00 feet a distance of 34.36 feet through a central angle of 13°07'22" Chord: N37°37'41"W 34.28 feet; thence S58°56'00"W 492.41 feet; thence S61°35'24"W 432.71 feet; thence S70°37'13"W 557.49 feet to the point of beginning.

Contains: 36.72 acres +/-
16 Lots, Parcel A

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, 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 UTAH RESIDING 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 ____.

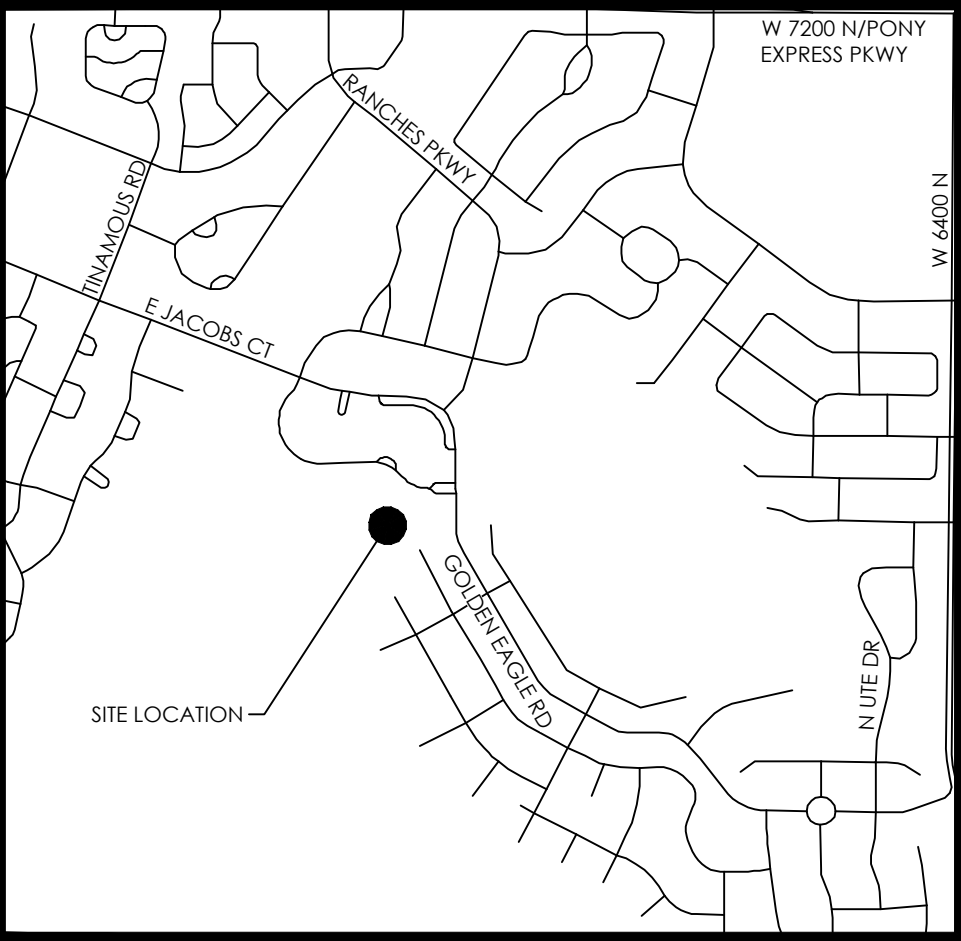
APPROVED BY MAYOR _____	APPROVED BY CITY ATTORNEY _____
APPROVED BY CITY ENGINEER _____ (SEE SEAL BELOW)	ATTEST BY CITY RECORDER _____ (SEE SEAL BELOW)

SKYLINE RIDGE PHASE 2 PLAT 6
SUBDIVISION
LOCATED IN THE SW1/4 AND SE1/4 OF SECTION 29, T5S, R1W,
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

Z:\2021\21-0221\Skyline Ridge Plat 6\Design 21-0221\Skyline Ridge Plat 6_FINAL_PLAT.dwg



VICINITY MAP
N.T.S

NOTES:

- #5 REBAR AND CAP (FOCUS ENG) TO BE SET AT ALL LOT CORNERS. LEAD PLUGS TO BE SET IN THE TOP BACK OF CURB ON THE PROJECTION OF SIDE LOT LINES.
- P.U. & D.E. = PUBLIC UTILITY & DRAINAGE EASEMENT.
- ALL STREETS OR DRIVES TO SERVE AS PUBLIC UTILITY EASEMENTS.
- PARCEL A IS HEREBY DEDICATED TO EAGLE MOUNTAIN CITY.

Curve Table				
CURVE	RADIUS	DELTA	LENGTH	CHORD DIRECTION
C1	75.00	26°46'13"	35.04	S72°19'06"W
C2	275.00	10°10'49"	48.86	S80°36'48"W
C3	60.00	33°01'13"	34.58	S59°00'47"W
C4	60.00	59°07'45"	61.92	S12°56'18"W
C5	60.00	51°24'51"	53.84	S42°20'00"E
C6	225.00	14°49'06"	58.19	S22°38'21"E
C7	60.00	85°05'59"	89.12	N69°24'34"E
C8	15.00	137°59'01"	36.12	S84°08'55"E
C9	225.00	17°32'39"	68.90	S38°49'14"E
C10	225.00	0°38'50"	2.54	S47°54'58"E
C11	375.00	7°09'01"	46.80	S44°39'53"E
C12	375.00	10°01'23"	65.60	S36°04'41"E
C13	100.00	26°46'13"	46.72	N72°19'06"E
C14	425.00	3°41'51"	27.43	N32°54'56"W
C15	425.00	9°16'31"	68.80	N39°24'07"W
C16	425.00	4°12'01"	31.16	N46°08'23"W
C17	175.00	6°01'02"	18.38	N45°13'52"W
C18	175.00	22°24'22"	68.44	N31°01'11"W
C19	175.00	4°34'36"	13.98	N17°31'42"W
C20	15.00	100°51'37"	26.41	N35°16'24"E
C21	125.00	26°46'13"	58.40	N72°19'06"E
C22	400.00	17°10'23"	119.89	N39°39'12"W
C23	200.00	33°00'19"	115.21	N31°44'14"W
C24	250.00	10°10'49"	44.42	N80°36'48"E

Line Table		
LINE	DIRECTION	LENGTH
L1	N48°14'23"W	21.05
L2	N85°42'13"E	74.15
L3	N75°31'23"E	53.88
L4	N14°28'37"W	60.00

LEGEND

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

PREPARED BY

FOCUS

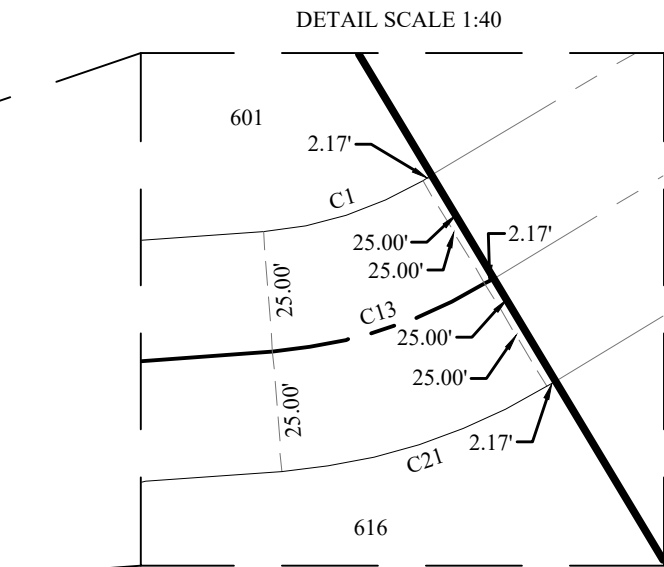
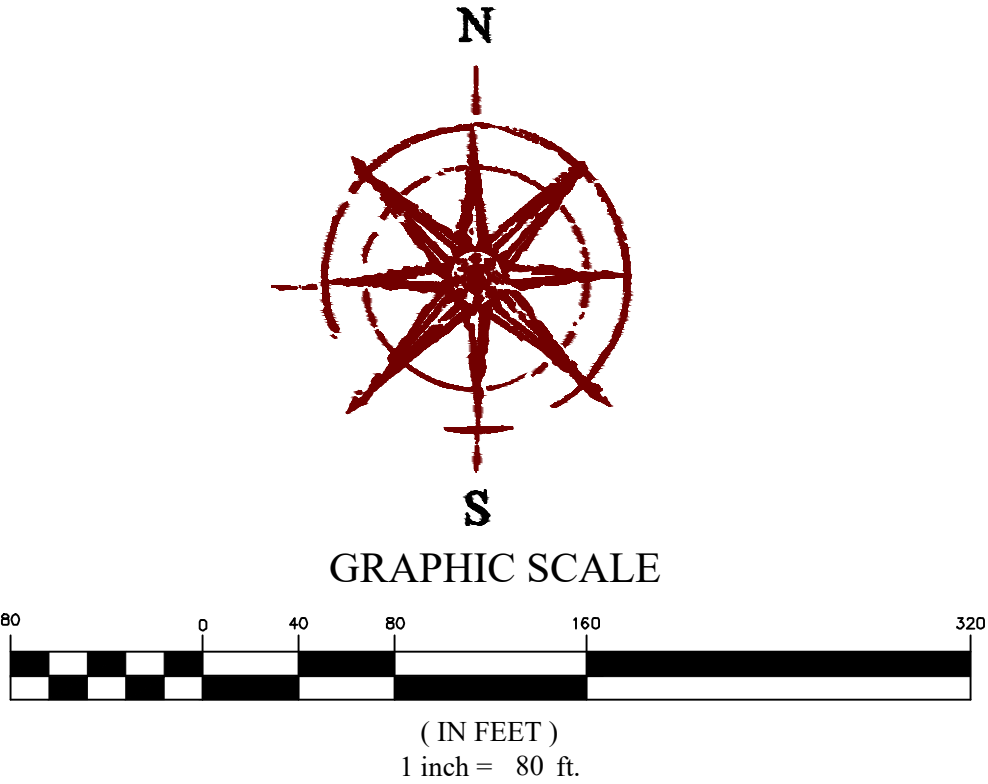
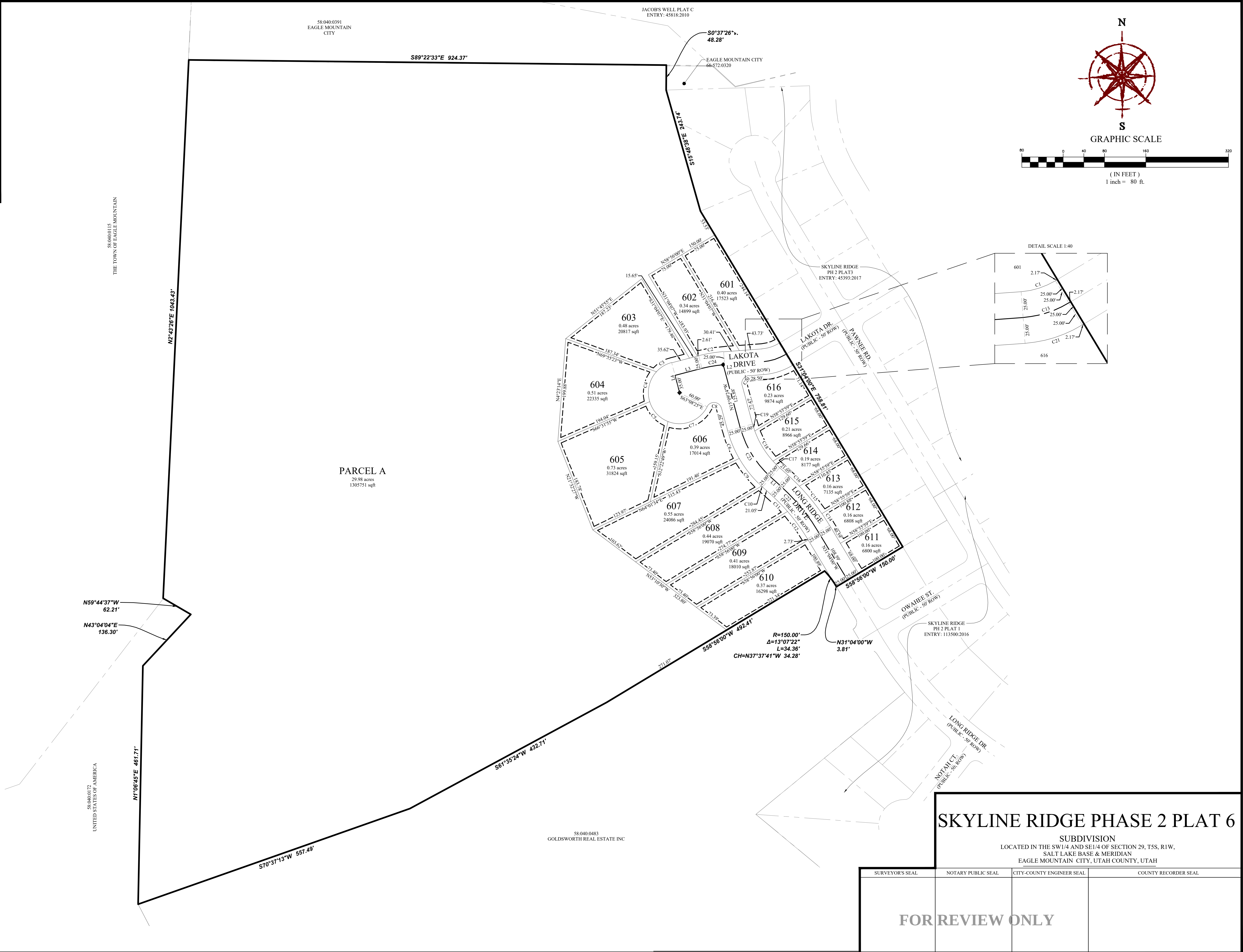
ENGINEERING AND SURVEYING, LLC

6909 SOUTH TRULI DRIVE
MIDVALE, UTAH 84047 PH: (801) 322-0075
www.focusutah.com

PREPARED FOR

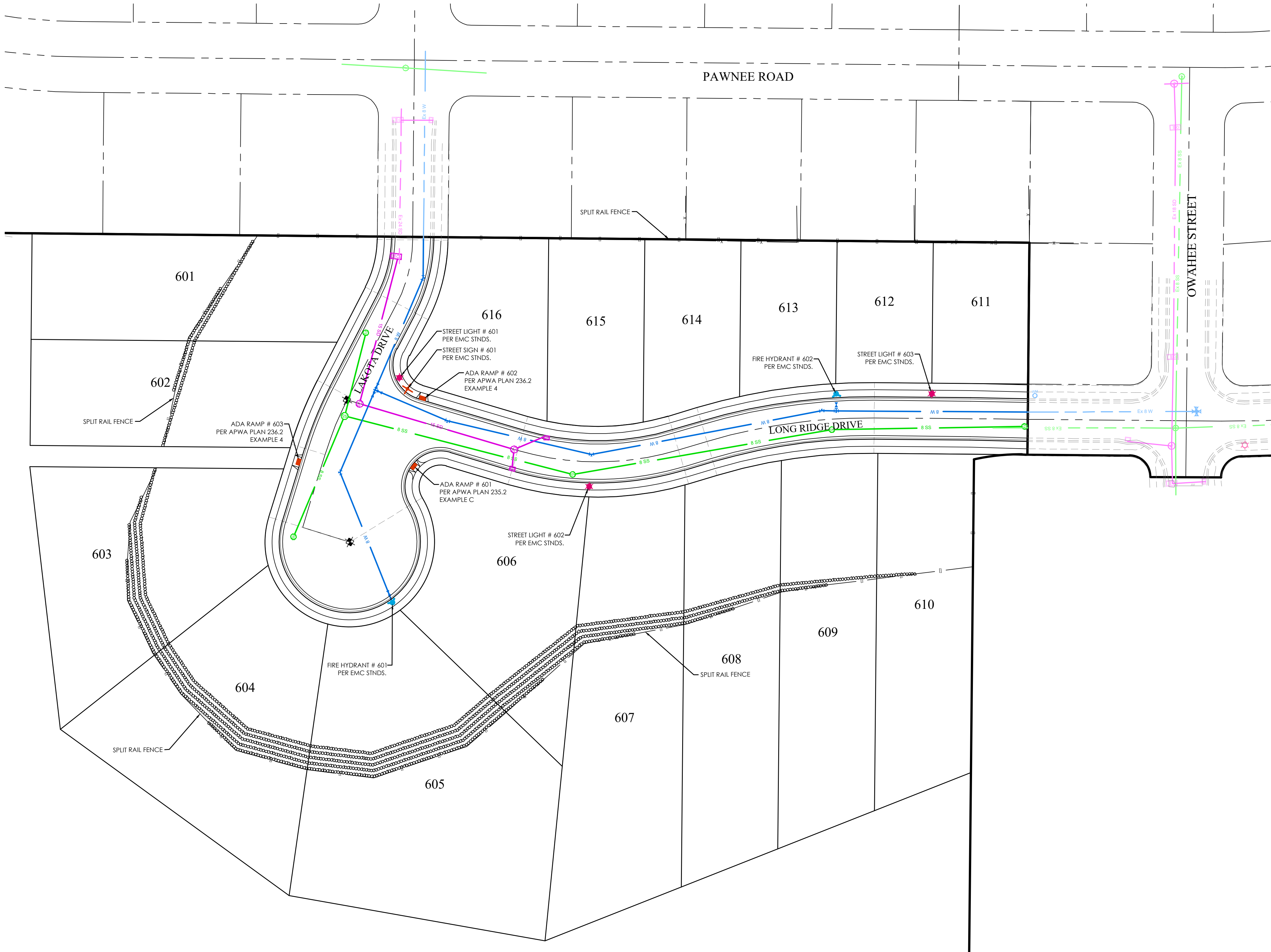
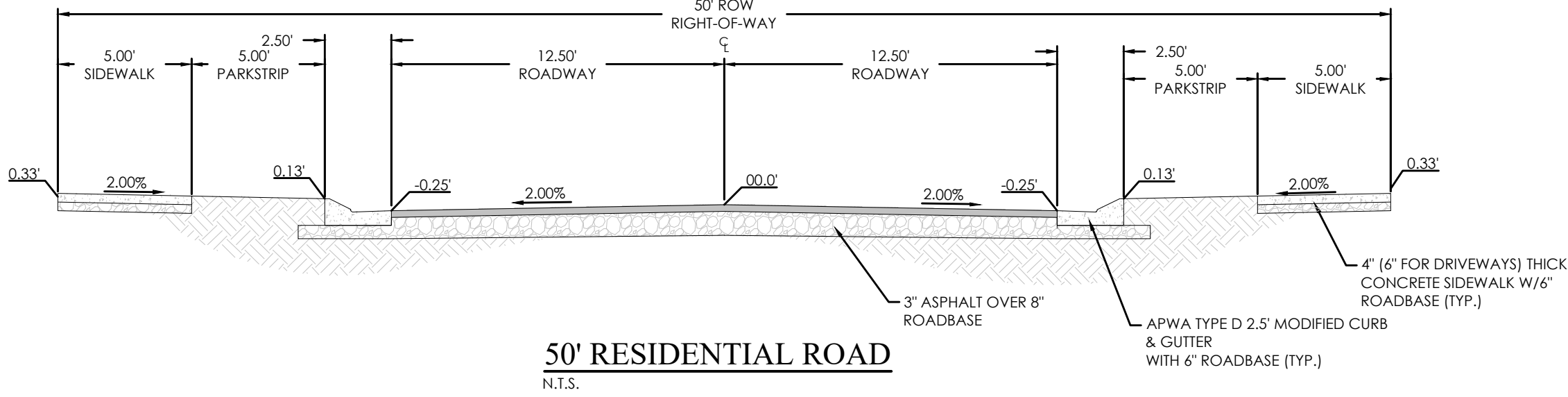
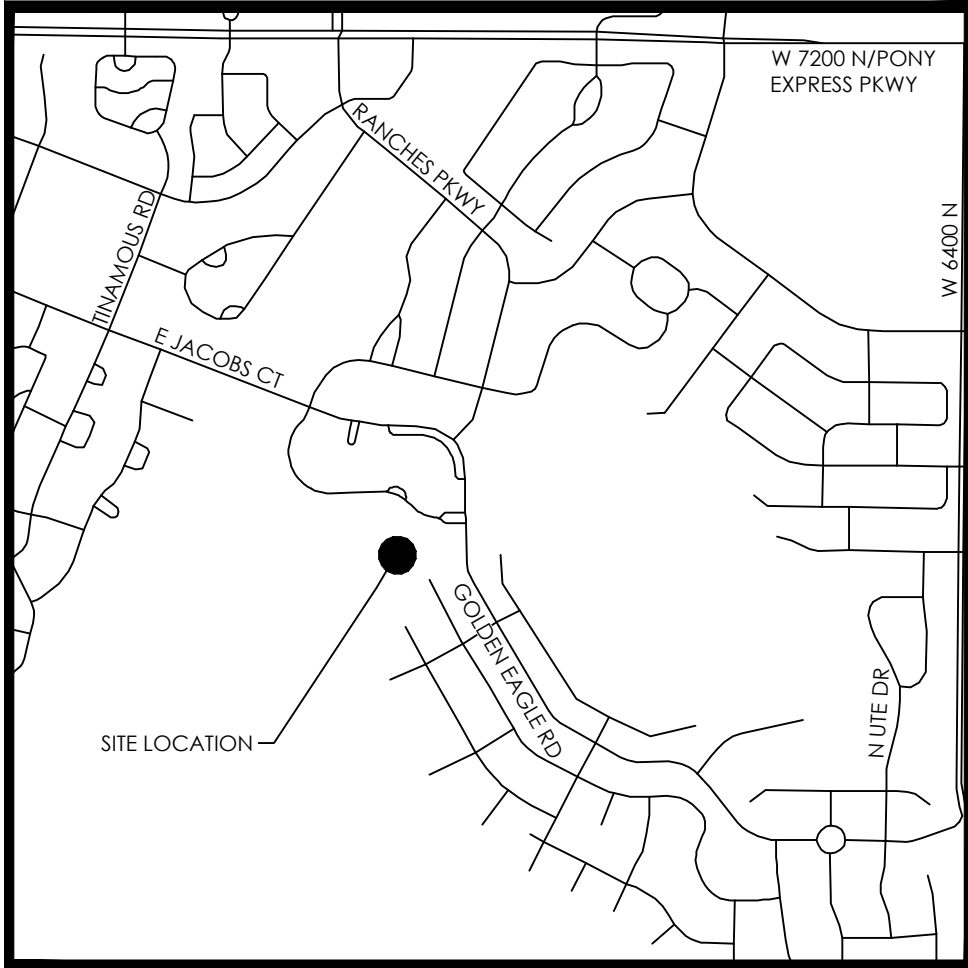
BACH HOMES

11650 SOUTH STATE STREET SUITE 300
DRAPER, UTAH 84020
PH: 801-727-9500

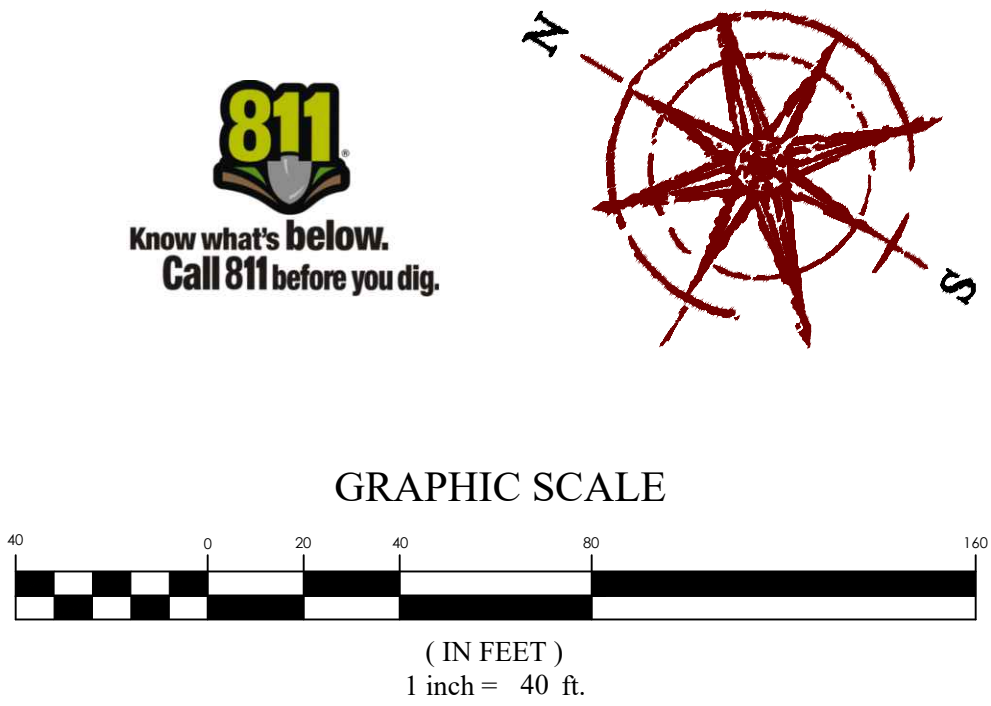


SKYLINE RIDGE PHASE 2 PLAT 6
SUBDIVISION
LOCATED IN THE SW1/4 AND SE1/4 OF SECTION 29, T5S, R1W,
SALT LAKE BASE & MERIDIAN
EAGLE MOUNTAIN CITY, UTAH COUNTY, UTAH

SURVEYOR'S SEAL	NOTARY PUBLIC SEAL	CITY-COUNTY ENGINEER SEAL	COUNTY RECORDER SEAL
FOR REVIEW ONLY			



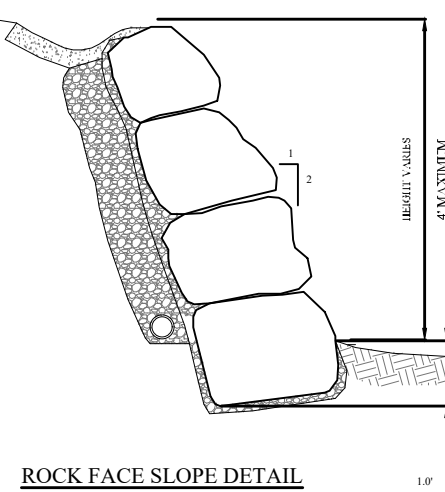
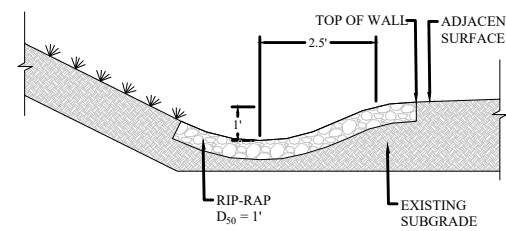
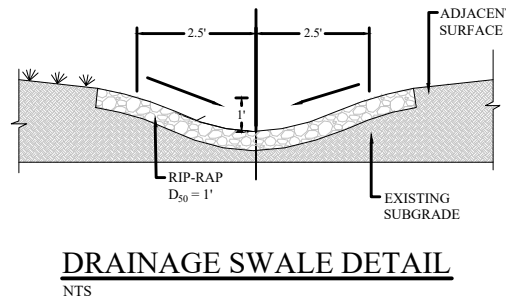
LEGEND	
	BOUNDARY
	CENTERLINE
	LOT LINE
	EASEMENT
	15" STORM DRAIN
	8" SANITARY SEWER
	8" CULINARY WATER
	8" SECONDARY WATER
	CONTOUR MAJOR
	CONTOUR MINOR
	EXIST. STORM DRAIN
	EXIST. SANITARY SEWER
	EXIST. CULINARY WATER
	EXIST. FENCE
	EXIST. CONTOUR MAJOR
	EXIST. CONTOUR MINOR
	SIGN
	STREET LIGHT
	SD 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



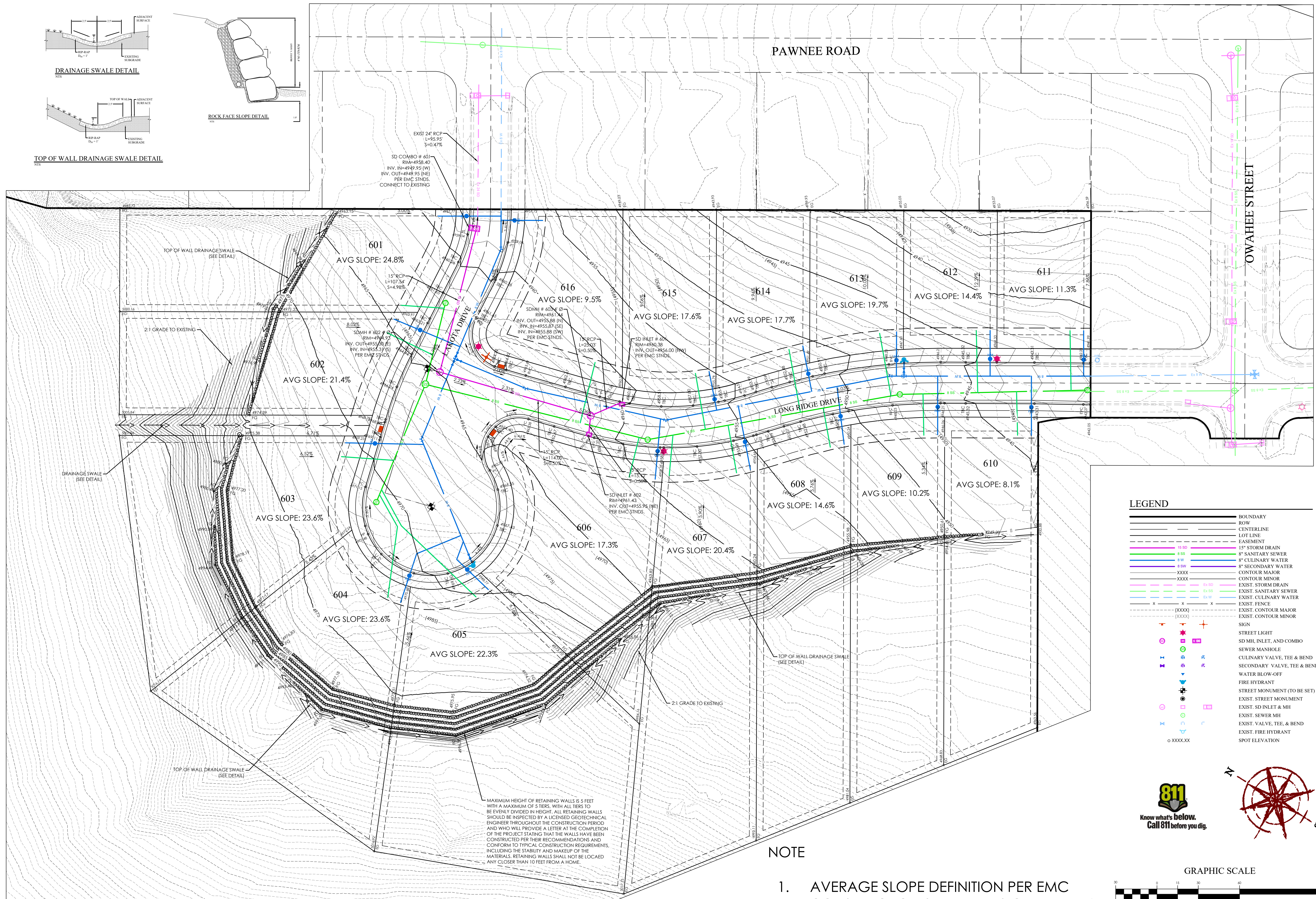
SKYLINE RIDGE PHASE 2 PLAT 6
EAGLE MOUNTAIN CITY, UTAH
SITE PLAN

REVISION BLOCK	
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SITE PLAN	
Scale: 1"=40'	Drawn: RRR
Date: 01/05/22	Job #: 21-0221
Sheet:	C3



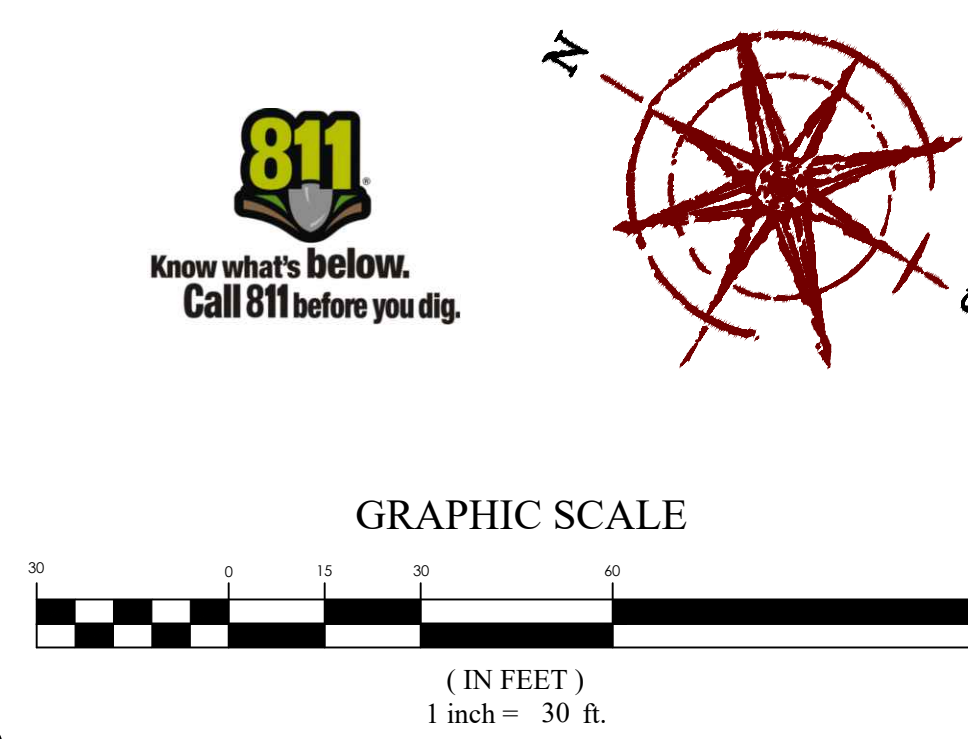
TOP OF WALL DRAINAGE SWALE DETAIL



NOTE
1. AVERAGE SLOPE DEFINITION PER EMC CONSTRUCTION STANDARDS CHAPTER 14. HILLSIDE SITE DEVELOPMENT SECTION 16.010

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



FOR REVIEW ONLY

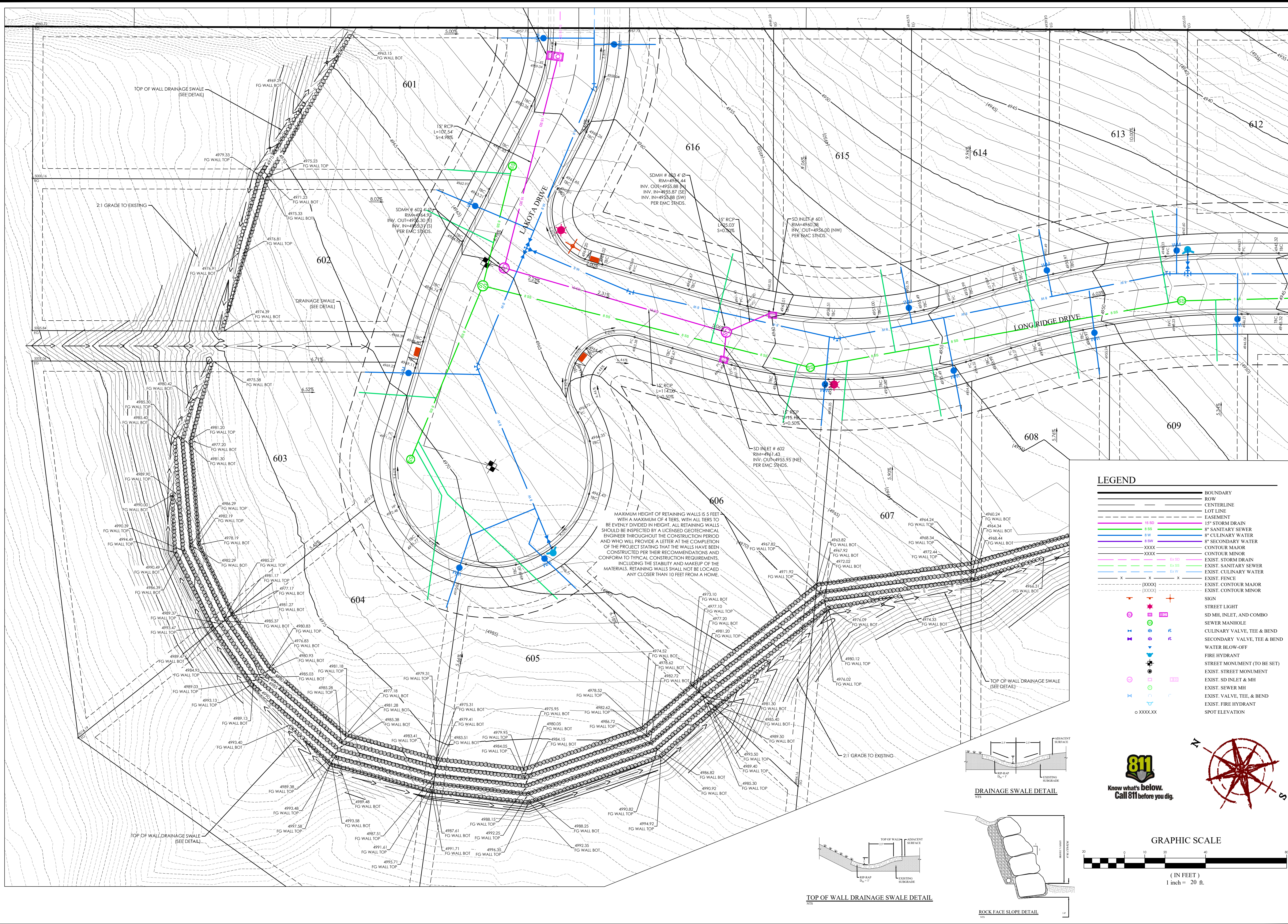
SKYLINE RIDGE PHASE 2 PLAT 6
EAGLE MOUNTAIN CITY, UTAH
GRADING & DRAINAGE PLAN

REVISION BLOCK	
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GRADING & DRAINAGE PLAN

Scale: 1"=30'
Date: 01/05/22
Sheet: C4

Drawn: RRH
Job #: 21-0221



SKYLINE RIDGE PHASE 2 PLAT 6
EAGLE MOUNTAIN CITY, UTAH
GRADING & DRAINAGE PLAN

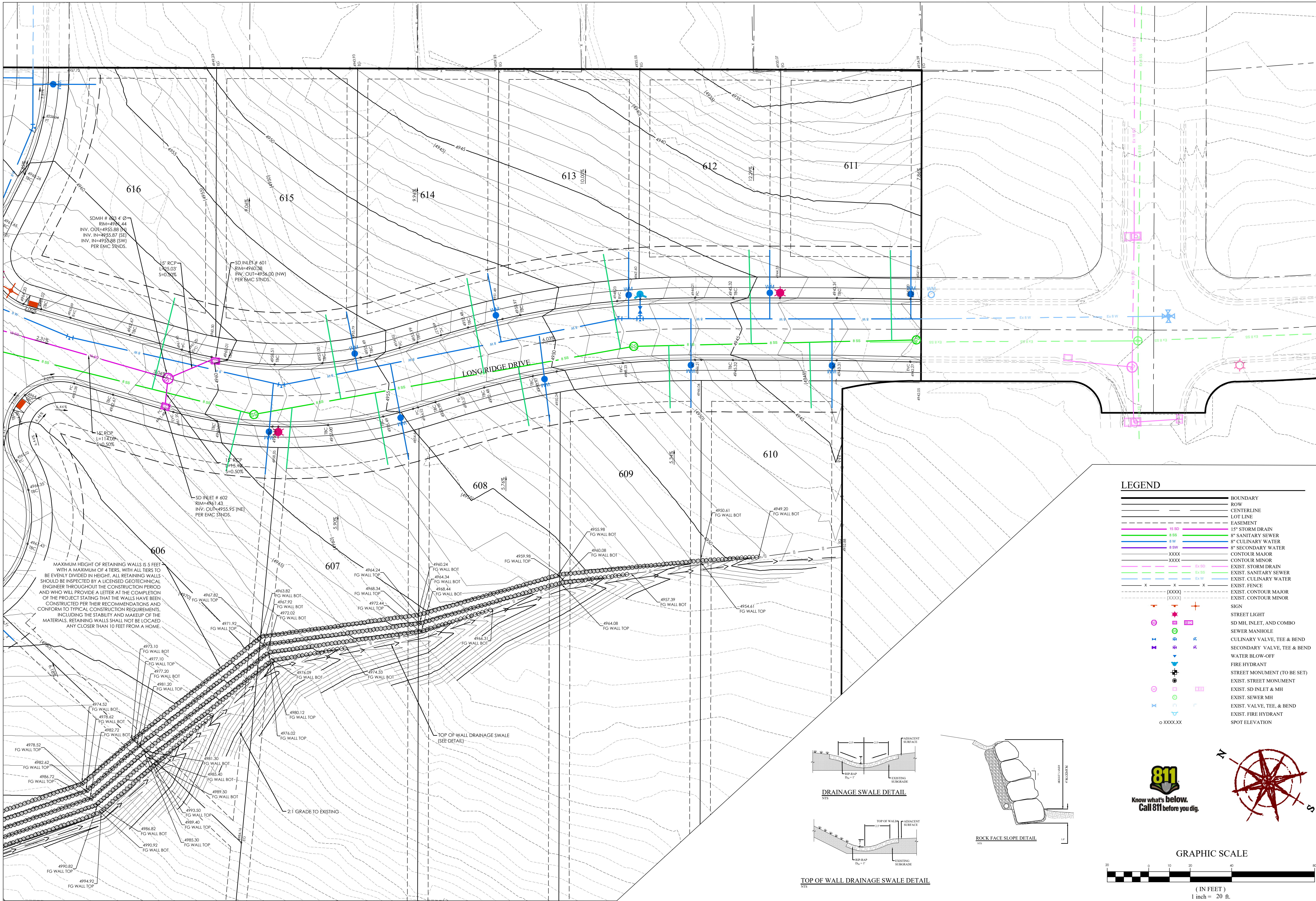
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GRADING & DRAINAGE PLAN

Scale: 1"=20'
Date: 01/05/22
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Drawn: RRH
Job #: 21-0221

C4.1



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

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

GRAPHIC SCALE

(IN FEET)
1 inch = 20 ft.

North Arrow

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

FOR REVIEW ONLY

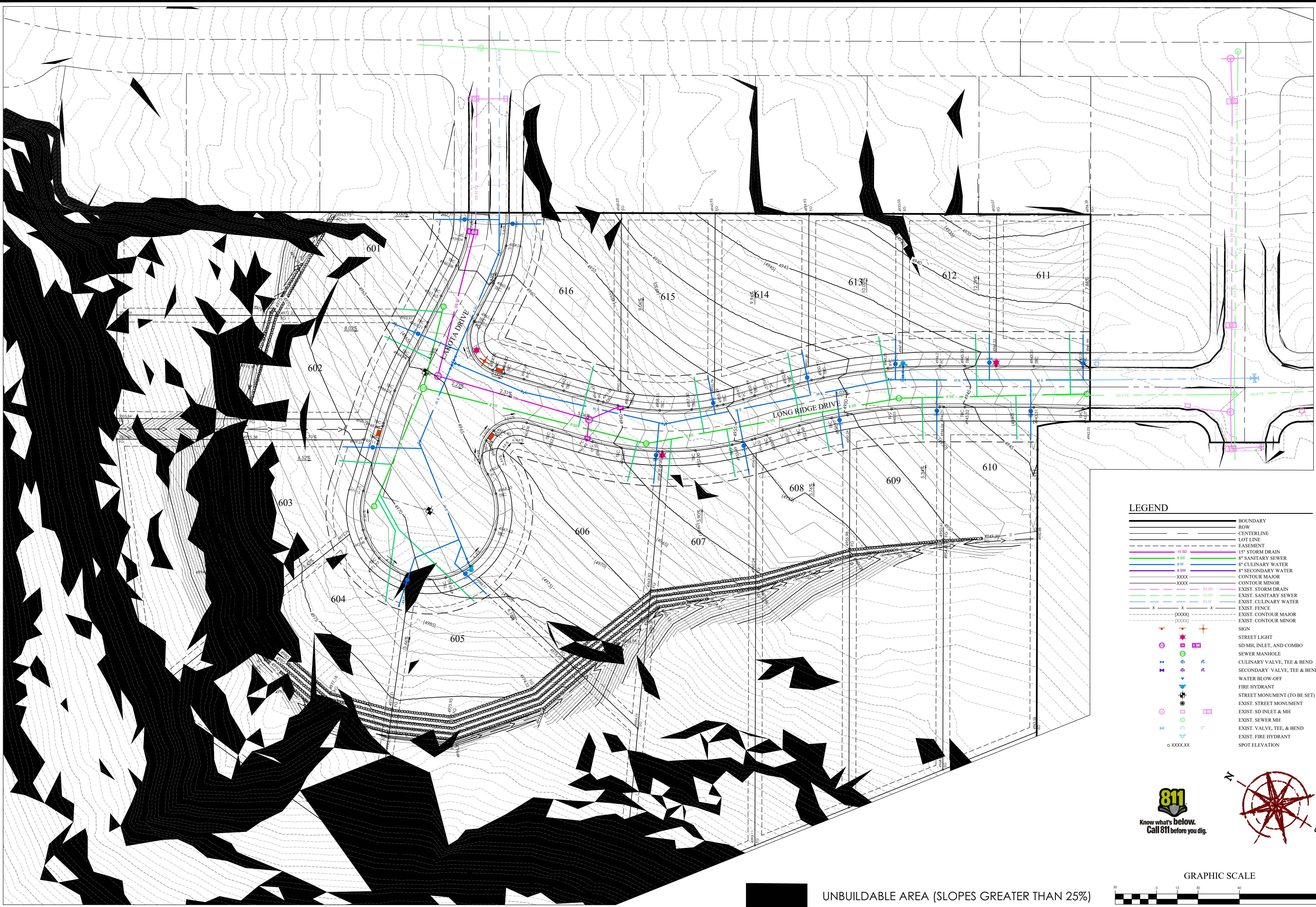
SKYLINE RIDGE PHASE 2 PLAT 6
EAGLE MOUNTAIN CITY, UTAH
GRADING & DRAINAGE PLAN

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GRADING & DRAINAGE PLAN

Scale: 1"=20'	Drawn: RRH
Date: 01/05/22	Job #: 21-0221
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Z:\2021\21-0221 Skyline Ridge Plat 6.dgn 21-0221 (GWS) Streets V4.2 - GRADING & DRAINAGE PLAN.dwg



UNBUILDABLE AREA (SLOPES GREATER THAN 25%)

LEGEND

15 SD	BOUNDARY
8 SS	ROW
8 W	CENTERLINE
8 SW	LOT LINE
XXXX	EASEMENT
XXXX	15" STORM DRAIN
XXXX	8" SANITARY SEWER
XXXX	8" CULINARY WATER
XXXX	8" SECONDARY WATER
XXXX	CONTOUR MAJOR
XXXX	CONTOUR MINOR
XXXX	EXIST. STORM DRAIN
XXXX	EXIST. SANITARY SEWER
XXXX	EXIST. CULINARY WATER
XXXX	EXIST. FENCE
XXXX	EXIST. CONTOUR MAJOR
XXXX	EXIST. CONTOUR MINOR

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

GRAPHIC SCALE
0 15 30 45 60 75 90 105 120
(IN FEET)
1 inch = 30 ft.

REVISION BLOCK

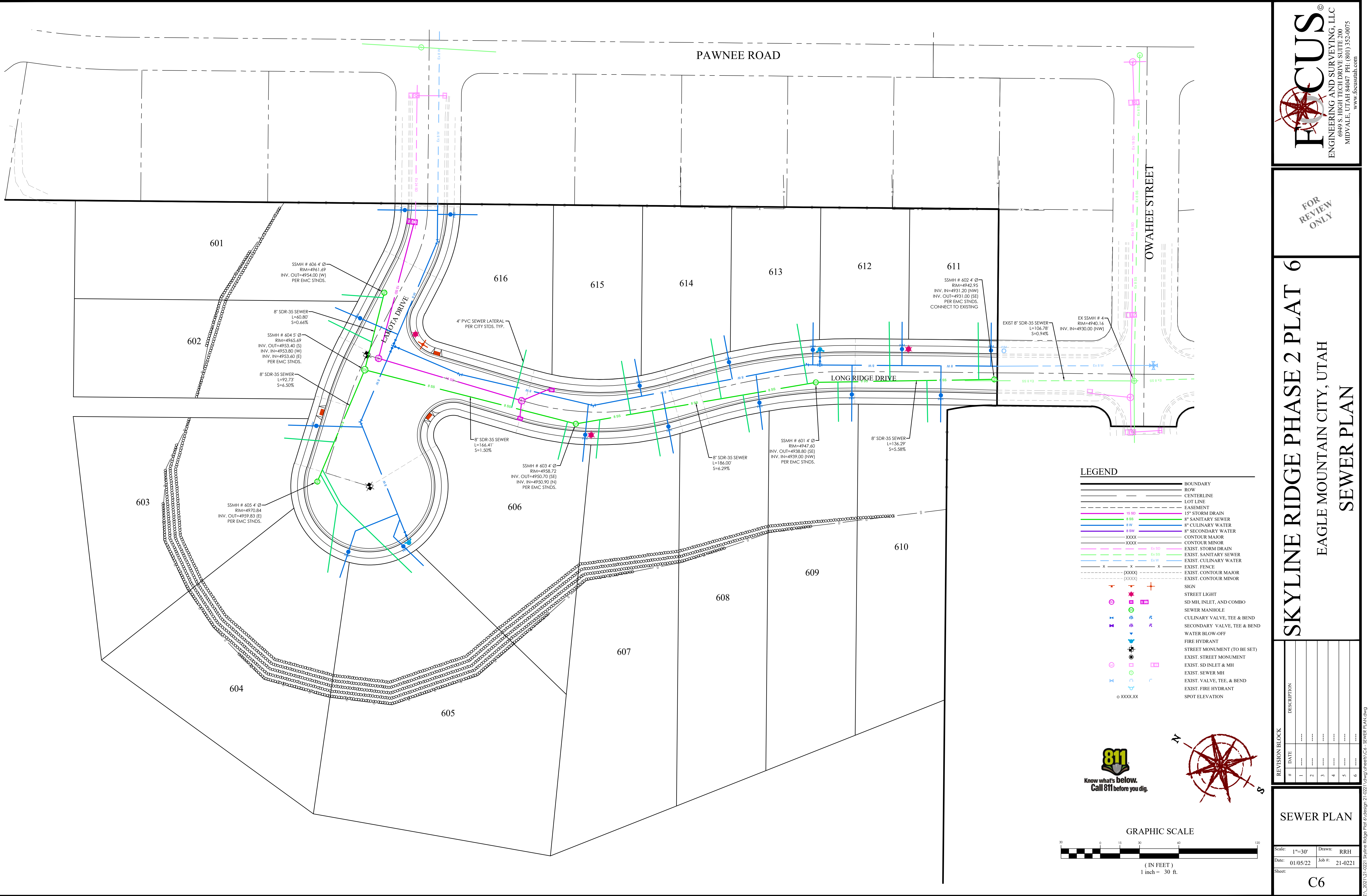
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BUILDABLE SLOPE ANALYSIS

Scale: 1"=30'
Date: 01/05/22
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Drawn: RRH
Job #: 21-0221

C4.3



FOCUS
ENGINEERING AND SURVEYING, LLC
6949 S. HIGH TECH DRIVE, SUITE 200
MIDVALE, UTAH 84047 PH: (801) 352-0075
www.focusnh.com

FOR REVIEW ONLY

SKYLINE RIDGE PHASE 2 PLAT 6

EAGLE MOUNTAIN CITY, UTAH

SEWER PLAN

REVISION BLOCK	
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SEWER PLAN

Scale: 1"=30'

Date: 01/05/22

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Drawn: RRH

Job #: 21-0221

C6

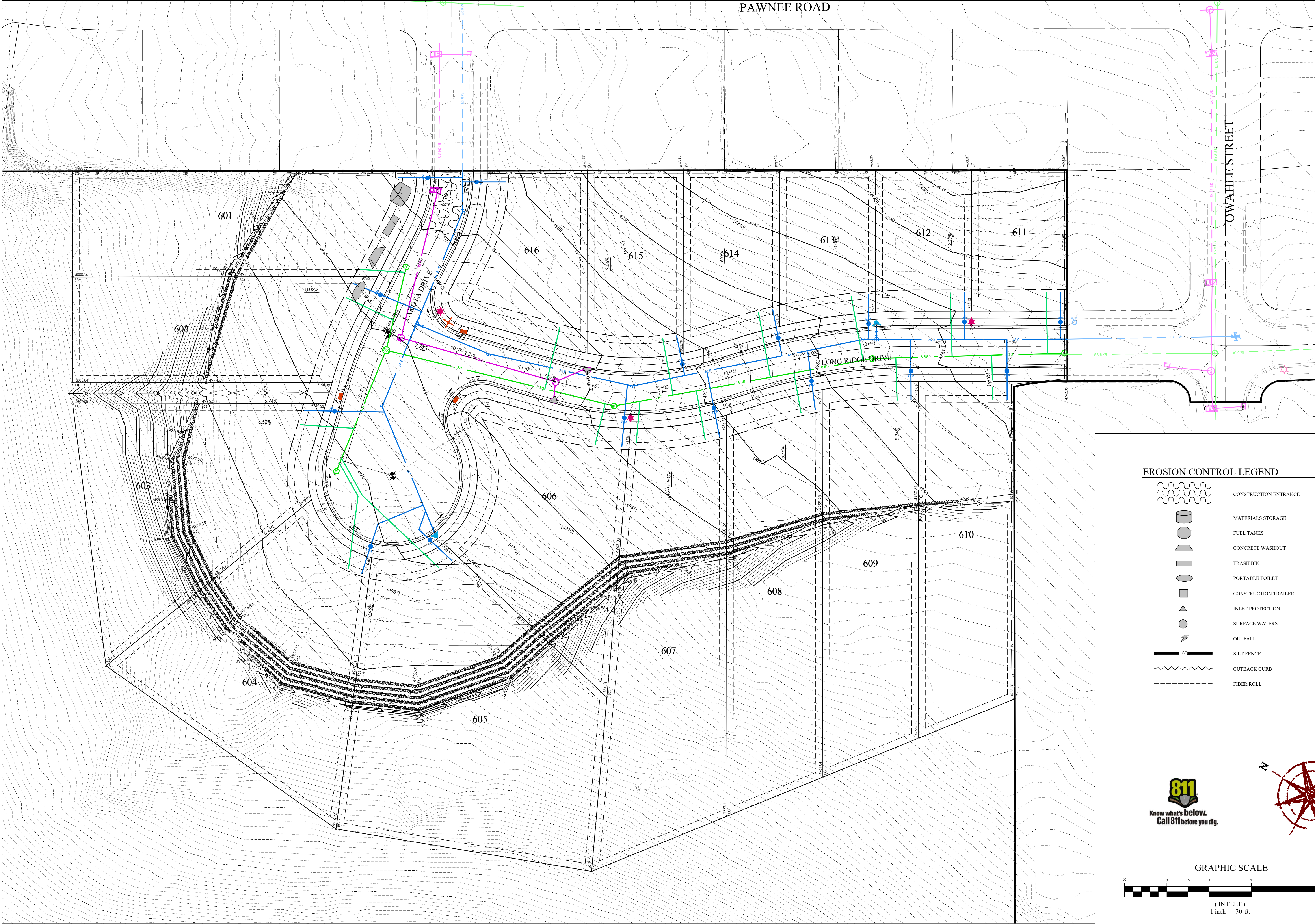
811
Know what's below.
Call 811 before you dig.

N

GRAPHIC SCALE

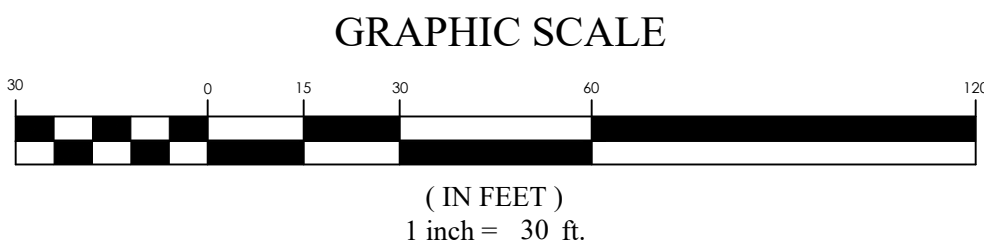
(IN FEET)
1 inch = 30 ft.

Z:\2021\21-0221 Skyline Ridge Plat 6.dwg 21-0221 (dwg) Sheets\C6 - SEWER PLAN.dwg



EROSION CONTROL LEGEND

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



SKYLINE RIDGE PHASE 2 PLAT 6
EAGLE MOUNTAIN CITY, UTAH
EROSION CONTROL PLAN

REVISION BLOCK	DATE	DESCRIPTION
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EROSION CONTROL PLAN

Scale: 1"=30'

Date: 01/05/22

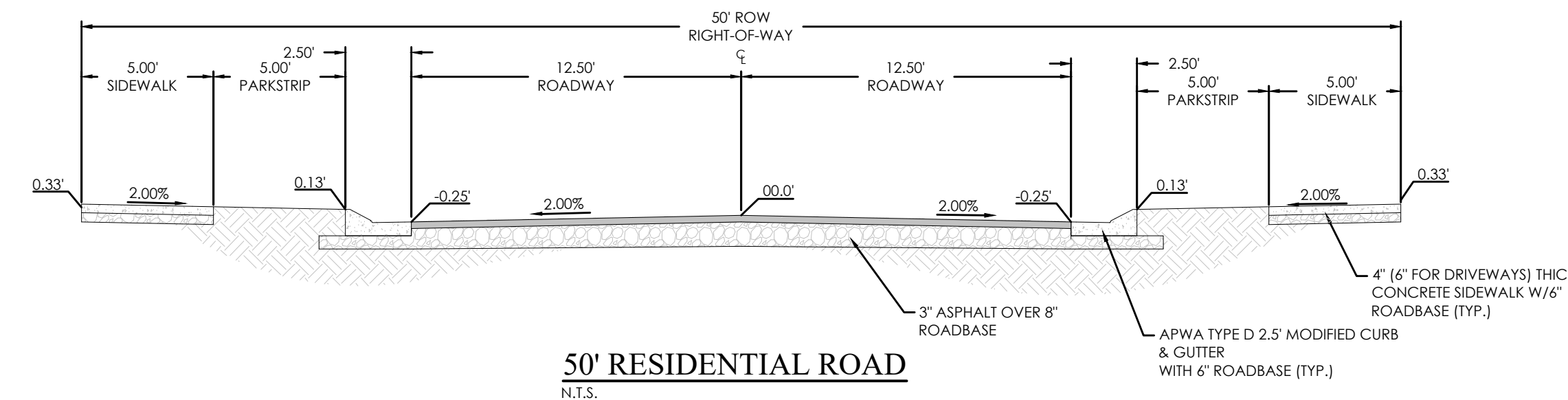
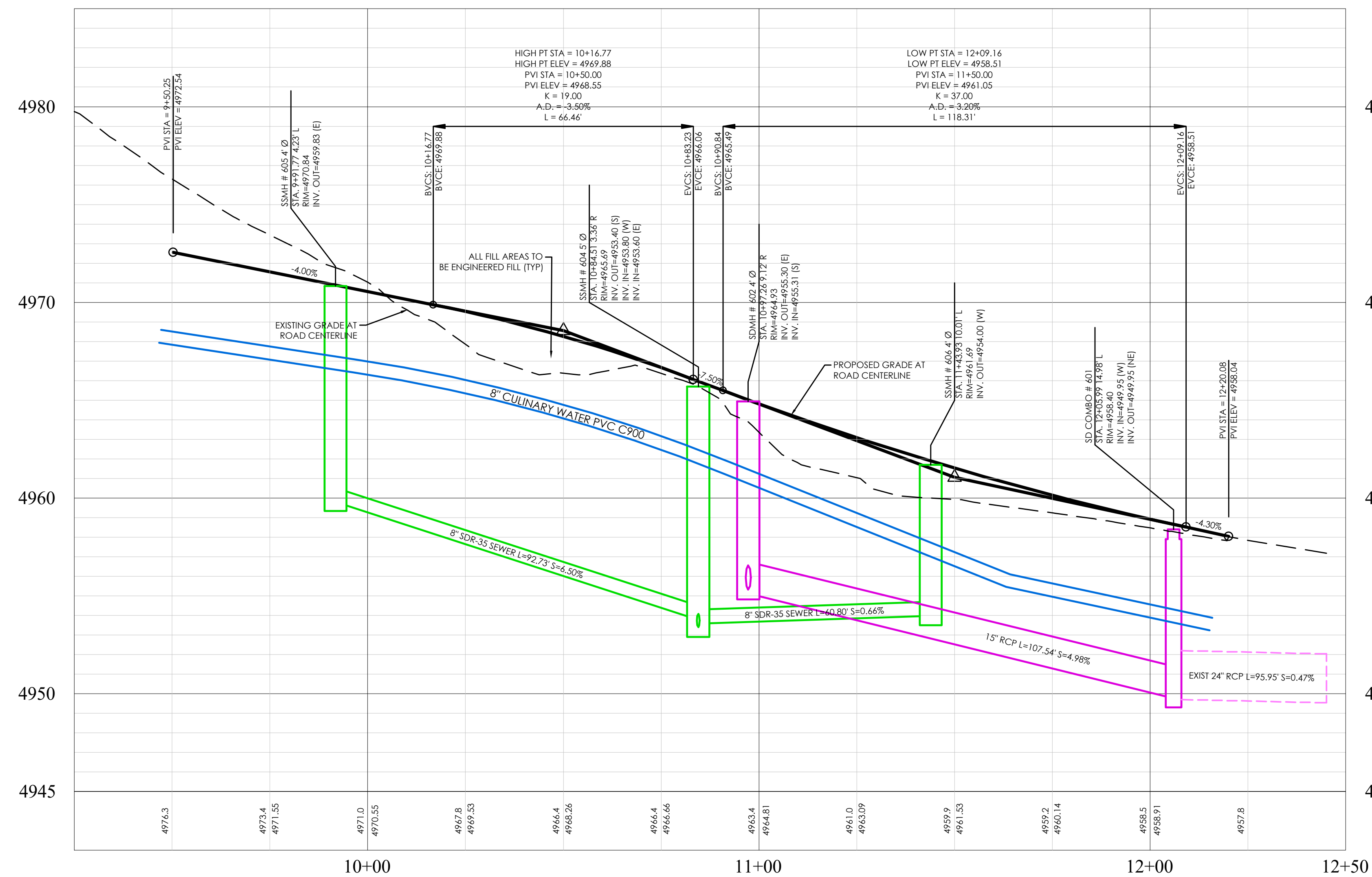
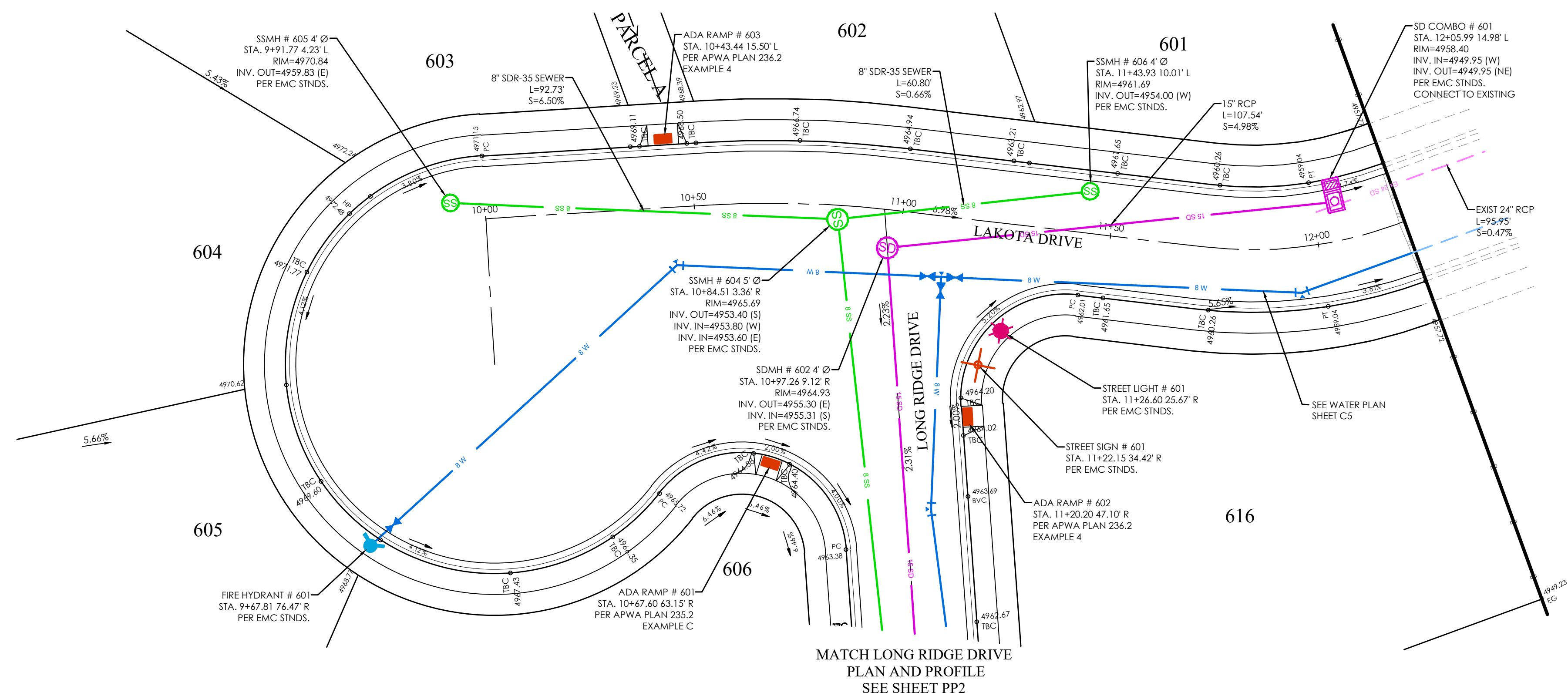
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Job #: 21-0221

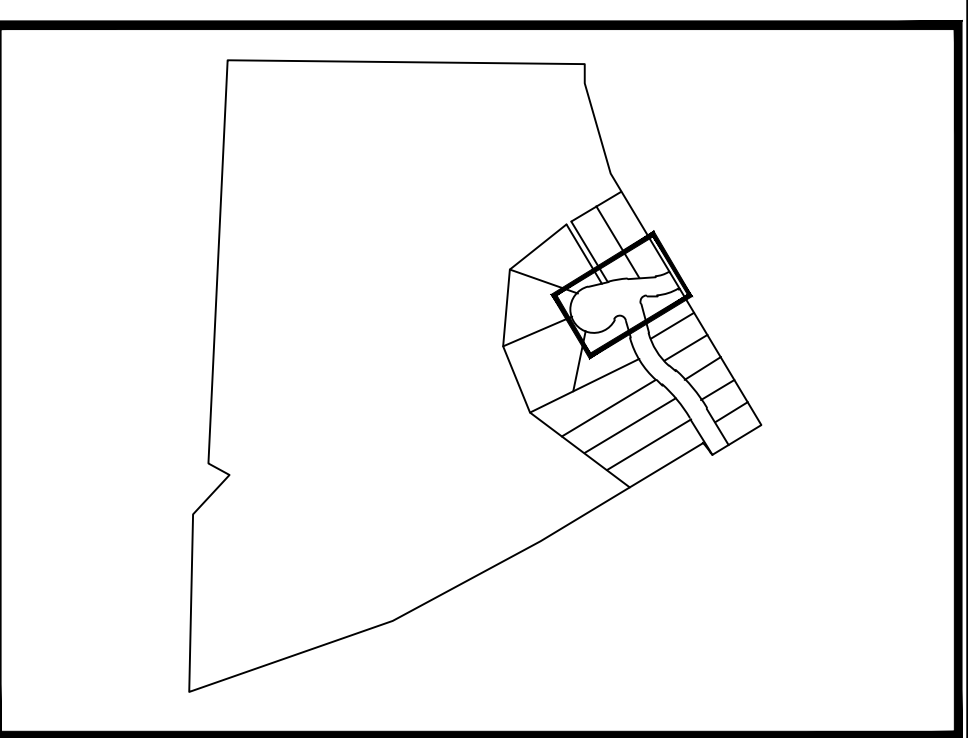
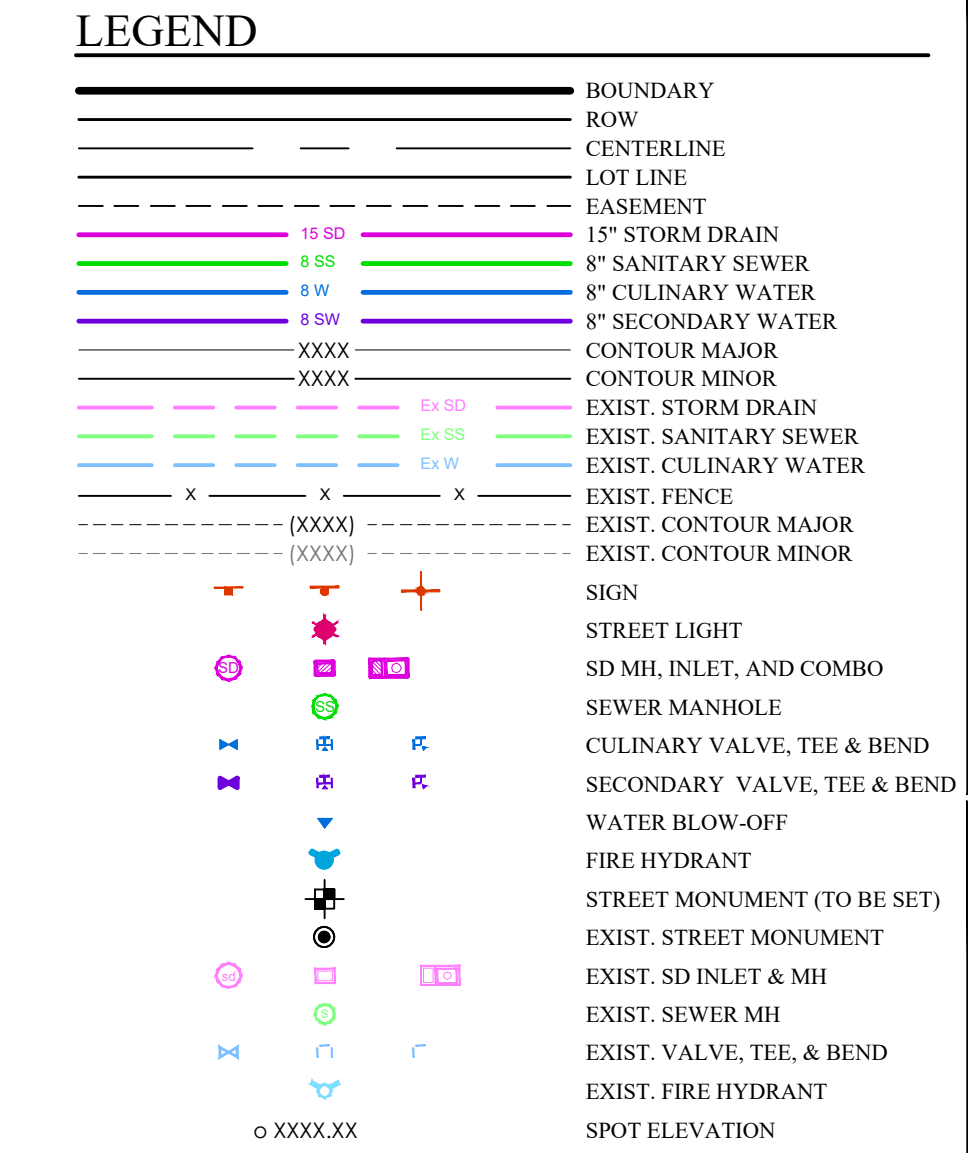
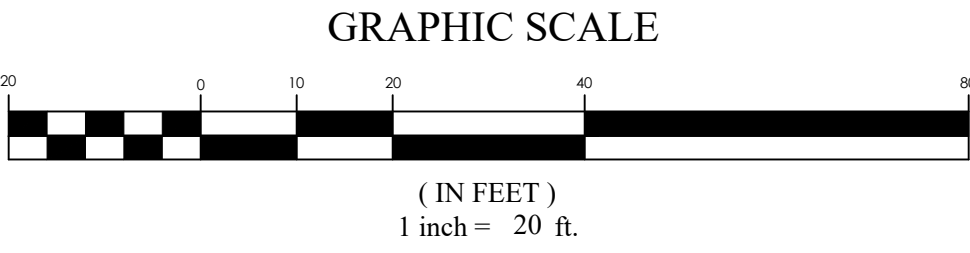
C7

FOR
REVIEW
ONLY



BENCHMARK

SOUTH 1/4 CORNER OF SECTION
TOWNSHIP 5 SOUTH, RANGE 1 W
SALT LAKE BASE AND MERIDIA
ELEV: 5196.65
DATUM:NGVD29



SKYLINE RIDGE PHASE 2 PLAT 6
EAGLE MOUNTAIN CITY, UTAH
LAKOTA DRIVE

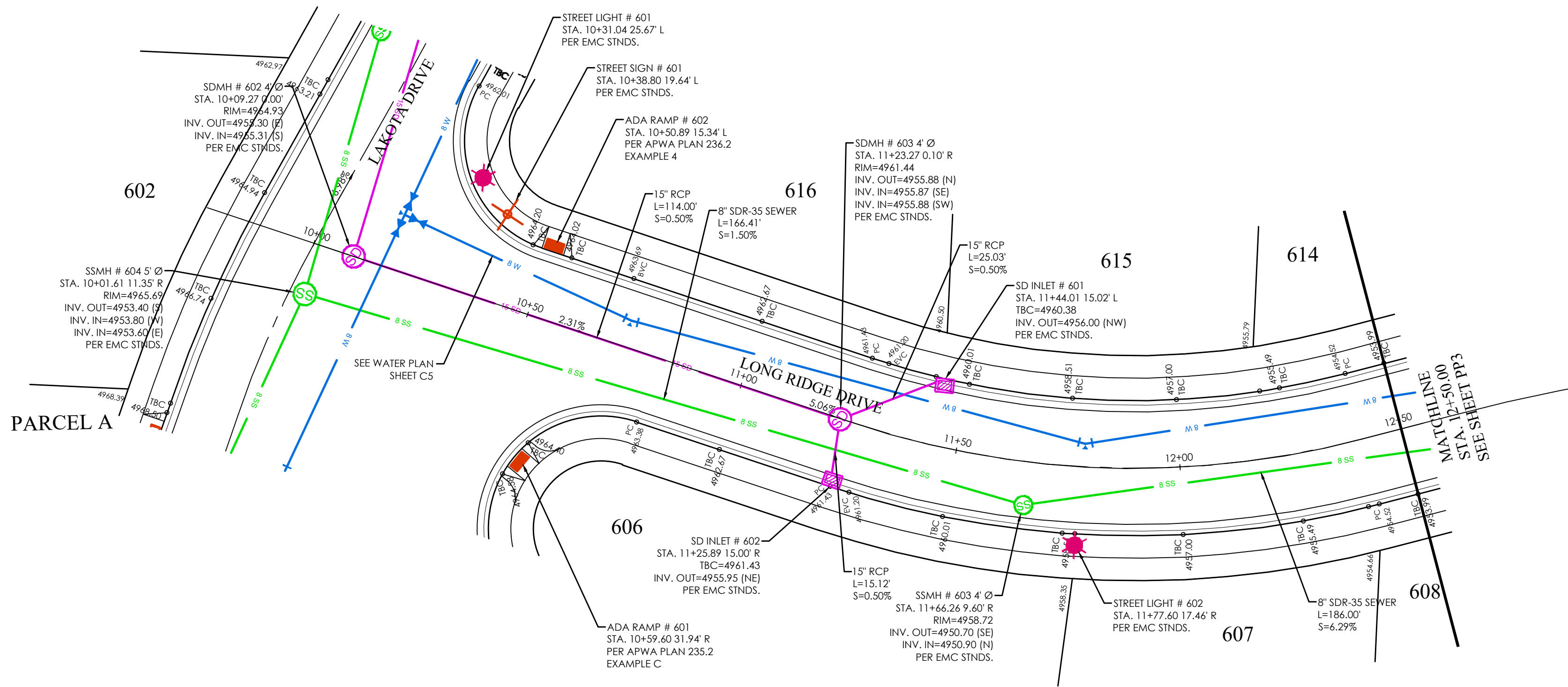
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LAKOTA DRIVE	
Scale: 1"=20'	Drawn: RRH
Date: 01/05/22	Job #: 21-0221
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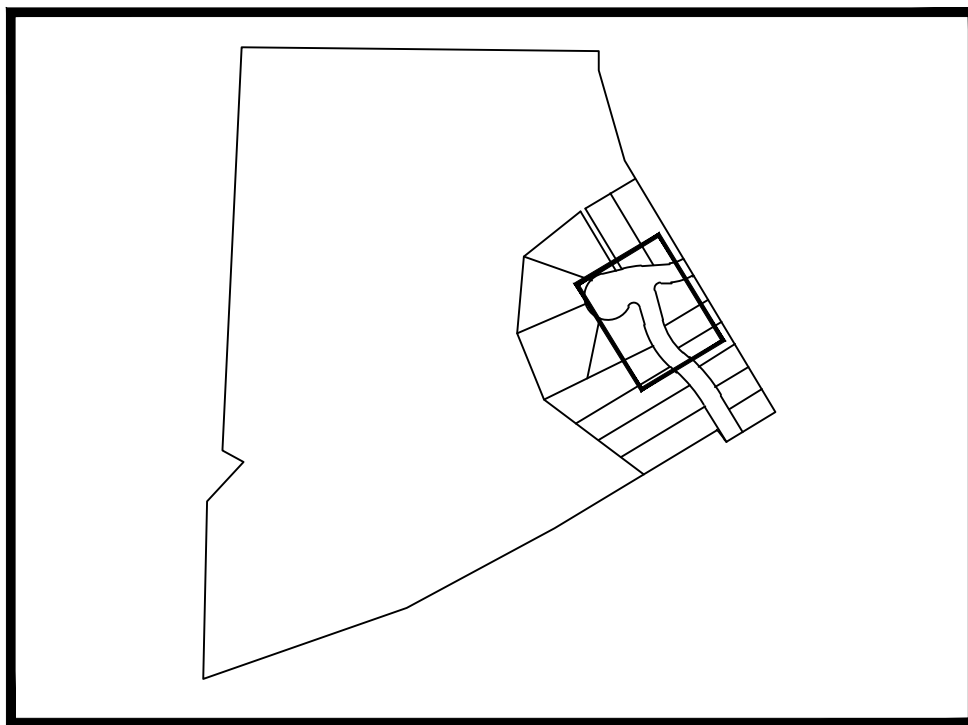
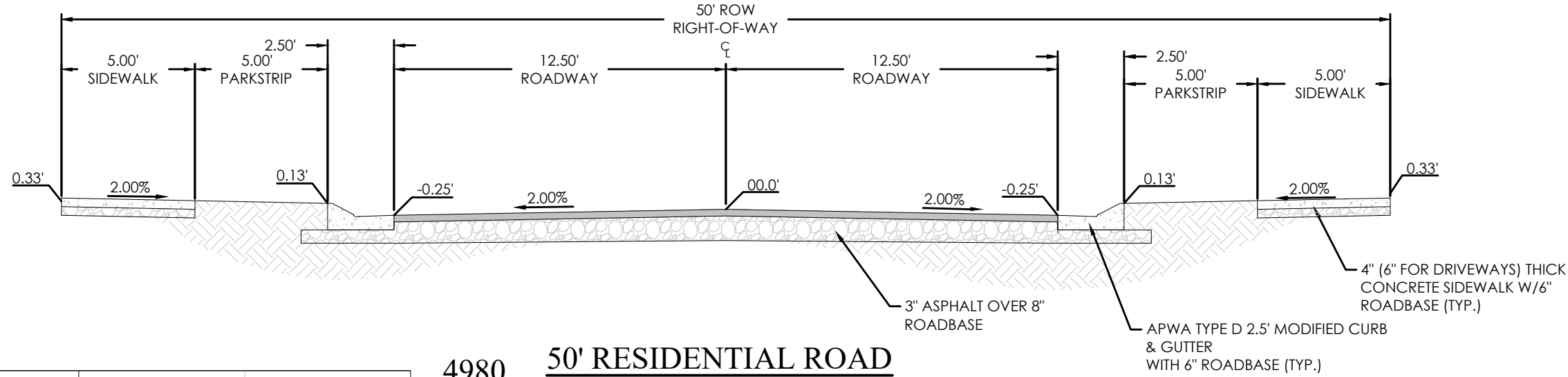
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ENGINEERING AND SURVEYING, LLC
6949 S. HIGH TECH DRIVE SUITE 200
MIDVALE, UTAH 84047 PH: (801) 352-0075
www.focusnh.com

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REVIEW
ONLY

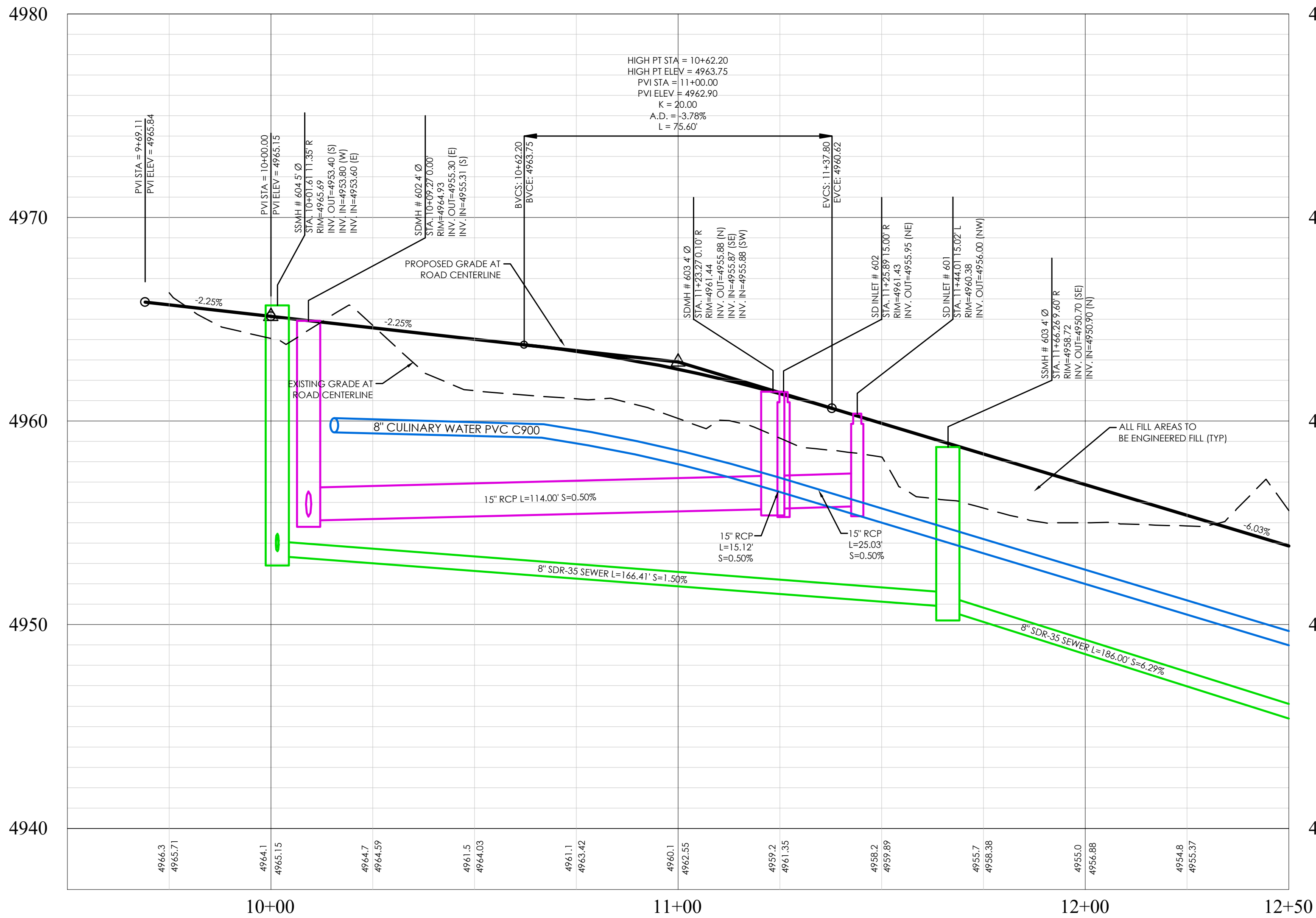
\\2021\21-0221 Skyline Ridge Plat 6\design 21-0221\dwg\sheets\PP1 - LAKOTA DRIVE.dwg



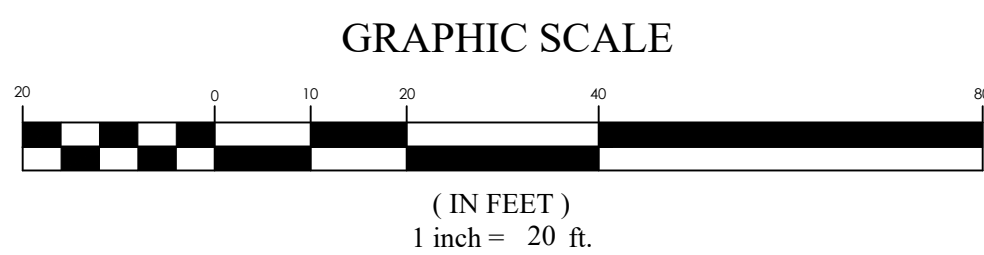
LONG RIDGE DRIVE PLAN



KEY MAP
N.T.S.



LONG RIDGE DRIVE PROFILE



BENCHMARK
SOUTH 1/4 CORNER OF SECTION 29
TOWNSHIP 5 SOUTH, RANGE 1 WEST
SALT LAKE BASE AND MERIDIAN
ELEV: 5196.65
DATUM: NGVD29

LEGEND	
[Symbol]	BOUNDARY
[Symbol]	ROW
[Symbol]	CENTERLINE
[Symbol]	LOT LINE
[Symbol]	EASEMENT
[Symbol]	15" SD
[Symbol]	8" SS
[Symbol]	8" W
[Symbol]	8" SW
[Symbol]	8" SDR-35 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

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MIDVALE, UTAH 84047 PH: (801) 352-0075
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SKYLINE RIDGE PHASE 2 PLAT 6

EAGLE MOUNTAIN CITY, UTAH

LONG RIDGE DRIVE

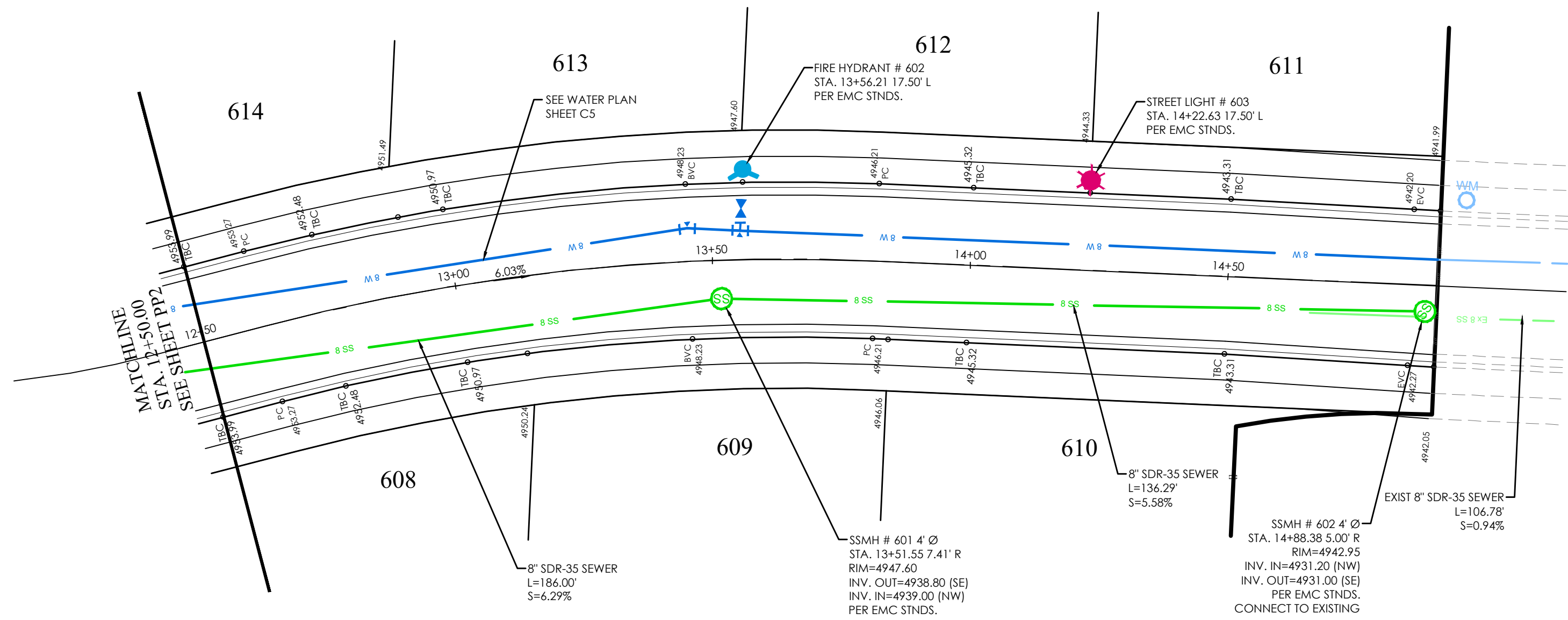
REVISION BLOCK	
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LONG RIDGE DRIVE

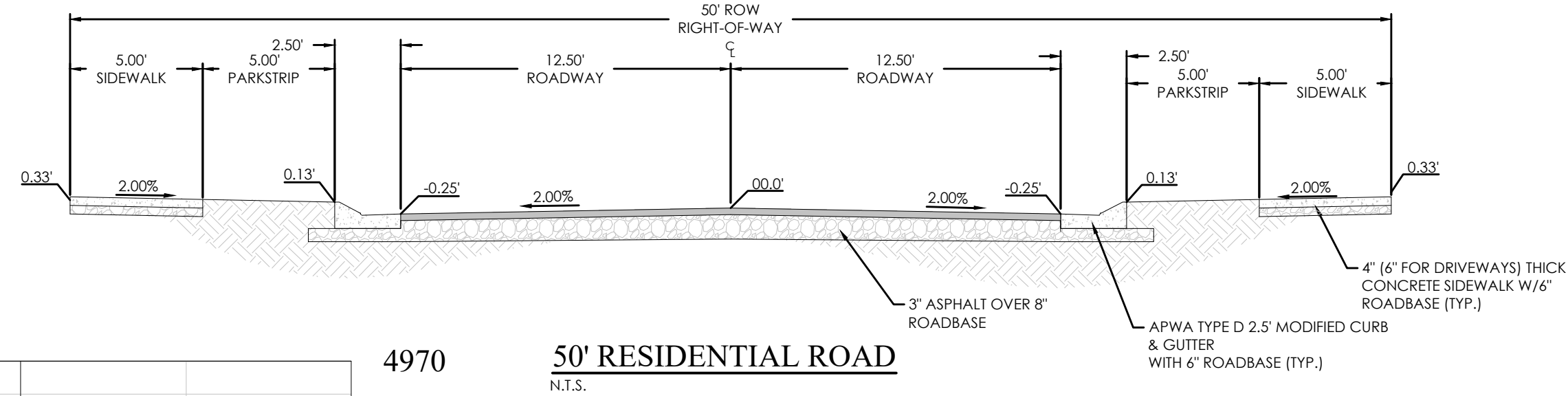
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Date: 01/05/22
Sheet: PP2

Drawn: RRH
Job #: 21-0221

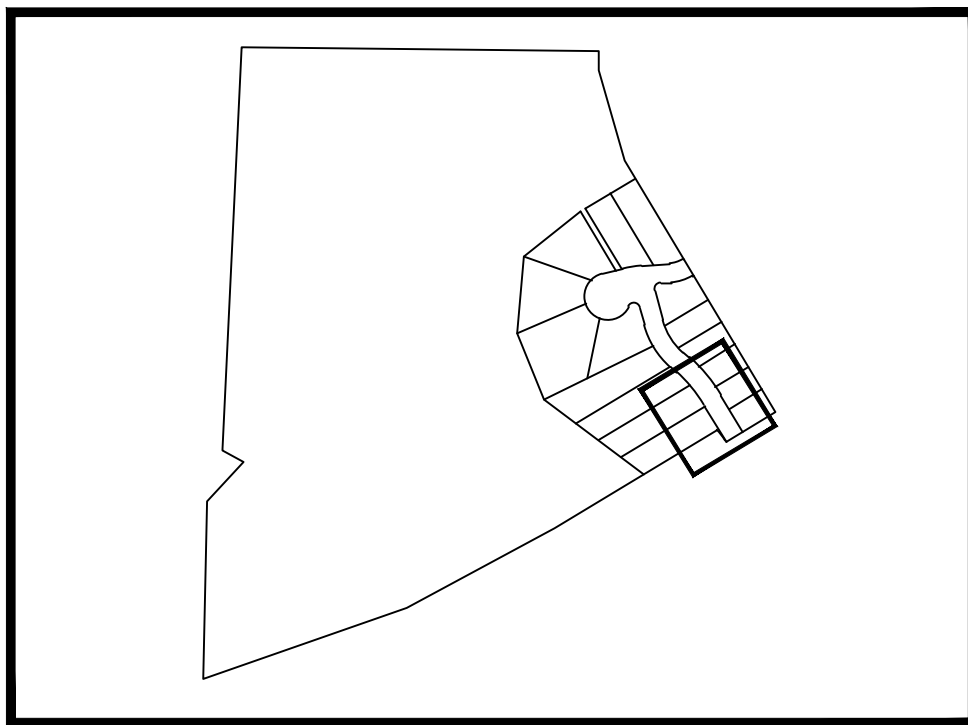




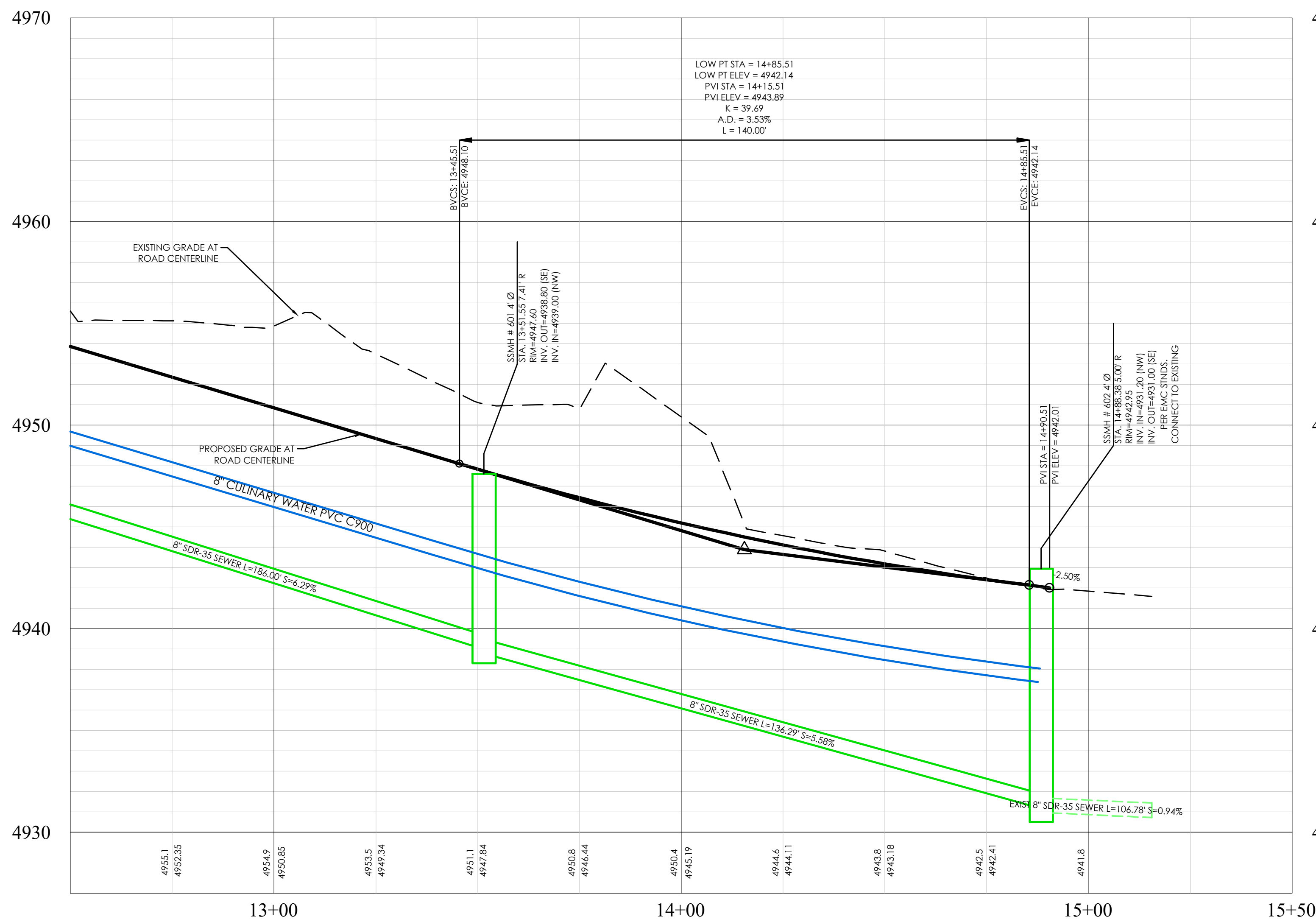
LONG RIDGE DRIVE PLAN



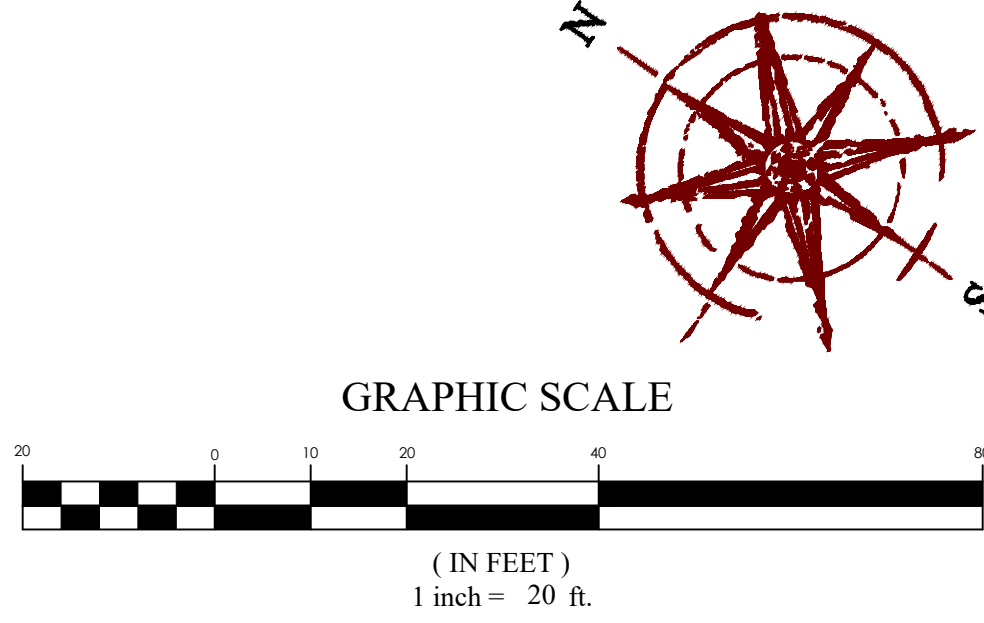
50' RESIDENTIAL ROAD
N.T.S.



KEY MAP
N.T.S.



LONG RIDGE DRIVE PROFILE



BENCHMARK
SOUTH 1/4 CORNER OF SECTION 29
TOWNSHIP 5 SOUTH, RANGE 1 WEST
SALT LAKE BASE AND MERIDIAN
ELEV: 5196.65
DATUM: NGVD29

LEGEND	
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[Symbol]	ROW
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[Symbol]	EASEMENT
[Symbol]	LOT LINE
[Symbol]	15" SD
[Symbol]	8" SS
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[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

FOR
REVIEW
ONLY

SKYLINE RIDGE PHASE 2 PLAT 6
EAGLE MOUNTAIN CITY, UTAH
LONG RIDGE DRIVE

REVISION BLOCK	
#	DESCRIPTION
1	
2	
3	
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6	

LONG RIDGE DRIVE

Scale: 1"=20'
Date: 01/05/22
Sheet: PP3

Drawn: RRH
Job #: 21-0221



SKYLINE RIDGE PHASE 2 PLAT 6
EAGLE MOUNTAIN CITY, UTAH
DETAILS

REVISION BLOCK		DESCRIPTION
NO.	DATE	
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3	---	---
4	---	---
5	---	---
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DETAILS	
Scale: NA	Drawn: RRH
Date: 01/05/22	Job #: 21-0221
Sheet: D1	

Z:\2021\21-0221 Skyline Ridge Plat 6.dgn 21-0221 (Cwg) Streets.D1 - DETAILS.dwg

Corner curb cut assembly

- GENERAL**
 - Where existing elements or spaces are altered to receive an assembly; slopes and dimensions shall comply with slopes and dimensions shown on the drawing, or to the maximum extent feasible permitted by the ENGINEER. Final configuration of the assembly may be different than shown. Where physical constraints (e.g. utility covers, poles, vaults, etc.) prevent compliance, a single diagonal curb cut assembly may serve both pedestrian street crossings.
 - Installation of a curb wall, flares, or curb returns is ENGINEER's choice.
 - Definitions and supplemental requirements are specified in APWA Section 32 16 14.
- PRODUCTS**
 - Base Course: Untreated base course, APWA Section 32 11 23. Do not use gravel as a base course without ENGINEER's permission.
 - Expansion Joint Filler: 1/2-inch thick type F1 full depth, APWA Section 32 13 73.
 - Detectable Warning Surface: Paver, ribbed composite panel, or tile. Provide a color that contrasts with adjacent walking surface, either light-on-dark or dark-on-light. ENGINEER to select type and color unless indicated elsewhere.
 - Concrete: Class 4000, APWA Section 03 30 04.
 - Concrete Curing Agent: Clear membrane forming compound with fugitive dye (Type 1D Class A), APWA Section 03 39 00.
- EXECUTION**
 - Base Course Placement: APWA Section 32 05 10. Maximum lift thickness before compaction is 8-inches when using riding equipment or 6-inches when using hand held equipment. Compaction is 95 percent or greater relative to a modified proctor density, APWA Section 31 23 26.
 - Curb Modifications:
 - The sloped surface created to accommodate a flare area shall be perpendicular to the back of curb.
 - No grade break shall exist between the flow-line and the foot of the curb ramp, or blended transition. Length of the curb modification abutting the curb ramp or transition is 4 feet minimum for each crosswalk served.
 - Blended Transition: Determine turning space position and elevation so that flatwork sloping to and from the turning space meets slope requirements.
 - Curb Wall: Set top of curb wall equal to elevation of extended lateral lines of sidewalk.
 - Concrete Placement: APWA Section 03 30 10.
 - Maximum length to width ratio for rectangular panel joints is 1.5 to 1. Joint spacing measured in feet not to exceed twice slab thickness measured in inches or a maximum of 15 feet.
 - Install expansion joints vertical, full depth, with top of filler set flush with concrete surface. Install contraction joints vertical, 1/8-inch wide, and 1/4 of the depth of the concrete flatwork.
 - Provide 1/2-inch radius edges. Apply a broom finish. Apply a curing agent.
 - Clear Space: No trip hazards in the clear space.

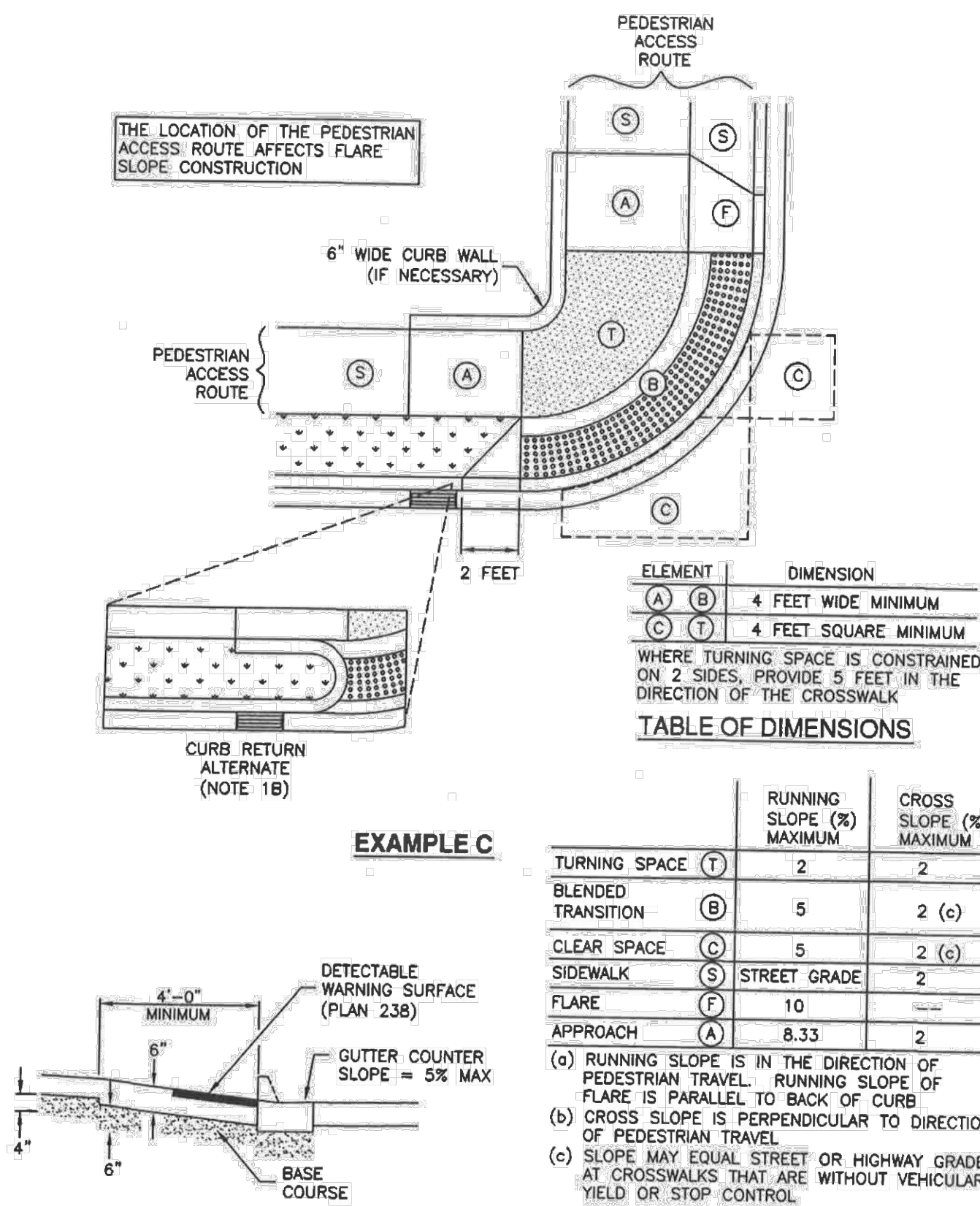
235.2

Mid-block curb cut assembly

- GENERAL**
 - Where existing elements or spaces are altered to receive an assembly; slopes and dimensions shall comply with slopes and dimensions shown on the drawing, or to the maximum extent feasible permitted by the ENGINEER. Final configuration of the assembly may be different than shown.
 - Installation of a curb wall, flares, or curb returns is ENGINEER's choice.
 - Definitions and supplemental requirements are specified in APWA Section 32 16 14.
- PRODUCTS**
 - Base Course: Untreated base course, APWA Section 32 11 23. Do not use gravel as a base course without ENGINEER's permission.
 - Expansion Joint Filler: 1/2-inch thick type F1 full depth, APWA Section 32 13 73.
 - Detectable Warning Surface: Paver, ribbed composite panel, or tile. Provide a color that contrasts with adjacent walking surface, either light-on-dark or dark-on-light. ENGINEER to select type and color unless indicated elsewhere.
 - Concrete: Class 4000, APWA Section 03 30 04.
 - Concrete Curing Agent: Clear membrane forming compound with fugitive dye (Type 1D Class A), APWA Section 03 39 00.
- EXECUTION**
 - Base Course Placement: APWA Section 32 05 10. Maximum lift thickness before compaction is 8-inches when using riding equipment or 6-inches when using hand held equipment. Compaction is 95 percent or greater relative to a modified proctor density, APWA Section 31 23 26.
 - Curb Modifications:
 - The sloped surface created to accommodate a flare area shall be perpendicular to the back of curb.
 - No grade break shall exist between the flow-line and the foot of the curb ramp, or blended transition. Length of the curb modification abutting the curb ramp or transition is 4 feet minimum.
 - Curb Ramp: Length not required to exceed 15 feet. Grade breaks are perpendicular to the direction of ramp run, and are not permitted on the ramp, blended transition, or turning space surface. Sides are parallel to each other and perpendicular to the ends. Determine turning space elevation and position so that ramps sloping to and from the turning space meets slope requirements.
 - Curb Wall: Set top of curb wall equal to elevation of extended lateral lines of sidewalk.
 - Concrete Placement: APWA Section 03 30 10.
 - Maximum length to width ratio for rectangular panel joints is 1.5 to 1. Joint spacing measured in feet not to exceed twice slab thickness measured in inches or a maximum of 15 feet.
 - Install expansion joints vertical, full depth, with top of filler set flush with concrete surface. Install contraction joints vertical, 1/8-inch wide, and 1/4 of the depth of the concrete flatwork.
 - Provide 1/2-inch radius edges. Apply a broom finish. Apply a curing agent.
 - Clear Space: No trip hazards in the clear space.

236.2

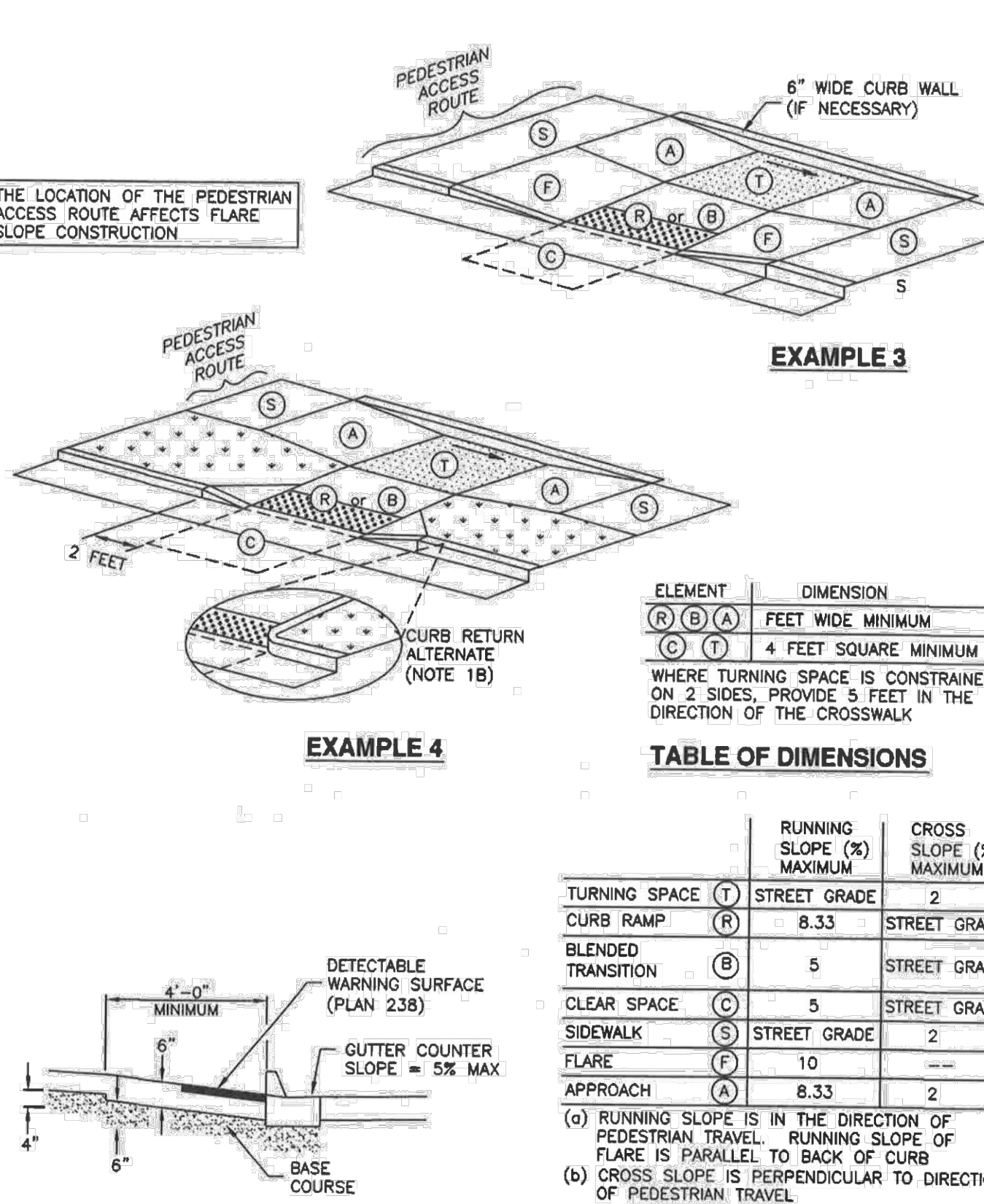
TURNING SPACE BETWEEN SIDEWALK AND STREET LEVELS



Corner curb cut assembly

Plan
235.2
September 2011

TURNING SPACE BETWEEN SIDEWALK AND STREET LEVELS



Mid-block curb cut assembly

Plan
236.2
September 2011



**EAGLE MOUNTAIN CITY
CITY COUNCIL MEETING
JANUARY 18, 2022**

TITLE:	PRELIMINARY PLAT - Antelope Meadows Amended Plat
ITEM TYPE:	Amended Preliminary Plat
APPLICANT:	Fieldstone Homes

ACTION ITEM:

No

PUBLIC HEARING:

No

PREPARED BY:

Tayler Jensen, Planning

BACKGROUND:

The applicant is proposing to amend the current approved preliminary Plat for Antelope Meadows, replacing a 3.1026 acre Church Site (Lot 210) with residential lots, increasing the total number of lots from 156 units to 165 units, which increases the overall project density to 3.01 du/ac up from 2.85 du/ac.

The Antelope Meadow Preliminary Plat was approved in 2008 the approved plat included:

- 54.76 Acres
- 1.75 Acres of improved open space
- Average Residential lot size of 9,839 SF
- 156 Lots (including 2 church lots)
- 2.85 DU/AC

The LDS church site located on lot 101 has since been approved and constructed. The applicant has indicated that they have been informed by the Church there is no longer an intent or desire to construct another church in this development.

The new proposal includes:

- 54.76 Acres (same)
- 1.75 Acres of improved open space (Same)
- Average Residential lot size of 10,003 SF (larger by 164 SF)
- 165 Lots (including 1 church lot) (10 additional lots)
- 3.01 DU/AC (increase of .16 du/ac)

It should be noted the proposed amendment does not move or change any roadways or infrastructure in the development.

It should also be noted that the proposal is for 10 additional building

lots, as Church sites are counted among the approved lots.

ITEMS FOR CONSIDERATION:

The following items should be considered when making a recommendation to the City Council.

Development Standards

The proposed change adds 10 units to Antelope Meadows, and alters the layout of 10 existing lots. While the original preliminary plat was approved under a different zoning ordinance in 2008, staff has evaluated how the proposed changes would comply with the current ordinance.

Proposal Tabulations

- Smallest lot: 8,385 SF
- Largest lot: 19,221 SF
- Average lot size: 12,745 SF
- Minimum Lot Frontage: 69'

The lots that are added or included in the changes proposed meet all requirements of the R2 zone, they comply with the future land use plan, and they are similar to the existing lots within Antelope Meadows.

Parks and Open Space

The applicant recently had a site plan approved for a pool and clubhouse that would serve the Antelope Meadows subdivision, through the approval the City Council indicated the pool and clubhouse would count toward amenity points should Antelope Meadows be amended, as such staff is not recommending any additional amenities to be approved for this project.

However, as the project is equivalent to the R2 zone staff does feel it is appropriate to required additional open space for the 10 additional lots since the amount of improved open space has not been increased with this plan despite the addition of additional units. The required open space for an R2 zone is 900 SF per unit, therefore staff is recommending an addition 9,000 SF be provided with the amended preliminary plat.

Per 16.35.105 A 11 The City may require an applicant to pay a fee in

lieu of dedication and construction of improved open space. As the requirement for additional open space is not sufficient to create a function park, staff recommends requiring a fee in lieu for the 9,000 SF. Code describes the fee as \$3.75 per square foot plus the appraised value of the open space being bought down, thus, a fee in lieu of \$33,750 + the appraised value of 9,000 SF is required.

It should be noted that with the Antelope pool and clubhouse project, the applicant is dedicating unimproved park space to Eagle Mountain City. The Eagle Mountain Parks director suggests that rather than be charged the fee-in-lieu the applicant could instead be used to improve the portion of the Autumn Ridge park that is unimproved that the applicant will be deeding to the city with the Antelope Pool and Clubhouse Site Plan.

REQUIRED FINDINGS:

Preliminary Plat approvals are based upon compliance with City Code requirements. The approval criteria for a Preliminary Plat can be found in EMMC 16.20.

RECOMMENDATION:

On January 11th 2022 the Eagle Mountain Planning Commission held a public hearing on this proposal, no members of the public spoke. Ultimately **the Planning Commission voted (3-0, 2 Commissioner's Absent) to recommend approval** of the Antelope Meadows Amended Preliminary Plat to the City Council, for the reasons set forth in the staff report and in the meeting with the following conditions:

1. Fee in lieu of \$33,750 + the appraised value of 9,000 Square Feet to be used in the Autumn Ridge Park shall be paid to the city prior to recording the any amended lots. OR the applicant shall improve the unimproved park space being dedicated to the City in the Autumn Ridge Park

ATTACHMENTS:

Existing Approval
Proposed Amended Plat

ANTELOPE MEADOWS PHASE A
GLE MOUNTAIN, UTAH NW QUARTER OF S12, T6S, R2W, SLB

BOUNDARY DESCRIPTION

BEGINNING AT A POINT N20°17'02"E 515.29 FEET FROM THE WEST QUARTER CORNER OF SECTION 12, TOWNSHIP 6S, RANGE 20S, SALT LAKE BASIN & MERIDIAN TO THE POINT OF BEGINNING; SAID POINT BEING THE NORTH-EAST BOUNDARY CORNER OF AUTUMN RIDGE PHASE I AS RECORDED AT THE UTAH COUNTY RECORDERS OFFICE BOOK XX, PAGE XX, ENTRY #XX; AND THE NORTHWEST BOUNDARY CORNER OF AUTUMN RIDGE PHASE II AS RECORDED AT THE UTAH COUNTY RECORDERS OFFICE BOOK XX, PAGE XX, ENTRY #XX; THENCE ALONG SAID AUTUMN RIDGE PHASE I BOUNDARY THE FOLLOWING SEVEN COURSES: THENCE S49°48'33" 264.31 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 91.00 FEET; THENCE NORTHWESTLY 75.29 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 47°24'17" (CHORD BEARING AND DISTANCE OF SAID CURVE BEING N63°53'35" 73.16 FEET) TO THE BEGINNING OF A REVERSE CURVE HAVING A RADIUS OF 100.00 FEET; THENCE NORTHWESTLY 71.77 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 41°07'23" (CHORD BEARING AND DISTANCE OF SAID CURVE BEING N67°02'04" 70.24 FEET); THENCE S53°14'34" 51.39 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 80.00 FEET; THENCE SOUTHWESTLY 121.86 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 87°16'16" (CHORD BEARING AND DISTANCE OF SAID CURVE BEING S06°31'48" 110.42 FEET); THENCE S49°48'33" 89.59 FEET TO THE BEGINNING OF A TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 20.00 FEET; THENCE NORTHWESTLY 32.00 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 91°40'31" (CHORD BEARING AND DISTANCE OF SAID CURVE BEING N84°21'12" 28.69 FEET) THENCE LEAVING SAID POINT TO A POINT ON THE RIGHT-OF-WAY OF EAGLE MOUNTAIN BOULEVARD AS RECORDED IN THE 1998-36958S; THENCE ALONG SAID BOUNDARY 2.84 FEET TO THE POINT OF BEGINNING OF A COMPOUND CURVE HAVING A RADIUS OF 165.53 FEET; THENCE NORTHWESTLY 146.53 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF "31°36'50" (CHORD BEARING AND DISTANCE OF SAID CURVE BEING N22°42'54" 144.05 FEET) TO A POINT ON THE SOUTH BOUNDARY LINE OF STEVEN G. SMITH & LEONE JACOB SMITH'S PROPERTY AS RECORDED IN BOOK 2612, PAGE 460, ENTRY # 20182 AT THE UTAH COUNTY RECORDERS OFFICE; THENCE ALONG SAID BOUNDARY S88°05'17" 1081.03 FEET TO THE SOUTHWEST CORNER OF THE INDEMNITY SCHOOL LANDS PROPERTY BOOK 400, PAGE 591 ENTRY # 2679-1944 AS RECORDED AT THE UTAH COUNTY RECORDERS OFFICE; THENCE ALONG SAID BOUNDARY N88°46'09"E 1369.69 FEET; THENCE S01°21'47" 109.29 FEET TO THE NORTHWEST CORNER OF EAGLE PARK PHASE II AS RECORDED IN BOOK 38, PAGE 260, ENTRY # 1998-41696 AT THE UTAH COUNTY RECORDERS OFFICE; THENCE S01°21'47" ALONG SAID BOUNDARY 918.78 FEET TO THE NORTHWESTERLY CORNER OF EAGLE PARK PHASE I AS RECORDED IN BOOK 38, PAGE 257, ENTRY #1998-36958; THENCE S01°21'47" ALONG SAID BOUNDARY 2.84 FEET TO THE NORTHEASTERLY CORNER OF SAID AUTUMN RIDGE PHASE II; THENCE ALONG SAID BOUNDARY THE FOLLOWING FOUR COURSES: THENCE S89°33'55" 101.97 FEET; THENCE N74°29'22" 182.00 FEET; THENCE S89°33'55" 107.623 FEET; THENCE S49°48'33" 44.99 FEET TO THE POINT OF BEGINNING. SUBJECT TO A 16' UTILITY EASEMENT ALONG EAGLE MOUNTAIN BOULEVARD AS RECORDED AT THE UTAH COUNTY RECORDERS OFFICE ENTRY # 45368:2000 AND AS SHOWN ON ENTRY # 7292-85.

CONTAINS 54.76 ACRES MORE OR LESS.

TABULATION

TOTAL ACREAGE	54.76 ACRES
TOTAL ACREAGE IN LOTS	42.61 ACRES
TOTAL OPEN SPACE	1.75 ACRES
TOTAL IMPROVED OPEN SPACE	1.75 ACRES
AVERAGE LOT SIZE	0.27 ACRES OR 11,898 S.F.
LARGEST LOT SIZE	4.72 ACRES
SMALLEST LOT SIZE	0.16 ACRES OR 6,944 S.F.
OVERALL DENSITY	2.85 LOTS/ACRE
TOTAL NUMBER OF LOTS	156

EAGLE PARK PHASE I
BOOK 38 PAGE 257
ENTRY # 1998-36958

FIRE GENERAL NOTES:

1. (19) NINETEEN FIRE HYDRANTS AS MARKED
2. MINIMUM FIRE 1000 GPM RESIDENTIAL
3. ALL LOTS TO HAVE ADDRESSES THROUGH CONSTRUCTION TO FINAL C OF O.
4. FIRE HYDRANTS INSTALLED AND WORKING PRIOR TO COMBUSTIBLE CONSTRUCTION.
5. MEET ALL REQUIREMENTS OF IFC & IBC

AUTUMN RIDGE PHASE

WEST QUARTER COR.
SEC. 12
T6S, R2W, SLB#M
BRASS CAP

SURVEYOR

H&H ENGINEERING AND SURVEYING, INC.
796 E. PACIFIC DRIVE, STE A
AMERICAN FORK, UT 84003
801-756-2488

BENCH MARK

E 1/4 CORNER
SEC. 12, T.6S, R.2W, S.L.B.&M.
ELEVATION=4875.89

[illegible]

DEVELOPER: EAGLE MOUNTAIN DEVELOPMENT, L.L.C.

1757 EAST AMERICAN WAY, #6
EAGLE MOUNTAIN, UTAH 84005
PHONE: 789-2828

EXCEL ENGINEERING, INC

12 WEST 100 NORTH, #201
AMERICAN FORK, UT 84003
(801) 756-4504, FAX: (801) 756-4511

ANTELOPE MEADOWS PHASE A

EAGLE MOUNTAIN SUBDIVISION UTAH

Drawn by:
D.W.D.

D.W.P.
Designed by:

D.W.P.

PRELIMINARY PLAT

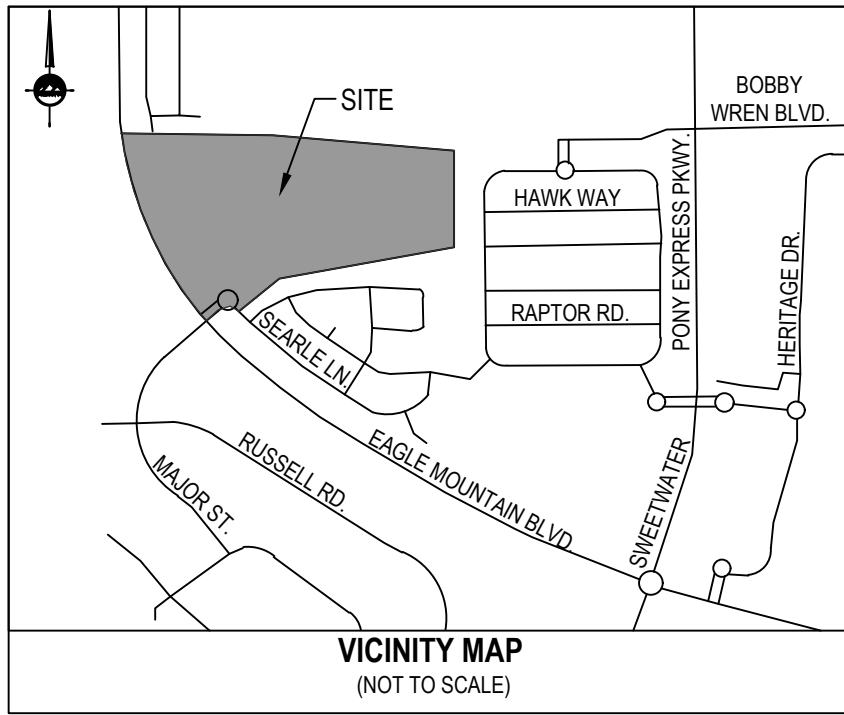
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Date: 07/16/08

1 OF 1

ANTELOPE MEADOWS PHASE A AMENDED

LOCATED IN THE NORTHEAST QUARTER OF SECTION 11,
AND THE NORTHWEST QUARTER OF SECTION 12,
TOWNSHIP 6 SOUTH, RANGE 2 EAST,
SALT LAKE BASE AND MERIDIAN,
EAGLE MOUNTAIN, UTAH COUNTY, UTAH



SALT LAKE CITY
45 W. 10000 S., Suite 500
Sandy, UT 84070
Phone: 801.255.0529

LAYTON
Phone: 801.547.1100

TOOELE
Phone: 435.843.3590

CEDAR CITY
Phone: 435.865.1453

RICHFIELD
Phone: 435.896.2983

WWW.ENSIGNENG.COM

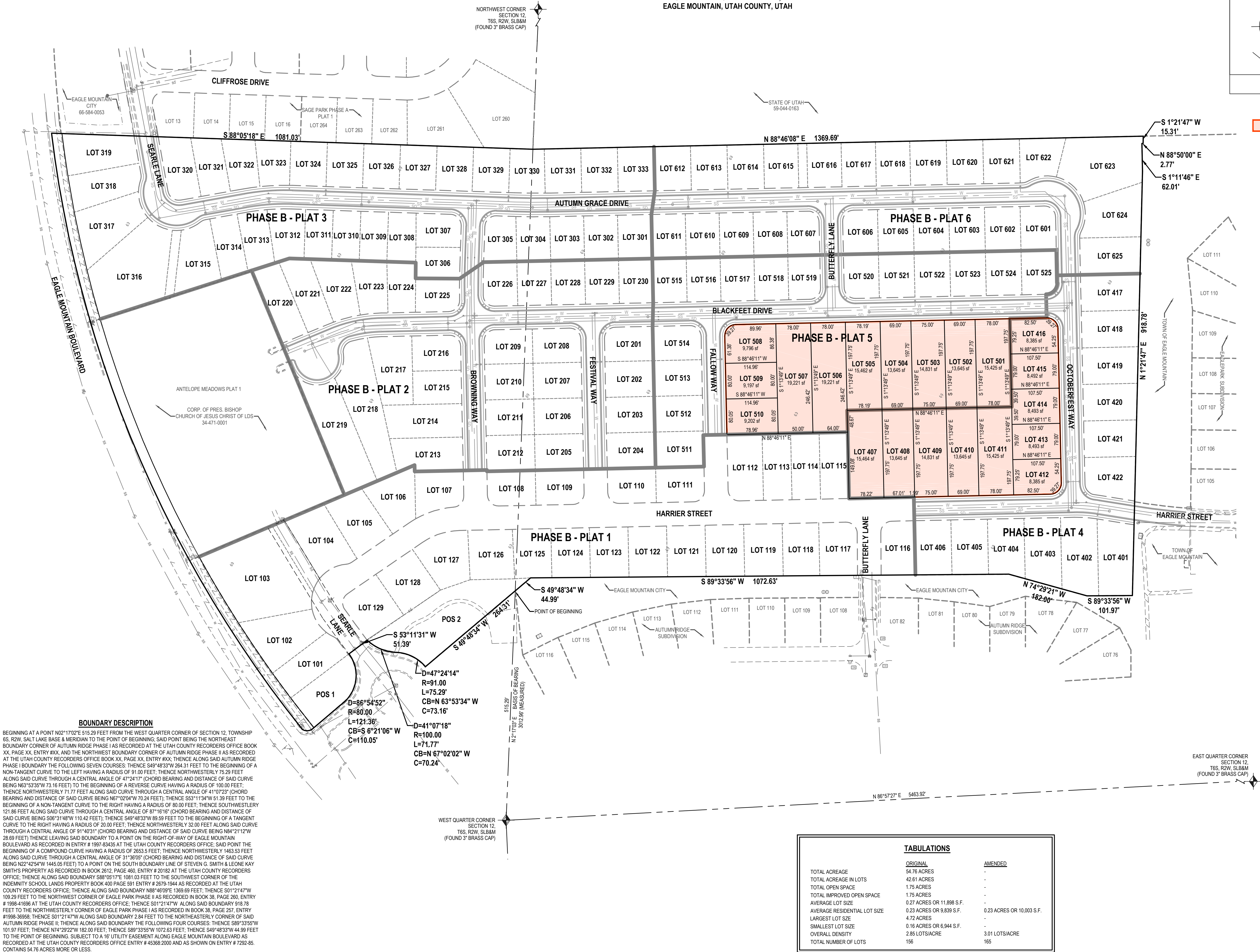
FOR:
FIELDSTONE ANTELOPE MEADOWS, LLC
1757 EAST AMERICAN WAY, #6
EAGLE MOUNTAIN, UT, 84005
CONTACT:
PHONE: 801-789-2828

ANTELOPE MEADOWS PRELIMINARY PLAT AMENDMENT EAGLE MOUNTAIN BOULEVARD EAGLE MOUNTAIN, UTAH

PRELIMINARY PLAT

PROJECT NUMBER
10776A
DRAWN BY
B. ABEL
PROJECT MANAGER
Q. ELDER
PRINT DATE
12/2/21
CHECKED BY
Q. ELDER

1 OF 1





**EAGLE MOUNTAIN CITY
CITY COUNCIL MEETING
JANUARY 18, 2022**

TITLE:	SITE PLAN - Eagle Point Townhomes Pool and Clubhouse
ITEM TYPE:	Site Plan
APPLICANT:	DR Horton

ACTION ITEM:

No

PUBLIC HEARING:

No

PREPARED BY:

Tayler Jensen, Planning

BACKGROUND:

The Eagle Point Townhomes Preliminary Plat and Site Plan were approved on November 20th 2018. Since the approval of the Site Plan the project has been sold, and the new owner (DR Horton) has redesigned the pool and club house area, changing the layout and location, as the pool and clubhouse were included in the original site plan approval significant changes require a new site plan approval.

The original approval included:

- Pool area of 1,800 SF
- Clubhouse of approximately 2,500 SF

The new proposal includes:

- Approximately 2,550 SF of Pool (and a 4,870 SF Pool Deck)
- Approximately 2,750 SF of clubhouse area

ITEMS FOR CONSIDERATION:

The following standards found in 17.100.050 shall be considered when making a motion to the City Council:

- Use of Property: The applicant is proposing to develop the entire site in compliance with this provision.
- Screening Requirements: The proposed use for a swimming pool and clubhouse does not require any screening.
- Access Requirements: The applicant is proposing main access off of Eagle View Lane, and has placed the pool and clubhouse area in the center of the project in compliance with the City's desires and in compliance with the original site plan approval.

Commercial Design Standards

Clubhouses are reviewed as commercial buildings, as such they are required to meet commercial design standards which are addressed in 17.72 of EMMC.

17.72.030 B Requires commercial parking to be located to the rear or side of commercial buildings and the street. The proposal does have all parking between the Clubhouse and the street, however, this is common for clubhouses, with clubhouses in Antelope Meadows, Evans Ranch, SilverLake, Brylee Farms, Rock Creek all having parking in front or on the side of the Clubhouse. This is also where the site plan approval showed parking

17.72.040: The main entry is clearly identifiable, the clubhouse proposes four sided design and all sides include both horizontal and vertical articulation. The elevations use multiple roof planes, wood trellis structures, popouts, decorative windows and doors. decorative trim and moldings, decorative masonry patterns, as such it is the opinion of staff that the design *complies* with the commercial design standards.

REQUIRED FINDINGS:

Site Plan approvals are based upon compliance with City Code requirements, the approval criteria for a Site Plan can be found in EMMC 17.100.050.

RECOMMENDATION:

On January 11th 2022, the Eagle Mountain Planning Commission held a public hearing on the proposed Eagle Point Townhomes Pool and Clubhouse site plan. No public comments were received, and **the Planning Commission voted (3-0, 2 Commissioner's Absent) to recommend approval of the site plan**, as presented, with no conditions.

ATTACHMENTS:

[Site Plan](#)

[Landscape Plan](#)

[Pool View](#)

| Clubhouse Front View

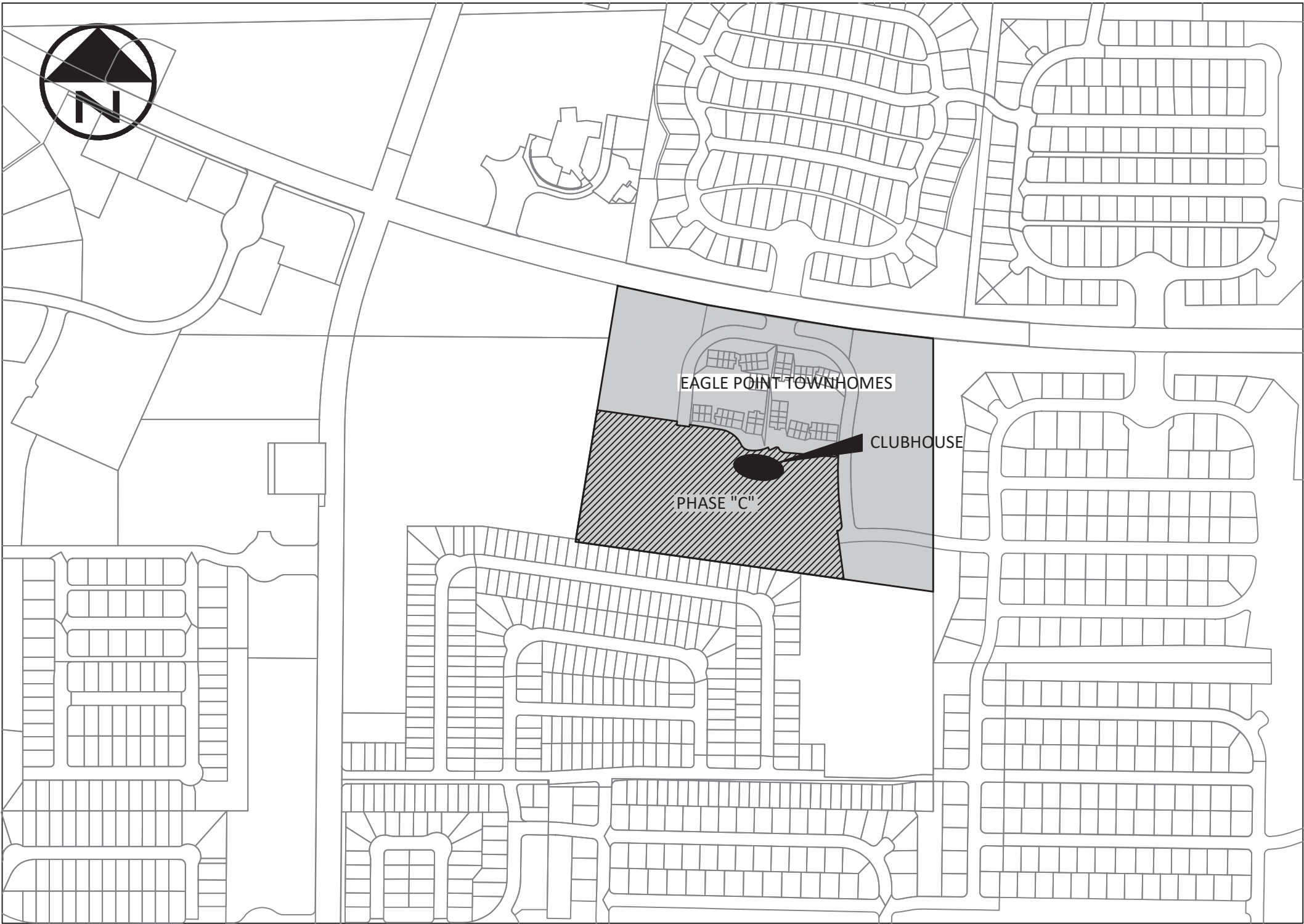
EAGLE POINT TOWNHOMES CLUBHOUSE

SITE PLAN APPLICATION



DRAWING NOTES:

VICINITY MAP



GENERAL NOTES

1. THE CONTRACTOR SHALL CONFINE CONSTRUCTION ACTIVITY TO AREAS WITHIN THE FLAGGED LIMITS OF DISTURBANCE AND AS SHOWN ON THE PLANS AS FIELD DESIGNATED STORAGE AREAS, STAGING OR ACCESS AREAS, CONSTRUCTION AND MATERIAL WASTE AREAS AND/OR AS APPROVED BY THE CITY ENGINEER.
2. EXCAVATED MATERIAL TO BE STOCKPILED IN AREAS TO BE DETERMINED IN FIELD BY THE PROJECT ENGINEER, THE CONTRACTOR, THE CITY ENGINEER, AND THE CITY INSPECTOR.
3. THE CONTRACTOR SHALL, CONSTRUCT ACCORDING TO THE FOLLOWING, AS APPLICABLE, UNLESS STANDARDS HAVE BEEN WAIVED OR MODIFIED IN WRITING:
 - EAGLE MOUNTAIN CITY CONSTRUCTION AND DESIGN STANDARDS (LATEST EDITION)
 - UNIFORM FIRE CODE (LATEST EDITION)
 - UNIFORM BUILDING CODE (LATEST EDITION)
4. THE TERM CONTRACTOR SHALL MEAN ALL CONTRACTORS, SUBCONTRACTORS, AND ALL FOLLOW ON CONTRACTORS. REQUIREMENTS FOR ONE SHALL APPLY TO ALL.
5. ADDITIONAL NOTES THAT ARE SHOWN ON DESIGN OR DETAIL DRAWINGS ARE TO BE ADHERED TO IN THEIR ENTIRETY.
6. THE CONTRACTOR SHALL NOTIFY ALL OWNERS OF UTILITIES INCLUDING, BUT NOT LIMITED TO, WATER, SANITARY SEWER, TELEPHONE, ELECTRICAL, NATURAL GAS AND CABLE TELEVISION, OF PROPOSED CONSTRUCTION WITHIN THE UTILITY'S AREA OF RESPONSIBILITY. THE CONTRACTOR IS RESPONSIBLE FOR MEETING WITH AND COORDINATING HIS CONSTRUCTION ACTIVITIES WITH THOSE OF THE UTILITY COMPANIES INVOLVED AND TO FIELD LOCATE ALL EXISTING UTILITIES WITHIN THE AREA OF OPERATIONS. IT IS THE CONTRACTORS RESPONSIBILITY TO VERIFY THE LOCATION OF ALL UTILITIES PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION.
7. GEOTECHNICAL INFORMATION FOR THIS PROJECT HAS BEEN PROVIDED BY OTHERS. THE CONTRACTOR IS REQUIRED TO OBTAIN, REVIEW, AND ADHERE TO THIS DOCUMENT.
8. THE CONTRACTOR SHALL PROVIDE EAGLE MOUNTAIN CITY WITH A COPY OF THE FILED NOTICE OF INTENT (NOI) PRIOR TO CONSTRUCTION.

PROJECT BASIS OF BEARING AND BENCHMARK

PROJECT BASIS OF BEARING:
THE PROJECT BASIS OF BEARING IS NORTH 89°31'09" WEST BETWEEN THE NORTHEAST CORNER OF SECTION 13 (TOWNSHIP 6 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN), A FOUND BRASS CAP, AND THE NORTH QUARTER CORNER OF SAID SECTION SECTION 13, A FOUND BRASS CAP.

PROJECT BENCHMARK:
THE PROJECT BENCHMARK IS THE NORTHEAST CORNER OF SAID SECTION SECTION 13, A FOUND BRASS CAP, HAVING AN ELEVATION OF 4867.60'.

PROJECT TOPOGRAPHY: THE PROJECT WAS DESIGNED WITH CONVENTIONAL GIS TOPOGRAPHY BY WILDING ENGINEERING.

SHEET INDEX

C101	COVER SHEET
1 OF 3	PLAT "C" SUBDIVISION PLAT
2 OF 3	PLAT "C" SUBDIVISION PLAT
3 OF 3	PLAT "C" SUBDIVISION PLAT
C102	SITE, UTILITY, AND GRADING PLAN
C103	CONTEXT PLAN
C104	EROSION CONTROL PLAN

G:\DATA\20317 DR Horton Eagle Point\dwg\20317 Eagle Point Clubhouse Site Plan.dwg
PLOT DATE: Nov 17, 2021

NO.	REVISION	DATE

PROJECT INFORMATION

EAGLE POINT CLUBHOUSE
1811 E EAGLE VIEW LANE

COVER SHEET
EAGLE MOUNTAIN, UTAH

DRAWN MEC	CHECKED	PROJECT # 20317
		DATE 11/17/21
		SCALE NONE
		SHEET C101

DRH EAGLE POINT TOWNHOMES PLAT "C"

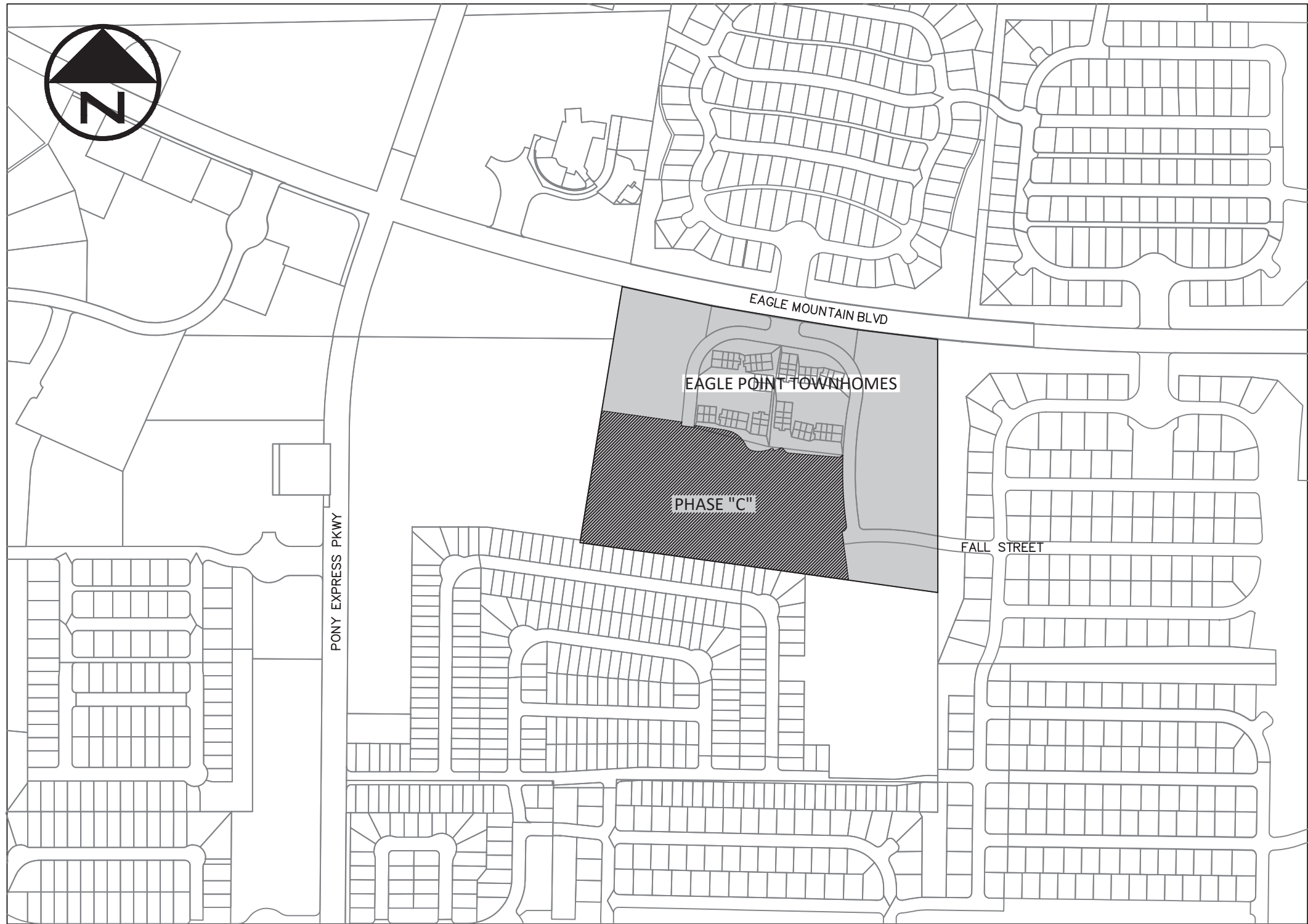
A RESIDENTIAL SUBDIVISION

LOCATED IN THE NORTHEAST QUARTER OF SECTION 13, TOWNSHIP 6 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN

EAGLE MOUNTAIN CITY, UTAH COUNTY, UTAH

SHEET 1 OF 3

VICINITY MAP



TABULATIONS		
TOTAL AREA	11.44 ACRES	
TOTAL ACREAGE IN UNITS	3.20 ACRES	
TOTAL OPEN SPACE	3.59 ACRES	
TOTAL IMPROVED OPEN SPACE	3.59 ACRES	
PUBLIC ROW DEDICATION	1.60 ACRES	
PRIVATE ROW	0.91 ACRES	
DRIVEWAYS/PARKING	2.54 ACRES	
TOTAL NUMBER OF UNITS	132	
AVERAGE UNIT FOOTPRINT SIZE	1,058 SQ FT	
LARGEST UNIT FOOTPRINT SIZE	1,128 SQ FT	
SMALLEST UNIT FOOTPRINT SIZE	864 SQ FT	
OVERALL DENSITY	11.53 UNITS/ACRE	

SURVEYOR'S CERTIFICATE

I, KAGAN M. DIXON, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD LICENSE NO. 9061091 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY THAT BY THE AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, STREETS, AND EASEMENTS TO BE KNOWN AS EAGLE POINT TH DRH PLAT "C" AND THE SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT AND THAT THIS PLAT IS TRUE AND CORRECT.

BOUNDARY DESCRIPTION

A PARCEL OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 13, TOWNSHIP 6 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF THE EAGLE POINT TOWNHOMES PLAT "A" SUBDIVISION BOUNDARY AS RECORDED AS ENTRY 76286/2013 IN THE UTAH COUNTY RECORDER'S OFFICE, SAID POINT BEING ALSO ON THE WESTERLY RIGHT-OF-WAY LINE OF COSMOS DRIVE AS SHOWN IN THE EAGLE POINT ROAD DEDICATION PLAT AS RECORDED AS ENTRY 69966/2015 IN THE UTAH COUNTY RECORDER'S OFFICE, SAID POINT BEING NORTH 89°31'09" WEST 748.84 FEET AND SOUTH 448.23 FEET FROM THE NORTHEAST CORNER OF SECTION 13, TOWNSHIP 6 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, AND RUNNING ALONG SAID RIGHT-OF-WAY OF SAID COSMOS DRIVE THE FOLLOWING TWO (2) COURSES: 1) SOUTHEASTERLY 278.19 FEET ALONG THE ARC OF A 1517.68 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT (CHORD BEARS SOUTH 02°49'52" EAST 277.80 FEET); 2) SOUTHWESTERLY 31.55 FEET ALONG THE ARC OF A 20.00 FOOT RADIUS TANGENT CURVE TO THE RIGHT (CHORD BEARS SOUTH 37°06'13" WEST 28.38 FEET); THENCE SOUTH 07°42'38" EAST 191.66 FEET; THENCE NORTH 82°02'57" WEST 1063.15 FEET; THENCE NORTH 09°21'25" EAST 523.70 FEET; THENCE SOUTH 82°02'57" EAST 316.86 FEET TO THE WESTERLY RIGHT-OF-WAY OF SKYLINE DRIVE, AND RUNNING ALONG SAID RIGHT-OF-WAY SOUTHWESTERLY 15.51 FEET ALONG THE ARC OF A 3739.09 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT (CHORD BEARS SOUTH 06°38'54" WEST 15.51 FEET); THENCE SOUTH 83°13'59" EAST 50.00 FEET; THENCE ALONG SAID SKYLINE DRIVE RIGHT-OF-WAY NORTHEASTERLY 7.74 FEET ALONG THE ARC OF A 3789.09 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT (CHORD BEARS NORTH 06°42'31" EAST 7.74 FEET); THENCE SOUTH 81°11'22" EAST 126.86 FEET; THENCE SOUTHEASTERLY 98.97 FEET ALONG THE ARC OF A 100.00 FOOT RADIUS TANGENT CURVE TO THE RIGHT (CHORD BEARS SOUTH 52°50'06" EAST 94.98 FEET); THENCE SOUTHEASTERLY 38.02 FEET ALONG THE ARC OF A 40.00 FOOT RADIUS TANGENT CURVE TO THE LEFT (CHORD BEARS SOUTH 51°39'44" EAST 36.61 FEET); THENCE NORTHEASTERLY 80.21 FEET ALONG THE ARC OF A 120.00 FOOT RADIUS TANGENT CURVE TO THE LEFT (CHORD BEARS NORTH 82°01'40" EAST 78.73 FEET); THENCE SOUTH 24°29'37" EAST 12.88 FEET; THENCE NORTH 65°36'13" EAST 29.27 FEET; THENCE SOUTH 83°24'33" EAST 7.59 FEET; THENCE SOUTH 32°30'39" EAST 8.44 FEET; THENCE SOUTHEASTERLY 25.61 FEET ALONG THE ARC OF A 28.00 FOOT RADIUS TANGENT CURVE TO THE LEFT (CHORD BEARS SOUTH 58°55'08" EAST 24.91 FEET); THENCE SOUTH 85°19'38" EAST 193.35 FEET; THENCE NORTHEASTERLY 12.43 FEET ALONG THE ARC OF A 13.00 FOOT RADIUS TANGENT CURVE TO THE LEFT (CHORD BEARS NORTH 67°16'48" EAST 11.96 FEET); THENCE NORTH 39°53'14" EAST 5.44 FEET; THENCE SOUTH 83°24'33" EAST 2.54 FEET TO THE POINT OF BEGINNING.

CONTAINING 11.44 ACRES, MORE OR LESS.

July 19, 2021
DATE

SURVEYOR
(SEE SEAL BELOW)

OWNERS' 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, 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.

PURSUANT TO UTAH CODE 10-9a-604 (D), THE OWNER HEREBY CONVEYS THE COMMON AREAS, AS INDICATED HEREON, TO THE DRH EAGLE POINT TOWNHOME OWNER'S ASSOCIATION, WITH A REGISTERED ADDRESS OF 12351 SOUTH GATEWAY PARK PLACE D-100, DRAPER, UTAH 84042

PRINTED NAME OF OWNER AUTHORIZED SIGNATURE(S)

PRINTED NAME OF OWNER AUTHORIZED SIGNATURE(S)

LC ACKNOWLEDGEMENT

STATE OF UTAH }
COUNTY OF DAVIS} S.S.
ON THIS ____ DAY OF _____, A.D. 20____, PERSONALLY APPEARED BEFORE ME _____, THE SIGNER OF THE FOREGOING INSTRUMENT, WHO DULY ACKNOWLEDGED TO ME THAT S(HE) IS A [MEMBER WITH MANAGEMENT AUTHORITY] [MANAGER] OF _____, A UTAH LIMITED LIABILITY COMPANY, AND IS AUTHORIZED TO EXECUTE THE FOREGOING AGREEMENT IN ITS BEHALF AND THAT HE OR SHE EXECUTED IT IN SUCH CAPACITY.

WITNESS MY HAND OFFICIAL SEAL.

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF UTAH THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

NOTARY PUBLIC FULL NAME: _____

COMMISSION NUMBER: _____

MY COMMISSION EXPIRES: _____

A NOTARY PUBLIC COMMISSIONED IN UTAH

ACCEPTANCE BY LEGISLATIVE BODY

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

APPROVED BY MAYOR APPROVED BY CITY ATTORNEY

APPROVED BY CITY ENGINEER APPROVED BY CITY RECORDER
(SEE SEAL BELOW) (SEE SEAL BELOW)

DRH EAGLE POINT TOWNHOMES PLAT "C"

A RESIDENTIAL SUBDIVISION

LOCATED IN THE NORTHEAST QUARTER OF SECTION 13, TOWNSHIP 6 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN

SHEET 1 OF 3

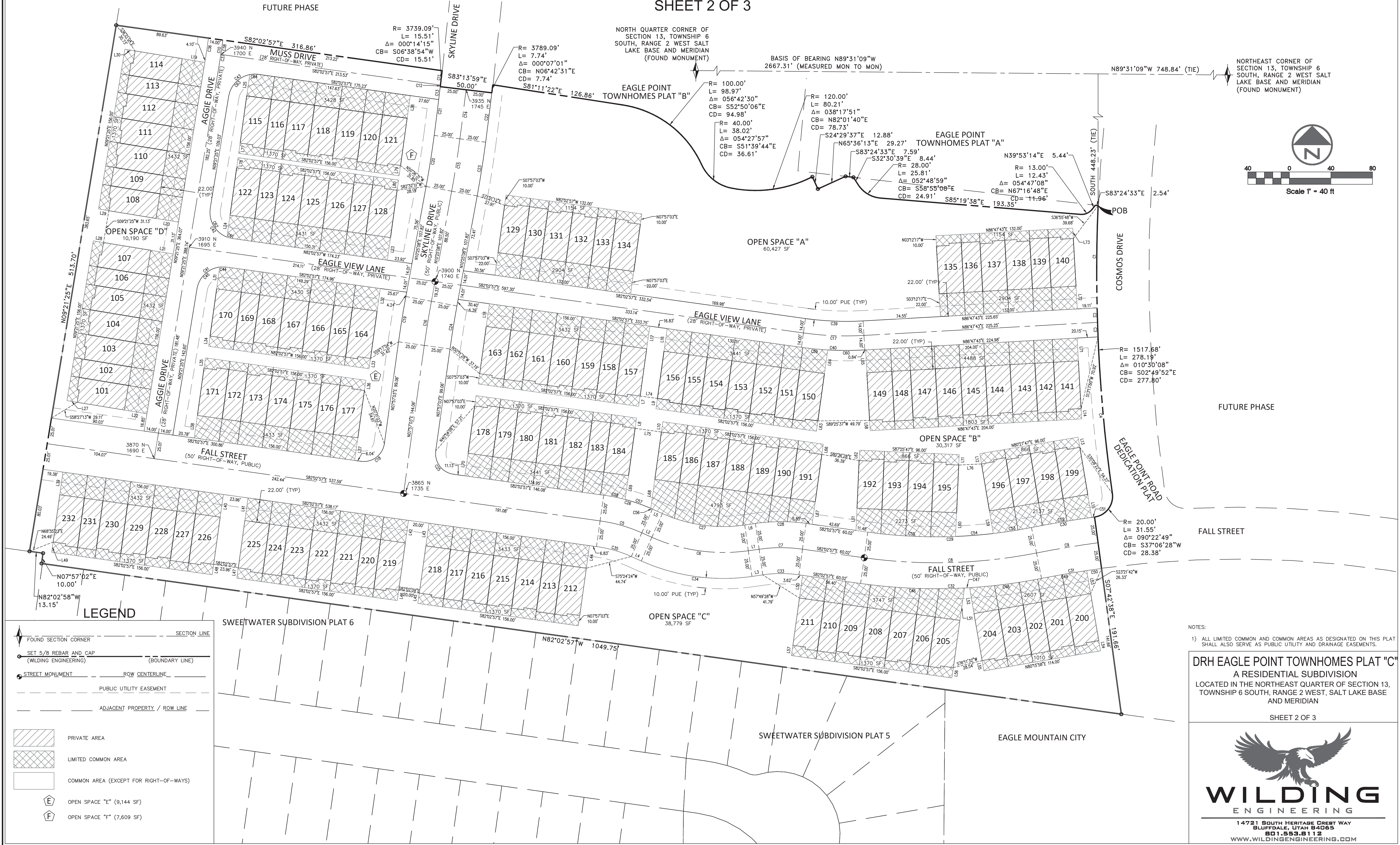
SURVEYOR'S SEAL	NOTARY PUBLIC SEAL	CITY ENGINEER SEAL	CLERK-RECORDER SEAL

DRH EAGLE POINT TOWNHOMES PLAT "C"

A RESIDENTIAL SUBDIVISION

LOCATED IN THE NORTHEAST QUARTER OF SECTION 13, TOWNSHIP 6 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN
EAGLE MOUNTAIN CITY, UTAH COUNTY, UTAH

SHEET 2 OF 3



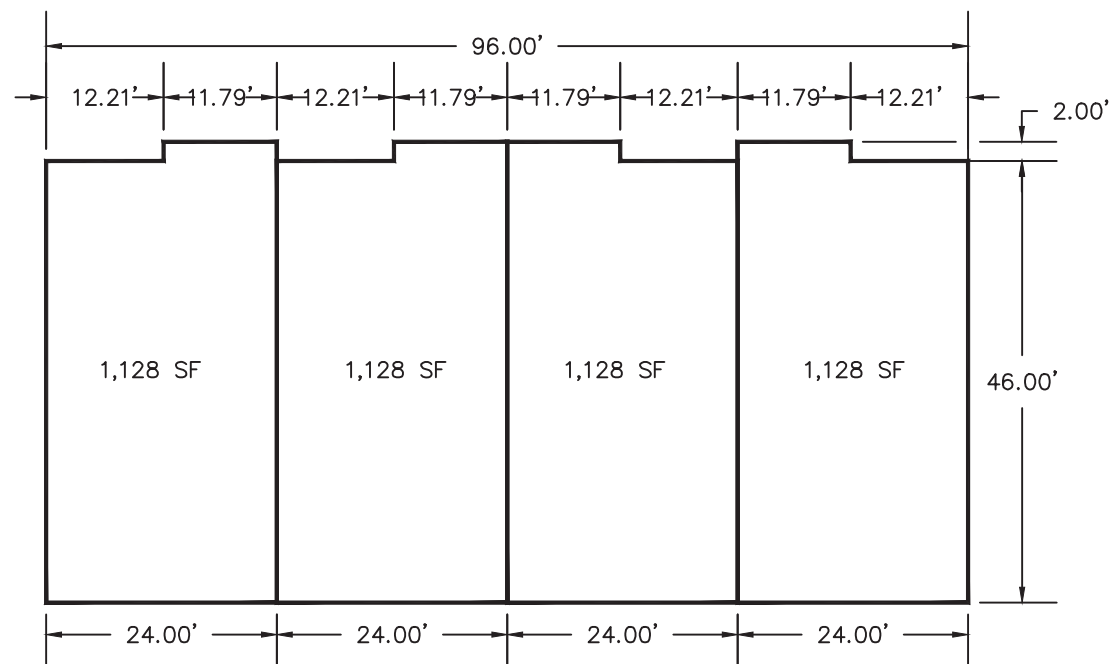
DRH EAGLE POINT TOWNHOMES PLAT "C"

A RESIDENTIAL SUBDIVISION

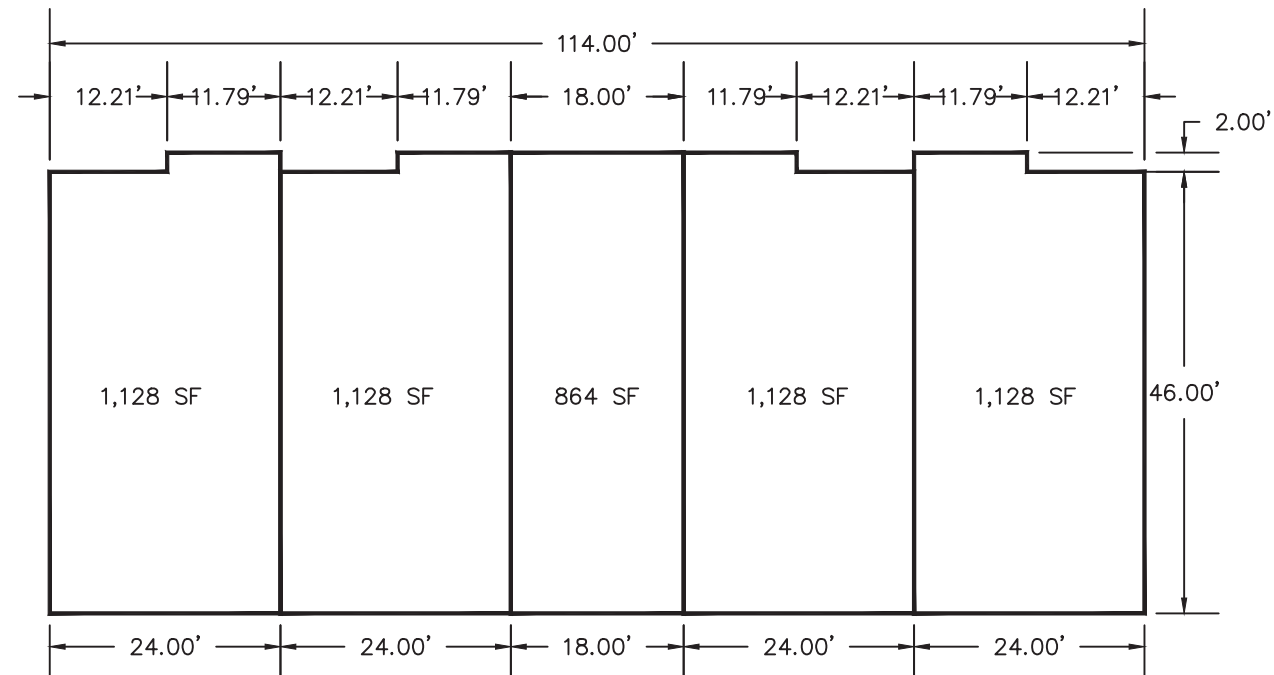
LOCATED IN THE NORTHEAST QUARTER OF SECTION 13, TOWNSHIP 6 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN

EAGLE MOUNTAIN CITY, UTAH COUNTY, UTAH

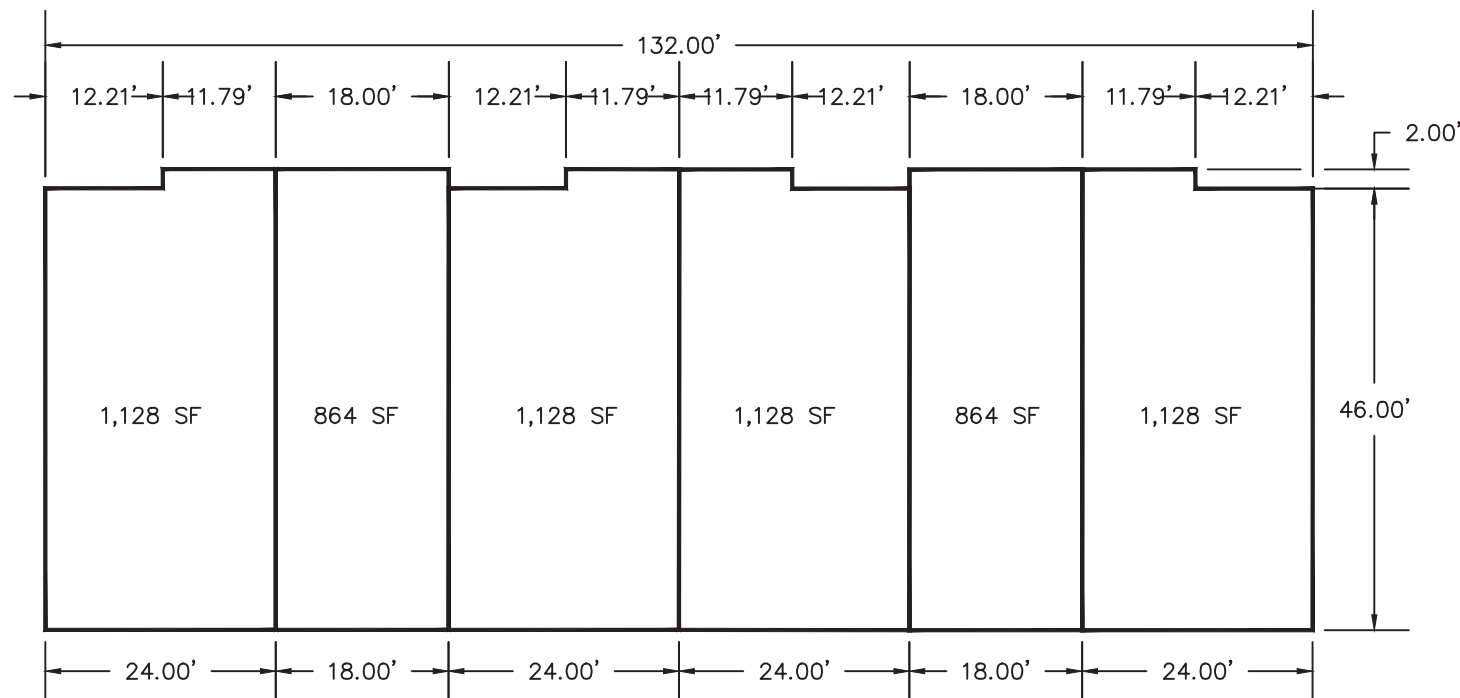
SHEET 3 OF 3



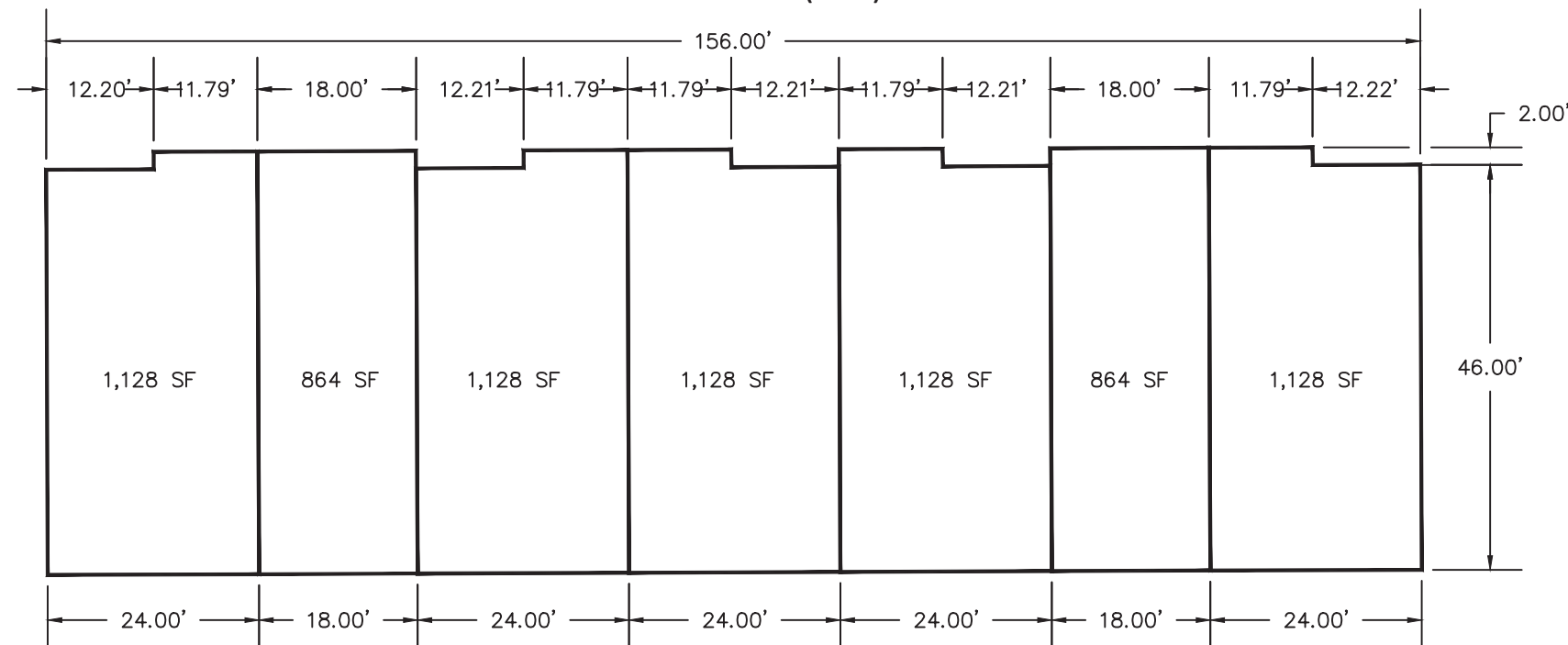
4-PLEX UNIT (TYP)



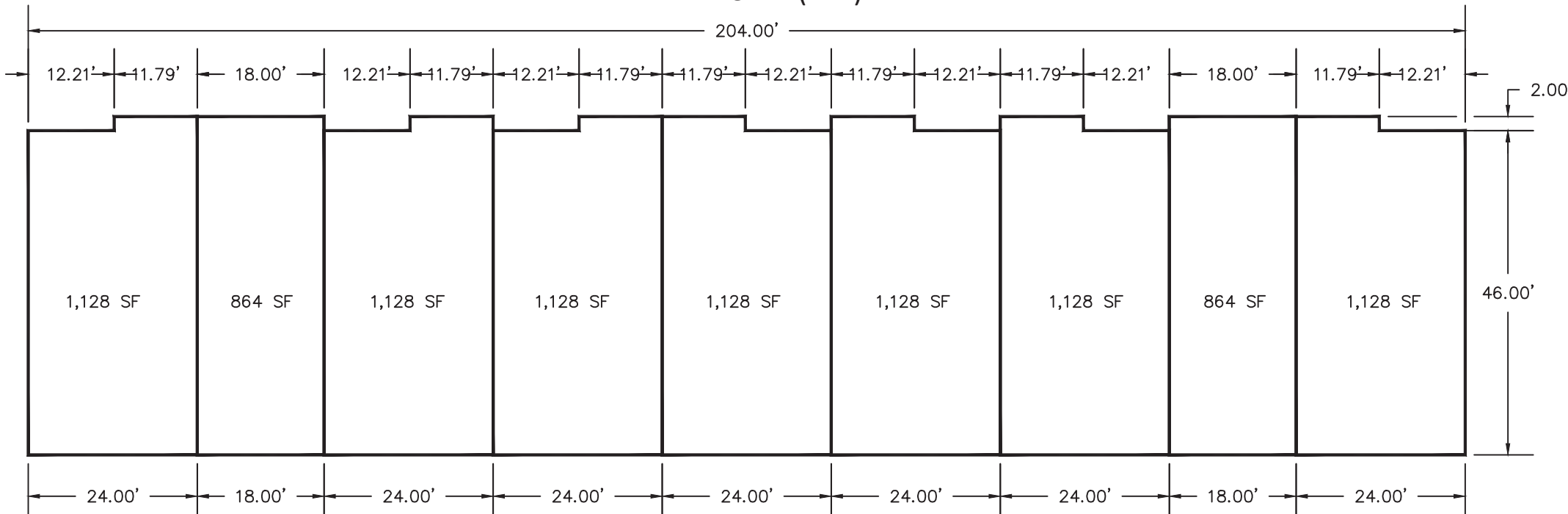
5-PLEX UNIT (TYP)



6-PLEX UNIT (TYP)



7-PLEX UNIT (TYP)



9-PLEX UNIT (TYP)

ADDRESS TABLES	
UNIT #	ADDRESS
101	3881 N AGGIE DRIVE
102	3885 N AGGIE DRIVE
103	3889 N AGGIE DRIVE
104	3893 N AGGIE DRIVE
105	3897 N AGGIE DRIVE
106	3901 N AGGIE DRIVE
107	3905 N AGGIE DRIVE
108	3915 N AGGIE DRIVE
109	3919 N AGGIE DRIVE
110	3925 N AGGIE DRIVE
111	3927 N AGGIE DRIVE
112	3931 N AGGIE DRIVE
113	3935 N AGGIE DRIVE
114	3939 N AGGIE DRIVE
115	1710 E MUSS DRIVE
116	1714 E MUSS DRIVE
117	1718 E MUSS DRIVE
118	1722 E MUSS DRIVE
119	1726 E MUSS DRIVE
120	1730 E MUSS DRIVE
121	1734 E MUSS DRIVE
122	1709 E EAGLE VIEW LANE
123	1713 E EAGLE VIEW LANE
124	1717 E EAGLE VIEW LANE
125	1721 E EAGLE VIEW LANE
126	1725 E EAGLE VIEW LANE
127	1729 E EAGLE VIEW LANE
128	1733 E EAGLE VIEW LANE
129	1765 E EAGLE VIEW LANE
130	1769 E EAGLE VIEW LANE
131	1763 E EAGLE VIEW LANE
132	1767 E EAGLE VIEW LANE
133	1771 E EAGLE VIEW LANE
134	1775 E EAGLE VIEW LANE
135	1835 E EAGLE VIEW LANE
136	1839 E EAGLE VIEW LANE
137	1843 E EAGLE VIEW LANE
138	1847 E EAGLE VIEW LANE
139	1851 E EAGLE VIEW LANE
140	1855 E EAGLE VIEW LANE
141	1856 E EAGLE VIEW LANE
142	1852 E EAGLE VIEW LANE
143	1846 E EAGLE VIEW LANE
144	1844 E EAGLE VIEW LANE
145	1840 E EAGLE VIEW LANE
146	1836 E EAGLE VIEW LANE
147	1832 E EAGLE VIEW LANE
148	1828 E EAGLE VIEW LANE
149	1824 E EAGLE VIEW LANE
150	1810 E EAGLE VIEW LANE
151	1806 E EAGLE VIEW LANE
152	1802 E EAGLE VIEW LANE
153	1798 E EAGLE VIEW LANE
154	1794 E EAGLE VIEW LANE
155	1790 E EAGLE VIEW LANE
156	1786 E EAGLE VIEW LANE
157	1778 E EAGLE VIEW LANE
158	1774 E EAGLE VIEW LANE
159	1770 E EAGLE VIEW LANE
160	1760 E EAGLE VIEW LANE
161	1762 E EAGLE VIEW LANE
162	1758 E EAGLE VIEW LANE
163	1754 E EAGLE VIEW LANE
164	1728 E EAGLE VIEW LANE
165	1724 E EAGLE VIEW LANE
166	1720 E EAGLE VIEW LANE

UNIT #	ADDRESS
167	1716 E EAGLE VIEW LANE
168	1712 E EAGLE VIEW LANE
169	1708 E EAGLE VIEW LANE
170	1704 E EAGLE VIEW LANE
171	1703 E FALL STREET
172	1707 E FALL STREET
173	1711 E FALL STREET
174	1715 E FALL STREET
175	1719 E FALL STREET
176	1723 E FALL STREET
177	1727 E FALL STREET
178	1749 E FALL STREET
179	1753 E FALL STREET
180	1757 E FALL STREET
181	1761 E FALL STREET
182	1765 E FALL STREET
183	1769 E FALL STREET
184	1773 E FALL STREET
185	1783 E FALL STREET
186	1787 E FALL STREET
187	1791 E FALL STREET
188	1795 E FALL STREET
189	1799 E FALL STREET
190	1803 E FALL STREET
191	1807 E FALL STREET
192	1821 E FALL STREET
193	1825 E FALL STREET
194	1829 E FALL STREET
195	1833 E FALL STREET
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200	1858 E FALL STREET
201	1854 E FALL STREET
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203	1846 E FALL STREET
204	1842 E FALL STREET
205	1834 E FALL STREET
206	1830 E FALL STREET
207	1826 E FALL STREET
208	1822 E FALL STREET
209	1818 E FALL STREET
210	1814 E FALL STREET
211	1810 E FALL STREET
212	1768 E FALL STREET
213	1764 E FALL STREET
214	1760 E FALL STREET
215	1756 E FALL STREET
216	1752 E FALL STREET
217	1748 E FALL STREET
218	1744 E FALL STREET
219	1736 E FALL STREET
220	1732 E FALL STREET
221	1726 E FALL STREET
222	1724 E FALL STREET
223	1720 E FALL STREET
224	1716 E FALL STREET
225	1712 E FALL STREET
226	1702 E FALL STREET
227	1698 E FALL STREET
228	1694 E FALL STREET
229	1690 E FALL STREET
230	1686 E FALL STREET
231	1682 E FALL STREET
232	1678 E FALL STREET

CURVE TABLE				
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING
C1	98.57'	1517.68'	3°43'16"	S00°33'34"W
C2	14.01'	1517.68'	0°31'43"	S01°33'56"E
C3	14.00'	1517.68'	0°31'43"	S02°05'39"E
C4	151.61'	1517.68'	5°43'25"	S05°13'13"E
C5	41.93'	150.00'	16°00'57"	N74°02'28"W
C6	95.04'	170.00'	32°01'55"	S82°02'57"E
C7	41.93'	150.00'	16°00'57"	S89°56'34"W
C8	166.73'	500.00'	19°06'21"	N88°23'53"E
C9	60.11'	1000.00'	3°26'39"	S80°34'02"W
C10	19.92'	500.00'	2°16'56"	N08°12'57"E
C11	14.00'	3739.09'	0°12'53"	N06°38'13"E
C12	1.50'	3739.09'	0°01'23"	N06°45'20"E
C13	12.50'	3270.16'	0°13'09"	N06°47'55"E
C14	47.65'	3294.77'	0°49'43"	N07°06'14"E
C15	51.08'	1000.00'	2°55'35"	N08°57'21"E
C16	43.08'	1000.00'	2°28'05"	S09°11'06"W
C17	58.41'	300.00'	11°09'20"	S87°37'37"E
C18	31.42'	20.00'	90°00'00"	N52°57'03"E
C19	44.15'	1025.00'	2°28'05"	S09°11'06"W
C20	49.80'	975.00'	2°55'35"	N08°57'21"E
C21	47.33'	3270.16'	0°49'45"	N07°06'14"E
C22	47.97'	3319.39'	0°49'41"	N07°06'15"E
C23	52.35'	1025.00'	2°55'35"	N08°57'21"E
C24	42.00'	975.00'	2°28'05"	S09°11'06"W
C25	31.42'	20.00'	90°00'00"	S37°02'57"E
C26	48.92'	175.00'	16°00'57"	N74°02'28"W
C27	81.06'	145.00'	32°01'55"	S82°02'57"E
C28	48.92'	175.00'	16°00'57"	S89°56'34"W
C29	158.39'	475.00'	19°06'21"	N88°23'53"E
C30	61.59'	1025.00'	3°26'34"	S80°33'59"W
C31	58.59'	975.00'	3°26'34"	S80°33'59"W
C32	175.07'	525.00'	19°06'21"	N88°23'53"E

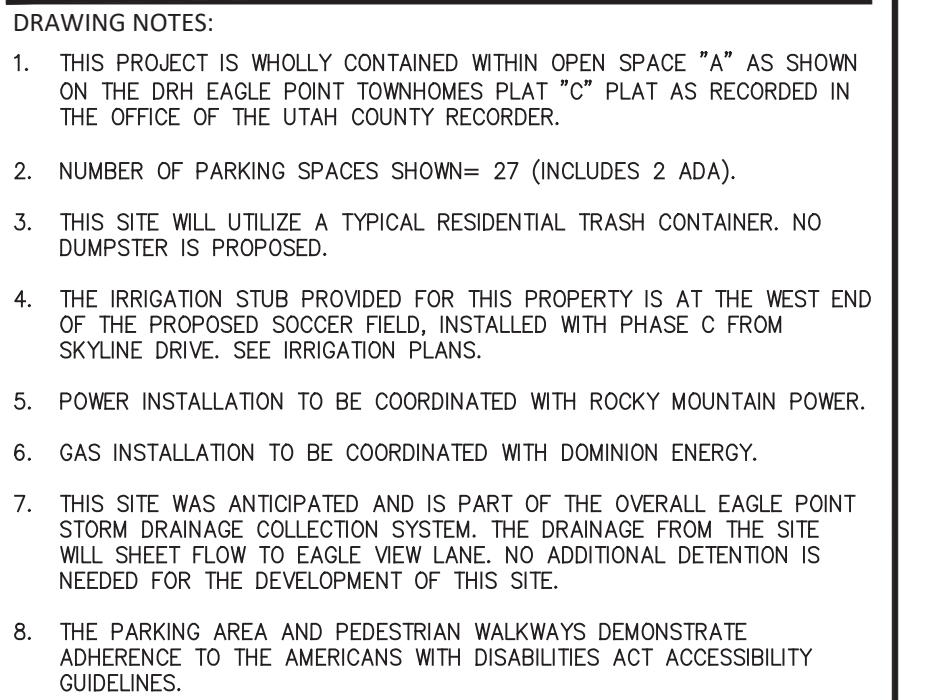
CURVE TABLE				
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING
C33	34.94'	125.00'	16°00'57"	S89°56'34"W
C34	109.02'	195.00'	32°01'55"	S82°02'57"E
C35	34.94'	125.00'	16°00'57"	N74°02'28"W
C36	19.57'	486.00'	2°18'27"	N08°12'11"E
C37	5.92'	500.00'	0°40'40"	N09°01'05"E
C38	14.00'	500.00'	1°36'16"	N07°52'37"E
C39	55.68'	286.00'	11°09'20"	S87°37'37"E
C40	61.14'	314.00'	11°09'20"	S87°37'37"E
C41	39.43'	25.50'	88°35'38"	S53°39'14"W
C42	40.68'	25.50'	91°24'22"	S36°20'46"E
C43	39.43'	25.50'	88°35'38"	S53°39'14"W
C44	6.79'	25.50'	15°15'21"	N89°40'38"W
C45	32.64'	25.50'	73°20'17"	S46°01'33"W
C46	100.21'	525.00'	10°56'10"	S87°31'02"E
C47	4.94'	525.00'	0°32'23"	N86°44'42"E
C48	69.91'	525.00'	7°37'48"	N82°39'36"E
C49	44.20'	975.00'	2°35'51"	S80°08'38"W
C50	14.38'	975.00'	0°50'43"	S81°51'55"W
C51	2.86'	1025.00'	0°09'36"	S82°12'29"W
C52	58.73'	1025.00'	3°16'58"	S80°29'11"W
C53	37.29'	475.00'	4°29'53"	N81°05'39"E
C54	36.42'	475.00'	4°23'36"	N85°32'23"E
C55	84.68'	475.00'	10°12'51"	S87°09'23"E
C56	1.74'	175.00'	0°34'06"	N66°19'03"W
C57	26.08'	175.00'	8°32'24"	N70°52'17"W
C58	21.10'	175.00'	6°54'28"	N78°35'43"W
C59	25.52'	314.00'	4°39'23"	S84°22'39"E
C60	35.62'	314.00'	6°29'57"	S89°57'19"E
C61	5.74'	25.50'	12°53'32"	S75°36'11"E
C62	34.94'	25.50'	78°30'50"	S29°54'00"E
C63	31.01'	25.50'	69°40'40"	S43°57'18"W
C64	8.53'	25.50'	19°09'23"	S88°22'21"W

Line Table			Line Table		
Line #	Length	Direction	Line #	Length	Direction
L1	10.46	N81° 56' 05.31"E	L41	22.00	N07° 57' 02.79"E
L2	10.54	S66° 01' 59.72"E	L42	22.00	S07° 57' 02.79"W
L3	10.46	N81° 56' 05.31"E	L43	22.00	N07° 57' 02.79"E
L4	10.54	S66° 01' 59.72"E	L44	22.00	S07° 57' 02.79"W
L5	10.54	S66° 01' 59.72"E	L45	10.00	S07° 57' 02.79"W
L6	10.46	N81° 56' 05.31"E	L46	10.00	N07° 57' 02.79"E
L7	10.00	N07° 57' 02.79"E	L47	10.00	S07° 57' 02.79"W
L8	10.00	S07° 57' 02.79"W	L48	10.00	N07° 57' 02.79"E
L9	10.00	S07° 57' 02.79"W	L49	10.00	S07° 57' 02.79"W
L10	10.00	N07° 57' 02.79"E	L50	22.00	N07° 57' 02.79"E
L11	10.00	S02° 34' 12.79"W	L51	31.53	S07° 57' 02.79"W
L12	10.00	N09° 32' 13.21"W	L52	25.28	N09° 44' 02.04"W
L13	10.00	S09° 32' 13.21"E	L53	22.46	S09° 44' 02.04"E
L14	10.00	N03° 12' 17.21"W	L54	10.00	N09° 44' 02.04"W
L15	22.43	S09° 32' 13.21"E	L55	10.00	S09° 44' 02.04"E
L16	22.00	N07° 57' 02.79"E	L56	10.00	N07° 57' 02.79"E
L17	22.00	S07° 57' 02.79"W	L57	10.00	S07° 57' 02.79"W
L18	22.00	N07° 57' 02.79"E	L58	10.00	S03° 12' 17.21"E
L19	22.00	N80° 38' 35.19"W	L59	22.00	N09° 32' 13.21"W
L20	22.00	S80° 38' 35.19"E	L60	22.86	S02° 34' 12.79"W
L21	22.00	N80° 38' 35.19"W	L61	21.38	N02° 34' 12.79"E
L22	22.00	S80° 38' 35.19"E	L62	10.00	N02° 34' 12.79"E
L23	22.00	N07° 57' 02.79"E	L63	10.00	N07° 57' 02.79"E
L24	21.36	S07° 57' 02.79"W	L64	23.04	S07° 57' 02.79"E
L25	20.59	N07° 57' 02.79"E	L65	22.00	N03° 12' 17.21"W
L26	22.00	S07° 57' 02.79"W	L66	10.00	S07° 57' 02.79"W
L27	10.00	N80° 38' 35.19"W	L67	22.00	S07° 57' 02.79"E
L28	10.00	S80° 38' 35.19"E	L68	28.30	N07° 57' 02.79"E
L29	10.00	N80° 38' 35.19"W	L69	23.27	S07° 57' 02.79"W
L30	10.00	S80° 38' 35.19"E	L70	22.00	N07° 57' 02.79"E
L31	21.10	N07° 57' 02.79"E	L71	22.00	S03° 12' 17.21"E
L32	22.00	S07° 57' 02.79"W	L72	22.00	N03° 12' 17.03"W
L33	10.00	S07° 57' 02.79"W	L73	10.00	S03° 12' 17.03"E
L34	10.00	N07° 57' 02.79"E	L74	16.83	N82° 02' 57.21"W
L35	10.00	N07° 57' 02.79"E	L75	25.57	S81° 59' 38.08"E
L36	10.00	S07° 57' 02.79"W	L76	21.98	N87° 08' 02.57"E
L37	22.01	N07° 57' 02.79"E	L77	10.00	S07° 57' 02.79"W
L38	22.01	S07° 57' 02.79"W	L78	10.00	N07° 57' 02.79"E
L39	22.00	N07° 57' 02.79"E	L79	10.00	N07° 57' 02.79"E
L40	22.00	S07° 57' 02.79"W	L80	10.00	S07° 57' 02.79"W

DRH EAGLE POINT TOWNHOMES PLAT "C"
A RESIDENTIAL SUBDIVISION
LOCATED IN THE NORTHEAST QUARTER OF SECTION 13,
TOWNSHIP 6 SOUTH, RANGE 2 WEST, SALT LAKE BASE
AND MERIDIAN

SHEET 3 OF 3





EXISTING INDEX CONTOUR (10')
EXISTING CONTOUR (2')
PROPOSED INDEX CONTOUR (10')
PROPOSED CONTOUR (2')

PROJECT INFORMATION

SITE, UTILITY, AND GRADING PLAN

EAGLE MOUNTAIN, UTAH

ENGINEER'S STAMP







WILDING
ENGINEERING

14721 SOUTH HERITAGE CREST WAY
BLUFFDALE, UTAH 84065
801.553.8112
WWW.WILDINGENGINEERING.COM

DRAWING NOTES:

NO.	REVISION	DATE

PROJECT INFORMATION

EAGLE POINT CLUBHOUSE
1811 E EAGLE VIEW LANE

CONTEXT PLAN
EAGLE MOUNTAIN, UTAH

DRAWN
MEC

CHECKED

PROJECT #
20317



DATE
11/17/21

SCALE
1" = 20'

SHEET
C103

S:\DATA\20317 DR Horton Eagle Point\dwg\20317 Eagle Point Clubhouse Site Plan.dwg
PLOT DATE: Nov 17, 2021





WILDING

ENGINEERING

14721 SOUTH HERITAGE CREST WAY
BLUFFDALE, UTAH 84065
801.553.8112
WWW.WILDINGENGINEERING.COM

DRAWING NOTES:

NO.	REVISION	DATE

PROJECT INFORMATION

EAGLE POINT CLUBHOUSE
1811 E EAGLE VIEW LANE

EROSION CONTROL PLAN
EAGLE MOUNTAIN, UTAH

DRAWN MEC	CHECKED	PROJECT # 20317
		
DATE 11/17/21		
SCALE 1" = 20'		
SHEET C104		

G:\DATA\20317 DR Horton Eagle Point\dwg\20317 Eagle Point Clubhouse Site Plan.dwg
PLOT DATE: Nov 17, 2021



PLANT LEGEND

DECIDUOUS TREES	CODE	QTY	BOTANICAL / COMMON NAME	CONT	CAL
	At'g	47	Acer tataricum 'GarAnn' Hot Wings Tatarian Maple	B & B	1.5"Cal
	Us'f	21	Ulmus s. 'Frontier' Frontier Elm	B & B	1.5"Cal
	Zs'm	22	Zelkova serrata 'Musashino' Musashino Zelkova	B & B	1.5"Cal
DECIDUOUS SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME	CONT	
	Am'h	108	Aronia melanocarpa 'UCONNAMI66' TM Low Scape Hedges Chokeberry	5 gal	
	Cm'f	72	Chamaebatia millefolium Fernbush	5 gal	
	Ch'r	122	Cotoneaster horizontalis Rock Cotoneaster	5 gal	
	Po'f	30	Physocarpus opulifolius 'UMNHarpell' Fireside TM Fireside Ninebark	5 gal	
	Pf'g	106	Potentilla fruticosa 'Gold Drop' Gold Drop Potentilla	5 gal	
EVERGREEN SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME	CONT	
	Cp's	67	Cytisus purgans 'Spanish Gold' Spanish Gold Broom	5 gal	
	Js's	53	Juniperus chinensis 'Spartan' Spartan Juniper	5 gal	
	Js'd	20	Juniperus sabina 'Monard' TM Moor-dense Juniper	5 gal	
	La'h	202	Lavandula angustifolia 'Hidcote Blue' Hidcote Blue Lavender	1 gal	
GRASSES	CODE	QTY	BOTANICAL / COMMON NAME	CONT	
	Bg'b	953	Bouteloua gracilis 'Blonde Ambition' Blonde Ambition Blue Grama	1 gal	
	Cb'k	326	Calamagrostis brachytricha Korean Feather Reed Grass	1 gal	
	Ca'k	347	Calamagrostis x acutiflora 'Karl Foerster' Feather Reed Grass	1 gal	
	F'sb	503	Festuca s. 'Siskiyou Blue' Siskiyou Blue Fescue	1 gal	
	Pv's	393	Panicum virgatum 'Shenandoah' Shenandoah Switch Grass	1 gal	
PERENNIALS	CODE	QTY	BOTANICAL / COMMON NAME	CONT	
	Ha's	238	Hymenoxys acaulis 'Sundancer' Sundancer Daisy	1 gal	

SITE MATERIALS LEGEND

SYMBOL	LANDSCAPE DESCRIPTION	QTY
	1. LANDSCAPE DESCRIPTION SYMBOL 1-01 SODDED LAWN AREA LAWN AREAS SHALL BE SOD. NEW TURF AREAS TO BE SODDED WITH 18% "BLUESTAR KENTUCKY BLUEGRASS, 19% "MAKOIST" KENTUCKY BLUEGRASS, 17% "NEWPORT KENTUCKY BLUEGRASS, 17% "TOUCHDOWN" KENTUCKY BLUEGRASS, 16% "APM PERENNIAL RYEGRASS, 13% "ACCENT PERENNIAL RYEGRASS OR APPROVED EQUIV. AT A RATE OF 220 LBS. PER ACRE. FINE LEVEL. ALL AREAS PRIOR TO LAYING SOD. ALL LAWN AREAS SHALL BE IRRIGATED WITH 100% COVERAGE BY POP-UP SPRAY HEADS AND GEAR DRIVEN ROTORS. ALL DECIDUOUS AND CONIFER TREES PLANTED WITHIN SOD AREAS SHALL HAVE A FOUR FOOT(4') DIAMETER TREE RING COVERED WITH CHOCOLATE BROWN BARK MULCH, NO SHREDDED FINES. SUBMIT SAMPLES TO BE APPROVED BY LANDSCAPE ARCHITECT AND OWNER BEFORE INSTALLATION.	62,737 sf
	1-02 1.5 INCH COTTONWOOD GRAVEL STONE MULCH PLANTING AREAS TO RECEIVE MIN. 6" DEPTH OF QUALITY TOPSOIL. IF TOPSOIL IS PRESENT ON SITE, PROVIDE SOIL TEST TO DETERMINE APPROPRIATE SOIL QUALITY FOR PROPOSED PLANTINGS. PROVIDE 3" DEPTH OF STONE MULCH TOP DRESSING. SEE ASPHALT MATERIALS 801.561.4231 FOR ROCK.	18,336 sf
	1-03 1.5 INCH GUNSMOKE CRUSHED ROCK STONE MULCH PLANTING AREAS TO RECEIVE MIN. 6" DEPTH OF QUALITY TOPSOIL. IF TOPSOIL IS PRESENT ON SITE, PROVIDE SOIL TEST TO DETERMINE SOIL QUALITY FOR PROPOSED PLANTINGS. PROVIDE 3" DEPTH OF STONE MULCH TOP DRESSING. SEE ASPHALT MATERIALS 801.561.4231 FOR ROCK.	43,875 sf
	1-05 50/50 MIX OF SANTE FE 1-2 INCH COBBLE AND SANTE FE 4 INCH COBBLE. STONE MULCH PLANTING AREAS TO RECEIVE MIN. 6" DEPTH OF QUALITY TOPSOIL. IF TOPSOIL IS PRESENT ON SITE, PROVIDE SOIL TEST TO DETERMINE SOIL QUALITY FOR PROPOSED PLANTINGS. PROVIDE 3-4" DEPTH OF STONE MULCH TOP DRESSING. SEE ASPHALT MATERIALS 801.561.4231 FOR ROCK.	6,017 sf
	SYMBOL 1-07 SALT & PEPPER GRANITE BOULDERS - DECORATIVE 20% ARE TO BE 4-5 FOOT LARGE BOULDERS. 80% ARE TO BE LESS THAN 4 FEET REGULAR SIZE BOULDERS. SEE ASPHALT MATERIALS 801.561.4231 FOR ROCK.	138
	SYMBOL 1-10 PLAYGROUND SURFACE: 50% FALL ENGINEERED WOOD.	45.76 cy
	SYMBOL 1-13 SURE-LOC ALUMINUM EDGING. INSTALL PER MANUFACTURER SPECIFICATION.	6,357 lf

ISSUE DATE
11/18/2021

PROJECT NUMBER
UT21006

NO. REVISION DATE

1 XXXX XX-XX-XX

2

3

4

5

6

7

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

0' 20' 40' 80' 160'

GRAPHIC SCALE: 1" = 40'

EAGLE POINT TOWNHOMES
EAGLE MOUNTAIN, UTAH

DEVELOPER / PROPERTY OWNER / CLIENT
Developer / Property Owner:
D.R. HORTON
ATT: DAVID LEWIS
801-542-8122
DLEWIS2@DRHORTON.COM

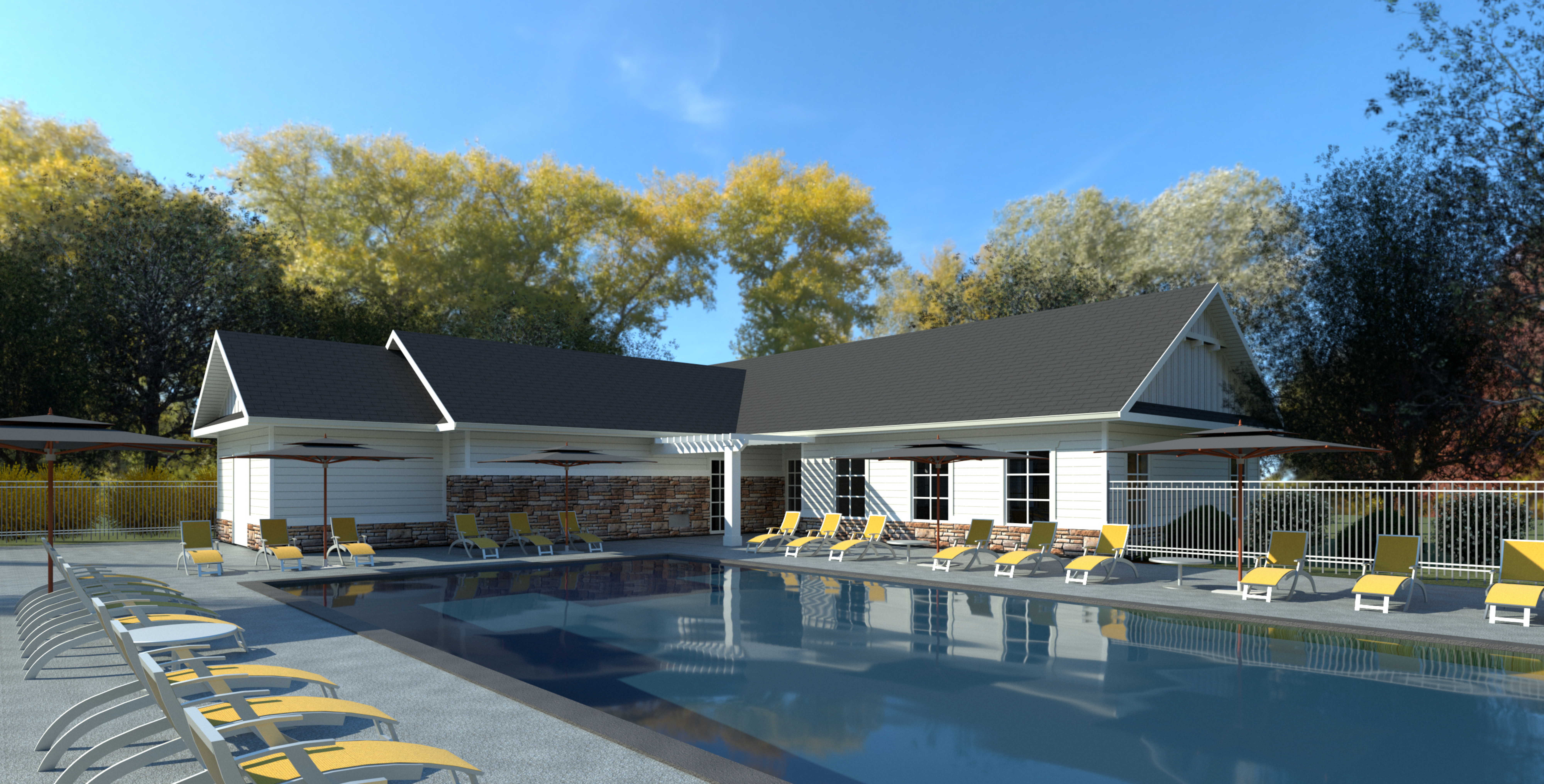
Client / Engineer:
WILDING ENGINEERING
14721 SOUTH HERITAGE CREST WAY
BLUFFDALE, UT 84065

LANDSCAPE ARCHITECT / PLANNER
Landscape Architecture & Planning & Visualization
3450 N. TRIUMPH BLVD. SUITE 102
LEHI, UTAH 84043 (801) 960-2698
www.pkjdesigngroup.com

LICENSE STAMP

DRAWING INFO
PM: JTA
DRAWN: SAV
CHECKED: JMA
PLOT DATE: 11/18/2021

COLOR PLAN
PRELIMINARY PLANS NOT
FOR CONSTRUCTION
LP-COLOR







**EAGLE MOUNTAIN CITY
CITY COUNCIL MEETING
JANUARY 18, 2022**

TITLE: SITE PLAN - Fire Station 251

ITEM TYPE: Site Plan

APPLICANT: Steve Simmons (UFA)

ACTION ITEM:

No

PUBLIC HEARING:

No

PREPARED BY:

Tayler Jensen, Planning

BACKGROUND:

The proposed site plan is for Fire Station 251, which will be located west of the Sweetwater subdivision and east of Pony Express Parkway (Parcel 59:045:0504). The 1.25 acre parcel was recently rezoned to Public Facilities.

Fire Station 251 is currently located near Eagle Mountain City Hall, on September 1st 2015 a Site Plan was approved and a modular was added to the fire station to serve as the living quarters for the fire fighters stationed at 251. The modular was designed and intended to be a temporary solution until a new Fire Station 251 could be constructed to serve City Center. On October 19th 2021 1.25 acres was rezoned to the Public Facilities zone to facilitate the construction of a new Fire Station 251. The applicant is seeking Site Plan approval for this new Fire Station 251 which will replace the existing facility.

ITEMS FOR CONSIDERATION:

The following items shall be considered when making a recommendation to the City Council:

Site Plan Development Standards

The following site plan development standards are defined in EMMC 17.100.050.

A. Use of Property: The proposal does utilize the entire parcel with building, paving, and landscaping in *compliance* with 17.100.050 A

B. Screening Requirements: As a Fire Station is commercial building it is required to provide a 6' masonry wall along the South and East property lines (adjacent to residential development)

C. Access Requirements: Fire Stations have unique access needs, the site does have two accesses onto Pony Express Parkway, the southern most entrance is an full access for employees and visitors, as well as the in driveway for Fire Vehicles, the access to the North is dedicated to Fire/EMT vehicles. There are no neighboring commercial parking lots, and the nature of fire stations would prohibit the interconnecting of parking lots. It is the opinion of staff that the applicant *complies* with access requirements.

Commercial Design Standards

In addition to meeting Site Plan requirements, the Fire Station shall comply with Commercial Design Standards found in 17.72 of EMMC, which are described below.

17.72.030 A requires that building be located near the minimum front setbacks. While the minimum front setback for the Public Facilities Zone is 10' the applicant is proposing the building to be setback approximately 35', this is required due to the needs of the fire station and to accommodate the large trucks, as well as to provide for additional safety when trucks are called from the station. The Primary entrance of the building is toward Pony Express Parkway, and the pedestrian access is provided in a location that doesn't require pedestrians to cross any driveways, accesses, or roadways in *compliance* with this provision.

17.72.030 B requires all commercial parking to be located to the side or rear of the building. The proposal *complies* with this requirement as visitor parking is located on the side of the building, and all staff parking is located to the rear.

17.72.040 A requires commercial buildings to be similar in style to significant adjacent buildings, there are no other commercial or significant buildings within 1/4 of a mile of proposal.

17.72.040 B requires the main entrance to orient to pedestrian ways or sidewalks, the main entrance orients to Pony Express Parkway, and the existing 8' pedestrian trail in *compliance* with this provision.

17.72.040 C requires the primary roof form of the structure help reduce the perceived scale of the building. The proposal accomplishes this by using multiple roof planes and heights, and

through the use of overhanging eaves thus they *Comply* with this provision.

17.72.040 D describes required vertical and horizontal articulation, the proposed elevations use a variety of colors, materials, planes and popouts in *compliance* with this provision.

17.72040 E Describes the design elements required for commercial buildings, the applicants plans show they are utilizing Reveals, canopies, awnings, popouts, columns, decorative trim, decorative masonry pattern, decorative doors and windows, and the chosen items are used on all sides, in *compliance* with this section of code

Public Facility Development Standards

The following development standards are required in the PF zone

Setbacks:

- 10' Front (Applicant Complies)
- Sides: (none/ equal to height of building when adjacent to residential) (Applicant complies)
- 20' Rear (Applicant Complies)

Maximum building height is 35' and the applicant is under this height in *compliance* with this code.

REQUIRED FINDINGS:

Site Plan approvals are based upon compliance with City Code requirements. The approval criteria for a Site Plan can be found in EMMC 17.100.050.

RECOMMENDATION:

On January 11th 2022 the Eagle Mountain Planning Commission held a public hearing on the proposed Fire Station 251 Site Plan. No public comments were received, and **the Planning Commission voted (3-0, 2 Commissioner's Absent) to recommend approval of the Fire Station 251 Site Plan** to the City Council, for the reasons set forth in the staff report and in the meeting, with the following conditions:

1. a 6' Masonry Wall shall be constructed along the East and South property lines.
2. All property from the east edge of the pedestrian path westward shall be dedicated to the City as ROW (Providing 54.5' on the east side of the median)

ATTACHMENTS:

[Elevations, Site Plan, & Landscape Plans](#)
[Survey](#)



ARCHITECT / CONSULTANT

AUTHORITY HAVING JURISDICTION

PROJECT DESCRIPTION
UNIFIED FIRE SERVICE
AREA STATION #251

3726 N PONY EXPRESS PARKWAY
EAGLE MOUNTAIN, UTAH
84005

SHEET NAME:
PERSPECTIVE VIEWS

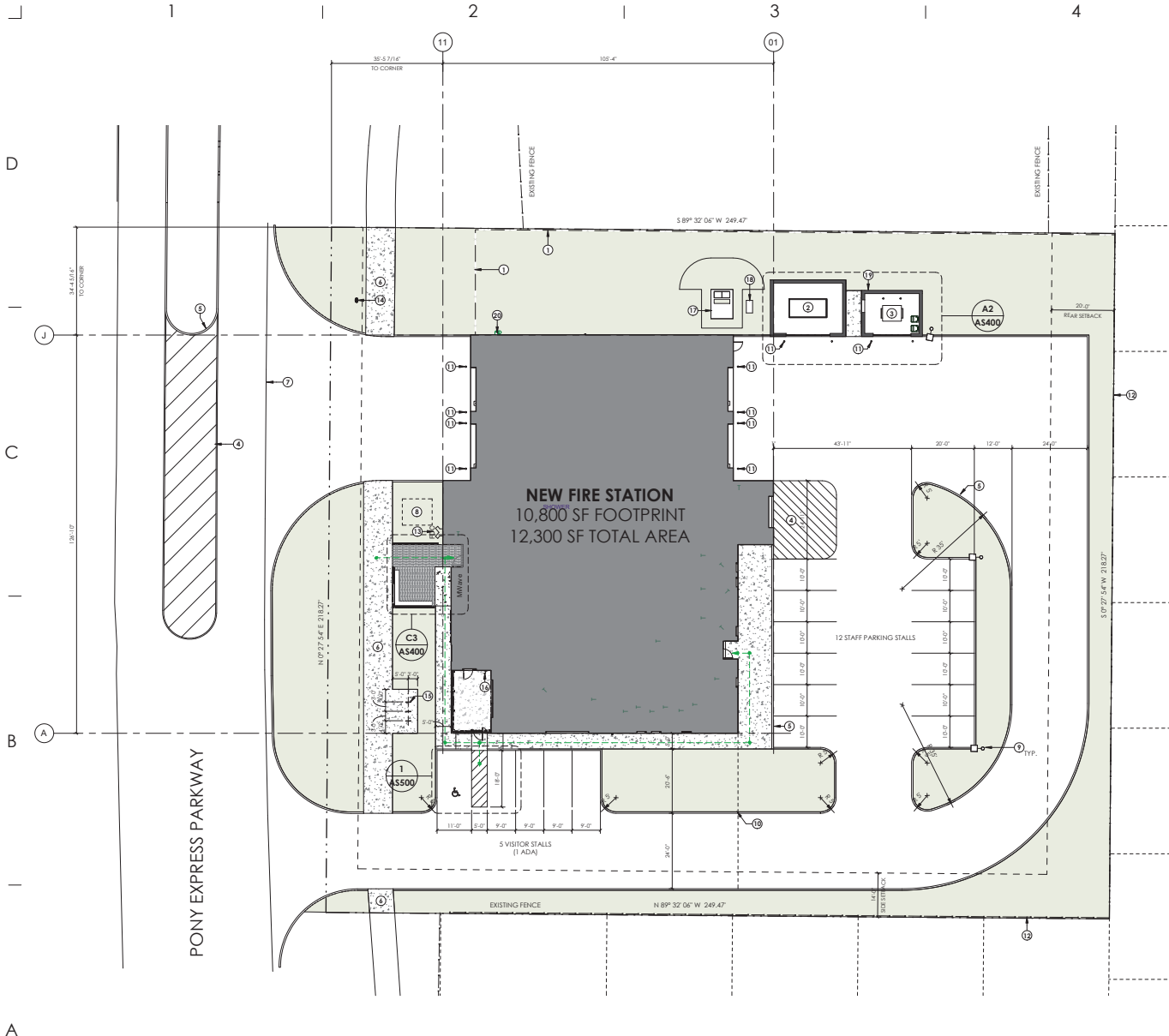
REVISIONS		
MARK	DATE	DESCRIPTION

ISSUE DATE: 11/22/21
ISSUE TYPE: 50% CD
DRAWN BY: DG
CHECKED BY: K. RIGBY
PROJECT#: 2021-04

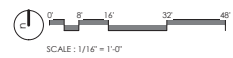
SHEET NUMBER:

GI100

11/22/2021 14:24:40 AM BIM 300/Unfiled Fire Station/2021-04 UFA STATION 251-ARCH-V20.rvt
ALL DATA, INFORMATION AND MATERIALS IN THIS DRAWING ARE THE PROPERTY OF THE ARCHITECT AND ARE NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT. THE ARCHITECT'S DESIGN IS BASED ON THE INFORMATION PROVIDED TO HIM BY THE CLIENT. THE ARCHITECT DOES NOT WARRANT, REPRESENT OR GUARANTEE THE ACCURACY, COMPLETENESS OR SUFFICIENCY OF THE INFORMATION PROVIDED TO HIM BY THE CLIENT. THE ARCHITECT'S DESIGN IS BASED ON THE INFORMATION PROVIDED TO HIM BY THE CLIENT. THE ARCHITECT DOES NOT WARRANT, REPRESENT OR GUARANTEE THE ACCURACY, COMPLETENESS OR SUFFICIENCY OF THE INFORMATION PROVIDED TO HIM BY THE CLIENT.



(A1) ARCHITECTURAL SITE PLAN
1/16" = 1'-0", DWG REF: AE200



GENERAL NOTES:

SEE SHEET G1001 FOR DRAWING INDEX.
SEE SHEET G1002 FOR GENERAL NOTES AND ABBREVIATIONS.
DO NOT SCALE DRAWINGS.
CONTRACTOR / SUBCONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS BEFORE BEGINNING WORK, AND SHALL REPORT TO THE ARCHITECT ANY ERRORS, INCONSISTENCIES OR OMISSIONS BEFORE BEGINNING WORK. SEE GENERAL NOTES AND SPECIFICATIONS.

ZONING REQUIREMENTS:

PROPOSED ZONING:	PUBLIC FACILITIES ZONE
ABUTTING PARCEL ZONING:	RESIDENTIAL, SINGLE-FAMILY DETACHED
LAND USE:	FIRE STATION (PUBLIC/QUASI-PUBLIC)
LOT AREA:	N/A
ALLOWABLE:	1.25 ACRES
PROPOSED:	
LOT WIDTH:	N/A
ALLOWABLE:	218.27'
PROPOSED:	
REQUIRED SETBACKS: (SEE PLAN FOR PROPOSED SETBACKS)	
FRONT YARD:	10'-0" MIN
SIDE YARD:	NONE
REAR YARD:	EQUAL TO BUILDING HEIGHT ADJACENT TO RESIDENTIAL ZONES
REAR YARD:	20'-0"
RESIDENTIAL ZONE BUFFER:	20'-0"
BUILDING HEIGHT:	35'-0"
ALLOWABLE:	25'-9"
PROPOSED:	

LEGEND:

- PROPERTY LINE
- SETBACK LINE
- ACCESSIBLE ROUTE OF TRAVEL
- LANDSCAPING, SEE LANDSCAPE PLANS
- CONIC SIDEWALK, SEE CIVIL DRAWINGS
- LANDSCAPE PAVERS, SEE LANDSCAPE DRAWINGS

KEYED NOTES:

- BLACK ALUMINUM PICKET FENCE, SEE SPECIFICATIONS.
- GENERATOR ENCLOSURE
- DUMPSTER ENCLOSURE
- ROAD STRIPING, SEE CIVIL DRAWINGS AND SPECIFICATIONS.
- 6" CURB AND GUTTER, SEE CIVIL DRAWINGS.
- NEW SIDEWALK, REFER TO CIVIL DRAWINGS.
- EDGE OF ASPHALT, SEE CIVIL DRAWINGS.
- FUTURE LOCATION FOR ARTWORK, REFER TO ELECTRICAL AND CIVIL FOR SERVICE CONNECTIONS.
- SITE LIGHTING, SEE ELECTRICAL DRAWINGS.
- ROUGH-IN CONDUIT FOR FUTURE GATE, REFER TO ELECTRICAL DRAWINGS.
- CONCRETE FILLED METAL BOLLARD, GALVANIZED & PAINTED, SEE STRUCTURAL DRAWINGS.
- EXISTING FENCE.
- FIRE DEPARTMENT CONNECTION.
- FIRE HYDRANT, SEE CIVIL DRAWINGS.
- BIKE RACKS, SEE LANDSCAPE DRAWINGS.
- GAS SHUT-OFF, SEE MECHANICAL DRAWINGS.
- TRANSFORMER, SEE ELECTRICAL DRAWINGS.
- ELECTRICAL EQUIPMENT, SEE ELECTRICAL DRAWINGS.
- IRRIGATION CONTROLLER, SEE LANDSCAPE DRAWINGS.
- GAS METER, SEE MECHANICAL & CIVIL DRAWINGS.

ajc architects
702 and 1700 South
Main Street, Suite 200
Salt Lake City, UT 84143
ajcarchitects.com

BRW Architects
3550 South 3000
West 200
Salt Lake City, UT 84119
brwarchitects.com

NOT FOR
CONSTRUCTION

ARCHITECT / CONSULTANT

AUTHORITY HAVING JURISDICTION
PROJECT DESCRIPTION
UNIFIED FIRE SERVICE
AREA STATION #251

3726 N PONY EXPRESS PARKWAY
EAGLE MOUNTAIN, UTAH
84005

SHEET NAME:
ARCHITECTURAL SITE
PLAN

REVISIONS
MARK DATE DESCRIPTION

ISSUE DATE: 11/22/21
ISSUE TYPE: 50% CD
DRAWN BY: LT
CHECKED BY: K. RIGBY
PROJECT#: 2021-04

SHEET NUMBER:
AS101

1. REFER TO ARCHITECTURAL SITE PLAN FOR DETAIL OF DUMPSITER ENCLOSURE.
2. REFER TO LANDSCAPE AND ELECTRICAL PLANS FOR TRANSFORMER LOCATIONS AND LIGHTING.
3. REFER TO LANDSCAPE PLANS FOR LAYOUT OF PLANTINGS.
4. VERIFY THE GRID DISTANCES SHOWN FOR BUILDING LOCATIONS WITH ARCHITECTURAL PLANS.
5. ALL PAVEMENT REPAIR TO MEET REQUIREMENT STANDARD DETAILS ON CIOO.
6. TRANSITION CURB FROM STANDARD CURB HEIGHT TO CURB TERMINATION OVER 6" MINIMUM AT ALL LOCATIONS.
7. SIDEWALK THICKNESS TO BE 6" (MINIMUM) AT ALL DRIVEWAYS AND 6" (MINIMUM) ELSEWHERE.
8. REPAIR/CONSTRUCT DRIVE APPROACHES PER CITY STANDARDS.
9. CURVE AND LINE DATA IS BASED ON THE TOP BACK OF CURB AND FRONT OF SIDEWALK.

ajc architects



NOT FOR
CONSTRUCTION

ISSUED 09/10/2021
ARCHITECT / CONSULTANT

AUTHORITY HAVING JURISDICTION

PROJECT DESCRIPTION
UNIFIED FIRE SERVICE
AREA STATION #251

SHEET NAME:
SITE LAYOUT PLAN

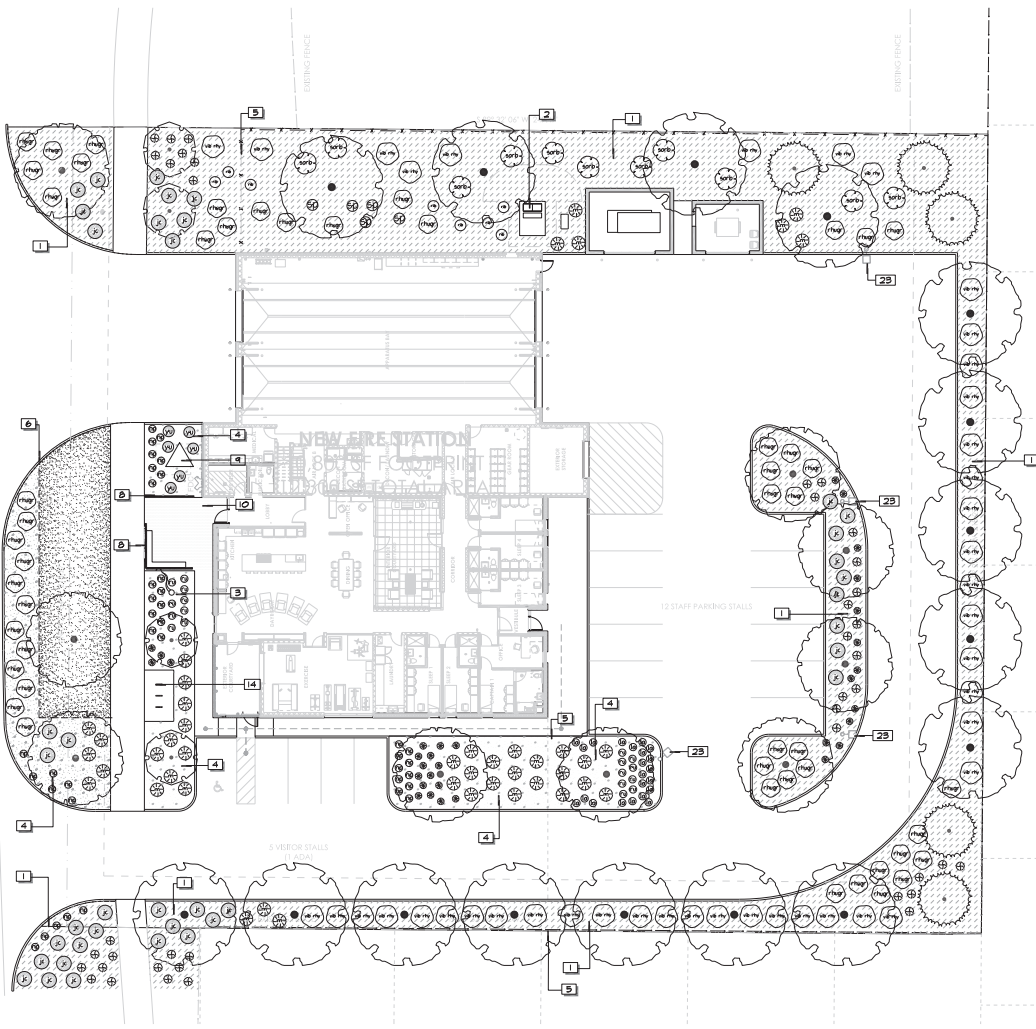
REVISIONS		
MARK	DATE	DESCRIPTION

ISSUE DATE:	11/12/21
ISSUE TYPE:	50% CD
DRAWN BY:	DG
CHECKED BY:	K. RIGBY
PROJECT#:	2021-04

SHEET NUMBER:

C230

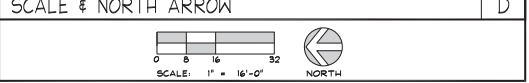




PLANT SCHEDULE						A
DECIDUOUS TREES	BOTANICAL NAME	COMMON NAME	GHNT	GAL	QTY	
1	Morus x Spring Snow	Spring Snow	B & B	2"	4	
2	Ulmus parvifolia	Chinese Lacebark Elm	B & B	2"	16	
3	Zelkova serrata 'Green Vase'	Sanicel Zelkova	B & B	2"	4	
EVERGREEN TREES	BOTANICAL NAME	COMMON NAME	GHNT	GAL	QTY	
4	Cedrus libani	Cedar of Lebanon	B & B	4"	5	
SHRUBS	BOTANICAL NAME	COMMON NAME	SIZE			
5	Juniperus sabina 'Arcadia'	Arcadia Juniper	5 gal		38	
6	Rhus aromatica 'Sera-Lav'	Sera-Lav Fragrant Sumac	5 gal		30	
7	Ribes alpinum	Alpine Currant	5 gal		6	
8	Sorbaria sorbifolia	Ash Leaf Spirea	5 gal		11	
9	Symphoricarpos albus	Common White Snowberry	5 gal		5	
10	Viburnum philadelphicum	Leatherleaf Viburnum	5 gal		43	
11	Yucca filamentosa 'Color Guard'	Adam's Needle	5 gal		6	
PERENNIALS	BOTANICAL NAME	COMMON NAME	SIZE			
12	Lavandula angustifolia 'Munstead'	Munstead English Lavender	1 gal		22	
13	Nepeta x 'Fassent' Blue Wonder	Catmint	1 gal		36	
14	Rudbeckia hirta 'Goldsturm'	Black-eyed Susan	1 gal		16	
GRASSES	BOTANICAL NAME	COMMON NAME	SIZE			
15	Calamagrostis acutifolia 'Overdam'	Overdam Reed Grass	1 gal		41	
16	Festuca miniata	Atlas Fescue	1 gal		32	
17	Miscanthus sinensis 'Gracillimus'	Golden Grass	1 gal		44	
GROUND COVER	BOTANICAL NAME	COMMON NAME	GHNT			
18	Turf-grass	Turf-grass	soil		1,480 sf	
19	REPAIR TURF AS NEEDED					
* QUANTITY INFORMATION PROVIDED FOR REFERENCE ONLY. CONTRACTOR RESPONSIBLE TO VERIFY ALL QUANTITIES.						

- | PLANTING NOTES | | B |
|----------------|---|---|
| 1. | CONTRACTOR SHALL BE RESPONSIBLE FOR MAKING HIMSELF FAMILIAR WITH ALL UNDERGROUND UTILITIES, PIPES AND STRUCTURES. CONTRACTOR SHALL TAKE SOLE RESPONSIBILITY FOR ANY COSTS INCURRED DUE TO DAMAGE OF SAID UTILITIES. | |
| 2. | CONTRACTOR SHALL NOT WILLFULLY PROCEED WITH CONSTRUCTION AS DESIGNED WHEN IT IS OBVIOUS THAT OBSTRUCTIONS AND/OR GRADE DIFFERENCES EXIST THAT MAY NOT HAVE BEEN KNOWN DURING DESIGN. SUCH CONDITIONS SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE OWNER'S REP. THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ALL NECESSARY REVISIONS DUE TO FAILURE TO GIVE SUCH NOTIFICATION. | |
| 3. | CONTRACTOR SHALL BE RESPONSIBLE FOR ANY COORDINATION WITH SUBCONTRACTORS AS REQUIRED TO ACCOMPLISH THE LANDSCAPE CONSTRUCTION FOR THIS PROJECT. | |
| 4. | ALL PLANT MATERIAL SHALL BE APPROVED BY THE OWNER'S REPRESENTATIVE UPON DELIVERY TO THE SITE, AND PRIOR TO INSTALLATION. ANY PROPOSED SUBSTITUTIONS OF PLANT SPECIES SHALL BE MADE WITH PLANTS OF EQUIVALENT OVERALL FORM, HEIGHT, BRANCHING HABIT, FLOWER, LEAF, COLOR, FRUIT AND CULTURE ONLY AS APPROVED BY THE OWNER'S REPRESENTATIVE. | |
| 5. | THE CONTRACTOR SHALL SUPPLY ALL PLANT MATERIAL IN QUANTITIES SUFFICIENT TO COMPLETE THE PLANTING SHOWN ON THE DRAWINGS. IF DISCREPANCIES ARISE BETWEEN ACTUAL PLANTING AREA SIZES IN THE FIELD AND THOSE SHOWN ON THE PLANS, CONTRACTOR SHALL CONTACT THE OWNER'S REPRESENTATIVE FOR RESOLUTION. FAILURE TO TAKE SUCH CONFLICTS KNOWN WILL RESULT IN CONTRACTOR'S LIABILITY FOR MATERIALS RELOCATION. | |
| 6. | FINAL LOCATIONS OF ALL PLANT MATERIALS SHALL BE SUBJECT TO APPROVAL OF THE OWNER'S REPRESENTATIVE. TREES SHALL NOT BE PLANTED LESS THAN 5'-0" FROM CURBS OR HARD SURFACE AREAS UNLESS A ROOT BARRIER IS INSTALLED. | |
| 7. | CONTRACTOR SHALL PROVIDE SOIL ANALYSIS AND AMEND SOIL AS RECOMMENDED. LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR THE LAST 5" INCHES OF GRADE IN SHUB BED AREAS (4 INCHES OF TOPSOIL AND 1 INCH FOR SOIL) AND 15 INCHES IN SHUB BED AREAS (3 INCHES OF MULCH AND 12" OF AMENDED TOPSOIL). IF NECESSARY DIG SUBGRADE IN SHUB BEDS AND TURF AREAS DOWN AS SPECIFIED BEFORE PLACING AMENDED TOPSOIL. THE PLANTING ISLANDS IN THE PARKING LOTS SHALL HAVE ALL ROAD BASE REMOVED PRIOR TO PLACEMENT OF TOPSOIL. REFER TO GRADING PLAN FOR FINISH GRADE AND DRAINAGE. | |

REFERENCE NOTES			C
SYMBOL	DESCRIPTION	QTY	
1	3" DEEP 1 1/2" TO 3" ROCK MULCH, TYPICAL, SEE SHEET L501 DETAIL C	13,714 sf	
2	TRANSFORMER, SEE ELECTRICAL PLANS		
3	FLAG POLE, SEE SHEET L501 DETAIL G	1	
4	MANTACH CHAT STONE DUST, TYPICAL, SEE SPECIFICATIONS	5,411 sf	
5	FENCE, SEE ARCHITECTURAL PLANS		
6	LANDSCAPE EDGINGS, TYP.	45 lf	
7	SITE WALL, SEE ARCHITECTURAL PLANS		
8	SCULPTURE/ART		
9	PAVER, SEE SHEET L501 DETAIL F	352 sf	
10	BIKE RACK, SEE SPECIFICATIONS AND SHEET L501 DETAIL H	5	
11	SITE LIGHTS, SEE ELECTRICAL PLANS		
* QUANTITY INFORMATION PROVIDED FOR REFERENCE ONLY. CONTRACTOR RESPONSIBLE TO VERIFY ALL QUANTITIES.			



Arc Sitio
Design, Inc
Landscape Architecture &
Architectural Site Design

1058 East 2100 South
Salt Lake City, Utah 84106
office: 801.487.4923
fax: 801.466.3046
www.arcsitedesign.com

ARCHITECT / CONSULTANT

AUTHORITY HAVING JURISDICTION

PROJECT DESCRIPTION
UNIFIED FIRE AUTHORITY
STATION #251

SHEET NAME:
LANDSCAPE
PLAN

REVISIONS
MARK DATE DESCRIPTION

ISSUE DATE: 11/19/21
ISSUE TYPE: CD REVIEW SET
DRAWN BY: SG
CHECKED BY: RG
PROJECT#: 2021-04

SHEET NUMBER:

L101

ALTA/NSPS LAND TITLE SURVEY
A PORTION OF THE NORTH HALF OF SECTION 13
TOWNSHIP 6 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN
EAGLE MOUNTAIN, UTAH COUNTY, UTAH

SURVEY CERTIFICATE

COMMITMENT NUMBER: L41521-INFO
COMMITMENT DATE: JUNE 25, 2021 AT 7:59 A.M.
THE FOLLOWING PARTIES AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS:

UNIFIED FIRE AUTHORITY
MONTE VISTA RANCH, L.C.
GT TITLE SERVICES, INC

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 11, AND 13, OF TABLE A THEREOF.

THE FIELD WORK WAS COMPLETED ON JULY 6, 2021.

DATE OF PLAT OR MAP: JULY 7, 2021.

NATHAN CHRISTENSEN
PLS 10175991

PROPERTY DESCRIPTION:(PER TITLE REPORT)

A PARCEL OF LAND LOCATED IN THE NORTH HALF OF SECTION 13, TOWNSHIP 6 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS.

THE BASIS OF BEARING FOR SUBJECT PROPERTY IS N89°32'53"W 2670.50 FEET, MEASURED BETWEEN THE NORTH QUARTER CORNER OF SECTION 13, TOWNSHIP 6 SOUTH, RANGE 2 WEST, AND THE NORTHWEST CORNER OF SECTION 13, TOWNSHIP 6 SOUTH, RANGE 2 WEST.

BEGINNING AT A POINT ON THE EASTERLY RIGHT OF WAY LINE OF PONY EXPRESS PARKWAY, SAID POINT BEING N89°32'53"W 15.17 FEET ALONG SECTION LINE AND S00°27'07"W 1376.72 FEET FROM THE NORTH QUARTER CORNER OF SECTION 13, TOWNSHIP 6 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN; THENCE S89°32'06"E 249.47 FEE TO A POINT ON THE WESTERLY LINE OF SWEETWATER SUBDIVISION; THENCE S00°27'54"W 218.27 FEET ALONG SAID WEST LINE OF SWEETWATER SUBDIVISION TO A POINT ON THE NORTH LINE OF SAID SWEETWATER SUBDIVISION; THENCE N89°32'06"W 249.47 FEET ALONG SAID NORTH LINE OF SWEETWATER SUBDIVISION TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF PONY EXPRESS PARKWAY; THENCE N00°27'54"E 218.27 FEET ALONG SAID EASTERLY RIGHT OF WAY LINE OF PONY EXPRESS PARKWAY TO THE POINT OF BEGINNING.

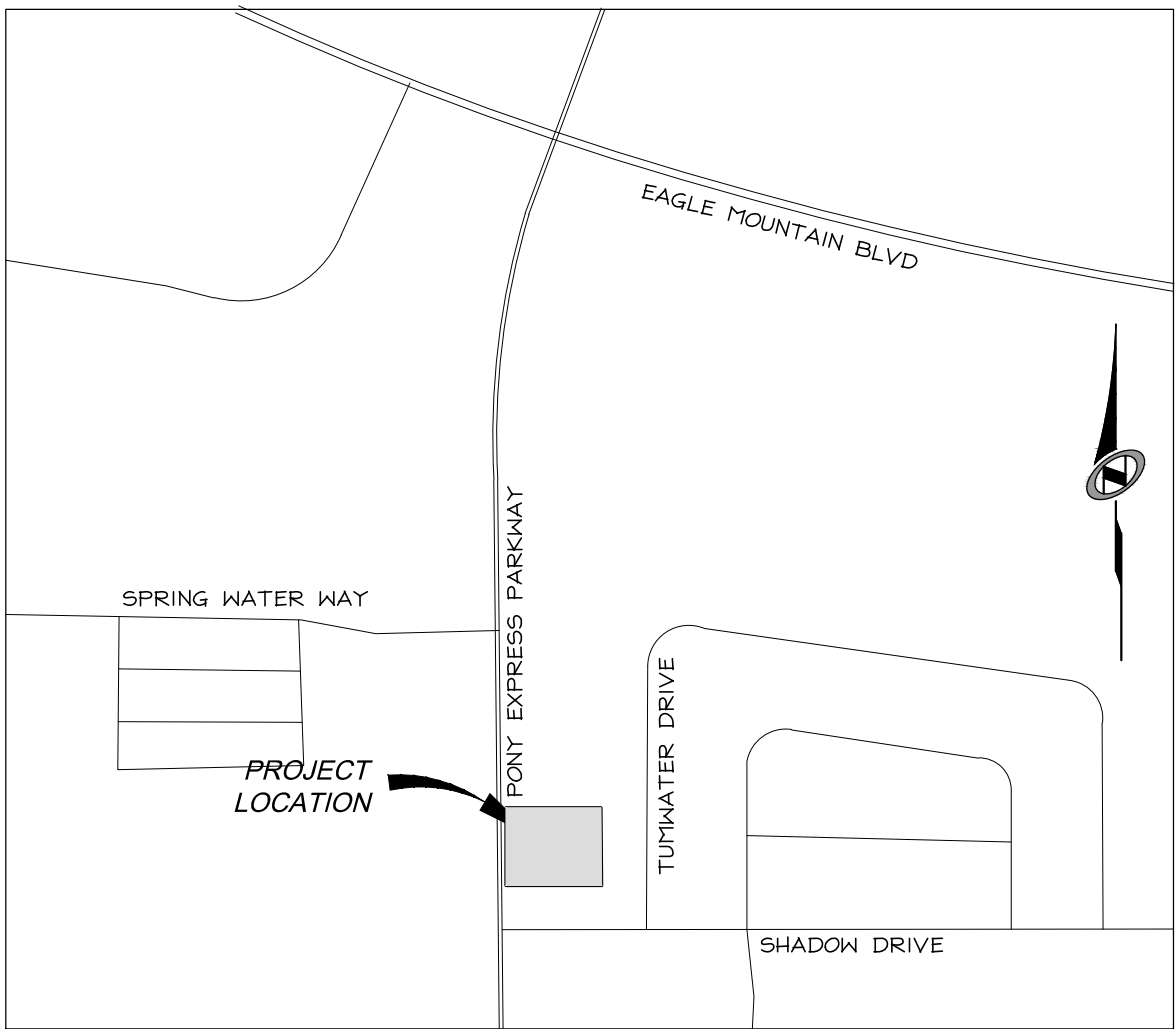
CONTAINS 54,450 S.F. OR 1.250 AC.

SURVEY NARRATIVE:

- THE PURPOSE OF THIS SURVEY WAS TO PROVIDE CLIENT WITH AN ALTA/NSPS LAND TITLE SURVEY OF NEWLY CREATED PARCEL, LOCATED IN EAGLE MOUNTAIN, UTAH COUNTY, UTAH.
- BASIS OF BEARING WAS MEASURED BETWEEN THE MONUMENT FOUND AT THE NORTH QUARTER CORNER OF SECTION 13, TOWNSHIP 6 SOUTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN, AND THE FOUND MONUMENT AT THE NORTHWEST CORNER OF SECTION 13, TOWNSHIP 6 SOUTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN, AND BEARS NORTH 89°32'53" WEST. THE COORDINATES FOR THESE MONUMENTS WERE DERIVED WITH THE UTAH REFERENCE NETWORK, UTAH STATE PLANE 1983, CENTRAL ZONE, NAVD88.
- THE PROJECT BENCHMARK IS THE FOUND NORTH QUARTER CORNER OF SECTION 13, TOWNSHIP 6 SOUTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN, WITH AN ELEVATION OF 4868.995'.

REFERENCE DOCUMENTS

- REYNOLDS SUDIVISION, ENTRY NO. 363702, BOOK G, PAGE 72 AS RECORDED IN THE OFFICE OF THE SALT LAKE COUNTY RECORDER
- COPPERTREE APARTMENTS ALTA/NSPS SURVEY, ENTRY NO. S02-09-0472 AS RECORDED IN THE OFFICE OF THE SALT LAKE COUNTY SURVEYOR



VICINITY MAP
N.T.S

GENERAL NOTES:

- BURIED UTILITIES AND/OR PIPE LINES ARE SHOWN PER VISIBLE SURFACE EVIDENCE. IF ANY UNDERGROUND UTILITY LOCATIONS ARE REQUIRED THE WILL HAVE TO BE VERIFIED BY FIELD POT HOLING THE UTILITIES. TALISMAN AND THE SURVEYOR OF RECORD SHALL NOT BE LIABLE FOR THE LOCATION OR THE FAILURE TO NOTE THE LOCATION OF NON-VISIBLE UTILITIES.
- FIELD WORK FOR THIS SURVEY WAS COMPLETED JULY 6, 2021.
- THE APPROXIMATE PROJECT ADDRESS IS 3726 NORTH PONY EXPRESS PARKWAY, EAGLE MOUNTAIN, UTAH 84005
- THERE WERE NO OBSERVED WETLAND MARKERS OR WETLAND STUDY CONDUCTED. ACCORDING TO THE NATIONAL WETLANDS INVENTORY CONDUCTED BY THE US DEPARTMENT OF FISH AND WILDLIFE, THERE ARE NO WETLANDS IN OR ADJACENT TO THE SUBJECT PROPERTY
- THE FEMA FLOOD ZONE CLASSIFICATION OF THIS SITE IS "ZONE X". AREAS DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE OF FLOODING. 49049C0275F, PANEL 275 OF 1026, MAP EFFECTIVE DATE, JUNE 19,2021.

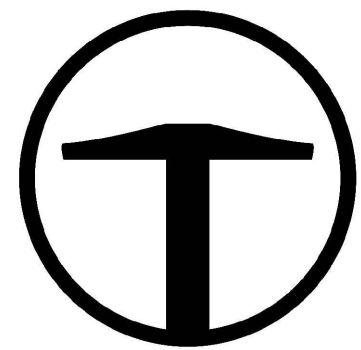
SCHEDULE B - SECTION II, EXCEPTIONS

- ANY ENCROACHMENT, ENCUMBRANCE, VIOLATION, VARIATION, OR ADVERSE CIRCUMSTANCE AFFECT IN THE TITLE, INCLUDING DISCREPANCIES, CONFLICTS IN BOUNDARY LINES, SHORTAGE IN AREA, PARTY WALLS, OR AN OTHER FACTS THAT WOULD BE DISCLOSED BY AN ACCURATE LAND SURVEY OF THE LAND.
BLANKET IN NATURE
- ANY AND ALL OUTSTANDING OIL, GAS, MINING, AND/OR MINERAL RIGHTS, ETC. INCLUDING BUT NOT LIMITED TO THE RIGHT OF THE PROPRIETOR OF A VEIN OR LODE TO EXTRACT HIS ORE THEREFROM SHOULD THE SAME BE FOUND TO PENETRATE OF INTEREST THE PREMISES, AND THE RIGHT OF INGRESS AN EGRESS FOR THE USE OF SAID RIGHTS.
BLANKET IN NATURE
- SUBJECT TO ANY ROLLBACK TAX ASSESSMENT WHICH MAY BE LEVIED PURSUANT TO THE 1969 FARMLAND ASSESSMENT ACT AS EVIDENCED BY TAT CERTAIN APPLICATION FOR ASSESSMENT AND TAXATION OF AGRICULTURAL LEND RECORDED JULY 18, 2003 AS ENTRY NO. 110453:2003
BLANKET IN NATURE
- SUBJECT TO ANY ROLLBACK TAX ASSESSMENT WHICH MAY BE LEVIED PURSUANT TO THE 1969 FARMLAND ASSESSMENT ACT AS EVIDENCED BY THAT CERTAIN APPLICATION FOR ASSESSMENT AND TAXATION OF AGRICULTURAL LAND RECORDED APRIL 25,2012 AS ENTRY NO. 33948:2012
BLANKET IN NATURE
- THE EFFECTS OF THAT CERTAIN ORDINANCE NO. 1990-13, AN ORDINANCE ADOPTING BY REFERENCE THE UTAH COUNTY ZONING ORDINANCE AND THE OFFICIAL UTAH COUNTY ZONE MAP, AND REPEALING PRIOR ENACTMENT OF SAID ZONING ORDINANCE, RECORDED MAY 23, 1990, AS ENTRY NO. 16142:1990.
BLANKET IN NATURE
- THE EFFECTS OF THAT CERTAIN UTAH COUNTY ZONING ORDINANCE RECORDED MAY 25, 1990, AS ENTRY NO. 16143:1990.
BLANKET IN NATURE
- THE EFFECTS OF THAT CERTAIN ORDINANCE NO 1990-14, RECORDED MAY 23, 1990, AS ENTRY NO. 16145:1990.
BLANKET IN NATURE
- THE EFFECTS OF THAT CERTAIN ORDINANCE DESCRIBING THE BOUNDARIES OF UTAH COUNTY SERVICE AREA NO.7 RECORDED MAY 23, 1990 AS ENTRY NO. 16146:1990
BLANKET IN NATURE
- THE EFFECTS OF THAT CERTAIN ORDINANCE NO. 1990-15, RECORDED MAY 23, 1990, AS ENTRY NO. 16147:1990.
BLANKET IN NATURE

SCHEDULE B - SECTION II, EXCEPTIONS (CONTINUED)

- THE EFFECTS OF THAT CERTAIN ORDINANCE NO. 1990-16 REVISING THE BOUNDARIES OF SERVICE AREA NO.9, RECORDED MAY 23, 1990, AS ENTRY NO. 16149:1990.
BLANKET IN NATURE
- THE EFFECTS OF THAT CERTAIN ORDINANCE DESCRIBING THE BOUNDARIES OF UTAH COUNTY SERVICE AREA NO. 9, RECORDED MAY 23, 1990 AS ENTRY NO. 16150:1990.
BLANKET IN NATURE
- THE EFFECTS OF THAT CERTAIN RESOLUTION AND CERTIFICATE RECORDED SEPTEMBER 30, 2008 AND OCTOBER 22, 2008 AS ENTRY NO.'S 107508:2008 AND 114949:2008 ESTABLISHING AND CREATING THE UTAH VALLEY DISPATCH SPECIAL SERVICE DISTRICT.
BLANKET IN NATURE
- THE EFFECTS OF THAT CERTAIN RESOLUTION AND CERTIFICATE RECORDED DECEMBER 18, 2008 AND JANUARY 2, 2009 AS ENTRY NO.'S 131957:2008 AND 384:2009 ESTABLISHING AND CREATING THE UTAH TRANSIT AUTHORITY, A TRANSPORTATION DISTRICT OF THE STATE OF UTAH.
BLANKET IN NATURE
- THE EFFECTS OF THAT CERTAIN NOTICE AND CERTIFICATE RECORDED JANUARY 29, 2013 AS ENTRY NO.'S 8708:2013 AND 8709:2013 ESTABLISHING AND CREATING THE SALT LAKE VALLEY FIRE SERVICE AREA.
BLANKET IN NATURE
- THE EFFECTS OF THAT CERTAIN NOTICE, CERTIFICATE AND RESOLUTION RECORDED JANUARY 8, 2014 AS ENTRY NO.'S 1350:2014, 1351:2014 AND 1353:2014 ESTABLISHING AND CREATING THE UNIFIED FIRE SERVICE AREA.
BLANKET IN NATURE
- THE TERMS, CONDITIONS AND EFFECTS OF THAT CERTAIN RESTRICTIVE COVENANT PRECLUDING FOR NON-AGRICULTURAL USE OF LAND, RECORDED DECEMBER 10, 1990 AS ENTRY NO. 43710.
BLANKET IN NATURE
- THE EFFECTS OF THAT CERTAIN PETITION FOR TOWN OF EAGLE MOUNTAIN, AND THE TERMS AND CONDITIONS THEREIN, RECORDED DECEMBER 4, 1996 AS ENTRY NO. 97760.
BLANKET IN NATURE
- THE TERMS, CONDITIONS, AND EFFECTS OF THAT CERTAIN NON-EXCLUSIVE RIGHT-OF-WAY EASEMENT IN FAVOR OF EAGLE MOUNTAIN CITY, A MUNICIPAL CORPORATION OF THE STATE OF UTAH RECORDED IN THE OFFICIAL RECORDS OF THE UTAH COUNTY RECORDER'S OFFICE ON JANUARY 5, 2011 AS ENTRY NO. 1458:2011

ASSIGNMENT AND APPORTIONMENT OF EASEMENTS NATURAL GAS PIPELINE FACILITIES, RECORDED IN THE OFFICIAL RECORDS OF THE UTAH COUNTY RECORDER'S OFFICE ON MARCH 9, 2015 AS ENTRY NO. 19044:2015.
AS SHOWN ON SURVEY
- THE TERMS, CONDITIONS, AND EFFECTS OF THAT CERTAIN NON-EXCLUSIVE RIGHT-OF-WAY EASEMENT IN FAVOR OF EAGLE MOUNTAIN CITY, A MUNICIPAL CORPORATION OF THE STATE OF UTAH RECORDED IN THE OFFICIAL RECORDS OF THE UTAH COUNTY RECORDER'S OFFICE ON JANUARY 5, 2011 AS ENTRY NO. 1460:2011.
AS SHOWN ON SURVEY
- THE TERMS, CONDITIONS AND EFFECTS OF THAT CERTAIN AGREEMENT FOR THE APPORTIONMENT OF EASEMENTS BY AND BETWEEN PACIFICORP, AN OREGON CORPORATION D/B/A ROCKY MOUNTAIN POWER AND EAGLE MOUNTAIN CITY, RECORDED SEPTEMBER 19, 2016 AS ENTRY NO. 91360:2016.
AS SHOWN ON SURVEY
- THE TERMS, CONDITIONS, AND EFFECTS OF THAT CERTAIN RIGHT-OF-WAY AND TRAIL EASEMENT IN FAVOR OF EAGLE MOUNTAIN CITY, A MUNICIPAL CORPORATION OF THE STATE OF UTAH RECORDED IN THE OFFICIAL RECORDS OF THE UTAH COUNTY RECORDER'S OFFICE ON OCTOBER 23, 2017 AS ENTRY NO. 105103:2017.
AS SHOWN ON SURVEY
- THE TERMS, CONDITIONS AND EFFECTS OF THAT CERTAIN COMMUNICATIONS EASEMENT AGREEMENT BY AND BETWEEN MONTE VISTA RANCH L.C., A UTAH LIMITED LIABILITY COMPANY, EAGLE MOUNTAIN PROPERTIES COMMUNITIES MASTER ASSOCIATION, INC., UTAH NON-PROFIT CORPORATION, CEDAR VALLEYWHITE RANCH, L.C., A UTAH LIMITED LIABILITY COMPANY, MVR MANAGEMENT, LLC, A UTAH LIMITED LIABILITY COMPANY, ZJT MANAGEMENT, LLC, A UTAH LIMITED LIABILITY COMPANY, TI MORTGAGE COMPANY, A UTAH CORPORATION, LAKE MOUNTAIN DEVELOPMENT, LLC, A UTAH LIMITED LIABILITY COMPANY AND FIRSTDIGITAL TELECOM, LLC, A UTAH LIMITED LIABILITY COMPANY, RECORDED AUGUST 15, 2018 AS ENTRY NO. 77533:2018.
BLANKET IN NATURE
- THE EFFECTS OF THAT CERTAIN NOTICE OF ASSESSMENT/REINVESTMENT FEE COVENANT IN FAVOR OF EAGLE MOUNTAIN PROPERTIES COMMUNITIES MASTER ASSOCIATION RECORDED MAY 20, 2010 AS ENTRY NO. 41553:2010.
BLANKET IN NATURE



TALISMAN
CIVIL CONSULTANTS

1588 SOUTH MAIN STREET
SUITE 200
SALT LAKE CITY, UT 84115
801.743.1300

REVISIONS	DATE	BY	NO.

UNIFIED FIRE AUTHORITY - SITE 251
ALTA/NSPS LAND TITLE SURVEY
EAGLE MOUNTAIN, UTAH

DATE SUBMITTED: 2021-07-07

TCC JOB NUMBER: 21-017

SHEET NUMBER

1

1 OF 2



**EAGLE MOUNTAIN CITY
CITY COUNCIL MEETING
JANUARY 18, 2022**

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

ITEM TYPE: General Plan Amendment, Rezone, and Preliminary Plat

APPLICANT: Braiden Rindlisbacher

ACTION ITEM:

Yes

PUBLIC HEARING:

Yes

PREPARED BY:

Tayler Jensen, Planning

BACKGROUND:

Parcel 58:044:0011 was annexed into Eagle Mountain on November 17th 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*, along with this general plan amendment the applicant is proposing to rezone the property to the **RD1** zone, and is proposing a 17 unit preliminary plat.

ITEMS FOR CONSIDERATION:

The following items should be considered when making a motion:

General Plan Amendment

The applicant is proposing an amendment to the General Plan Land Use Map from *Agriculture Rural Density One* to *Agriculture Rural Density Two* for the 22.049 acres of parcel 58:044:0011 that are included in this development. Arrival which is located directly to the east of the parcel is designated as *Agriculture Rural Density Two*.

Rezone

The following criteria, found in 17.90.060 shall be considered when considering a rezone:

- A. Compliance with General Plan: Assuming the General Plan is amended changing the properties future land use designation to *Agriculture Rural Density Two*, the proposal to rezone from Agriculture to **RD1** would be appropriate as **RD1** is an appropriate zone in the *Agriculture Rural Density Two* land

use.

- B. Compatibility Determination: The property to the east (Arrival) was approved under a previous zoning district as a *Base Density Residential* development, that most closely matches the **RD2** designation in our current ordinance. Property to the North, South, and West of the proposal are zoned open space and have sold their development rights to Camp Williams and will not develop.
- C. City Services: The proposed development is not anticipated to overburden the City's service capacity.
- D. Traffic Generation: The proposed plat is not expected to generate significant traffic.
- E. Property Values: The proposed use is not expected to have a significant negative impact on surrounding property values.

Preliminary Plat

The following shall be considered when reviewing the preliminary plat.

Connectivity: The proposed preliminary plat doesn't meet connectivity code, as it exceeds maximum block lengths, is a cul-de-sac, which does not connect to any other property or road. However, per 16.30.090 4 the Planning Commission may waive this requirement as the plat creates no new nodes, and can be considered landlocked since the surrounding properties have no remaining development rights, and there is not another access into Arrival to create a loop road. It should be noted the Fire Marshal has reviewed this proposal, and with the inclusion of a fire approved turnaround (the cul-de-sac) they have no concern with the block length in this location.

Development Standards:

The following development standards apply to properties zoned **RD1**:

- Minimum Lot Size: 1 Acre
- Park requirements: n/a
- Minimum Lot Frontage: 125'
- Minimum Lot Frontage Curves and Circles: 75'
- Front Setback: 30'
- Front Garage Setback: 40'
- Rear Setback: 35'
- Side Setback: 15'

- Garage Side Setback: 15'
- Street Side Setback (Corner Lot): 25'

REQUIRED FINDINGS:

Amendments to the General Plan are legislative actions and do not require approval based upon findings of facts. The City Council should consider the health, safety, and welfare of the Community. Rezones are legislative decisions and are considered valid if reasonably debatable and not illegal. The criteria for a Rezone approval can be found in EMMC 17.90.060. Preliminary Plat approvals are based upon compliance with City Code requirements. The approval criteria for a Preliminary Plat can be found in EMMC 16.20.050.

RECOMMENDATION:

The Planning Commission held a public hearing on the Proposed Eagle Ridge General Plan Amendment, Rezone, and Preliminary Plat on December 14th 2021. No public comments were received and **the Planning Commission voted 4-0, 1 Commissioner absent to recommend approval** of the General Plan Amendment, Rezone and Preliminary Plat as presented with no conditions.

ATTACHMENTS:

[ORD--Eagle Ridge General Plan Amendment and Rezone](#)
[Vicinity Map](#)
[Compatibility Statement](#)
[Preliminary Plat](#)

ORDINANCE NO. O- -2022

**AN ORDINANCE OF EAGLE MOUNTAIN CITY, UTAH,
AMENDING THE FUTURE LAND USE MAP OF THE GENERAL PLAN
AND REZONING CERTAIN LANDS KNOWN AS EAGLE RIDGE**

PREAMBLE

WHEREAS, the City Council of Eagle Mountain City finds that it is in the public interest to amend the Future Land Use Map of the General Plan and rezone certain lands known as Eagle Ridge, as set forth more specifically in Exhibit A.

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

1. The City Council finds that all required notices, public hearings, and other requirements have been completed for the City Council to consider and approve the amendment to the Future Land Use Map of the General Plan and the rezone of certain lands known as Eagle Ridge, as set forth in Exhibit A.
2. The Future Land Use Map of the General Plan is hereby amended as set forth more specifically in Exhibit A.
3. The lands depicted and described in Exhibit A are hereby rezoned to the density and uses as set forth more specifically in Exhibit A.
4. This Ordinance shall take effect upon its first posting or publication.

ADOPTED by the City Council of Eagle Mountain City this 18th day of January, 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 18th day of January, 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



Scenic Estates

Arrival Development

Highway 73

City Hall



Eagle Mountain City

1650 E Stagecoach Run

Eagle Mountain, UT 84005

RE: Scenic Estates – Compatibility Statement and Zoning Districts

Scenic Estates is a proposed 17 lot subdivision consisting of approximately 22 acres. The current zoning is Agricultural, and we are requesting a rezone to Rural Density 1. The neighboring development to the east is zoned Rural Density with .8 acres to the acre and the 182 acres to the west will remain as open space.

The lot size for our proposed development is 1 acre minimum.

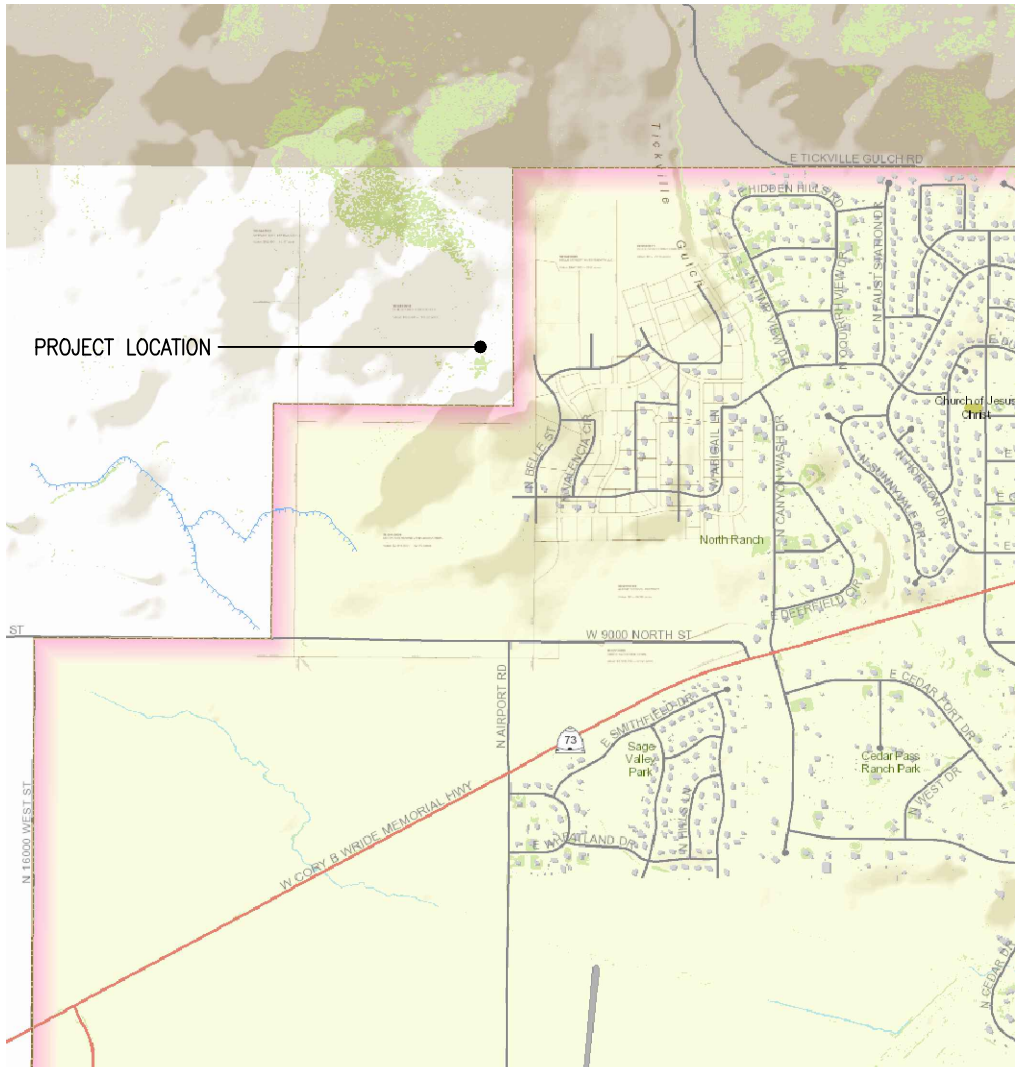
The surrounding land uses, and the proposed development makes Scenic Estates compatible with the Zoning Districts and Eagle Mountain City requirements.

Thank you for your consideration,

Braiden Rindlisbacher

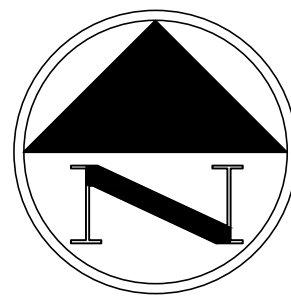
Scenic Development Group

SHIRLEY BUTTERFIELD, LTD
PARCEL ID No. 58-044-0011
163.2 ACRES (TOTAL INCLUDING PROPOSED 20 LOTS)



NOTES

1. PARCEL DATA WAS OBTAINED FROM THE UTAH AGRC WEBSITE.
2. PARCEL OWNER INFORMATION WAS OBTAINED FROM THE ONLINE UTAH COUNTY PARCEL MAP.
3. THE LOT LAYOUT FOR ARRIVAL SUBDIVISION IS PER DRAWINGS PREPARED BY FOCUS ENGINEERING.
4. TOTAL AREA UTILIZED FOR THIS 17 LOT PROJECT IS 22.049 ACRES.
5. BENCH DRAINS TO BE PROVIDED ALONG UPHILL SIDE OF LOTS TO DIRECT FLOW DOWN LOT LINES.
6. THE DRAINAGE CHANNEL UPHILL OF LOTS 1 THROUGH 3 WILL BE ADJUSTED TO FLOW ALONG THE EAST SIDE OF LOT 3. A DETAILED ANALYSIS WILL BE DONE AT A LATER DATE AND THE DRAINAGE MAY NEED TO FLOW THROUGH EITHER LOT 1 OR LOT 2, DEPENDING ON TOPOGRAPHY.
7. LOTS 12 THROUGH 16 WILL BE REQUIRED TO RETAIN WATER ON THEIR LOT.
8. LOT 17 MAY DISCHARGE INTO THE DETENTION BASIN.
9. THE STREET AND LOTS 1 THROUGH 11 WILL DRAIN TO THE STREET AND BE COLLECTED IN STORM DRAIN PIPING AND DETAINED IN A DETENTION BASIN IN PARCEL A.



GRAPHIC SCALE



(IN FEET)
1 inch = 100 ft.

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

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

IT Engineering, PC
7955 South 2325 East
South Weber, Utah
ph 801.866.7702

LICENSED PROFESSIONAL ENGINEER
No. 49490-2302
JASON H. THOMPSON
STATE OF UTAH

#	DATE	BY	DESCRIPTION

BUTTERFIELD 17 LOT SUBDIVISION
CONCEPT PLAN
EAGLE MOUNTAIN, UTAH

SHEET SIZE: ARCH D
H. SCALE: 1" = 100'
V. SCALE: N/A
DATE: SEPT. 14, 2021
© COPYRIGHT 2021

SHEET NO.
C1
1 of 1



**EAGLE MOUNTAIN CITY
CITY COUNCIL MEETING
JANUARY 18, 2022**

TITLE:	ORDINANCE/PUBLIC HEARING - An Ordinance of Eagle Mountain City, Utah, Amending the the General Plan Map, Approving a Master Development Plan, and Rezoning Certain Lands known as Eagle Quest.
ITEM TYPE:	Master Development Plan, Preliminary Plat, Rezone, and General Plan Amendment
APPLICANT:	Kurt Ostler

ACTION ITEM:

Yes

PUBLIC HEARING:

Yes

PREPARED BY:

Tayler Jensen, Planning

BACKGROUND:

The Eagle Mountain Planning Commission reviewed a concept plan for Eagle Quest East on July 27th 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 ROWs to the city.

A number of items were discussed in the meeting including location of Parks, required secondary access to the development, transitioning, lot sizes/density, connectivity, and buffering of surrounding uses.

The applicant also indicated that it was their wish for Airport road to be moved to the east property line of their project rather than cutting diagonally through this project.

Master Development Plan

At 163+ acres the project does require a Master Development Plan to help ensure that the project will relate well to surrounding uses while establishing the required public investments and benefits for the development and the community. The proposed Preliminary Plat, Rezone, and General Plan Amendment are all proposed as a part of the Master Development Plan, as required by 16.10.030 EMMC.

Preliminary Plat

The applicant is proposing a 424 lot preliminary plat.

General Plan Amendment

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.

Rezone

Currently the entire parcel is zoned Agriculture, with a future land use designation of *Neighborhood Residential One*. The applicant is proposing to rezone the 163.211 acres to the following zones:

- 9.1396 Acres to the OS-I Zone
- 9.044 Acres to the RD1 Zone (It should be noted that the RD1 zone is typically anticipated within the *Ag/Rural Density Two* Future Land Use designation, as that is a less intense development pattern it may be considered appropriate within the *Neighborhood Residential One* future land use designation, alternatively the General Plan Map is being proposed to be amended with this application, and that area could be amended to the *Ag/Rural Density Two* future land use).
- 9.028 Acres to the R1 Zone
- 33.630 Acres to the R2 Zone
- 51.3187 Acres to the R3 Zone

The remaining 51.05 Acres is included in public ROW.

ITEMS FOR CONSIDERATION:

The following items should be considered when making a motion.

Master Development Plan

Master Development Plans are required for all projects in excess of 50 acres, to help ensure that large projects relate well to surrounding uses, while also establishing the required public investments and benefits for the development and the community. 16.10.030 of EMMC defines the General Considerations to apply to all proposed Master Developments:

- A. Zoning Districts: The proposal includes rezones to the OS-I,

- RD1, R1, R2, and R3 zones in *compliance* with 16.10.030 A.
- B. General Plan Amendments: The proposal does make changes to the future transportation map and a General Plan Amendment has been applied for in *compliance* with 16.10.030 B.
- C. Master Development Plan: The applicant has applied for a Master Development Plan which will serve as the guiding document for the proposed Eagle Quest East development, and will serve as the basis for the future MDA in *compliance* with 16.10.030 C.

The Criteria for the approval of MDPs are defined in 16.10.070 of the Eagle Mountain Municipal Code. The project's compliance with these standards are discussed below:

- A. General Criteria: There are no slopes within the development greater than 25 % and there are no known natural hazards present on the property. The applicant has designed storm water retention for the entire project, and there are no natural channels, washes, or ridgelines within the property, thus it is the opinion of staff that the MDP *complies* with 16.10.070 A.
- B. Criteria related to Infrastructure: Eagle Quest East can be adequately served by existing and proposed utilities in the project area. The proposal is showing minor collectors on the north, west, and east boundary lines as indicated in the future transportation plan, the applicant is proposing to move "Old Airport Road" to the north property line, and has applied for a General Plan Amendment to remain in compliance with this provision, the project will be required to dedicate or purchase required water rights prior to recording any plat for development, thus it is the opinion of staff that the MDP *complies* with 16.10.070 B.
- C. Criteria related to Compatibility: The applicant has provided a compatibility statement which indicates the property to the North has the future land use designations of *Neighborhood Residential One and Two*, Eagle Quest East shows R1 zoning adjacent to all *Neighborhood Residential Two* property and R1, R2, R3, and RD1 adjacent to the *Neighborhood Residential One* designation. The property to the south has a future land use designation of *Neighborhood Residential One* and is fully included within the Sunset Flats which includes 1/4 - 1/3 acre lots. The Eagle Quest East Lots range from 8,000 SF to 22,023

SF adjacent to Sunset Flats, it should be noted that a collector road (Aviator Avenue) is between the two developments. The property to the west has a future land use designation of *Neighborhood Residential One* and is included in Village Four of the Overland MDA which has an anticipated density of 2.39 DU/AC. Property to the East of Eagle Quest East is proposed to be separated by the 152' ROW of "Old Airport Road" with the future land use designation being *Rural Density One and Two*. Eagle Quest East is proposing RD1 zoned property along the entire east edge. Per Table 17.60.160(1) the appropriate buffer for the RD1 zone is AG, RA2, RD2, OS-I, & OS-N. Meaning it does not comply with the transitioning standards to the north, or west to the R1 Units within in the development, staff recommends the addition of a row of lots and zoning between the RD1 and R1 zone.

- D. Criteria related to Design: Per 17.25.040 RD1 lots require no improved open space, R1 lots require 750 SF of improved open space, R2 lots require 900 SF of improved open space, and R3 lots require 1,000 SF of improved open space, based on these numbers and the applicants proposal this project is required to provide 9.116 acres (397,100 SF) and 912 Amenity Points. The project is providing 9.1396 acres (398,120.98 SF) of improved open space, however, 4.314 acres (187,918 SF) of this is in the retention pond/park and per 16.35.105 8 only up to 75% of this may count toward improved open space which is 3.24 Acre (140,938 SF). Meaning the total amount of improved open space being provided is approximate 8.06 acres (351,115 SF). Thus approximately 1.06 acres (46,174 SF) of additional improved open space is required. The applicant is proposing a total of 911 Amenity points which does meet the minimum requirement. The proposal does not include any property for civic buildings, schools, churches etc.

Rezone

The following criteria, found in 17.90.060 shall be considered when considering a rezone:

- A. Compliance with General Plan: The entire parcel has a future land use designation of *Neighborhood Residential One* the R1, R2, and R3 zones are appropriate within this land use designation. The RD1 zone is not anticipated within the designation, and is a less intense use than typical *NRO* uses.
- B. Compatibility Determination: Compatibility is discussed

extensively in the MDP portion of this staff report, the property is bordered to the north, west, and south by *Neighborhood Residential One*, it is also bordered by *Neighborhood Residential Two* to the North, and by *Agriculture Rural Density One and Two* to the east.

- C. City Services: The proposed development is not anticipated to overburden the City's service capacity.
- D. Traffic Generation: The applicant has completed a TIS for this project (Executive summary attached) which shows the roads in the area operating at an acceptable LOS in 2026, however, by 2040 a Signal may be warranted along "Old Airport Road" to maintain breaks in traffic.
- E. Property Values: The proposed use is not expected to have a significant negative impact on surrounding property values.

Preliminary Plat

The following shall be considered when reviewing the Preliminary Plat:

Connectivity: The project has 44 Nodes and 74 Links for a connectivity score of 1.68, a minimum score of 1.6 is required per 16.30.090 thus the proposal *complies* with this provision. The maximum block length is 800' (can be increased to 1,100' with a midblock pedestrian connection) in the R1,R2, and R3 zones and 1,000' (can be increased to 1,200' with a midblock pedestrian connection) in the RD1 Zone. The proposed road network has block lengths that *comply* with these standards.

Development Standards: The following development standards apply to the proposed development:

RD1 Zone

- Minimum Lot Size: 1 Acre
- Minimum Lot Frontage: 150'
- Front Setback: 30'
- Front Garage Setback: 40'
- Rear Setback: 35'
- Side Yard Setback: 15'
- Garage Side Yard Setback: 15'
- Street Side Setback (corner lot): 25'

R1 Zone

- Minimum Lot Size: 1/4 Acre (10,890 SF)
- Minimum Average Lot Size: 1/3 Acre (14,520 SF)
- Minimum Lot Frontage: 85'
- Minimum Lot Frontage Circle and Cul-de-sacs: 45'
- Front Setback: 25'
- Front Garage Setback: 25'
- Rear Setback: 25'
- Side Setback: 10'
- Garage Side Setback: 10'
- Street Side Setback (Corner Lot): 15'

R2 Zone

- Minimum Lot Size: 8,000 SF
- Minimum Average Lot Size: 1/4 Acre (10,890 SF)
- Minimum Lot Frontage: 80'
- Minimum Lot Frontage Circle and Cul-de-sacs: 40'
- Front Setback: 25'
- Front Garage Setback: 25'
- Rear Setback: 20'
- Side Setback: 8'
- Garage Side Setback: 10'
- Street Side Setback (Corner Lot): 15'

R3 Zone

- Minimum Lot Size: 6,500 SF
- Minimum Average Lot Size: 8,500 SF
- Minimum Lot Frontage: 62'
- Minimum Lot Frontage Circle and Cul-de-sacs: 20'
- Front Setback: 15'
- Front Garage Setback: 22'
- Rear Setback: 20'
- Side Setback: 8'
- Garage Side Setback: 10'
- Street Side Setback (Corner Lot): 15'

Community Mailboxes

Chapter 16.35.150 requires community mailboxes are required 1,320 feet of all homes, and shall utilize Mailbox Pullout Design Standards defined in 16.35.150 D. these mailboxes are not currently shown on plans, staff recommends the plat be updated with community boxes, and that at least one is located within the first phase of development.

Road Standards

Per Table 16.35.130(b) the minimum distance between intersections for Five Lane Major Arterials is 1,320', the applicant is proposing a road stub to "Old Airport Road" which is a Five Lane Major Arterial facility approximately 615' away from the intersection with the southern collector road. this road shall be moved to be at least 1,320' from any other intersection onto "Old Airport Road".

General Plan Amendment

The master development plan proposed an amendment to the General Plan Land Use Map from *Neighborhood Residential One* to *Agricultural Rural Density Two* along the Eastern edge of the project.

It also includes an amendment to the General Plan Future Transportation Map by moving a Major Arterial (Old Airport Road) to the Eastern edge of the project.

REQUIRED FINDINGS:

Amendments to the General Plan are legislative actions and do not require approval based upon findings of facts. The City Council should consider the health, safety, and welfare of the Community. Rezones are legislative decisions and are considered valid if reasonably debatable and not illegal. The criteria for a Rezone approval can be found in EMMC 17.90.060. Master Development Plan approvals are based upon compliance with City Code requirements. The approval criteria for a Master Development Agreement can be found in EMMC 16.10. Preliminary Plat approvals are based upon compliance with City Code requirements. The approval criteria for a Preliminary Plat can be found in EMMC 16.20.050.

RECOMMENDATION:

The Eagle Mountain Planning Commission held a public hearing on the proposed Eagle Quest East, Master Development Plan,

Preliminary Plat, Rezone and General Plan Amendment on December 14th 2021. No public comments were received on the proposals. The following recommendations were made to the City Council:

General Plan Amendment

The Planning Commission voted (3-0, 1 Commissioner absent, and 1 Commissioner Abstained) to recommend approval of the General Plan Amendment to the City Council, moving Old Airport Road to the Eastern Edge of the property and amending the future land use plan to Agricultural/Rural Density Two as consistent with the final drawing of the RD1 and RD2 lots.

Rezone

The Planning Commission voted (3-0, 1 Commissioner absent, and 1 Commissioner Abstained) to recommend approval of the Eagle Quest East Rezone to the City Council, Rezoning the property to RD1, RD2, R1, R2, R3, and OS-I as shown on the ***Land Use concept and phasing plan (Attachment)*** for Eagle Quest East, with the following conditions:

1. A row of RD2 lots shall be included between the RD1 and R1 units;
2. The number of R1, R2, and R3 units shall be adjusted to each represent approximately one-third of the Neighborhood Residential One units;
3. The parks and open space requirement shall be recalculated based upon the number and requirements for the amended lot number and type in accordance with the zoning changes with the retention basin counted towards fulfilling 75% of the improved open space requirement;
4. At a minimum, one church site shall be identified for civic uses; and
5. A community mailbox location shall be indicated in phase one with contemplation of locations for additional community mailboxes in accordance with the total unit calculation requirements.

Master Development Plan and Preliminary Plat

The Planning Commission voted (3-0, 1 Commissioner absent, and 1 Commissioner Abstained) to recommend approval of the Master Development Plan and Preliminary Plat for Eagle Quest East to the City Council with the following conditions:

1. Additional improved open space shall be recalculated and

provided per the requirements in EMMC 17.25.040;

2. Community mailbox locations shall be shown on the master development plan/preliminary plat that utilize the pullout design standard from EMMC 16.35.150(D), with at least one mailbox in the first phase of the development; and
3. The percentage of the R1, R2, and R3 lots shall be recalculated to provide a balance of a third of each unit type.

ATTACHMENTS:

[ORD--Eagle Quest General Plan Amendment, Rezone, and Master Development Plan](#)

[Land Use, Concept, and Phasing Plan](#)

[Parks and Rec](#)

[Traffic Study](#)

[Future Land Use Maps](#)

[07.27.2021 Planning Commission Minutes](#)

[09.21.2021 City Council Minutes](#)

ORDINANCE NO. O- -2022

**AN ORDINANCE OF EAGLE MOUNTAIN CITY, UTAH,
AMENDING THE FUTURE LAND USE MAP OF THE GENERAL PLAN,
REZONING CERTAIN LANDS KNOWN AS EAGLE QUEST
AND APPROVING THE EAGLE QUEST MASTER DEVELOPMENT PLAN**

PREAMBLE

WHEREAS, the City Council of Eagle Mountain City finds that it is in the public interest to amend the Future Land Use Map of the General Plan, rezone certain lands known as Eagle Quest, and approve the Eagle Quest Master Development Plan, as set forth more specifically in Exhibit A.

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

1. The City Council finds that all required notices, public hearings, and other requirements have been completed for the City Council to consider and approve the amendment to the Future Land Use Map of the General Plan, the rezone of certain lands known as Eagle Quest, and the Eagle Quest Master Development Plan, as set forth in Exhibit A.
2. The Future Land Use Map of the General Plan is hereby amended as set forth more specifically in Exhibit A.
3. The lands depicted and described in Exhibit A are hereby rezoned to the density and uses as set forth more specifically in Exhibit A.
4. The Eagle Quest Master Development Plan is hereby approved, as set forth more specifically in Exhibit A.
5. This Ordinance shall take effect upon its first posting or publication.

ADOPTED by the City Council of Eagle Mountain City this 18th day of January, 2022.

EAGLE MOUNTAIN CITY, UTAH

ATTEST:

Tom Westmoreland, Mayor

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 18th day of January, 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

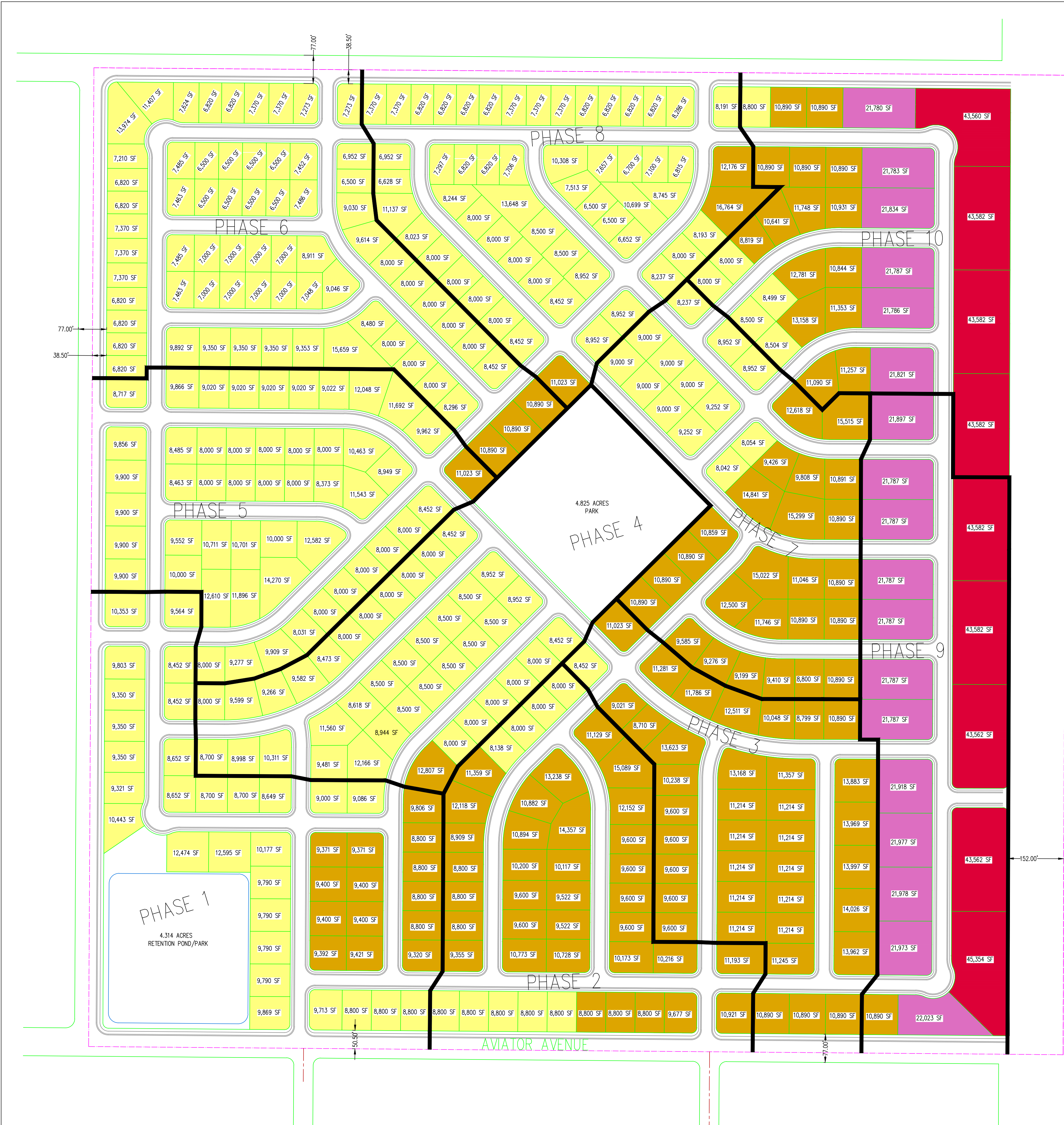
☐ Carolyn Love

☐ Brett Wright

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

Posted on _____ by _____ .

Exhibit A

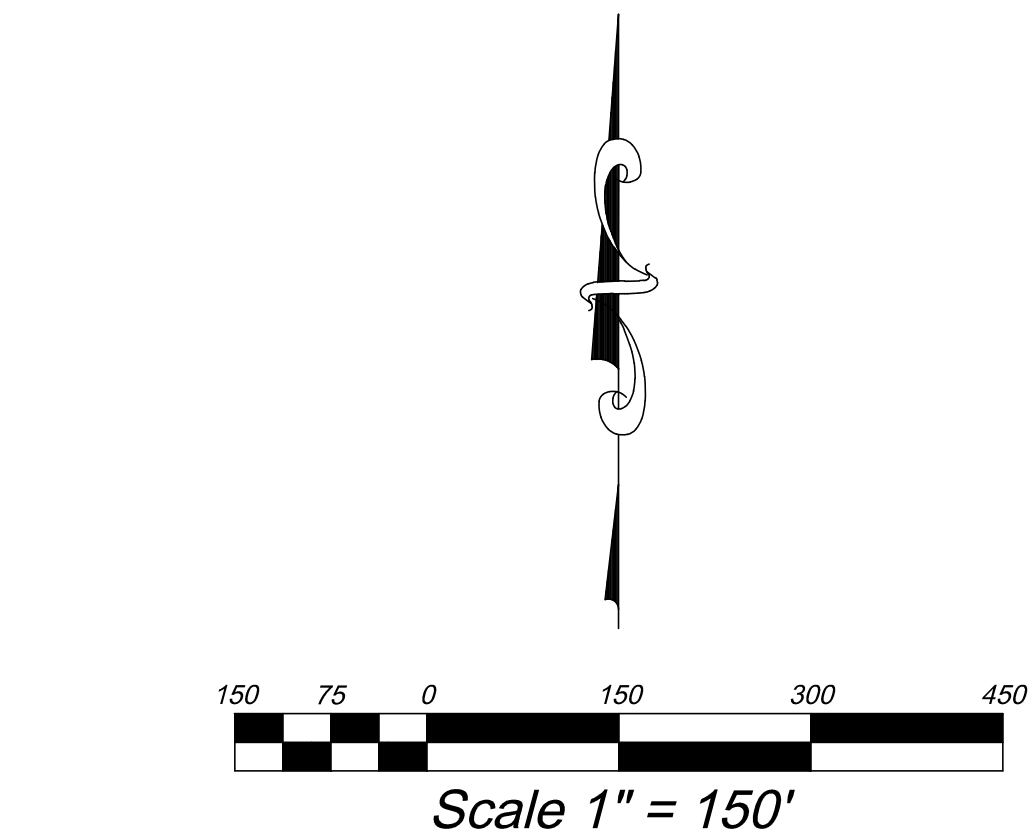


TABULATIONS			
TOTAL ACREAGE OF OVERALL PROJECT:	163.211 ACRES	=	100%
IMPROVED OPEN SPACE AREA:	9.1396 ACRES	=	5.6%
ROADWAY AREA:	51.05 ACRES	=	31.3%
RD1 ZONE LOT AREA: (43,772 S.F. LOT AVERAGE)	9.044 ACRES	=	5.5%
R1 ZONE LOT AREA: (21,849 S.F. LOT AVERAGE)	9.028 ACRES	=	5.5%
R2 ZONE LOT AREA: (10,932 S.F. LOT AVERAGE)	33.630 ACRES	=	20.6%
R3 ZONE LOT AREA: (8,500 S.F. LOT AVERAGE)	51.3187 ACRES	=	31.4%

PARK TABULATIONS	
263 LOTS (1,000 S.F./LOT)	
134 LOTS (900 S.F./LOT)	
18 LOTS (750 S.F./LOT)	
TOTAL REQUIRED PARK AREA = 397,100 S.F. = 9.12 ACRES	
TOTAL PROVIDED PARK AREA = 398,123 S.F. = 9.14 ACRES	

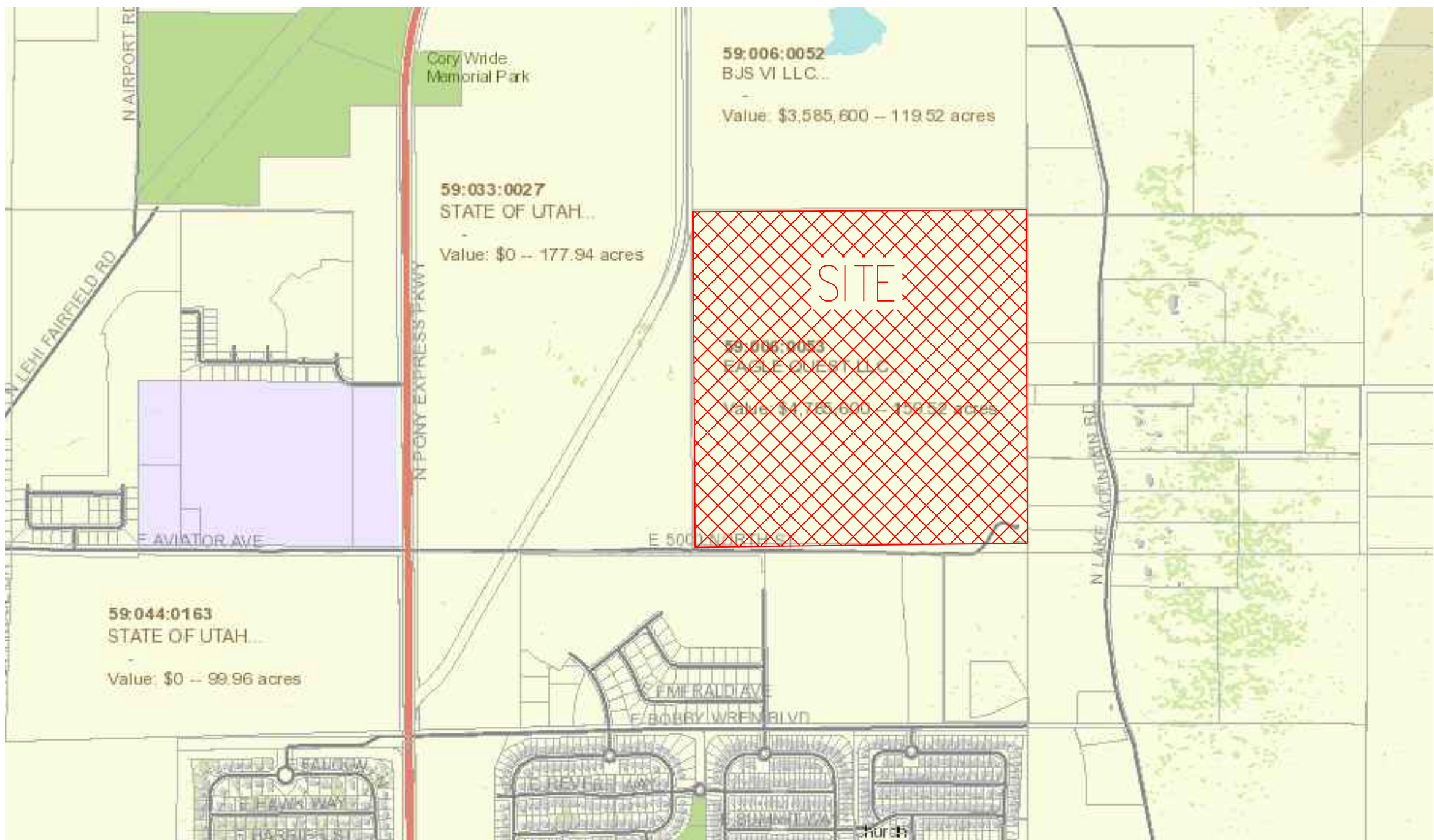
LOT NUMBER PER ZONE	
RD1 LOTS =	9
R1 LOTS =	18
R2 LOTS =	134
R3 LOTS =	263
TOTAL LOTS =	424
AVERAGE LOT AREA FOR TOTAL PROJECT =	10,584 S.F.

ZONING LEGEND	
RD1	
R1	
R2	
R3	



SETBACK NOTE
SETBACKS VARY BY LOT SIZE. THE SETBACK EXHIBIT WILL BE PROVIDED AS PART OF THE PRELIMINARY AND FINAL PLAT DESIGN PLANS.

FENCING NOTE
COLLECTOR/ARTERIAL ROAD FENCING IS REQUIRED ON ALL LOTS AROUND THE ENTIRE PERIMETER SINCE THEY ALL BACK AGAINST A COLLECTOR OR ARTERIAL ROAD.



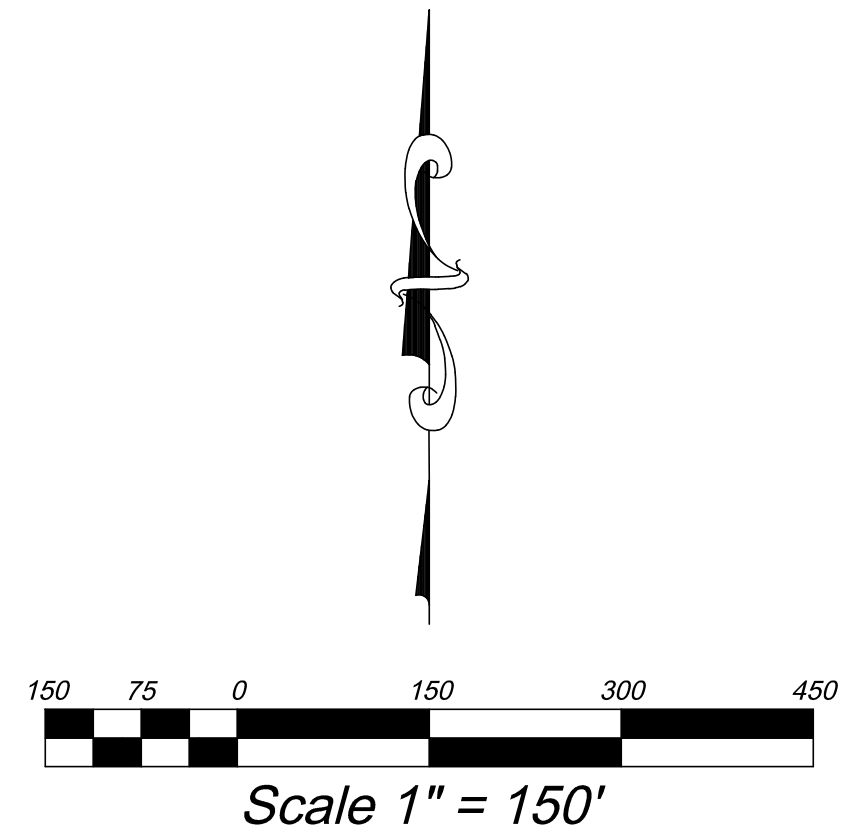
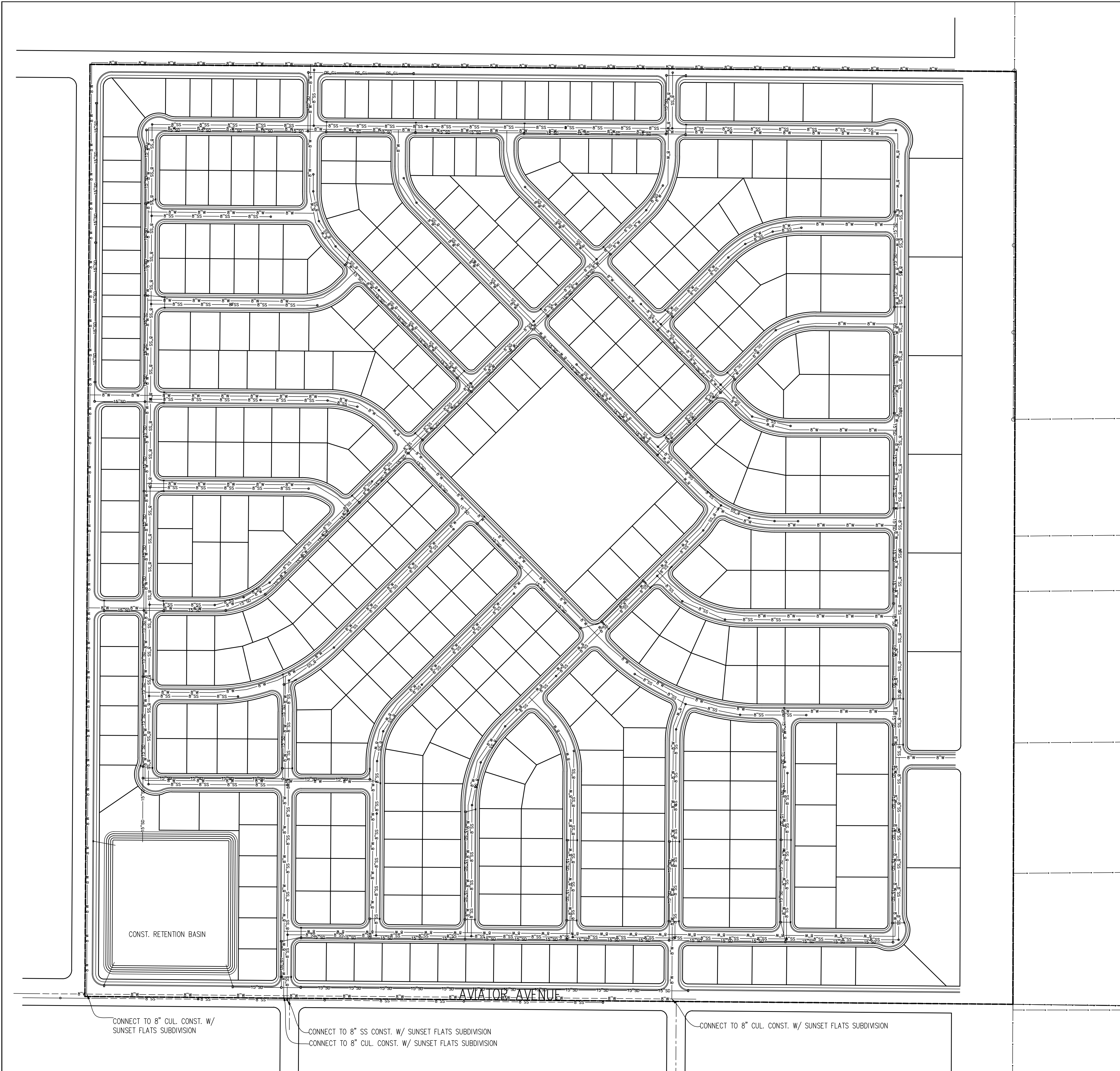
VICINITY MAP

REVISIONS		
Rev.	Date	Description
1	11/30/21	REVISED PER DRC REVIEW COMMENTS

Developer/Property Owner: KURT OSTLER
Phone: 801-971-2596

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

EAGLE QUEST		UTAH
EAGLE MOUNTAIN		
Drawn by: D.W.P.	LAND USE, CONCEPT SITE & PHASING PLAN	Scale: 1"=150'
Designed by: D.W.P.		Date: 11/03/21
Checked by: D.W.P.		C1



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

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

STREET LIGHT NOTE:
STREET LIGHTS ARE REQUIRED EVERY 250'-350' ALTERNATING SIDES AND AT EVERY INTERSECTION AND CURVE. STREET LIGHTS WILL BE INCLUDED WITH THE PRELIMINARY PLAN.

REVISIONS		
Rev.	Date	Description
1	11/30/21	REVISED PER DRC REVIEW COMMENTS

Developer/Property Owner: KURT OSTLER

Phone: 801-971-2596



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

EAGLE QUEST

EAGLE MOUNTAIN

UTAH

Drawn by:
D.W.P.

Designed by:
D.W.P.

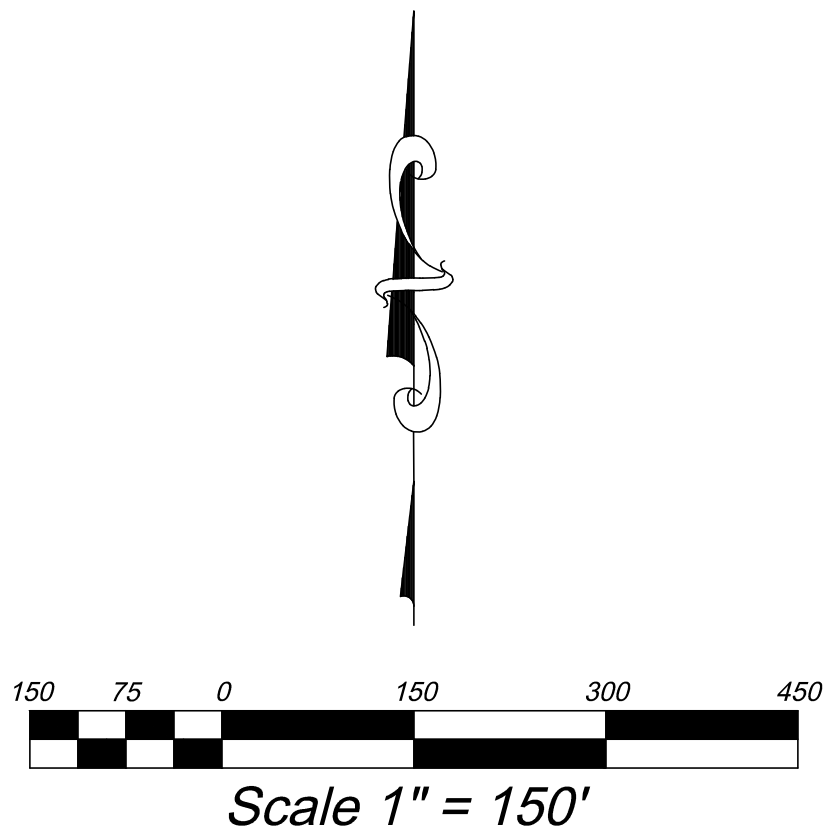
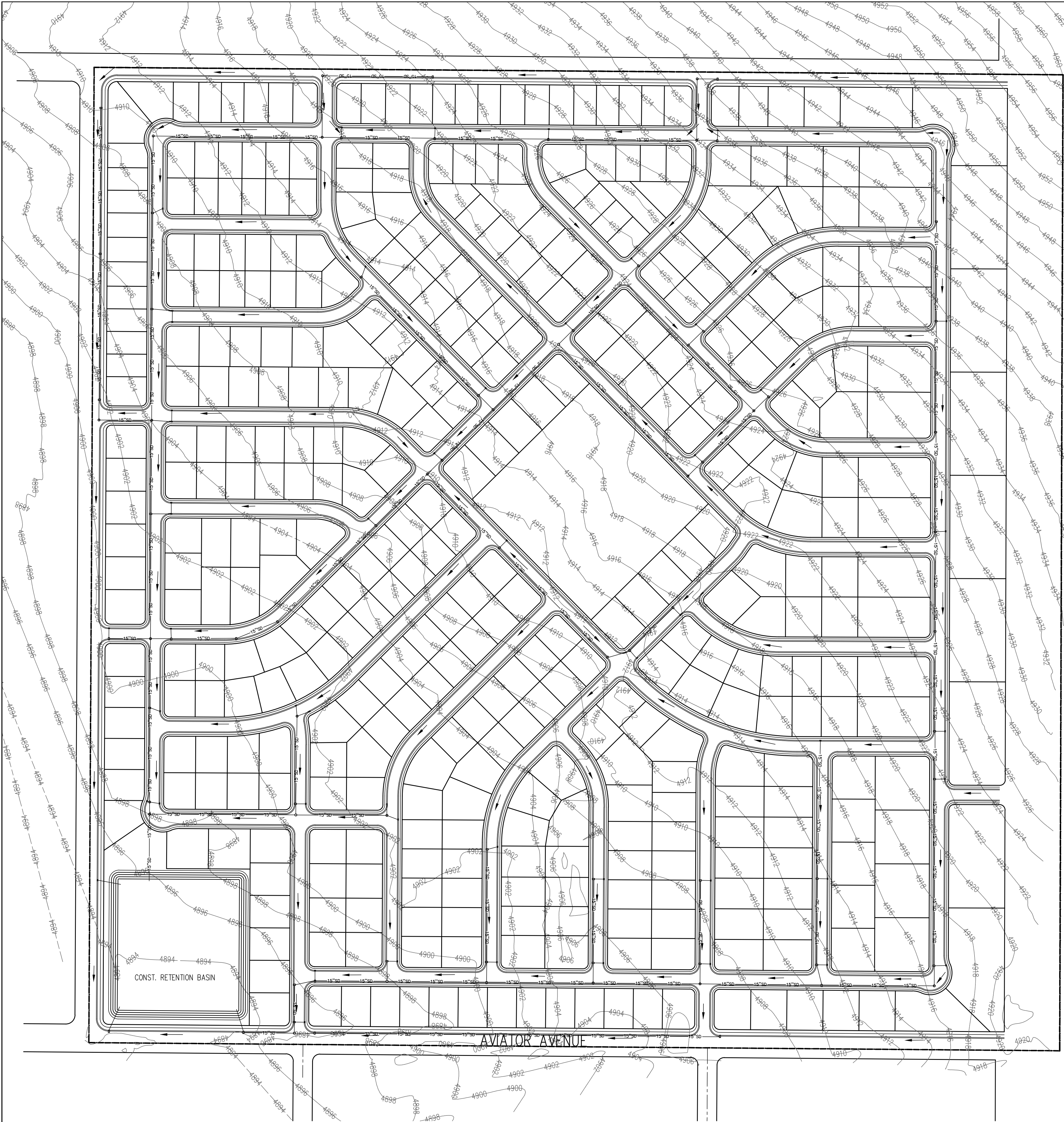
Checked by:
D.W.P.

Scale:
1"=150'

Date:
11/03/21

C2

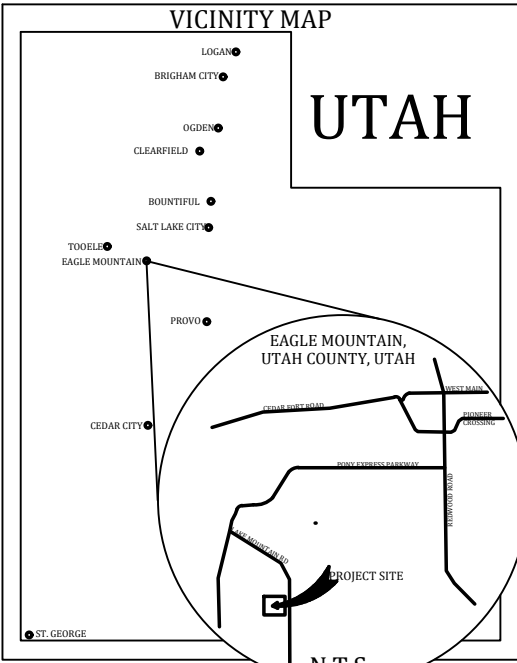
CONCEPT UTILITY PLAN



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

REVISIONS		
Rev.	Date	Description
1	11/30/21	REVISED PER DRC REVIEW COMMENTS

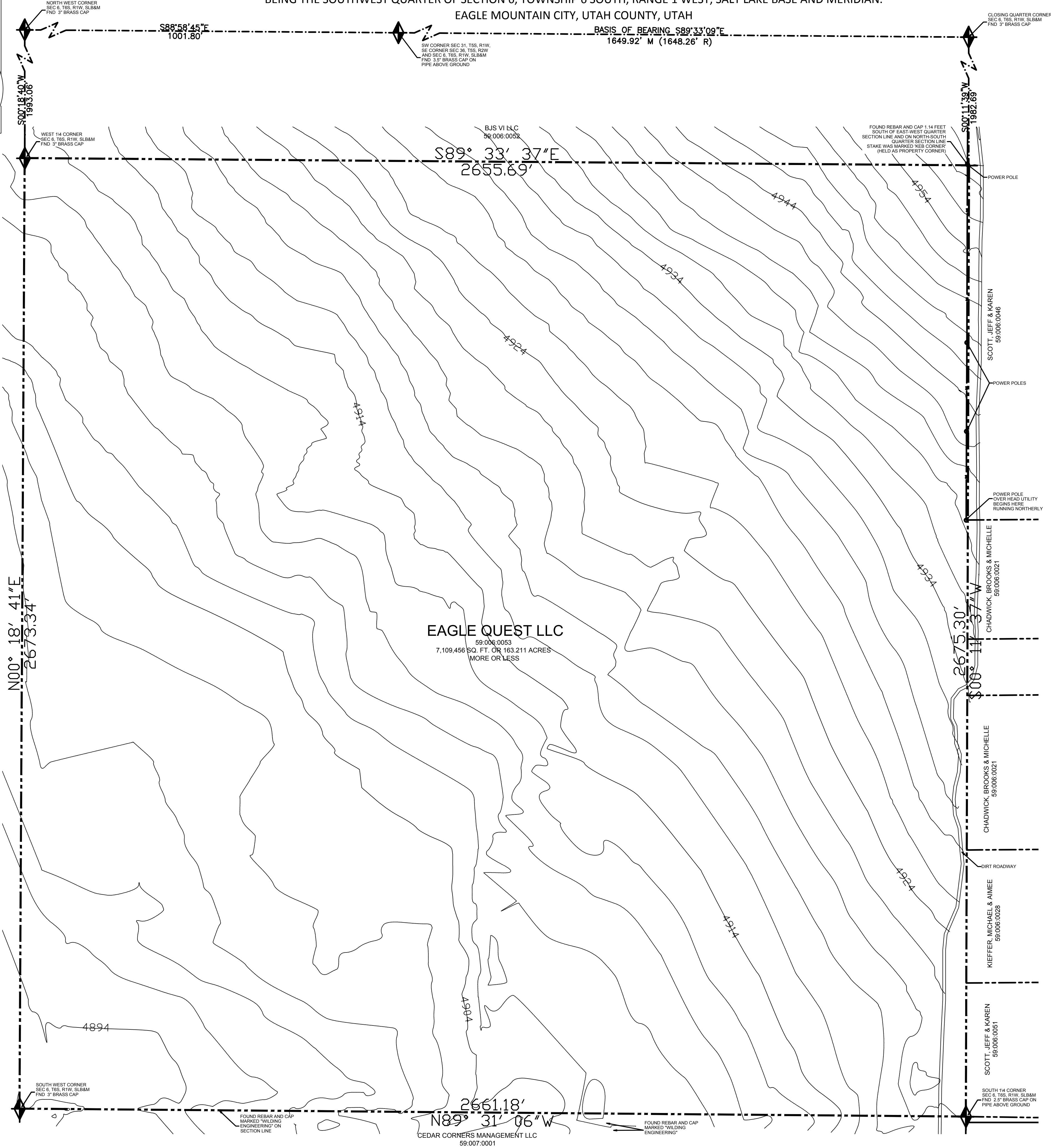
Developer/Property Owner: KURT OSTLER Phone: 801-971-2596		EAGLE QUEST	
 David W. Peterson, P.E., License #270393 12 West 100 North, Suite 201C, American Fork, UT 84003 P: (801) 756-4504; david@excelcivil.com		EAGLE MOUNTAIN	UTAH
Drawn by: D.W.P.	CONCEPT GRADING, DRAINAGE & EROSION PLAN	Scale: 1"=150'	
Designed by: D.W.P.		Date: 11/03/21	
Checked by: D.W.P.		C3	



BOUNDARY AND TOPOGRAPHY SURVEY

BEING THE SOUTHWEST QUARTER OF SECTION 6, TOWNSHIP 6 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN.

EAGLE MOUNTAIN CITY, UTAH COUNTY, UTAH



SURVEYOR'S CERTIFICATE

I, MATTHEW STONES, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD LICENSE NUMBER 7176711 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH, I FURTHER CERTIFY THAT UNDER THE AUTHORITY OF THE OWNERS HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND AS DESCRIBED BELOW, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, BLOCKS, STREETS AND EASEMENTS AND THE SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT AND THAT THIS PLAT IS TRUE AND CORRECT.

12-12-2018
DATE



MATTHEW C STONES, PLS
NO. 7176711

ORIGINAL BOUNDARY DESCRIPTION

COMMENCING SOUTH 1972.08 FEET FROM THE NORTHWEST CORNER OF SECTION 6, TOWNSHIP 6 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, THENCE EAST 2640.00 FEET TO THE NORTH QUARTER CORNER OF SAID SECTION 6, THENCE SOUTH 2632.08 FEET, THENCE WEST 2640.00 FEET TO THE WEST LINE OF SAID SECTION 6, THENCE NORTH 2632.08 FEET TO THE POINT OF BEGINNING.

AS SURVEYED BOUNDARY DESCRIPTION

BEGINNING AT THE WEST QUARTER CORNER OF SECTION 6, TOWNSHIP 6 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, THENCE SOUTH 89°33'37\"/>

CONTAINING 7,109,456 SQ. FT. OR 163.211 ACRES MORE OR LESS.

SURVEYOR NARRATIVE

IT IS THE INTENT OF THIS SURVEY TO OBTAIN TOPOGRAPHICAL AND BOUNDARY INFORMATION FOR CONCEPTUAL DESIGN AND PLANNING. THE BASIS OF BEARING IS SOUTH 89°33'09\"/>

THE CONTOUR INTERVAL IS 2'

DOCUMENTS USED

SURVEYS AS RECORDED IN THE UTAH COUNTY SURVEYOR OFFICE:
97-207; 98-247; 00-114; 01-427; 02-260; 04-295; 07-420; 07-422; 07-427; 07-433; 07-434; 15-195; 16-128
DEEDS AS RECORDED IN THE UTAH COUNTY RECORDER OFFICE:
ENTRY NUMBER: 1352-2014 A PLAT
ENTRY NUMBER: 131957-2008 RESOLUTION
ENTRY NUMBER: 56210-2004 AFFIDAVIT
ENTRY NUMBER: 101064-2000 AFFIDAVIT OF CORRECTION
ENTRY NUMBER: 101062-2000 WD
ENTRY NUMBER: 96181-2000 WD
ENTRY NUMBER: 70434-2000 SUBORDINATION AGREEMENT
ENTRY NUMBER: 64356-2000 DOR
ENTRY NUMBER: 51699-2000 WD
ENTRY NUMBER: 51698-2000 WD
ENTRY NUMBER: 41630-2017 WD
ENTRY NUMBER: 14631-2016 DOR
ENTRY NUMBER: 141428-2002 WD
ENTRY NUMBER: 1578-2001 WD
ENTRY NUMBER: 66446-2009 SWD
ENTRY NUMBER: 81031-2008 WD
ENTRY NUMBER: 131995-2006 WD
ENTRY NUMBER: 54745-2006 WD
ENTRY NUMBER: 19071-2005 PATENT NO. 19679

LEGEND:

- BOUNDARY
- MAJOR CONTOUR
- OVERHEAD POWER
- ROAD WAYS
- OTHER PROPERTIES
- MONUMENT LINE
- FOUND MONUMENT



150 0 150 300
scale 1" = 150' feet

REVISIONS:

EAGLE QUEST, LLC

6616 WEST 10780 NORTH
HIGHLAND, UTAH 84003

avenue CONSULTANTS

Avenue Consultants, Inc
6675 South Redwood Road, Suite 101
Taylorsville, UT 84123
801-207-7660
www.avenueconsultants.com

BOUNDARY AND TOPOGRAPHY

BEING THE SOUTH WEST QUARTER
OF SECTION 6, TOWNSHIP 6 SOUTH,
RANGE 1 WEST, SALT LAKE BASE
AND MERIDIAN

Drawn by MCS
Detailer CJC
Checker MCS

SUBSET NO.

SHEET NO.
1 of 1



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
<u>424</u> varying size	x 1,000 =	<u>397,100</u> sq ft	/ 43,560 = <u>9.11</u> Acres

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

Required Amenity Points		
Required Open Space (Acres)^b		Required Amenity Points
<u>9.11</u> Acres	x 100 =	<u>911</u> Points

Park & Improved Open Space Elements / Amenities			
Park Feature / Improvement	Points Available	Proposed Quantities	Proposed Points
Bench / Picnic Table (w/ shade structure or trees)	2	26	52
Bicycle Rack (4+ bikes)	2	2	4
Trees (5) (A majority must be shade trees)	2	191	77
Shade Structure	4		
Drinking Fountain	5		
Asphalt or Concrete Trails – 8 ft wide, excluding sidewalks along streets (per 100 linear feet)	6	1,257+798+ 284+365	162
Parking* (5 stalls)	6		
Swings (4+ swings)	7		
Concrete Basketball Court (1/2)	20		
Pavilion w/ tables, garbage receptacles, barbeques (per 100 square feet)	4	600 (4)	96
Playground Equipment* per \$1,000	2	\$90,000 (2)	180
Splash Pad* per \$1,000	2		
Tennis Court (6,600 sq ft or 55'x120') or 2 Pickleball Courts	100	2	200
Sports Court (6,600 sq ft or 55'x120') Full Size Basketball	100	1	100
Restroom (600+ sq ft)	100		
Restroom (1200+ sq ft)	200		
Public Art	Varies		
Other: Trash Receptacles 2 pts	Varies	10	20
Other: Exercise Stations 5 pts	Varies	4	20
TOTAL			911

* 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.

PART I - SUMMARY

A. This section includes landscape procedures for the Project including all labor, materials, and installation necessary, but not limited to, the following:

1. Site Conditions
2. Guarantees
3. Maintenance
4. Soil Amendments
5. Fine Grading
6. Landscape Edging
7. Furnish and Installing Plant
8. Turf Planting
9. Weed Barrier

1.2 SITE CONDITIONS

A. Examination: Before submitting a Bid, each Contractor shall carefully examine the Contract Documents; shall visit the site of the Work; shall fully inform themselves as to all existing conditions and limitations; and shall include in the Bid the cost of all items required by the Contract Documents are at a variance with the applicable laws, building codes, rules, regulations or contain obvious erroneous or uncorroborated information, the Contractor shall promptly notify the Project Representative and the necessary changes shall be accomplished by Addendum.

B. Protection: Contractor to conduct the Work in such a manner to protect all existing underground utilities or structures. Contractor to repair or replace any damaged utility or structure using identical materials to match existing at no expense to the Owner.

C. Irrigation System: Do not begin planting until the irrigation system is completely installed, is adjusted for full coverage and is completely operational.

1.3 PERMITS

A. Blue Stake/ Dig Line: When digging is required, "Blue Stake" or "Dig Line" the work site and identify the approximate location of all known underground utilities or structures.

1.4 PLANT DELIVERY, QUALITY, AND AVAILABILITY

A. Unauthorized substitutions will not be accepted. If proof is submitted that specific plants or plant sizes are unavailable, written substitution requests will be considered for the nearest equivalent plant or size. All substitution requests must be made in writing and preferably before the bid due date.

1.5 FINAL INSPECTION

A. All plants will be inspected at the time of Final Inspection prior to receiving a Landscape Substantial Completion for conformance to specified planting procedures, and for general appearance and vitality. Any plant not approved by the Project Representative will be rejected and replaced immediately.

1.6 LANDSCAPE SUBSTANTIAL COMPLETION

A. A Substantial Completion Certificate will only be issued by the Project Representative for "landscape and irrigation" in their entirety. Substantial Completion will not be proportioned to be designated areas of a project.

1.7 MAINTENANCE

A. Plant Material: The Contractor is responsible to maintain all planted materials in a healthy and growing condition for 30 days after receiving a Landscape Substantial Completion at which time the Guarantee period commences. This maintenance is to include mowing, weeding, cultivating, fertilizing, monitoring water schedules, controlling insects and diseases, re-graying and staking, and all other operations of care necessary for the promotion of root growth and plant life so that all plants are in a condition satisfactory at the end of the guarantee period. The Contractor shall be held responsible for failure to monitor watering operations and shall replace any and all plant material that is lost due to improper application of water.

1.8 GUARANTEE

A. Guarantee: A guarantee period of one year shall begin from end of maintenance period and final acceptance for trees, shrubs, and ground covers. All plants shall grow and be healthy for the guarantee period and trees shall live and grow in acceptable upright position. Any plant not alive, in poor health, or in poor condition at the end of the guarantee period will be replaced immediately. Any plant will only need to be replaced once during the guarantee period. Contractor to provide documentation showing where each plant to be replaced is located. Any outside factors, such as vandalism or lack of maintenance on the part of the Owner, shall not be part of the guarantee

A. Top Soil Amendments: Price of laying sod, commercial fertilizer shall be applied and incorporated into the upper four (4) inches of the topsoil at a rate of four pounds of nitrogen per one thousand (1,000) square feet. Adjust fertilization mixture and rate of application as needed to meet recommendations given by topsoil analysis. Include other amendments as required.

B. Fertilization: Three weeks after sod placement fertilize the turf at a rate of 7½ pound of nitrogen per 1000 square feet. Use fertilizer specified above. Adjust fertilization mixture and rates to meet recommendations given by topsoil analysis.

C. Sod Availability and Condition: Sod is to be delivered to the site in good condition. It is to be inspected upon arrival and installed within 24 hours of delivery. It is to be moist and cool to ensure that decomposition has not begun and is to be free of pests and diseases. The Contractor shall be responsible for the condition of the existing conditions prior to any construction. The Contractor shall be fully responsible for furnishing and laying all sod required on the plans. It shall furnish new sod as specified above and lay it so as to completely satisfy the intent and meaning of the plans and specification at an extra cost to the owner. In the case of any discrepancy in the amount of sod to be removed or amount to be used, it shall be the Contractor's responsibility to report such to the Project Representative prior to commencing the work.

D. Sod Laying: The surface upon which the new sod to be laid will be prepared as specified in the detail and be lightly watered before laying. Areas where sod is to be laid shall be cut trimmed, or shaped to receive full width sod (minimum twelve (12) inches). No partial strip or pieces will be accepted.

E. Sod shall be tamped lightly as each piece is set to ensure that good contact is made between edges and also the ground. If voids or holes are discovered, the sod piece/s (s) are to be raised and topsoil is to be used to fill in the areas until level. Sod laid on sloped areas shall be anchored with wooden dowels or other materials which are accepted by the grass sod industry.

F. Sod shall be watered with a roller that is at least 50% full immediately after installation to ensure the full contact with soil is made.

G. Apply water directly after laying sod. Rainfall is not acceptable.

H. Watering of the sod shall be the complete responsibility of the Contractor by whatever means necessary to establish the sod in an acceptable manner to the end of the Maintenance period. If an irrigation system is in place on the site, but for whatever reason, water is not available in the system. It is the responsibility of the Contractor to water the sod by whatever means, until the sod is accepted by the Project Representative.

I. Protection of the newly laid sod shall be the complete responsibility of the Contractor. The Contractor shall provide acceptable visual barriers, to include barricades set appropriate distances with strings or tapes between barriers, as an indication of new work. The Contractor is to restore any damaged areas caused by others (including vehicle traffic), erosion, etc, until such time as the lawn is accepted by the Owner.

J. All sod that has not been laid within 24 hours shall be deemed unacceptable and will be removed from the site.

INSTALLATION

1. LANDSCAPE CONTRACTOR SHALL HAVE ALL UTILITIES BLUE STAKED PRIOR TO DIGGING. ANY DAMAGE TO UTILITIES SHALL BE REPAIRED AT CONTRACTOR'S EXPENSE WITH NO ADDITIONAL COST TO THE OWNER.
2. DURING THE BIDDING AND INSTALLATION PROCESS, THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR VERIFYING QUANTITIES OF ALL MATERIALS. IF DISCREPANCIES EXIST, THE PLAN SHALL DICTATE QUANTITIES TO BE USED.
3. ALL PLANT MATERIAL SHALL BE PLANTED ACCORDING TO INTERNATIONAL SOCIETY OF ARBORICULTURE (ISA) STANDARDS WITH CONSIDERATION TO INDIVIDUAL SOIL AND SITE CONDITIONS, AND NURSERY CARE AND INSTALLATION INSTRUCTIONS.
4. SELECTED PLANTS WILL BE ACCORDING TO THE PLANT LEGEND. IF SUBSTITUTIONS ARE NECESSARY, PROPOSED LANDSCAPE CHANGES MUST BE SUBMITTED TO THE LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO LAYING SOIL.
5. SHOULD THE SITE REQUIRE ADDITIONAL TOPSOIL, REFER TO SOIL TEST WHEN MATCHING EXISTING SOIL. IF A MATCHING SOIL IS NOT LOCATABLE, A 6" DEPTH OF SANDY LOAM TOPSOIL (MIXED PRIOR TO SPREADING WITH 2-3" OF QUALITY COMPOST) CAN BE INCORPORATED INTO THE EXISTING SOIL. USING THE FOLLOWING DIRECTIONS: CARRY TOP 6" OF EXISTING SUBSOIL AND INCORPORATE 3" OF NEW COMPOST ENRICHED TOPSOIL. SPREAD REMAINING TOPSOIL TO REACH FINISHED GRADE.
6. SOD FOR NEW LAWN AREAS SHALL BE A BROUGHT TOLERANT VARIETY, FINE LEVEL ALL AREAS PRIOR TO LAYING SOIL.
7. EDGING, AS INDICATED ON PLAN, IS TO BE INSTALLED BETWEEN ALL LAWN AND PLANTER AREAS. ANY TREES LOCATED IN LAWN MUST HAVE A 4-6" TREE RING OF THE SAME EDGING.
8. IF REQUIRED BY CITY OR OWNER SPECIFIED, DeWalt 5 OZ WEED BARRIER FABRIC TO BE INSTALLED IN ALL PLANTER AREAS EXCEPT UNDER ANNUAL PLANTING AREAS AS SHOWN ON PLAN. WEED BARRIER SHALL BE CUT BACK FROM EACH PLANT TO THE DIAMETER OF THE ROOTBALL.
9. ROCK MULCH (INORGANIC MULCH) TO BE APPLIED AT THE FOLLOWING DEPTHS: 3" IN ALL TREE, SHRUB, AND PERENNIAL PLANTER AREAS; ANNUAL PLANTING AREAS AS SHOWN ON PLAN TO RECEIVE 4" OF SOIL AND MATERIAL (ORGANIC MULCH); NO MULCH SHALL BE PLACED WITHIN 12" OF BASE OF TREE AND 6" WITHIN BASE OF SHRUBS AND PERENNIALS.
10. A NEW UNDERGROUND, AUTOMATIC IRRIGATION SYSTEM IS TO BE INSTALLED BY CONTRACTOR IN ALL

LP-101
LP-102

SITE MATERIALS LEGEND		
	<u>1 LANDSCAPE DESCRIPTION</u>	<u>QTY</u>
	<u>1-01</u> SODDED LAWN AREA LAWN AREAS SHALL BE SOD. NEW TURF AREAS TO BE SODDED WITH 18% "BLUESTAR KENTUCKY BLUEGRASS, 19% "MARQUEE" KENTUCKY BLUEGRASS, 17% "NEWPORT" KENTUCKY BLUEGRASS, 17% "TOUCHDOWN" KENTUCKY BLUEGRASS, 16% "APM PERENNIAL RYEGRASS, 13% "ACCENT PERENNIAL RYEGRASS OR APPROVED EQUAL AT A RATE OF 220 LBS. PER ACRE. FINE LEVEL. ALL AREAS PRIOR TO LAYING SOD ALL LAWN AREAS SHALL BE IRRIGATED WITH 100% COVERAGE BY POP-UP SPRAY HEADS AND GEAR-DRIVEN ROTORS. ALL DECIDUOUS AND CONIFER TREES PLANTED WITHIN SOD AREAS SHALL HAVE A FOUR FOOT(4') DIAMETER TREE RING COVERED WITH CHOCOLATE BROWN BARK MULCH, NO SHREDDED FINE. SUBMIT SAMPLES TO BE APPROVED BY LANDSCAPE ARCHITECT AND OWNER BEFORE INSTALLATION.	306,943 sf
	<u>1-03</u> 1.5" OQURRH GRAVEL OR APPROVED EQUAL. PLANTING AREAS TO RECEIVE MIN. 6" DEPTH OF QUALITY TOPSOIL. IF TOPSOIL IS PRESENT ON SITE, PROVIDE SOIL TEST TO DETERMINE SOIL QUALITY FOR PROPOSED PLANTINGS. PROVIDE 3" DEPTH OF STONE MULCH TOP DRESSING.	37,330 sf
	<u>1-04</u> 6" CONCRETE MOW CURB	450 lf
	<u>1 LANDSCAPE DESCRIPTION</u>	<u>QTY</u>
	<u>1-10</u> PLAYGROUND SURFACE, SOF/FALL ENGINEERED WOOD.	82,95 sq

STAKES OF UTAH
 REHABILITATION CENTER, INC.
 862-4111
 stakes.org

PROJECT INFORMATION

THE
 EAG

400' 800'

GRAPHIC SCALE: 1" = 200'

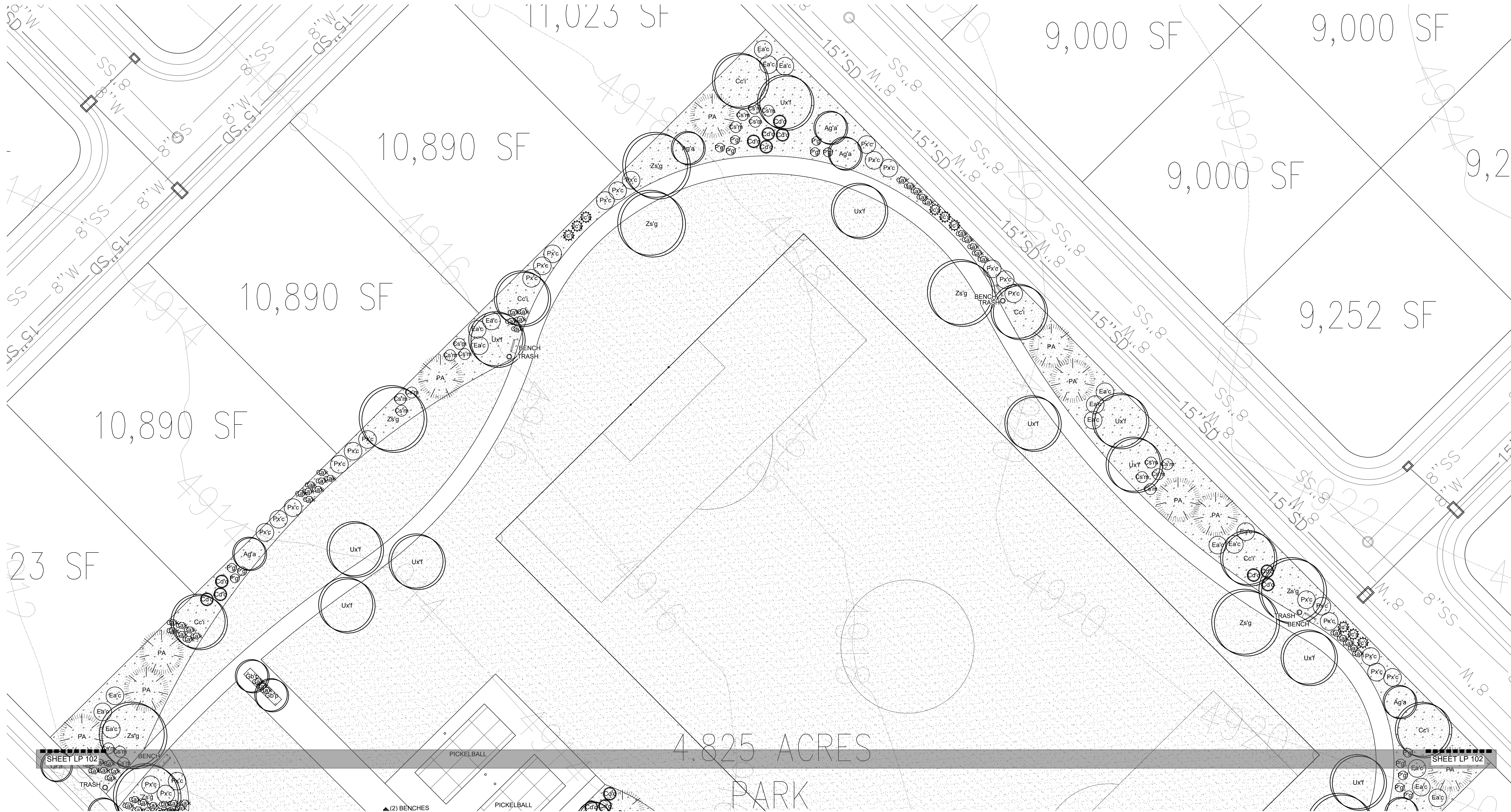
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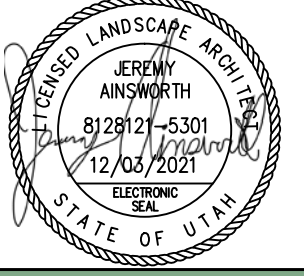
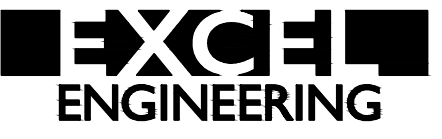
DEVELOPER / PROPERTY OWNER / CLIENT

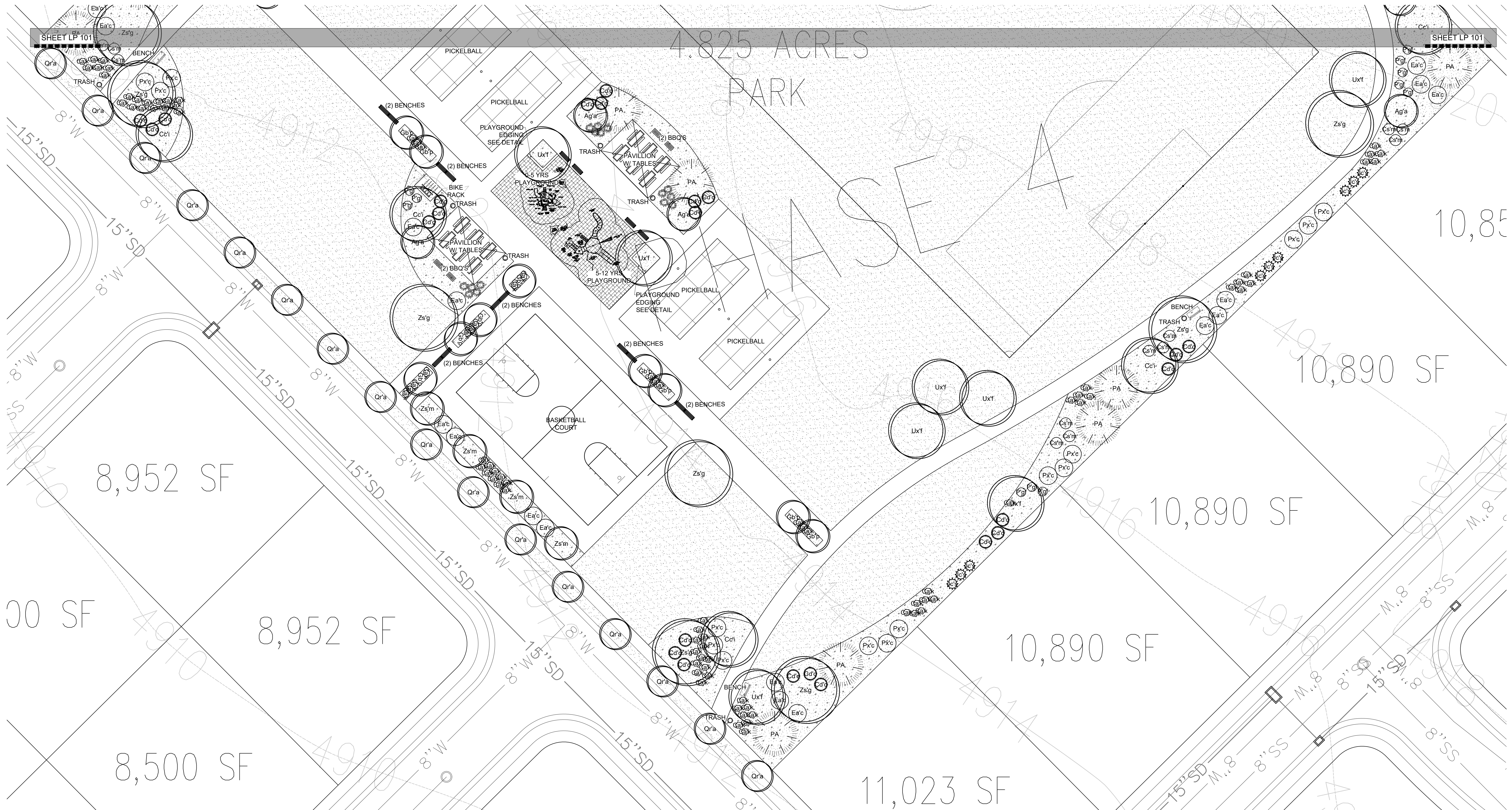
KURT OSTLER
801-971-2596
KURTOSTLER@YAHOO.COM

 DAVID W. PETERS
12 West 100 North, SUITE
AMERICAN FORK, UTAH 84003

LANDSCAPE ARCHITECT / PLANNER		LICENSE STAMP	DRAWING INFO
 PKJ DESIGN GROUP Landscape Architecture / Planning & Visualization 3450 N. TRIUMPH BLVD. SUITE 102 LEHI, UTAH 84043 (801) 960-2698 www.pkjdesigngroup.com			PM: JTA
			DRAWN: ACP
			CHECKED: JMA
			PLOT DATE: 12/31/2021



ISSUE DATE	PROJECT NUMBER	PLAN INFORMATION	PROJECT INFORMATION	DEVELOPER / PROPERTY OWNER / CLIENT	LANDSCAPE ARCHITECT / PLANNER	LICENSE STAMP	DRAWING INFO																									
12/3/2021	UT21139			KURT OSTLER 801-971-2596 KURTOSTLER@YAHOO.COM	DAVID W. PETERSON, P.E. 12 West 100 North, SUITE # 201 AMERICAN FORK, UTAH 84003 (801) 756-4504		PM: JTA DRAWN: ACP CHECKED: JMA PLOT DATE: 12/3/2021																									
<table><thead><tr><th>NO.</th><th>REVISION</th><th>DATE</th></tr></thead><tbody><tr><td>1</td><td>XXXX</td><td>XX-XX-XX</td></tr><tr><td>2</td><td></td><td></td></tr><tr><td>3</td><td></td><td></td></tr><tr><td>4</td><td></td><td></td></tr><tr><td>5</td><td></td><td></td></tr><tr><td>6</td><td></td><td></td></tr><tr><td>7</td><td></td><td></td></tr></tbody></table>		NO.	REVISION	DATE	1	XXXX	XX-XX-XX	2			3			4			5			6			7			BLUE STAKES OF UTAH UTILITY NOTIFICATION CENTER, INC. 1-800-662-4111 www.bluestakes.org   GRAPHIC SCALE: 1" = 20'		EAGLE QUEST EAGLE MOUNTAIN, UTAH		EXCE ENGINEERING PKJ DESIGN GROUP Landscape Architecture • Planning & Visualization 3450 N. TRIUMPH BLVD. SUITE 102 LEHI, UTAH 84043 (801) 960-2698 www.pkjdesigngroup.com		LANDSCAPE PLAN PRELIMINARY PLANS NOT FOR CONSTRUCTION LP-101
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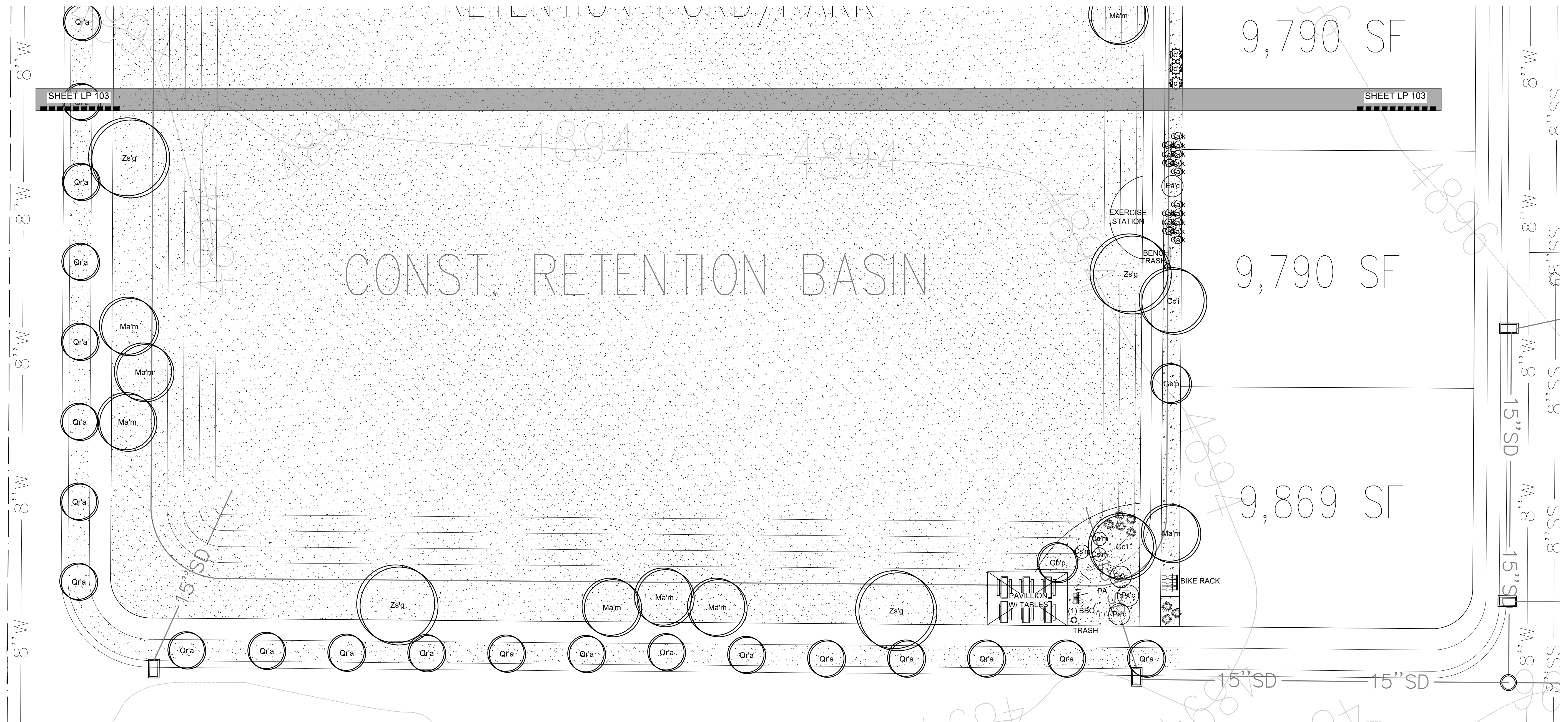
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12/3/2021		UT21139			KURT OSTLER 801-971-2596 KURTOSTLER@YAHOO.COM	DAVID W. PETERSON, P.E. 12 West 100 North, SUITE # 201 AMERICAN FORK, UTAH 84003 (801) 960-2698		PM: JTA DRAWN: ACP CHECKED: JMA PLOT DATE: 12/3/2021
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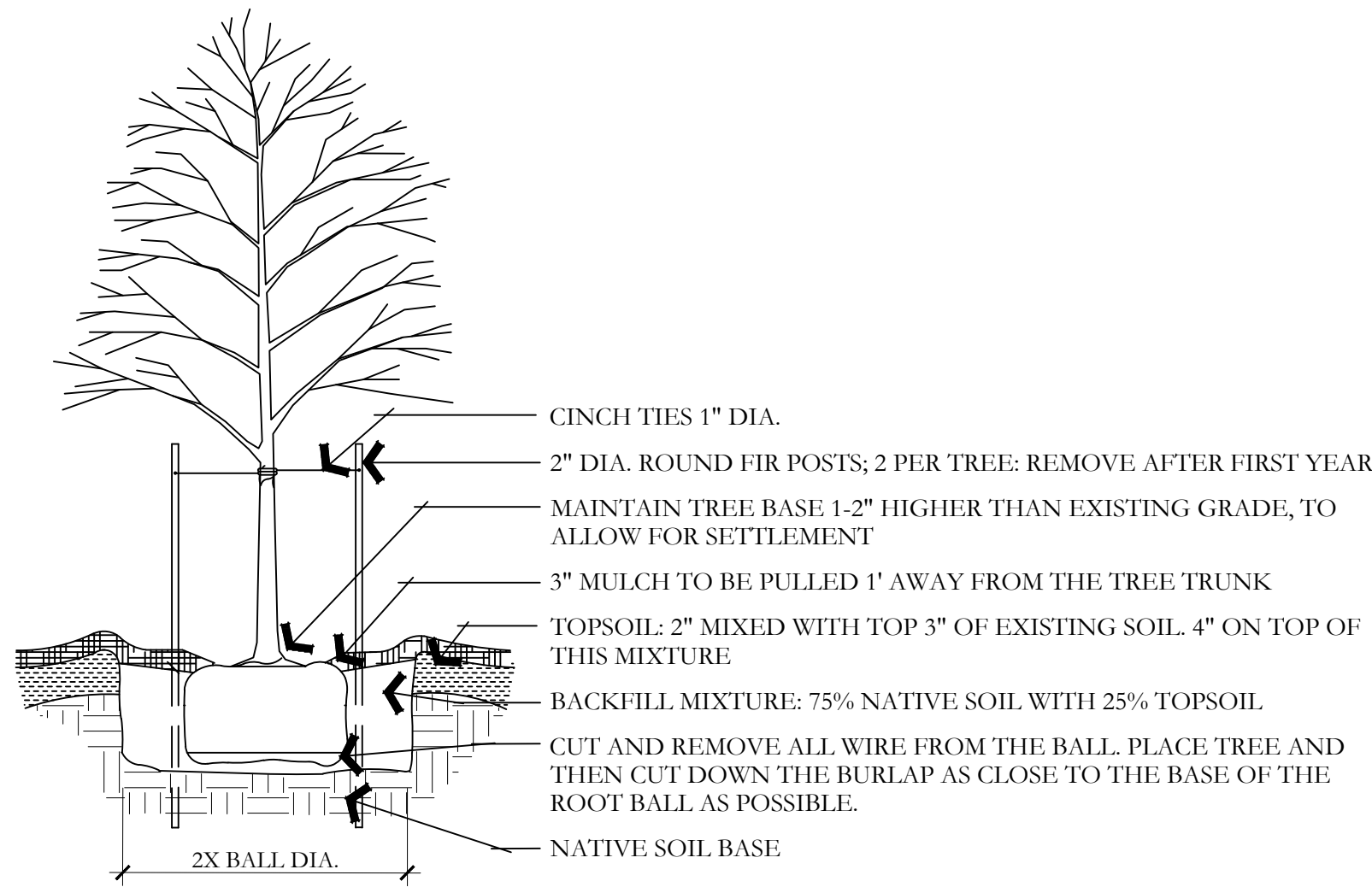
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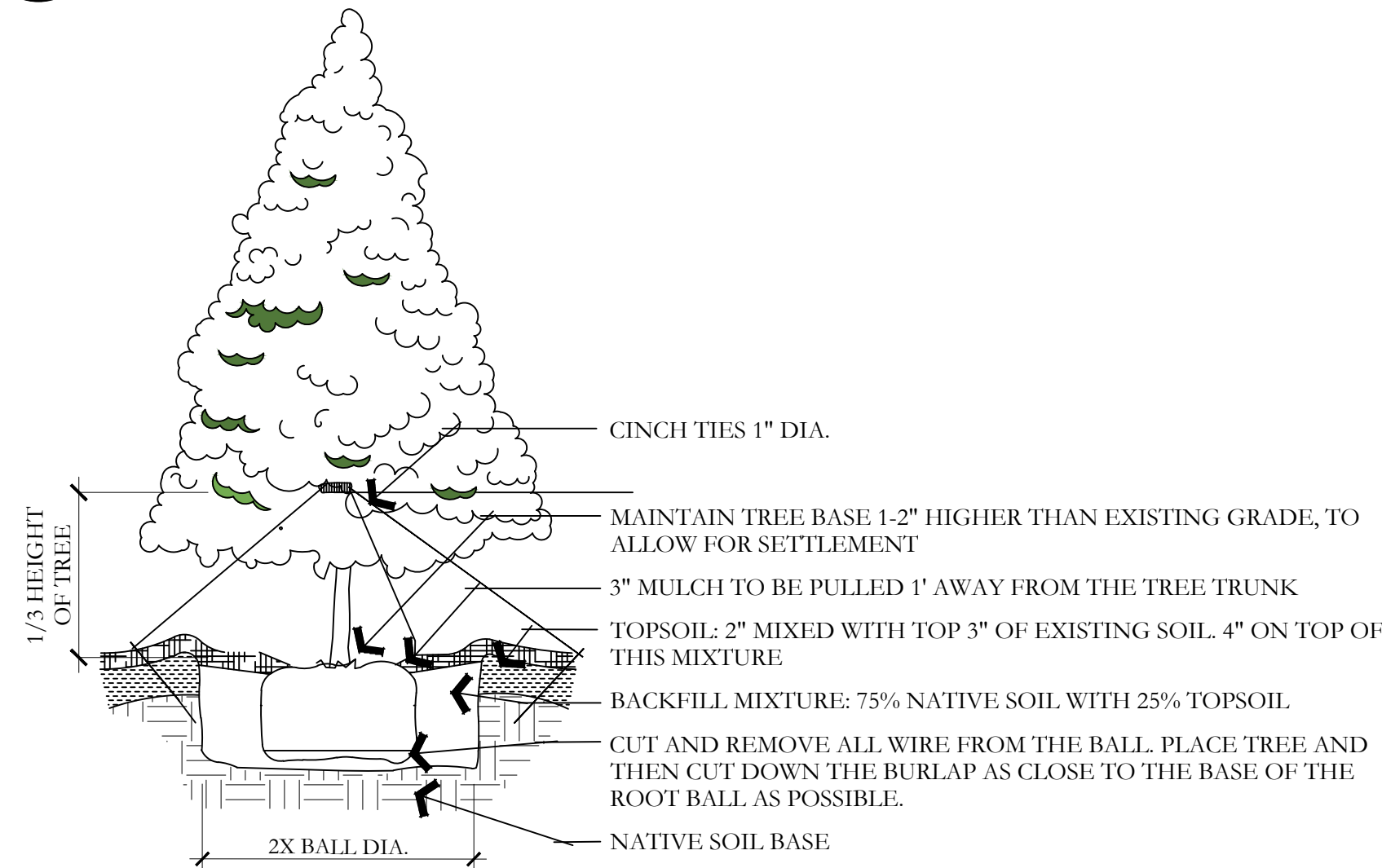
3450 N. TRIUMPH BLVD. SUITE 102
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www.pkjdesigngroup.com

LANDSCAPE PLAN
PRELIMINARY PLANS NOT
FOR CONSTRUCTION
LP-102

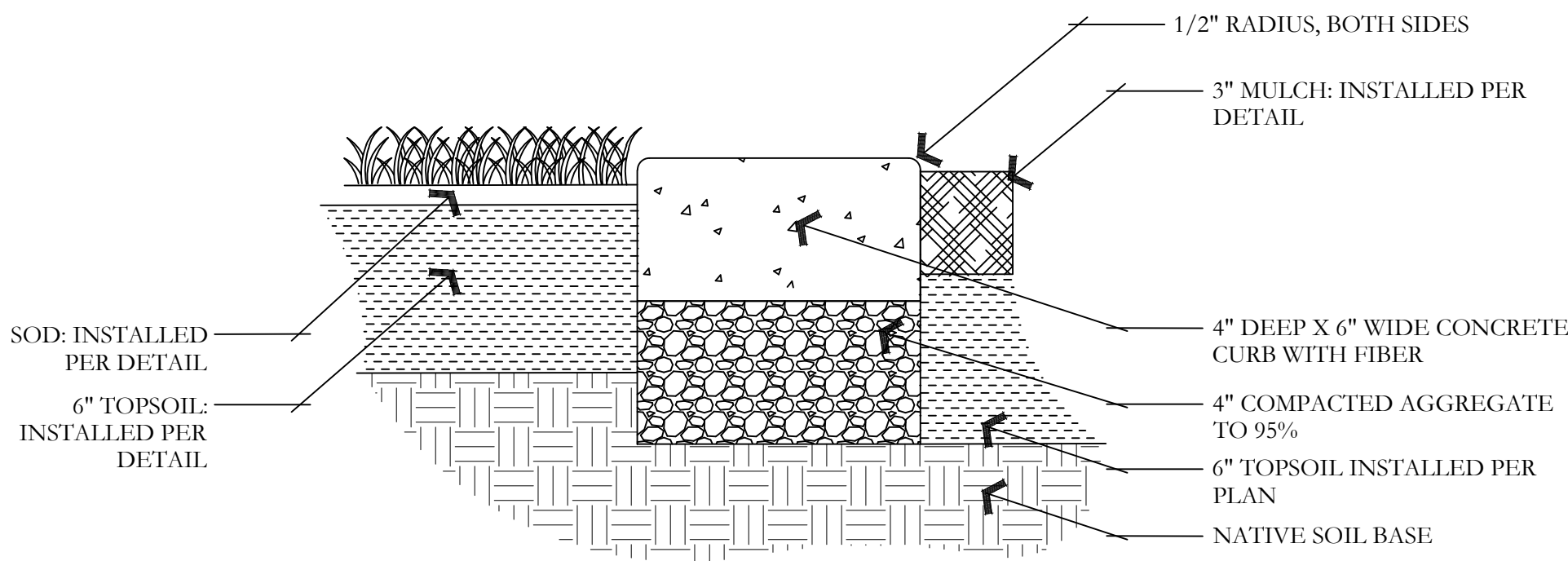




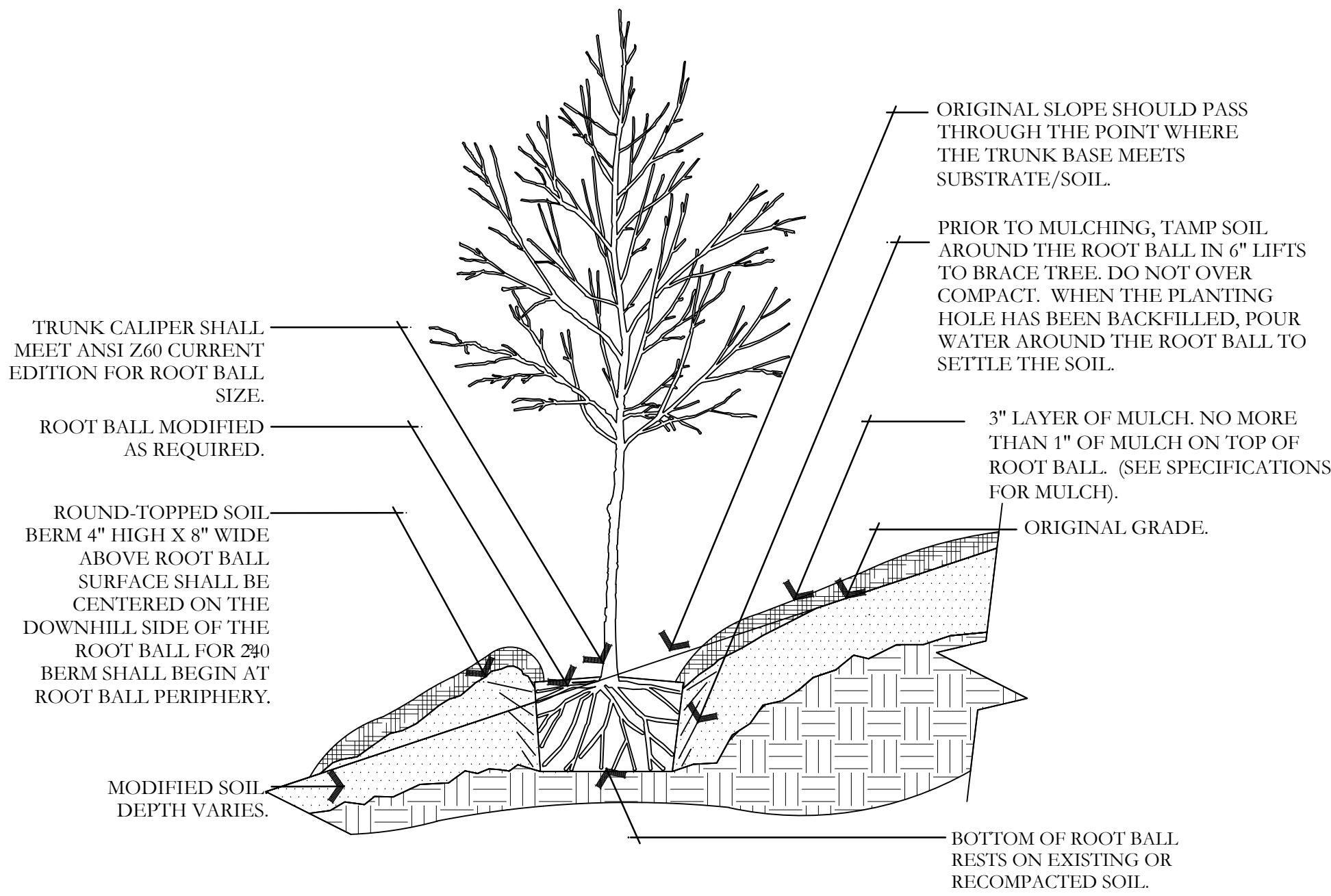
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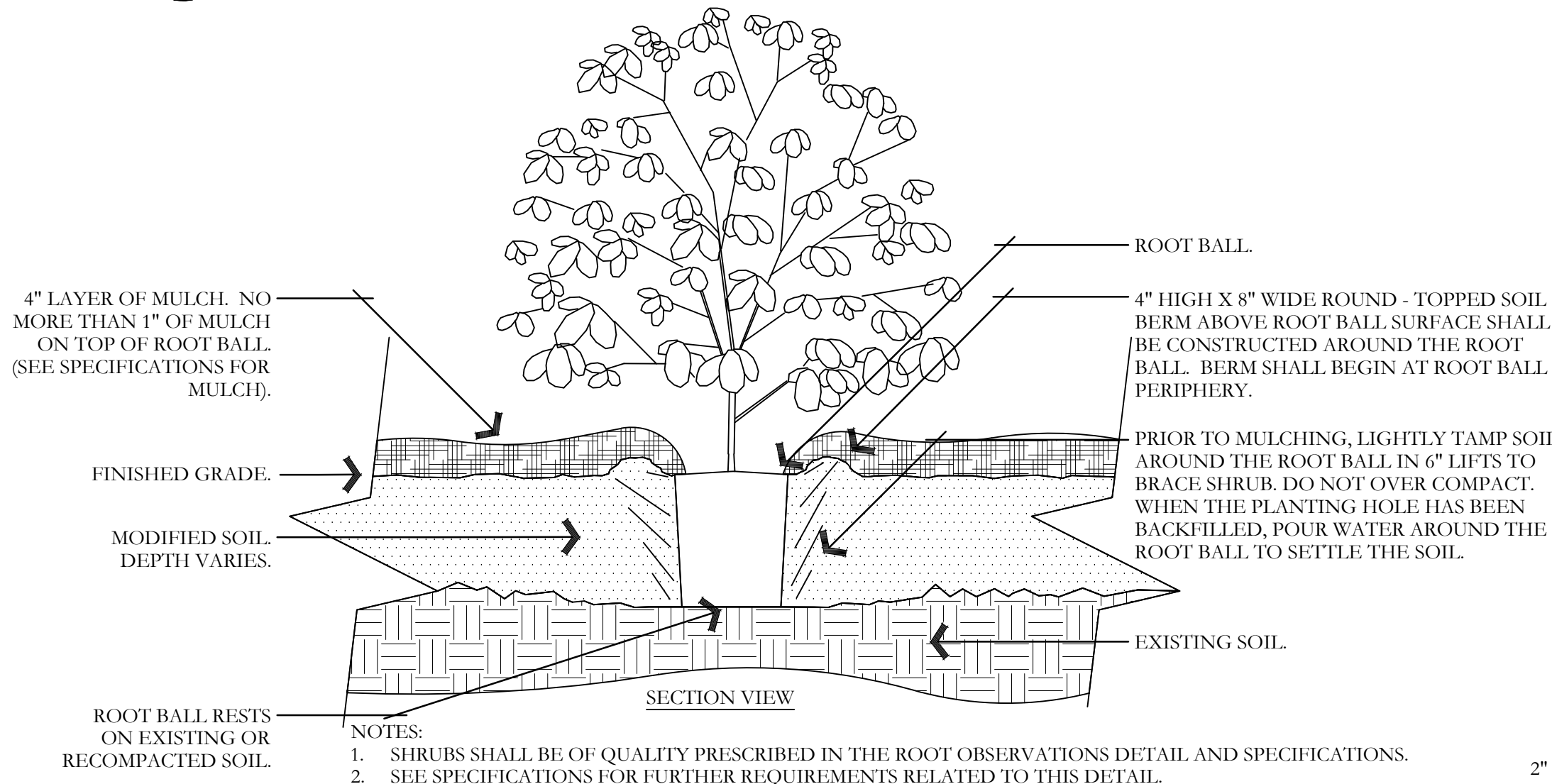
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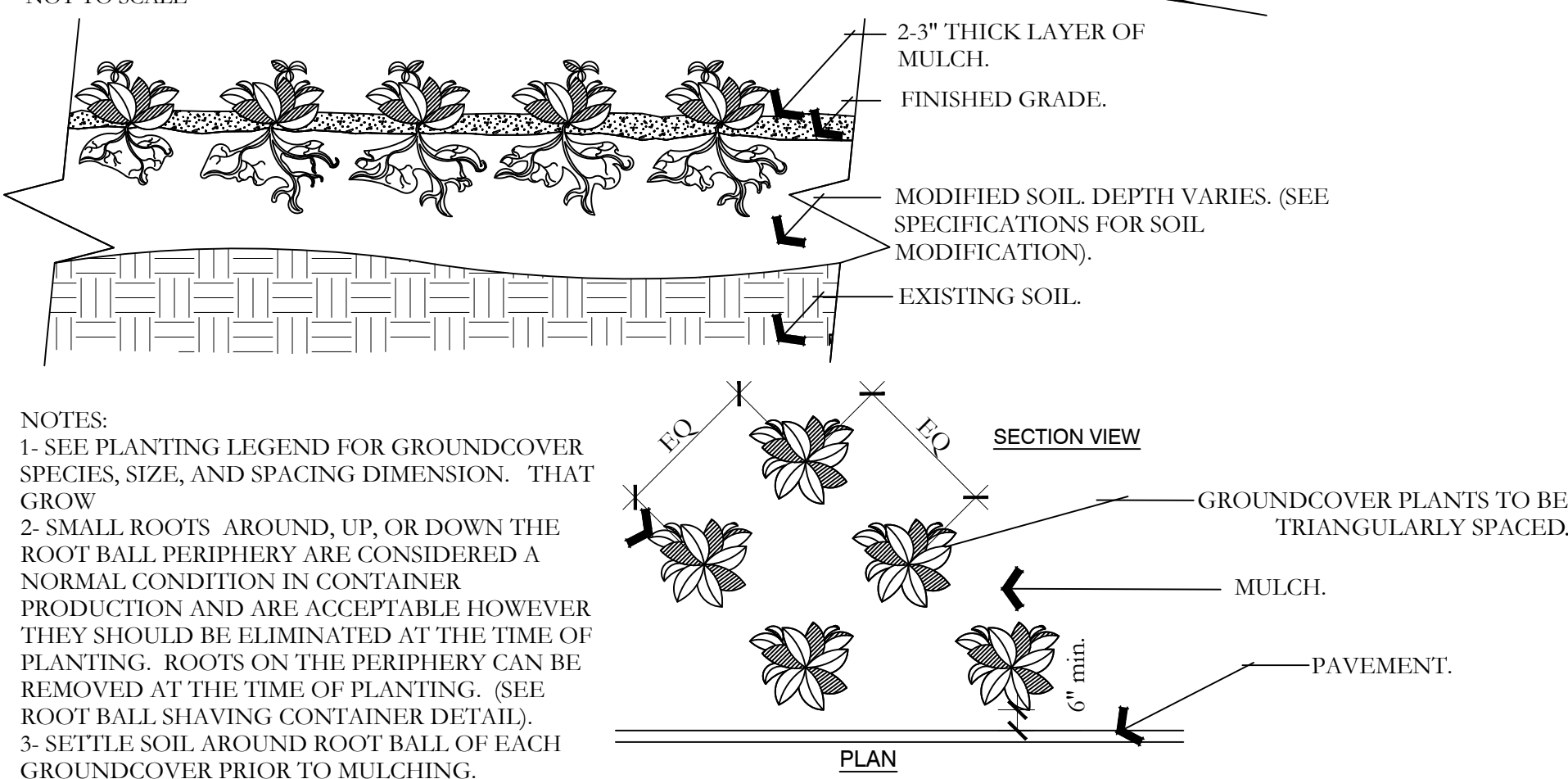
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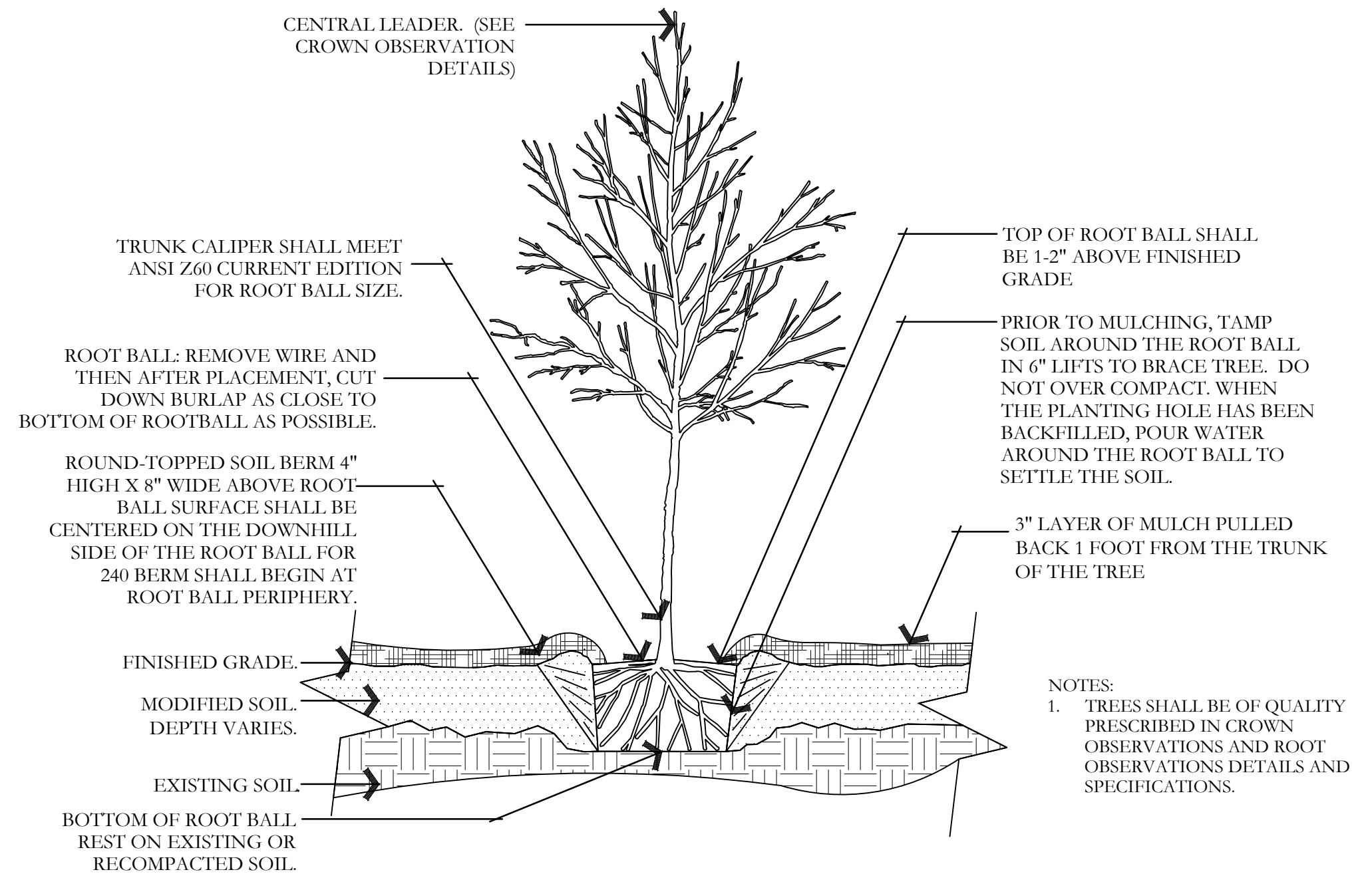
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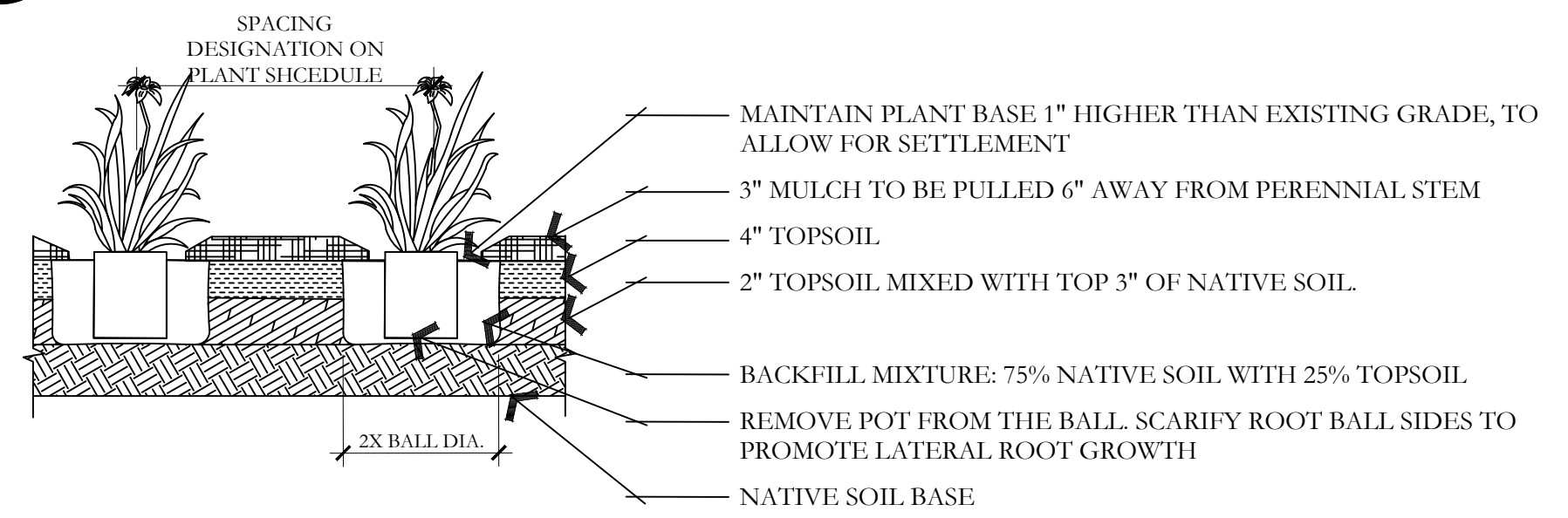
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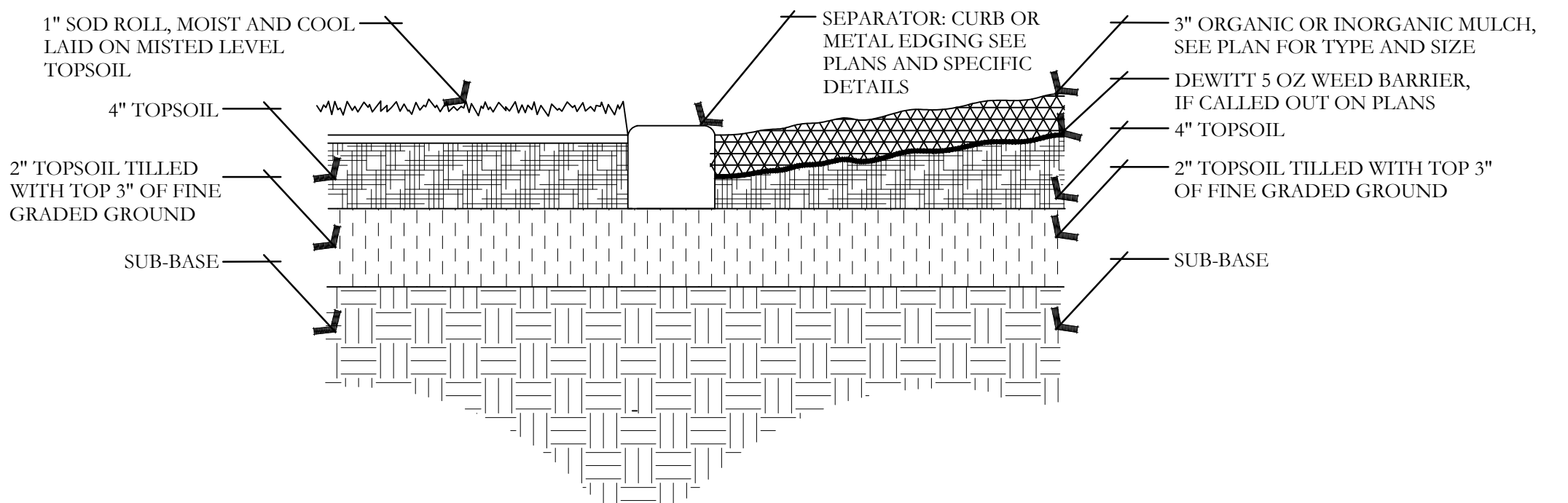
H PERENNIAL/GROUNDCOVER PLANTING
NOT TO SCALE



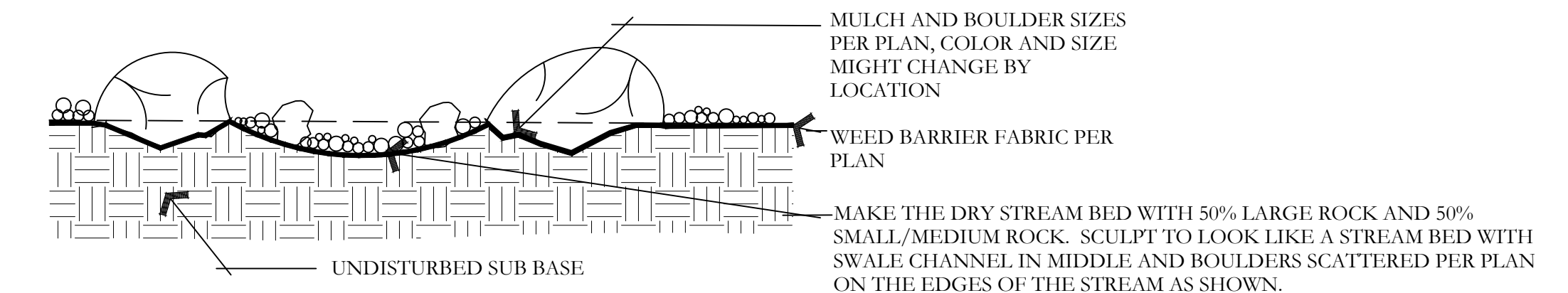
C TREE W/ BERM (EXISTING SOIL MODIFIED)
NOT TO SCALE



F PERENNIAL PLANTING
NOT TO SCALE



I SOD LAYING/MULCH DETAIL
NOT TO SCALE



J BOULDER AND DRY STREAM BED DETAIL
NOT TO SCALE

ISSUE DATE	PROJECT NUMBER	PLAN INFORMATION	PROJECT INFORMATION	DEVELOPER / PROPERTY OWNER / CLIENT	LANDSCAPE ARCHITECT / PLANNER	LICENSE STAMP	DRAWING INFO
12/3/2021	UT21139						PM: JTA
NO.	REVISION	DATE					DRAWN: ACP
1	XXXX	XX-XX-XX					CHECKED: JMA
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811 BLUE STAKES OF UTAH
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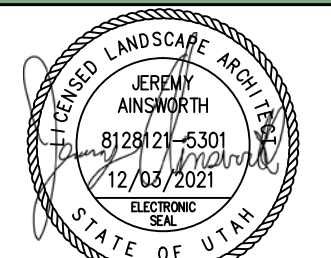
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EXCEL
ENGINEERING

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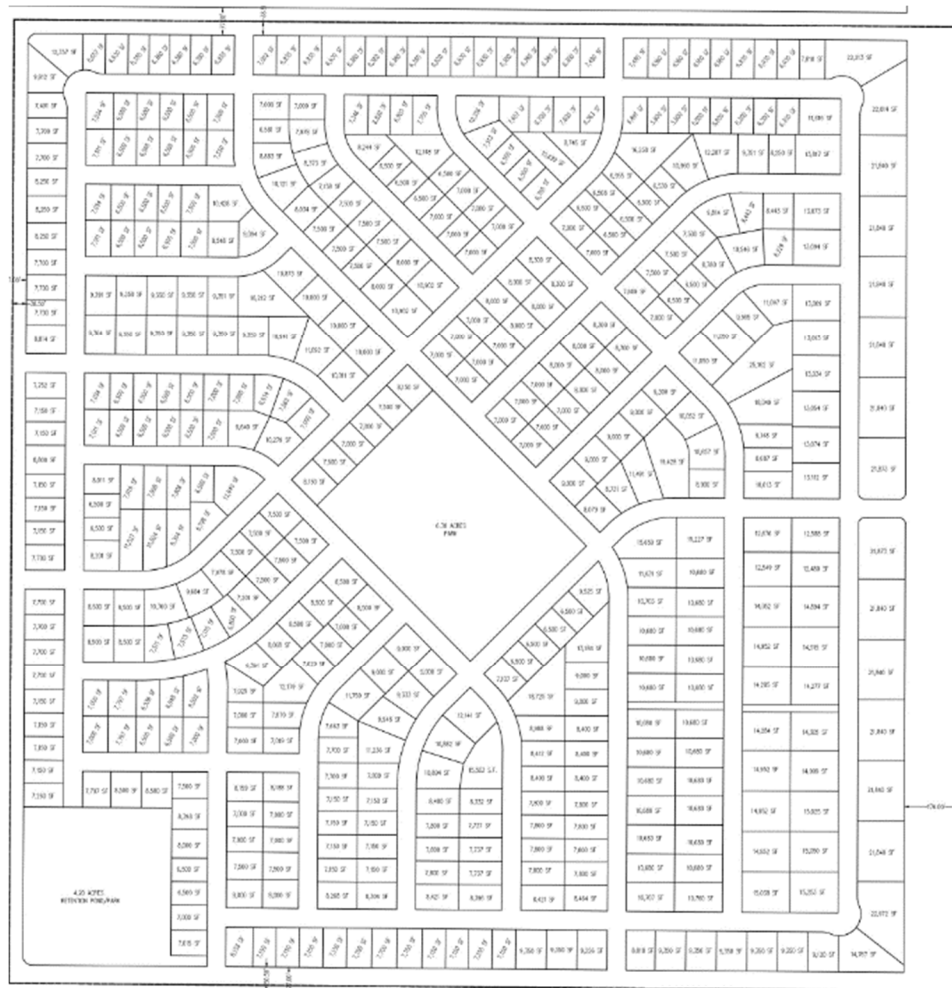
LANDSCAPE DETAILS

PRELIMINARY PLANS NOT
FOR CONSTRUCTION

LP-501

Eagle Quest Residential

Traffic Impact Study



Eagle Mountain, Utah

August 13, 2021

UT21-1962



EXECUTIVE SUMMARY

This study addresses the traffic impacts associated with the proposed Eagle Quest Residential development located in Eagle Mountain, Utah. The Eagle Quest Residential development is located northwest of the future Aviator Avenue / Airport Road intersection, east of Pony Express Parkway.

The purpose of this traffic impact study is to analyze traffic operations at key intersections for existing (2021), future (2026), and future (2040) conditions with and without the proposed project and to recommend mitigation measures as needed. Recommended changes to storage lengths are shown in Table ES-1. The peak hour level of service (LOS) results are shown in Table ES-2.

Table ES-1: Recommended Storage Lengths

Intersection		Recommended Storage Lengths (feet)															
		Northbound				Southbound				Eastbound				Westbound			
		LT		RT		LT		RT		LT		RT		LT		RT	
		E	P	E	P	E	P	E	P	E	P	E	P	E	P	E	P
1	Mid Valley Road / Pony Express Parkway	-	-	-	100	-	-	-	-	-	-	-	-	-	-	-	100
3	Aviator Avenue / Pony Express Parkway	-	-	-	100	-	-	-	-	-	-	-	-	-	-	-	100
4	Bobby Wren Boulevard / Pony Express Parkway	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	100
9	North Collector / Airport Road	-	-	-	-	-	-	-	-	-	100	-	-	-	-	-	-
13	East Access / Airport Road	-	-	-	-	-	-	-	-	-	100	-	-	-	-	-	-
16	Aviator Avenue / Airport Road	-	-	-	-	-	-	-	-	-	125	-	-	-	-	-	-

1. Storage lengths are based on 2040 95th percentile queue lengths and do not include required deceleration / taper distances

2. E = Existing storage length (approximate), if applicable; P = proposed storage length for new turn lanes or changes to existing turn lanes, if applicable

Source: Hales Engineering, August 2021

Table ES-2: Peak Hour Level of Service Results

Intersection		Level of Service						
		Morning Peak Hour						
		Existing (2021)		Future (2026)			Future (2040)	
		BG	PP	BG	BG MIT	PP	BG	PP
1	Mid Valley Road / Pony Express Parkway	A	A	A	A	A	B	B
2	Aviator Avenue / Eagle Mountain Boulevard	B	B	B	B	B	A	A
3	Aviator Avenue / Pony Express Parkway	A	A	A	A	B	B	B
4	Bobby Wren Boulevard / Pony Express Parkway	B	B	B	B	A	B	A
5	Eagle Mountain Boulevard / Pony Express Parkway	A	A	B	A	B	A	A
6	West Collector / North Collector	-	-	-	-	-	-	a
7	North Access 1 / North Collector	-	-	-	-	-	-	a
8	North Access 2 / North Collector	-	-	-	-	-	-	a
9	North Collector / Airport Road	-	-	-	-	-	-	d
10	West Access 1 / West Collector	-	-	-	-	a	-	a
11	West Access 2 / West Collector	-	-	-	-	a	-	a
12	West Collector / Aviator Avenue	-	-	-	-	a	-	a
13	East Access / Airport Road	-	-	-	-	-	-	d
14	South Access 1 / Aviator Avenue	-	a	-	-	a	-	a
15	South Access 2 / Aviator Avenue	-	a	-	-	a	-	a
16	Aviator Avenue / Airport Road	-	-	-	-	-	-	d

Intersection		Level of Service						
		Evening Peak Hour						
		Existing (2021)		Future (2026)			Future (2040)	
		BG	PP	BG	BG MIT	PP	BG	PP
1	Mid Valley Road / Pony Express Parkway	A	A	A	A	A	B	A
2	Aviator Avenue / Eagle Mountain Boulevard	B	B	B	B	B	B	B
3	Aviator Avenue / Pony Express Parkway	A	A	A	A	B	A	B
4	Bobby Wren Boulevard / Pony Express Parkway	B	B	B	B	A	B	B
5	Eagle Mountain Boulevard / Pony Express Parkway	D	D	F	C	C	B	B
6	West Collector / North Collector	-	-	-	-	-	-	a
7	North Access 1 / North Collector	-	-	-	-	-	-	a
8	North Access 2 / North Collector	-	-	-	-	-	-	a
9	North Collector / Airport Road	-	-	-	-	-	-	f
10	West Access 1 / West Collector	-	-	-	-	a	-	a
11	West Access 2 / West Collector	-	-	-	-	a	-	a
12	West Collector / Aviator Avenue	-	-	-	-	a	-	a
13	East Access / Airport Road	-	-	-	-	-	-	e
14	South Access 1 / Aviator Avenue	-	a	-	-	a	-	a
15	South Access 2 / Aviator Avenue	-	a	-	-	a	-	a
16	Aviator Avenue / Airport Road	-	-	-	-	-	-	f

1. Intersection LOS values represent the overall intersection average for roundabout, signalized, and all-way stop-controlled (AWSC) intersections (uppercase letter) and the worst movement for all other unsignalized intersections (lowercase letter)

2. BG = Background (without project traffic), PP = Plus Project (with project traffic), MIT = Mitigated Scenario

Source: Hales Engineering, August 2021

SUMMARY OF KEY FINDINGS & RECOMMENDATIONS

Project Conditions

- The development will consist of 486 residential single-family units
- The project is anticipated to generate approximately 4,454 weekday daily trips, including 351 trips in the morning peak hour, and 464 trips in the evening peak hour

2021	Background	Plus Project
Assumptions	• Construction finished along Pony Express Parkway with new signal at Bobby Wren Blvd • Ault Farms and Sunset Flats developments added to background volumes	• Aviator Avenue constructed east of Pony Express Parkway with some traffic from the Sunset Flats development diverted north • 1/3 of development completed
Findings	• Acceptable LOS • Moderate queuing of 600 feet at Eagle Mountain Blvd / Pony Express Parkway on the westbound approach	• Acceptable LOS • Moderate queuing of 750 feet at Eagle Mountain Blvd / Pony Express Parkway on the westbound approach
2026	Background	Plus Project
Assumptions	• None	• Aviator Avenue and West Collector constructed along project connecting to Pony Express Parkway. Some traffic from Sunset Flats development diverted north • Full development completed
Findings	• Poor LOS at Eagle Mountain Blvd / Pony Express Parkway roundabout • Significant queuing of over 2,000 feet at Eagle Mountain Blvd / Pony Express Parkway on multiple approaches	• Acceptable LOS
Mitigations	• Eagle Mountain Blvd / Pony Express Parkway: Convert to 2-lane roundabout	• None
2040	Background	Plus Project
Assumptions	• Eagle Mountain Blvd widened to 5 lanes • Airport Road constructed with 5 lanes	• North Collector constructed from Airport Road to Eagle Mountain Boulevard
Findings	• Acceptable LOS	• Poor LOS at: ◦ North Collector / Airport Road ◦ East Access / Airport Road ◦ Aviator Avenue / Airport Road
Mitigations	• None	• A signal could be considered along Airport Road to maintain breaks in traffic

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I. INTRODUCTION

A. Purpose

This study addresses the traffic impacts associated with the proposed Eagle Quest Residential development located in Eagle Mountain, Utah. The proposed project is located northwest of the future Aviator Avenue / Airport Road intersection, east of Pony Express Parkway. Figure 1 shows a vicinity map of the proposed development.

The purpose of this traffic impact study is to analyze traffic operations at key intersections for existing (2021), future (2026), and future (2040) conditions with and without the proposed project and to recommend mitigation measures as needed.

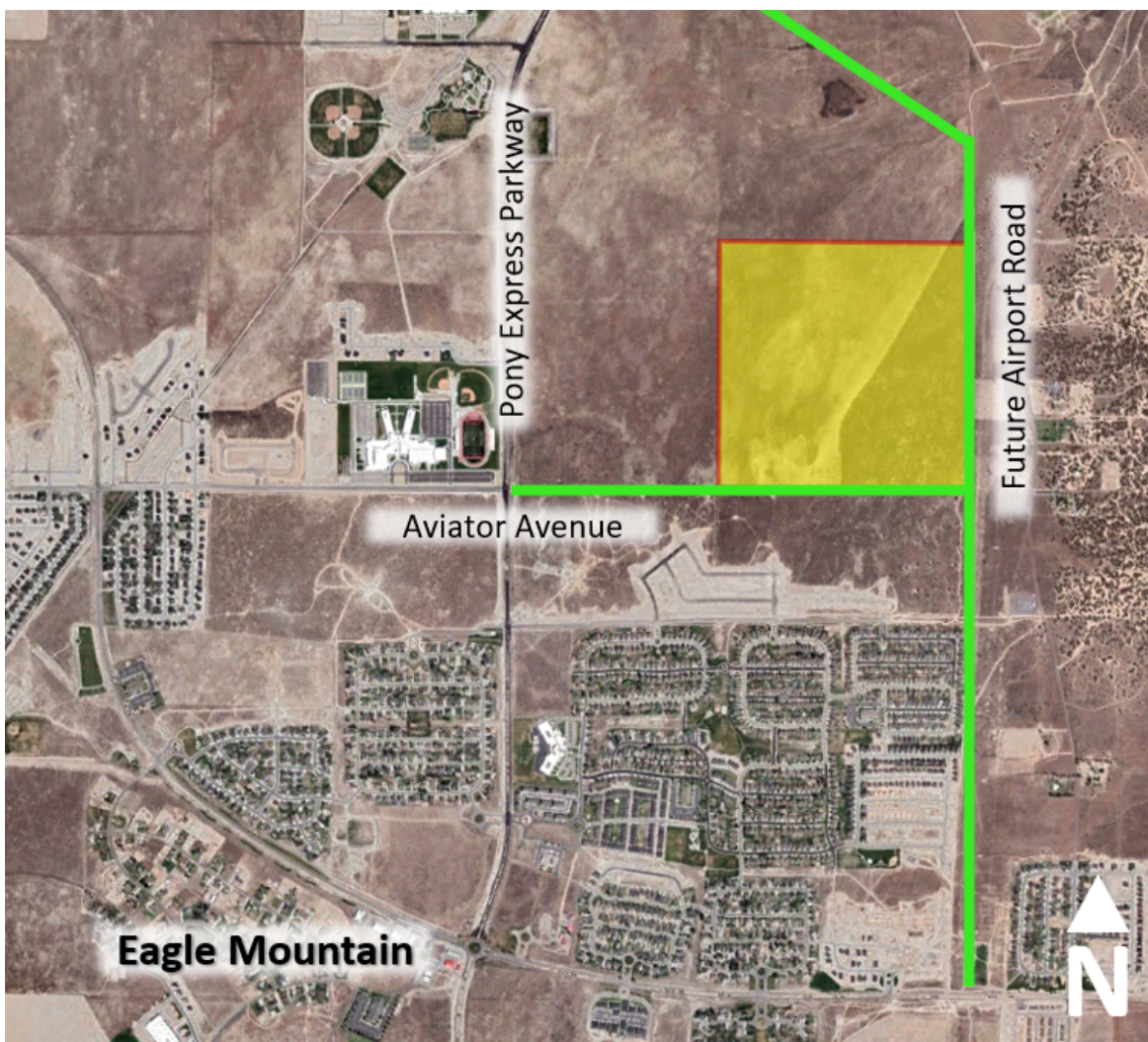


Figure 1: Vicinity map showing the project location in Eagle Mountain, Utah

B. Scope

The study area was defined based on conversations with the development team. This study was scoped to evaluate the traffic operational impacts of the project on the following intersections:

Existing

- Mid Valley Road / Pony Express Parkway
- Aviator Avenue / Eagle Mountain Boulevard
- Aviator Avenue / Pony Express Parkway
- Bobby Wren Boulevard / Pony Express Parkway
- Eagle Mountain Boulevard / Pony Express Parkway

Future

- West Collector / North Collector
- North Access 1 / North Collector
- North Access 2 / North Collector
- North Collector / Airport Road
- West Access 1 / West Collector
- West Access 2 / West Collector
- West Collector / Aviator Avenue
- East Access / Airport Road
- South Access 1 / Aviator Avenue
- South Access 2 / Aviator Avenue
- Aviator Avenue / Airport Road

C. Analysis Methodology

Level of service (LOS) is a term that describes the operating performance of an intersection or roadway. LOS is measured quantitatively and reported on a scale from A to F, with A representing the best performance and F the worst. Table 1 provides a brief description of each LOS letter designation and an accompanying average delay per vehicle for both signalized and unsignalized intersections.

The *Highway Capacity Manual* (HCM), 6th Edition, 2016 methodology was used in this study to remain consistent with “state-of-the-practice” professional standards. This methodology has different quantitative evaluations for signalized and unsignalized intersections. For signalized, roundabout, and all-way stop-controlled (AWSC) intersections, the LOS is provided for the overall intersection (weighted average of all approach delays). For all other unsignalized intersections, LOS is reported based on the worst movement.

Using Synchro/SimTraffic software, which follow the HCM methodology, the peak hour LOS was computed for each study intersection. Multiple runs of SimTraffic were used to provide a statistical evaluation of the interaction between the intersections. The detailed LOS reports are provided in Appendix B. Hales Engineering also calculated the 95th percentile queue lengths for the study intersections using SimTraffic. The detailed queue length reports are provided in Appendix D.

D. Level of Service Standards

For the purposes of this study, a minimum acceptable intersection performance for each of the study intersections was set at LOS D. If levels of service E or F conditions exist, an explanation and/or mitigation measures will be presented. A LOS D threshold is consistent with “state-of-the-practice” traffic engineering principles for urbanized areas.

Table 1: Level of Service Description

LOS		Description of Traffic Conditions	Average Delay (seconds/vehicle)	
			Signalized Intersections	Unsignalized Intersections
A		Free Flow / Insignificant Delay	≤ 10	≤ 10
B		Stable Operations / Minimum Delays	> 10 to 20	> 10 to 15
C		Stable Operations / Acceptable Delays	> 20 to 35	> 15 to 25
D		Approaching Unstable Flows / Tolerable Delays	> 35 to 55	> 25 to 35
E		Unstable Operations / Significant Delays	> 55 to 80	> 35 to 50
F		Forced Flows / Unpredictable Flows / Excessive Delays	> 80	> 50

Source: Hales Engineering Descriptions, based on the *Highway Capacity Manual* (HCM), 6th Edition, 2016 Methodology (Transportation Research Board)

II. EXISTING (2021) BACKGROUND CONDITIONS

A. Purpose

The purpose of the background analysis is to study the intersections and roadways during the peak travel periods of the day with background traffic and geometric conditions. Through this analysis, background traffic operational deficiencies can be identified, and potential mitigation measures recommended. This analysis provides a baseline condition that may be compared to the build conditions to identify the impacts of the development.

B. Roadway System

The primary roadways that will provide access to the project site are described below:

Airport Road – is a city-maintained roadway which is classified by the Eagle Mountain Transportation Master Plan (January 2020) as a “Major Arterial.” The roadway may have up to seven travel lanes but will likely be built initially with one travel lane in each direction and a center two-way left-turn lane (TWLTL). Based on similar streets in the area, the posted speed will likely be 35 mph in the study area. A minimum of 1,320 feet between intersections are given as the access spacing standards for a Major Arterial.

Aviator Avenue – is a city-maintained roadway which is classified by the Eagle Mountain Transportation Master Plan (January 2020) as a “Collector.” The roadway may have one travel lane in each direction. Based on similar streets in the area, the posted speed will likely be 35 mph in the study area. A minimum of 200 feet between intersections are given as the access spacing standards for a Collector.

North Collector – is a city-maintained roadway which is classified by the Eagle Mountain Transportation Master Plan (January 2020) as a “Collector.” The roadway may have one travel lane in each direction. Based on similar streets in the area, the posted speed will likely be 35 mph in the study area. A minimum of 200 feet between intersections are given as the access spacing standards for a Collector.

West Collector – is a city-maintained roadway which is classified by the Eagle Mountain Transportation Master Plan (January 2020) as a “Collector.” The roadway may have one travel lane in each direction. Based on similar streets in the area, the posted speed will likely be 35 mph in the study area. A minimum of 200 feet between intersections are given as the access spacing standards for a Collector.

C. Traffic Volumes

Weekday morning (7:00 to 9:00 a.m.) and evening (4:00 to 6:00 p.m.) peak period traffic counts were performed at the following intersections:

- Mid Valley Road / Pony Express Parkway
- Aviator Avenue / Eagle Mountain Boulevard
- Aviator Avenue / Pony Express Parkway
- Bobby Wren Boulevard / Pony Express Parkway
- Eagle Mountain Boulevard / Pony Express Parkway

The counts were performed on Thursday, July 22, 2021. The morning peak hour was determined to be between 7:15 and 8:15 a.m., and the evening peak hour was determined to be between 5:00 and 6:00 p.m. Additional counts from previous projects taken on May 14, 2020, and December 4, 2019, were used to incorporate school volumes and balance them through the rest of the intersections. These previous counts were increased to anticipated 2021 traffic volumes with a 10% annual growth rate, based on automatic traffic recorder (ATR) #226 on SR-73. Detailed count data are included in Appendix A.

Trip generation from major developments that will likely impact the project were incorporated into the background volumes. This includes the Ault Farms and Sunset Flats developments. Trip distribution was based on traffic impact studies previously completed for these developments.

Hales Engineering made seasonal adjustments to the observed traffic volumes. Monthly traffic volume data were obtained from a nearby UDOT ATR on SR-73 (ATR #626). In recent years, traffic volumes in July have been equal to approximately 98% of average traffic volumes. The observed traffic volumes were increased accordingly to determine average turning movement counts at the study intersections.

The traffic counts were collected during the COVID-19 pandemic when traffic volumes may have been slightly reduced due to social distancing measures. According to the UDOT Automatic Traffic Signal Performance Measures (ATSPM) website, the traffic volumes on July 25, 2019 (pre-social distancing) were equal or lower than those on July 22, 2021. Therefore, no COVID-19 adjustment was made to the data.

After all of the adjustments, the evening peak hour volumes were approximately 4% higher than the morning peak hour volumes near the study area. Figure 2 shows the existing evening and evening peak hour volumes as well as intersection geometry at the study intersections.





D. Level of Service Analysis

Hales Engineering determined that all study intersections are anticipated to operate at acceptable levels of service during both peak hours, as shown in Table 2. These results serve as a baseline condition for the impact analysis of the proposed development during existing (2021) conditions.

Table 2: Existing (2021) Background Peak Hour LOS

Intersection		LOS (Sec. Delay / Veh.) / Movement ¹	
Description	Control	Morning Peak	Evening Peak
Mid Valley Road / Pony Express Parkway	Signal	A (6.8)	A (3.7)
Aviator Avenue / Eagle Mountain Boulevard	Signal	B (11.0)	B (13.0)
Aviator Avenue / Pony Express Parkway	Signal	A (8.6)	A (7.2)
Bobby Wren Boulevard / Pony Express Parkway	Signal	B (12.5)	B (13.8)
Eagle Mountain Boulevard / Pony Express Parkway	Roundabout	A (9.4)	D (30.4)

1. Movement indicated for unsignalized intersections where delay and LOS represents worst movement. SBL = Southbound left movement, etc.

2. Uppercase LOS used for signalized, roundabout, and AWSC intersections. Lowercase LOS used for all other unsignalized intersections.

Source: Hales Engineering, August 2021

E. Queuing Analysis

Hales Engineering calculated the 95th percentile queue lengths for each of the study intersections. Some moderate queueing of 600 feet for westbound vehicles, 350 feet for northbound vehicles, and 250 feet for eastbound vehicles are anticipated at the Eagle Mountain Boulevard / Pony Express Parkway roundabout during the evening peak hour.

F. Mitigation Measures

No mitigation measures are recommended.

III. PROJECT CONDITIONS

A. Purpose

The project conditions discussion explains the type and intensity of development. This provides the basis for trip generation, distribution, and assignment of project trips to the surrounding study intersections defined in Chapter I.

B. Project Description

The proposed Eagle Quest Residential development is located northwest of the future Aviator Avenue / Airport Road intersection, east of Pony Express Parkway. The development will consist of 486 residential single-family units. A concept plan for the proposed development is provided in Appendix C.

C. Trip Generation

Trip generation for the development was calculated using trip generation rates published in the Institute of Transportation Engineers (ITE), *Trip Generation*, 10th Edition, 2017. Trip generation for the proposed project is included in Table 3.

The total trip generation for the development is as follows:

- Daily Trips: 4,454
- Morning Peak Hour Trips: 351
- Evening Peak Hour Trips: 464

Table 3: Trip Generation

Trip Generation Eagle Mountain - Eagle Quest								
Weekday Daily Land Use ¹	# of Units	Unit Type	Trip Generation	% Entering	% Exiting	Trips Entering	Trips Exiting	Total New Daily Trips
Single-Family Detached Housing (210)	486	Dwelling Units	4,454	50%	50%	2,227	2,227	4,454
Morning Peak Hour Land Use ¹	# of Units	Unit Type	Trip Generation	% Entering	% Exiting	Trips Entering	Trips Exiting	Total New AM Trips
Single-Family Detached Housing (210)	486	Dwelling Units	350	25%	75%	88	263	351
Evening Peak Hour Land Use ¹	# of Units	Unit Type	Trip Generation	% Entering	% Exiting	Trips Entering	Trips Exiting	Total New PM Trips
Single-Family Detached Housing (210)	486	Dwelling Units	464	63%	37%	292	172	464

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

SOURCE: Hales Engineering, August 2021

D. Trip Distribution and Assignment

Project traffic is assigned to the roadway network based on the type of trip and the proximity of project access points to major streets, high population densities, and regional trip attractions. Existing travel patterns observed during data collection also provide helpful guidance to establishing these distribution percentages, especially near the site. The resulting distribution of project generated trips during the evening and evening peak hour is shown in Table 4.

Table 4: Trip Distribution

Direction	% To/From Project
North Pony Express	65%
Northwest Eagle Mountain	25%
South	10%

These trip distribution assumptions were used to assign the morning and evening peak hour generated traffic at the study intersections to create trip assignment for the proposed development. Trip assignments for the development in 2021, 2026, and 2040 are shown in Figure 3, Figure 4, and Figure 5, respectively. It was assumed that only 1/3 of the development would be able to be constructed for the 2021 analysis.

E. Access

The proposed access for the site will be gained at the following locations (see also concept plan in Appendix C):

Airport Road:

- The East Access will be located approximately 1,275 feet north of the Aviator Avenue / Airport Road intersection and 1,275 feet south of the North Collector / Airport Road intersection. It will access the project on the west side of Airport Road. It is anticipated that the access will be stop-controlled.

Aviator Avenue:

- South Access 1 will be located approximately 1,875 feet west of the Aviator Avenue / Airport Road intersection and 500 feet east of the West Collector / Aviator Avenue intersection. It will access the project on the north side of Aviator Avenue. It is anticipated that the access will be stop-controlled.
- South Access 2 will be located approximately 775 feet west of the Aviator Avenue / Airport Road intersection and 1,600 feet east of the West Collector / Aviator Avenue intersection. It will access the project on the north side of Aviator Avenue. It is anticipated that the access will be stop-controlled.









Eagle Mountain Eagle Quest TIS Trip Assignment (2040)

Morning Peak Hour Figure 5A





North Collector:

- North Access 1 will be located approximately 1,825 feet west of the North Collector / Airport Road intersection and 575 feet east of the West Collector / North Collector intersection. It will access the project on the south side of North Collector. It is anticipated that the access will be stop-controlled.
- North Access 2 will be located approximately 775 feet west of the North Collector / Airport Road intersection and 1,600 feet east of the West Collector / North Collector intersection. It will access the project on the south side of North Collector. It is anticipated that the access will be stop-controlled.

West Collector:

- West Access 1 will be located approximately 875 feet south of the West Collector / North Collector intersection and 1,625 feet north of the West Collector / Aviator Avenue intersection. It will access the project on the east side of West Collector. It is anticipated that the access will be stop-controlled.
- West Access 2 will be located approximately 1,475 feet south of the West Collector / North Collector intersection and 1,025 feet north of the West Collector / Aviator Avenue intersection. It will access the project on the east side of West Collector. It is anticipated that the access will be stop-controlled.

F. Auxiliary Lane Requirements

Based on UDOT Administrative Rule R930-6, which outlines minimum turn volumes (measured in vehicles per hour) to warrant auxiliary lanes, recommendations are made for turning lanes along Pony Express Parkway and Airport Road, as shown in Table 5. Airport Road is anticipated to be constructed with two travel lanes in each direction with a center two-way left-turn lane, which will accommodate left-turns along that corridor. Right-turn deceleration lanes were assumed at all intersections along Airport Road based on these guidelines.

Table 5: Auxiliary Lane Summary

Intersection	Auxiliary Lane Type		Minimum Requirement	Measure	Met?
North Collector / Pony Express	Left Turn	Deceleration (SB-to-EB)	10 vph	47 vph	Yes
	Right turn	Deceleration (NB-to-EB)	25 vph	3 vph	No
North Collector / Airport Road	Left turn	Deceleration (NB-to-WB)	10 vph	1 vph	No
	Right turn	Deceleration (SB-to-WB)	25 vph	82 vph	Yes
East Access / Airport Road	Left turn	Deceleration (NB-to-WB)	10 vph	3 vph	No
	Right turn	Deceleration (SB-to-WB)	25 vph	66 vph	Yes
Aviator Avenue / Airport Road	Left turn	Deceleration (NB-to-WB)	10 vph	10 vph	Yes
	Right turn	Deceleration (SB-to-WB)	25 vph	66 vph	Yes

IV. EXISTING (2021) PLUS PROJECT CONDITIONS

A. Purpose

The purpose of the existing (2021) plus project analysis is to study the intersections and roadways during the peak travel periods of the day for existing background traffic and geometric conditions plus the net trips generated by the proposed development. This scenario provides valuable insight into the potential impacts of the proposed project on background traffic conditions.

B. Roadway Network

Based on conversations with the developer and Eagle Mountain City, it was assumed that the development would connect south through the Sun Flats development to Bobby Wren Boulevard during its initial construction.

C. Traffic Volumes

Hales Engineering added the project trips discussed in Chapter III to the existing (2021) background traffic volumes to predict turning movement volumes for existing (2021) plus project conditions. Only 1/3 of the development was assumed to be constructed for existing (2021) conditions. Existing (2021) plus project evening peak hour turning movement volumes are shown in Figure 6.

D. Level of Service Analysis

Hales Engineering determined that all intersections are anticipated to operate at acceptable levels of service during both peak hours with project traffic added, as shown in Table 6.

E. Queuing Analysis

Hales Engineering calculated the 95th percentile queue lengths for each of the study intersections. Some significant queueing of 750 feet for westbound vehicles, 450 feet for northbound vehicles, and 250 feet for eastbound vehicles are anticipated at the Eagle Mountain Boulevard / Pony Express Parkway roundabout during the evening peak hour.

F. Mitigation Measures

The Eagle Mountain Boulevard / Pony Express Parkway will be near capacity with all of the anticipated developments being constructed in the area. Eagle Mountain City has plans to widen Eagle Mountain Boulevard and Pony Express Parkway and will likely convert the roundabout to a 2-lane roundabout at that time. No mitigation measures are recommended in the interim.





Table 6: Existing (2021) Plus Project Peak Hour LOS

Intersection		LOS (Sec. Delay / Veh.) / Movement ¹	
Description	Control	Morning Peak	Evening Peak
Mid Valley Road / Pony Express Parkway	Signal	A (6.6)	A (3.9)
Aviator Avenue / Eagle Mountain Boulevard	Signal	B (11.1)	B (13.8)
Aviator Avenue / Pony Express Parkway	Signal	A (8.5)	A (7.6)
Bobby Wren Boulevard / Pony Express Parkway	Signal	B (15.3)	B (14.5)
Eagle Mountain Boulevard / Pony Express Parkway	Roundabout	A (8.8)	D (34.8)
South Access 1 / Aviator Avenue	NB/SB Stop	a (4.8) / SBT	a (4.9) / NBT
South Access 2 / Aviator Avenue	NB/SB Stop	a (4.8) / SBT	a (4.9) / SBT

1. Movement indicated for unsignalized intersections where delay and LOS represents worst movement. SBL = Southbound left movement, etc.

2. Uppercase LOS used for signalized, roundabout, and AWSC intersections. Lowercase LOS used for all other unsignalized intersections.

Source: Hales Engineering, August 2021

V. FUTURE (2026) BACKGROUND CONDITIONS

A. Purpose

The purpose of the future (2026) background analysis is to study the intersections and roadways during the peak travel periods of the day for future background traffic and geometric conditions. Through this analysis, future background traffic operational deficiencies can be identified, and potential mitigation measures recommended.

B. Roadway Network

According to the Mountainland Association of Governments (MAG) Regional Transportation Plan and coordination with Eagle Mountain City, there are no projects planned before 2026 in the study area. Therefore, no changes were made to the roadway network for the future (2026) analysis.

C. Traffic Volumes

Hales Engineering obtained future (2026) forecasted volumes from the Wasatch Front Regional Council (WFRC) / MAG travel demand model. Peak period turning movement counts were estimated using National Cooperative Highway Research Program (NCHRP) 255 methodologies which utilize existing peak period turn volumes and future average weekday daily traffic (AWDT) volumes to project the future turn volumes at the major intersections. Future (2026) morning and evening peak hour turning movement volumes are shown in Figure 7.

D. Level of Service Analysis

Hales Engineering determined that all study intersections are anticipated to operate at acceptable levels of service in future (2026) background conditions, except the Eagle Mountain Boulevard / Pony Express Parkway roundabout during the evening peak hour, as shown in Table 7. These results serve as a baseline condition for the impact analysis of the proposed development for future (2026) conditions.

E. Queuing Analysis

Hales Engineering calculated the 95th percentile queue lengths for each of the study intersections. Significant 95th percentile queue lengths of over 2,000 feet are anticipated during the evening peak hour at the Eagle Mountain Boulevard / Pony Express Parkway roundabout for the northbound and westbound approaches.





Table 7: Future (2026) Background Peak Hour LOS

Intersection		LOS (Sec. Delay / Veh.) / Movement ¹	
Description	Control	Morning Peak	Evening Peak
Mid Valley Road / Pony Express Parkway	Signal	A (7.1)	A (3.9)
Aviator Avenue / Eagle Mountain Boulevard	Signal	B (12.5)	B (13.9)
Aviator Avenue / Pony Express Parkway	Signal	A (8.8)	A (7.6)
Bobby Wren Boulevard / Pony Express Parkway	Signal	B (10.5)	B (14.7)
Eagle Mountain Boulevard / Pony Express Parkway	Roundabout	B (15.0)	F (>80)

1. Movement indicated for unsignalized intersections where delay and LOS represents worst movement. SBL = Southbound left movement, etc.

2. Uppercase LOS used for signalized, roundabout, and AWSC intersections. Lowercase LOS used for all other unsignalized intersections.

Source: Hales Engineering, August 2021

F. Mitigation Measures

Hales Engineering recommends converting the Eagle Mountain Boulevard / Pony Express Parkway roundabout into a 2-lane roundabout and creating storage for a second lane on the eastbound, westbound, and northbound approaches. The roadway geometry of the roundabout is shown in Figure 8 with LOS results in Table 8. Queuing was reduced to under 300 feet for all approaches. These results serve as a baseline condition for the impact analysis of the proposed development for future (2026) conditions.

Table 8: Future (2026) Background Peak Hour LOS (Mitigated)

Intersection		LOS (Sec. Delay / Veh.) / Movement ¹	
Description	Control	Morning Peak	Evening Peak
Mid Valley Road / Pony Express Parkway	Signal	A (7.2)	A (4.2)
Aviator Avenue / Eagle Mountain Boulevard	Signal	B (12.5)	B (14.2)
Aviator Avenue / Pony Express Parkway	Signal	A (8.8)	A (7.5)
Bobby Wren Boulevard / Pony Express Parkway	Signal	B (10.4)	B (15.5)
Eagle Mountain Boulevard / Pony Express Parkway	Roundabout	A (8.8)	C (17.9)

1. Movement indicated for unsignalized intersections where delay and LOS represents worst movement. SBL = Southbound left movement, etc.

2. Uppercase LOS used for signalized, roundabout, and AWSC intersections. Lowercase LOS used for all other unsignalized intersections.

Source: Hales Engineering, August 2021



VI. FUTURE (2026) PLUS PROJECT CONDITIONS

A. Purpose

The purpose of the future (2026) plus project analysis is to study the intersections and roadways during the peak travel periods of the day for future background traffic and geometric conditions plus the net trips generated by the proposed development. This scenario provides valuable insight into the potential impacts of the proposed project on future background traffic conditions.

B. Roadway Network

Based on conversations with the developer and Eagle Mountain City, it was assumed that Aviator Avenue would connect the development to Pony Express Parkway by future (2026) conditions and the West Collector would be constructed along the west side of the development.

C. Traffic Volumes

Hales Engineering added the project trips discussed in Chapter III to the future (2026) background traffic volumes to predict turning movement volumes for future (2026) plus project conditions. It was assumed that the entire development would be completed by future (2026) conditions. Additionally, with the construction of Aviator Avenue, it was assumed that some of the traffic generated by the Sun Flats development would reroute north to the new connection. Future (2026) plus project morning and evening peak hour turning movement volumes are shown in Figure 9.

D. Level of Service Analysis

Hales Engineering determined that all intersections are anticipated to operate at acceptable levels of service during both peak hours in future (2026) plus project conditions, as shown in Table 9.

E. Queuing Analysis

Hales Engineering calculated the 95th percentile queue lengths for each of the study intersections. Some queueing is anticipated at the Eagle Mountain Boulevard / Pony Express Parkway roundabout with 350 on the southbound approach during the evening peak hour and 350 feet on the northbound approach during the morning peak hour.

F. Mitigation Measures

No mitigation measures are recommended.





Table 9: Future (2026) Plus Project Peak Hour LOS

Intersection		LOS (Sec. Delay / Veh.) / Movement ¹	
Description	Control	Morning Peak	Evening Peak
Mid Valley Road / Pony Express Parkway	Signal	A (7.5)	A (4.6)
Aviator Avenue / Eagle Mountain Boulevard	Signal	B (12.7)	B (15.3)
Aviator Avenue / Pony Express Parkway	Signal	B (12.1)	B (15.8)
Bobby Wren Boulevard / Pony Express Parkway	Signal	A (7.9)	A (8.9)
Eagle Mountain Boulevard / Pony Express Parkway	Roundabout	B (14.5)	C (16.5)
West Access 1 / West Collector	WB Stop	a (3.9) / WBL	a (3.8) / WBL
West Access 2 / West Collector	WB Stop	a (4.5) / WBL	a (4.5) / WBL
West Collector / Aviator Avenue	SB Stop	a (4.1) / SBR	a (5.4) / EBL
South Access 1 / Aviator Avenue	NB/SB Stop	a (7.9) / SBT	a (8.8) / NBT
South Access 2 / Aviator Avenue	NB/SB Stop	a (5.8) / NBT	a (6.8) / NBT

1. Movement indicated for unsignalized intersections where delay and LOS represents worst movement. SBL = Southbound left movement, etc.

2. Uppercase LOS used for signalized, roundabout, and AWSC intersections. Lowercase LOS used for all other unsignalized intersections.

Source: Hales Engineering, August 2021

VII. FUTURE (2040) BACKGROUND CONDITIONS

A. Purpose

The purpose of the future (2040) background analysis is to study the intersections and roadways during the peak travel periods of the day for future background traffic and geometric conditions. Through this analysis, future background traffic operational deficiencies can be identified, and potential mitigation measures recommended.

B. Roadway Network

According to the MAG Regional Transportation Plan and coordination with Eagle Mountain City, the following projects are planned before 2040 in the study area:

- Airport Road (5-lanes) constructed to the east of the project area from Eagle Mountain Boulevard to SR-73
- Mid Valley Road connected from Airport Road to Eagle Mountain Boulevard
- Eagle Mountain Boulevard widened to 5 lanes

C. Traffic Volumes

Hales Engineering obtained future (2040) forecasted volumes from the WFRC / MAG travel demand model. Peak period turning movement counts were estimated using National Cooperative Highway Research Program (NCHRP) 255 methodologies which utilize existing peak period turn volumes and future average weekday daily traffic (AWDT) volumes to project the future turn volumes at the major intersections. Future (2040) background morning and evening peak hour turning movement volumes are shown in Figure 10.

D. Level of Service Analysis

Hales Engineering determined that all study intersections are anticipated to operate at acceptable levels of service during the morning and evening peak hours in future (2040) background conditions, as shown in Table 10. These results serve as a baseline condition for the impact analysis of the proposed development for future (2040) conditions.

E. Queuing Analysis

Hales Engineering calculated the 95th percentile queue lengths for each of the study intersections. No significant queueing was observed during either peak hour.

F. Mitigation Measures

No mitigation measures are recommended.



Eagle Mountain Eagle Quest TIS Future (2040) Background

Evening Peak Hour Figure 10B



Table 10: Future (2040) Background Peak Hour LOS

Intersection		LOS (Sec. Delay / Veh.) / Movement ¹	
Description	Control	Morning Peak	Evening Peak
Mid Valley Road / Pony Express Parkway	Signal	B (10.1)	B (10.1)
Aviator Avenue / Eagle Mountain Boulevard	Signal	A (9.3)	B (10.5)
Aviator Avenue / Pony Express Parkway	Signal	B (10.5)	A (9.0)
Bobby Wren Boulevard / Pony Express Parkway	Signal	B (10.3)	B (12.9)
Eagle Mountain Boulevard / Pony Express Parkway	Roundabout	A (7.1)	B (14.3)

1. Movement indicated for unsignalized intersections where delay and LOS represents worst movement. SBL = Southbound left movement, etc.

2. Uppercase LOS used for signalized, roundabout, and AWSC intersections. Lowercase LOS used for all other unsignalized intersections.

Source: Hales Engineering, August 2021

VIII. FUTURE (2040) PLUS PROJECT CONDITIONS

A. Purpose

The purpose of the future (2040) plus project analysis is to study the intersections and roadways during the peak travel periods of the day for future background traffic and geometric conditions plus the net trips generated by the proposed development. This scenario provides valuable insight into the potential impacts of the proposed project on future background traffic conditions.

B. Roadway Network

Based on conversations with the developer and Eagle Mountain City, it was assumed that, in addition to the previously mentioned roadways constructed, that the North Collector would be built connecting Airport Road to Eagle Mountain Boulevard on the north side of the development.

C. Traffic Volumes

Hales Engineering added the project trips discussed in Chapter III to the future (2040) background traffic volumes to predict turning movement volumes for future (2040) plus project conditions. Future (2040) plus project morning and evening peak hour turning movement volumes are shown in Figure 11.

D. Level of Service Analysis

Hales Engineering determined that all intersections are anticipated to operate at acceptable levels of service in future (2040) plus project conditions, except for all intersections along Airport Road during the evening peak hour, as shown in Table 11.

E. Queuing Analysis

Hales Engineering calculated the 95th percentile queue lengths for each of the study intersections. Some 95th percentile queue lengths of 250 feet are anticipated during the evening peak hour for the northbound approach of the Eagle Mountain Boulevard / Pony Express Parkway roundabout. There are also queues of 100-125 feet for eastbound left-turn movements for all streets and accesses on Airport Road during both peak hours.

F. Mitigation Measures

None of the intersections along Airport Road are anticipated to meet warrants for a signal. However, the city could consider at least one signal along the corridor when warranted to keep breaks in traffic and allow left-turn movements. Based on consistency along the corridor, Aviator Avenue / Airport Road would likely be the best choice for a potential signal. A signal at this location was not analyzed.

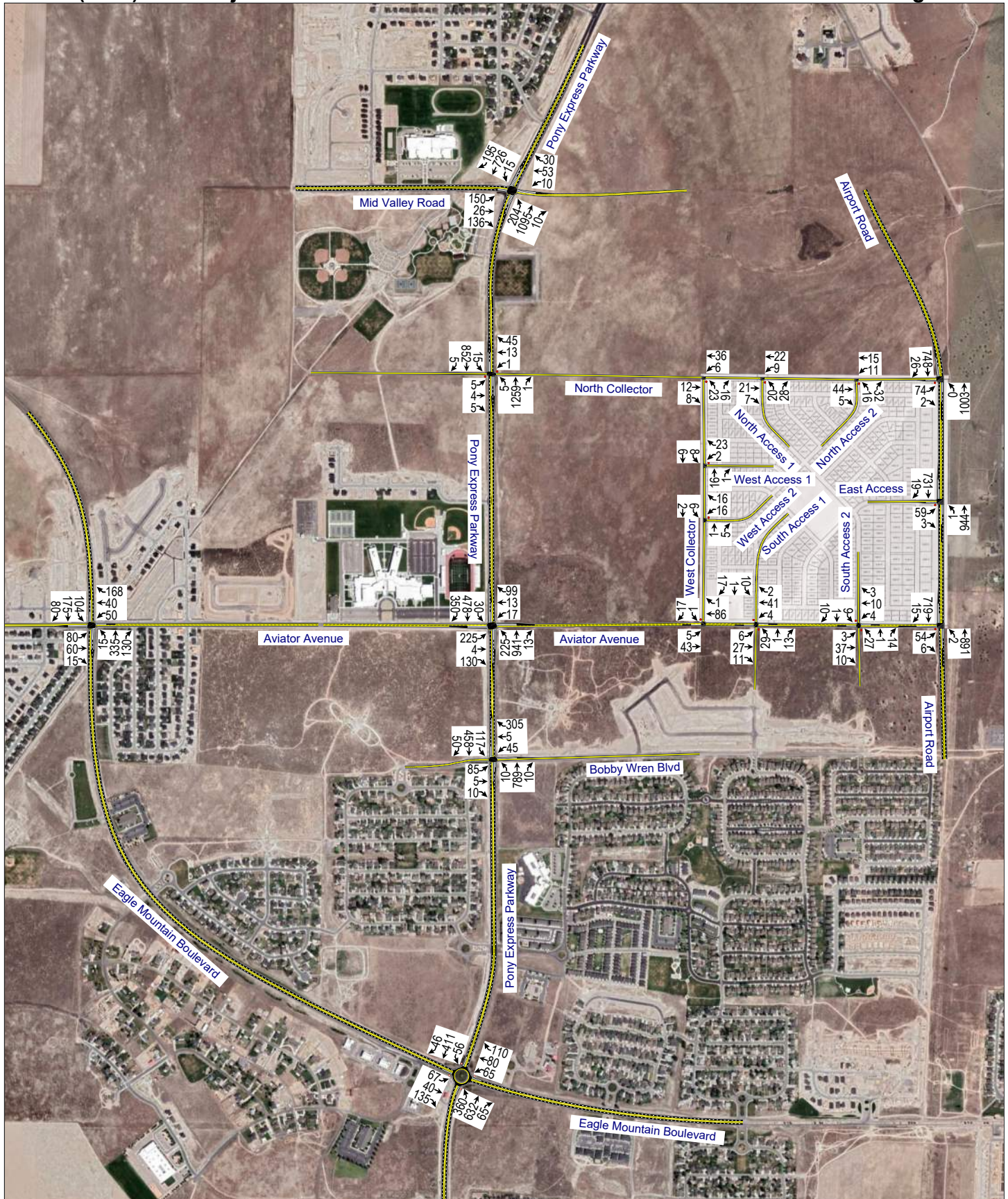




Table 11: Future (2040) Plus Project Peak Hour LOS

Intersection		LOS (Sec. Delay / Veh.) / Movement ¹	
Description	Control	Morning Peak	Evening Peak
Mid Valley Road / Pony Express Parkway	Signal	B (10.3)	A (10.0)
Aviator Avenue / Eagle Mountain Boulevard	Signal	A (9.5)	B (10.9)
Aviator Avenue / Pony Express Parkway	Signal	B (11.1)	B (10.5)
Bobby Wren Boulevard / Pony Express Parkway	Signal	A (8.6)	B (10.5)
Eagle Mountain Boulevard / Pony Express Parkway	Roundabout	A (7.3)	B (13.4)
West Collector / North Collector	NB Stop	a (3.9) / NBL	a (4.3) / NBL
North Access 1 / North Collector	NB Stop	a (4.3) / NBL	a (4.4) / NBL
North Access 2 / North Collector	NB Stop	a (4.4) / NBL	a (4.9) / NBL
North Collector / Airport Road	EB Stop	d (29.3) / EBL	f (>50) / EBL
West Access 1 / West Collector	WB Stop	a (3.2) / WBL	a (2.7) / WBR
West Access 2 / West Collector	WB Stop	a (4.0) / WBL	a (4.2) / WBL
West Collector / Aviator Avenue	SB Stop	a (3.8) / SBL	a (3.5) / EBL
East Access / Airport Road	EB Stop	d (27.1) / EBL	e (46.1) / EBL
South Access 1 / Aviator Avenue	SB Stop	a (5.5) / SBT	a (5.0) / NBL
South Access 2 / Aviator Avenue	SB Stop	a (5.8) / SBT	a (4.6) / NBL
Aviator Avenue / Airport Road	EB Stop	d (28.3) / EBL	f (>50) / EBL

1. Movement indicated for unsignalized intersections where delay and LOS represents worst movement. SBL = Southbound left movement, etc.

2. Uppercase LOS used for signalized, roundabout, and AWSC intersections. Lowercase LOS used for all other unsignalized intersections.

Source: Hales Engineering, August 2021

G. Recommended Storage Lengths

Hales Engineering determined recommended storage lengths based on the 95th percentile queue lengths given in the future (2040) plus project scenario. These storage lengths do not include the taper length. Recommended storage lengths for the study intersections are shown in Table 12. Intersections shown in Table 12 include new intersections and existing intersections that have recommended storage length changes.

Table 12: Recommended Storage Lengths

Intersection	Recommended Storage Lengths (feet)															
	Northbound				Southbound				Eastbound				Westbound			
	LT		RT		LT		RT		LT		RT		LT		RT	
	E	P	E	P	E	P	E	P	E	P	E	P	E	P	E	P
1 Mid Valley Road / Pony Express Parkway	-	-	-	100	-	-	-	-	-	-	-	-	-	-	-	100
3 Aviator Avenue / Pony Express Parkway	-	-	-	100	-	-	-	-	-	-	-	-	-	-	-	100
4 Bobby Wren Boulevard / Pony Express Parkway	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	100
9 North Collector / Airport Road	-	-	-	-	-	-	-	-	-	100	-	-	-	-	-	-
13 East Access / Airport Road	-	-	-	-	-	-	-	-	-	100	-	-	-	-	-	-
16 Aviator Avenue / Airport Road	-	-	-	-	-	-	-	-	-	125	-	-	-	-	-	-
1. Storage lengths are based on 2040 95th percentile queue lengths and do not include required deceleration / taper distances																
2. E = Existing storage length (approximate), if applicable; P = proposed storage length for new turn lanes or changes to existing turn lanes, if applicable																
Source: Hales Engineering, August 2021																

APPENDIX A

Turning Movement Counts

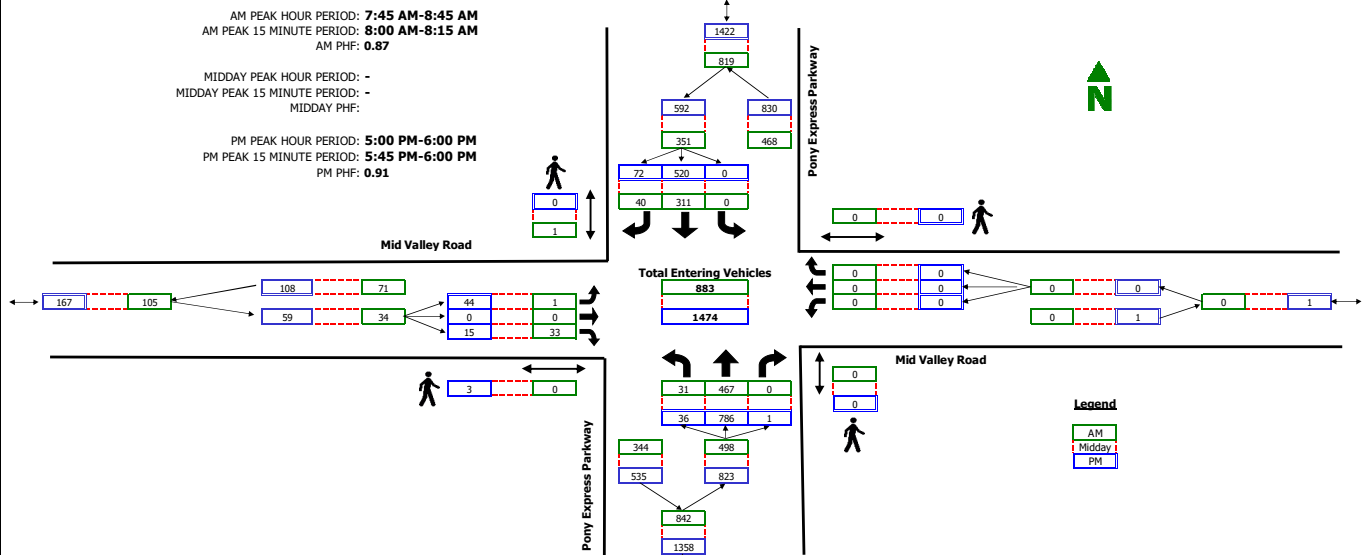
TrafficCounts

2364 North 1450 East
Lehi, UT 84043
801.636.0891

Intersection Turning Movement Summary

Intersection: Pony Express Parkway / Mid Valley Road
North/South: Pony Express Parkway
East/West: Mid Valley Road
Jurisdiction: Eagle Mountain
Project Title: Eagle Quest TIS
Project No: UT21-1962
Weather: Clear

Date: 7-22-21, Thu
Day of Week Adjustment: 100.0%
Month of Year Adjustment: 98.0%
Adjustment Station #: 626
Growth Rate: 0.0%
Number of Years: 0

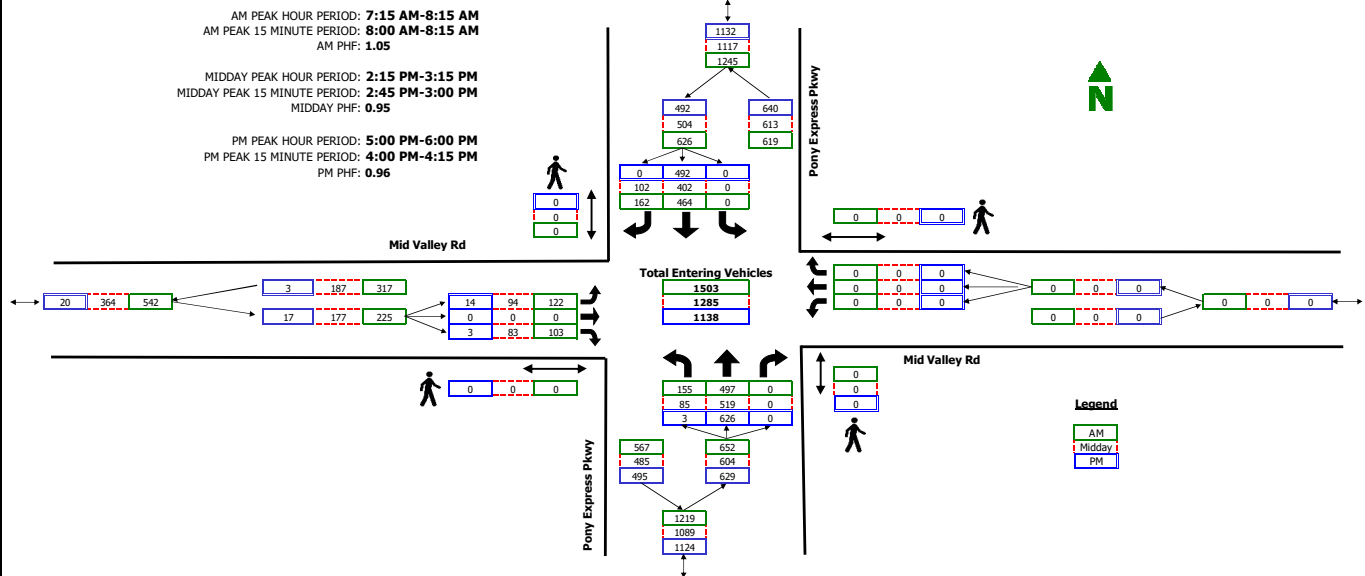


RAW COUNT SUMMARIES	Pony Express Parkway				Pony Express Parkway				Mid Valley Road				Mid Valley Road				TOTAL
	Northbound				Southbound				Eastbound				Westbound				
	Left	Thru	Right	Peds	Left	Thru	Right	Peds	Left	Thru	Right	Peds	Left	Thru	Right	Peds	
AM PERIOD COUNTS																	
Period	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	TOTAL
7:00 - 7:15	4	97	0	0	0	47	2	0	0	0	1	0	0	0	0	0	151
7:15 - 7:30	2	135	0	0	0	64	6	1	1	0	1	0	0	0	0	0	209
7:30 - 7:45	3	72	0	0	0	56	6	0	0	0	1	0	0	0	0	0	138
7:45 - 8:00	14	109	0	0	0	92	22	0	1	0	16	0	0	0	0	0	254
8:00 - 8:15	14	134	0	0	0	79	12	1	0	0	16	0	0	0	0	0	255
8:15 - 8:30	2	109	0	0	0	60	5	0	0	0	1	0	0	0	0	0	177
8:30 - 8:45	1	115	0	0	0	80	1	0	0	0	0	0	0	0	0	0	197
8:45 - 9:00	5	99	0	0	0	77	4	1	0	0	5	0	0	0	0	0	190
MIDDAY PERIOD COUNTS																	
Period	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	TOTAL
9:00 - 9:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
9:15 - 9:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
9:30 - 9:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
9:45 - 10:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
10:00 - 10:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
10:15 - 10:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
10:30 - 10:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
10:45 - 11:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
11:00 - 11:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
11:15 - 11:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
11:30 - 11:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
11:45 - 12:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
12:00 - 12:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
12:15 - 12:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
12:30 - 12:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
12:45 - 13:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
13:00 - 13:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
13:15 - 13:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
13:30 - 13:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
13:45 - 14:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
14:00 - 14:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
14:15 - 14:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
14:30 - 14:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
14:45 - 15:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
15:00 - 15:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
15:15 - 15:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
15:30 - 15:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
15:45 - 16:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
PM PERIOD COUNTS																	
Period	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	TOTAL
16:00 - 16:15	3	158	0	0	0	112	5	0	11	0	1	1	3	0	0	0	290
16:15 - 16:30	2	166	0	0	0	119	10	0	5	0	0	0	0	0	0	0	302
16:30 - 16:45	2	168	0	0	0	124	6	0	7	0	3	0	0	0	0	0	310
16:45 - 17:00	1	192	0	0	0	129	11	0	9	1	4	0	0	0	0	0	347
17:00 - 17:15	1	184	0	0	0	122	10	0	11	0	1	0	0	0	0	0	329
17:15 - 17:30	2	200	0	0	0	130	8	0	7	0	3	0	0	0	0	0	350
17:30 - 17:45	4	217	0	0	0	135	16	0	11	0	6	1	0	0	0	0	389
17:45 - 18:00	29	185	1	0	0	133	38	0	15	0	5	2	0	0	0	0	406

Intersection Turning Movement Summary

Intersection: Pony Express Pkwy / Mid Valley Rd
North/South: Pony Express Pkwy
East/West: Mid Valley Rd
Jurisdiction: Eagle Mountain, Utah
Project Title: Airport Road TS
Project No: UT19-1571
Weather: Clear

Date: 12-4-19, Wed
Day of Week Adjustment: 100.0%
Month of Year Adjustment: 100.0%
Adjustment Station #: 626
Growth Rate: 10.0%
Number of Years: 1

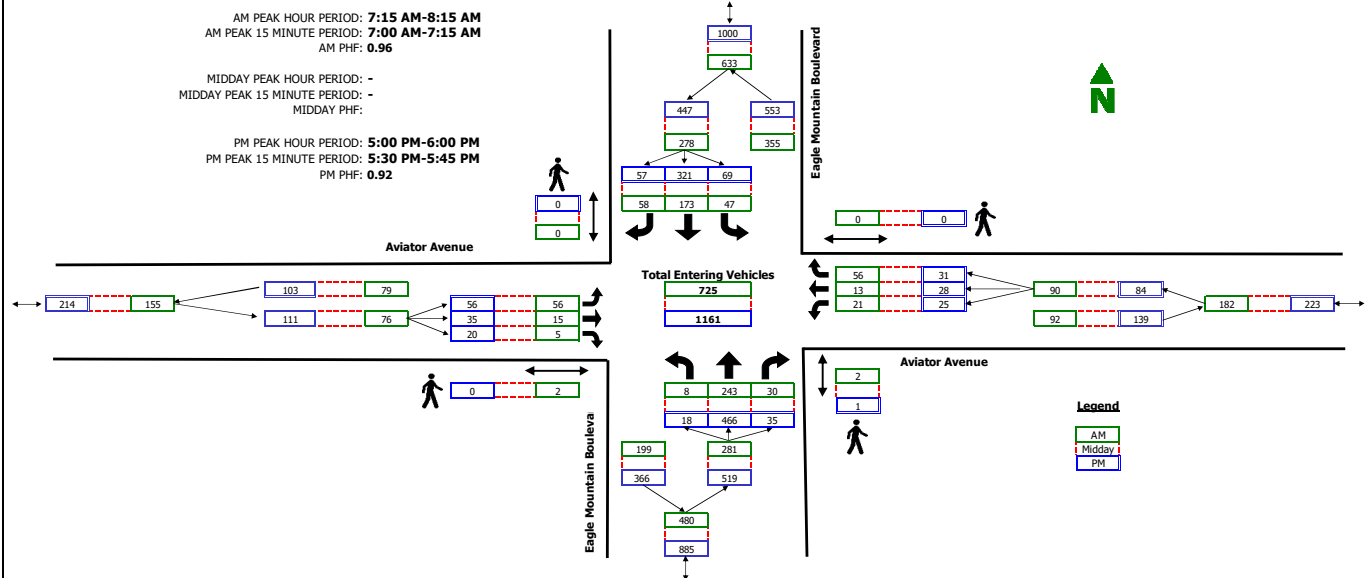


RAW COUNT SUMMARIES	Pony Express Pkwy Northbound				Pony Express Pkwy Southbound				Mid Valley Rd Eastbound				Mid Valley Rd Westbound				TOTAL
	Left	Thru	Right	Peds	Left	Thru	Right	Peds	Left	Thru	Right	Peds	Left	Thru	Right	Peds	
AM PERIOD COUNTS																	
Period	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	TOTAL
7:00 - 7:15	3	122	0	0	0	68	4	0	2	0	3	0	0	0	0	0	202
7:15 - 7:30	12	131	0	0	0	140	15	0	3	0	2	0	0	0	0	0	303
7:30 - 7:45	20	122	0	0	0	168	25	0	12	0	9	0	0	0	0	0	356
7:45 - 8:00	67	111	0	0	0	61	58	0	24	0	29	0	0	0	0	0	350
8:00 - 8:15	42	88	0	0	0	53	49	0	72	0	54	0	0	0	0	0	358
8:15 - 8:30	8	86	0	0	0	59	10	0	10	0	9	0	0	0	0	0	182
8:30 - 8:45	0	85	0	0	0	39	10	0	6	0	3	0	0	0	0	0	143
8:45 - 9:00	3	63	0	0	0	55	2	0	5	0	1	0	0	0	0	0	129
MIDDAY PERIOD COUNTS																	
Period	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	TOTAL
9:00 - 9:15	5	90	0	0	0	42	2	0	4	0	2	0	0	0	0	0	145
9:15 - 9:30	4	100	0	0	0	53	6	0	2	0	1	0	0	0	0	0	166
9:30 - 9:45	2	68	0	0	0	55	2	0	4	0	5	0	0	0	0	0	136
9:45 - 10:00	2	66	0	0	0	40	4	0	4	0	1	0	0	0	0	0	117
10:00 - 10:15	3	53	0	0	0	34	4	0	1	0	3	0	0	0	0	0	98
10:15 - 10:30	2	71	0	0	0	54	3	0	5	0	1	0	0	0	0	0	136
10:30 - 10:45	1	62	0	0	0	39	3	0	1	0	0	0	0	0	0	0	106
10:45 - 11:00	4	49	0	0	0	48	2	0	4	0	1	0	0	0	0	0	108
11:00 - 11:15	1	92	0	0	0	52	2	0	2	0	1	0	0	0	0	0	150
11:15 - 11:30	3	78	0	0	0	42	1	0	8	0	5	0	0	0	0	0	137
11:30 - 11:45	0	81	0	0	0	65	1	0	1	0	2	0	0	0	0	0	150
11:45 - 12:00	2	75	0	0	0	45	4	0	1	0	3	0	0	0	0	0	130
12:00 - 12:15	1	82	0	0	0	63	4	0	2	0	2	0	0	0	0	0	154
12:15 - 12:30	1	74	0	0	0	63	4	0	4	0	4	0	0	0	0	0	150
12:30 - 12:45	2	66	0	0	0	65	5	0	1	0	2	0	0	0	0	0	141
12:45 - 13:00	2	67	0	0	0	74	3	0	5	0	3	0	0	0	0	0	154
13:00 - 13:15	2	61	0	0	0	55	6	0	4	0	4	0	0	0	0	0	132
13:15 - 13:30	1	65	0	0	0	55	5	0	4	0	1	0	0	0	0	0	131
13:30 - 13:45	2	56	0	0	0	58	2	0	6	0	2	0	0	0	0	0	126
13:45 - 14:00	0	71	0	0	0	74	4	0	3	0	1	0	0	0	0	0	153
14:00 - 14:15	3	79	0	0	0	99	5	0	9	0	5	0	0	0	0	0	200
14:15 - 14:30	21	130	0	0	0	113	21	0	9	0	2	0	0	0	0	0	296
14:30 - 14:45	29	163	0	0	0	73	32	0	8	0	6	0	0	0	0	0	311
14:45 - 15:00	23	91	0	0	0	83	31	0	53	0	58	0	0	0	0	0	339
15:00 - 15:15	4	88	0	0	0	96	9	0	15	0	9	0	0	0	0	0	221
15:15 - 15:30	2	112	0	0	0	114	8	0	11	0	7	0	0	0	0	0	254
15:30 - 15:45	8	158	0	0	0	114	3	0	21	0	6	0	0	0	0	0	310
15:45 - 16:00	8	134	0	0	0	110	16	0	5	0	5	0	0	0	0	0	278
PM PERIOD COUNTS																	
Period	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	TOTAL
16:00 - 16:15	13	115	0	0	0	104	16	0	30	0	19	0	0	0	0	0	297
16:15 - 16:30	3	103	0	0	0	109	6	0	18	0	7	0	0	0	0	0	246
16:30 - 16:45	0	108	0	0	0	126	3	0	4	0	1	0	0	0	0	0	242
16:45 - 17:00	0	97	0	0	0	117	1	0	2	0	1	0	0	0	0	0	218
17:00 - 17:15	0	106	0	0	0	129	0	0	2	0	0	0	0	0	0	0	237
17:15 - 17:30	1	153	0	0	0	116	0	0	1	0	1	0	0	0	0	0	272
17:30 - 17:45	2	177	0	0	0	91	0	0	3	0	0	0	0	0	0	0	273
17:45 - 18:00	0	133	0	0	0	111	0	0	7	0	2	0	0	0	0	0	253
18:00 - 18:15	1	83	0	0	0	102	1	0	3	0	1	0	0	0	0	0	191
18:15 - 18:30	2	58	0	0	0	96	0	0	0	0	1	0	0	0	0	0	157
18:30 - 18:45	0	65	0	0	0	94	0	0	1	0	0	0	0	0	0	0	160
18:45 - 19:00	0	50	0	0	0	104	0	0	0	0	2	0	0	0	0	0	156

Intersection Turning Movement Summary

Intersection: Eagle Mountain Boulevard / Aviator Avenue
 North/South: Eagle Mountain Boulevard
 East/West: Aviator Avenue
 Jurisdiction: Eagle Mountain
 Project Title: Eagle Quest TIS
 Project No: UT21-1962
 Weather: Clear

Date: 7-22-21, Thu
 Day of Week Adjustment: 100.0%
 Month of Year Adjustment: 98.0%
 Adjustment Station #: 626
 Growth Rate: 0.0%
 Number of Years: 0



RAW COUNT SUMMARIES	Eagle Mountain Boulevard Northbound				Eagle Mountain Boulevard Southbound				Aviator Avenue Eastbound				Aviator Avenue Westbound				TOTAL
	Left	Thru	Right	Peds	Left	Thru	Right	Peds	Left	Thru	Right	Peds	Left	Thru	Right	Peds	
AM PERIOD COUNTS																	
Period	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	TOTAL
7:00 - 7:15	2	70	2	3	5	46	24	0	15	3	1	0	2	2	17	0	189
7:15 - 7:30	3	76	1	0	5	47	12	0	16	2	1	2	7	3	13	0	186
7:30 - 7:45	2	65	4	0	12	43	29	0	15	3	0	0	3	1	12	0	189
7:45 - 8:00	2	55	19	0	18	48	7	0	6	7	2	0	4	1	13	0	182
8:00 - 8:15	1	47	6	2	12	35	10	0	19	3	2	0	7	8	18	0	168
8:15 - 8:30	1	45	2	0	5	40	11	0	14	4	1	0	0	2	16	0	141
8:30 - 8:45	4	46	3	0	11	44	12	0	17	1	2	2	4	7	14	0	165
8:45 - 9:00	8	46	3	3	10	37	9	0	9	7	3	1	4	3	10	3	149
MIDDAY PERIOD COUNTS																	
Period	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	TOTAL
9:00 - 9:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
9:15 - 9:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
9:30 - 9:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
9:45 - 10:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
10:00 - 10:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
10:15 - 10:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
10:30 - 10:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
10:45 - 11:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
11:00 - 11:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
11:15 - 11:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
11:30 - 11:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
11:45 - 12:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
12:00 - 12:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
12:15 - 12:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
12:30 - 12:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
12:45 - 13:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
13:00 - 13:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
13:15 - 13:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
13:30 - 13:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
13:45 - 14:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
14:00 - 14:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
14:15 - 14:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
14:30 - 14:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
14:45 - 15:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
15:00 - 15:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
15:15 - 15:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
15:30 - 15:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
15:45 - 16:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
PM PERIOD COUNTS																	
Period	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	TOTAL
16:00 - 16:15	4	85	12	2	14	63	8	0	16	9	1	0	7	4	10	0	233
16:15 - 16:30	3	73	6	2	14	67	16	0	12	6	5	1	1	11	9	1	223
16:30 - 16:45	7	98	4	0	22	81	11	0	15	6	2	0	1	5	9	0	261
16:45 - 17:00	6	101	6	0	23	78	14	0	14	8	10	0	3	8	13	0	284
17:00 - 17:15	7	96	7	1	18	80	15	0	13	3	4	0	4	10	9	0	266
17:15 - 17:30	1	146	6	0	17	74	14	0	14	4	3	0	7	3	12	0	303
17:30 - 17:45	1	152	9	0	17	74	18	0	14	13	3	0	5	4	5	0	315
17:45 - 18:00	9	72	13	0	17	93	8	0	15	15	10	0	9	11	5	0	277

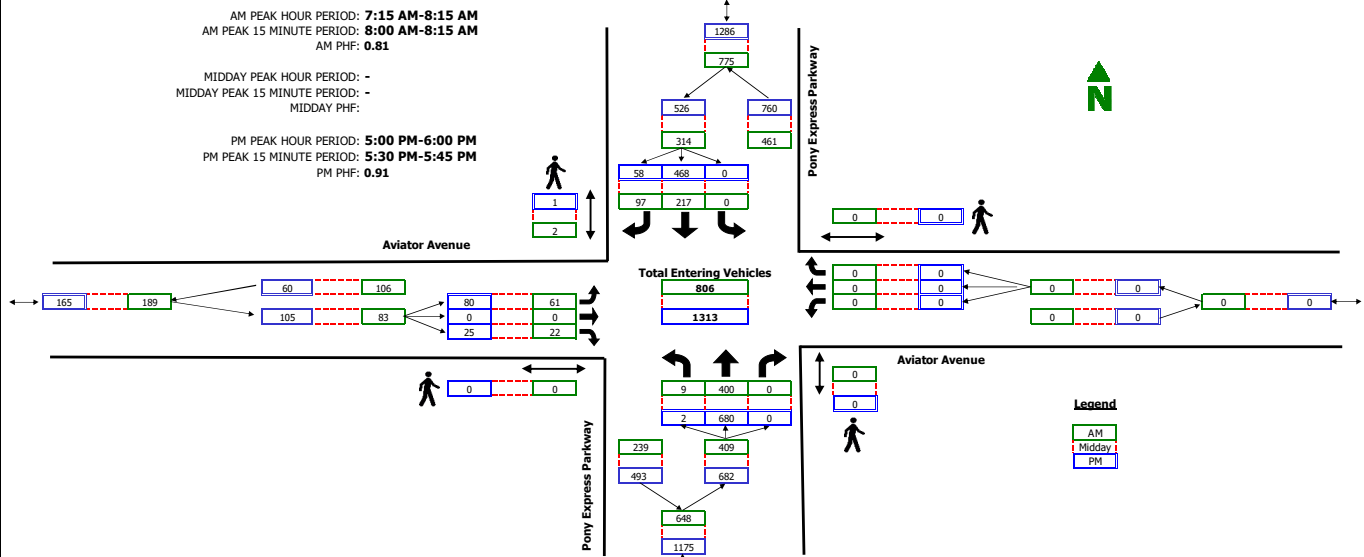
TrafficCounts

2364 North 1450 East
Lehi, UT 84043
801.636.0891

Intersection Turning Movement Summary

Intersection: Pony Express Parkway / Aviator Avenue
North/South: Pony Express Parkway
East/West: Aviator Avenue
Jurisdiction: Eagle Mountain
Project Title: Eagle Quest TIS
Project No: UT21-1962
Weather: Clear

Date: 7-22-21, Thu
Day of Week Adjustment: 100.0%
Month of Year Adjustment: 98.0%
Adjustment Station #: 626
Growth Rate: 0.0%
Number of Years: 0



RAW COUNT SUMMARIES	Pony Express Parkway Northbound				Pony Express Parkway Southbound				Aviator Avenue Eastbound				Aviator Avenue Westbound				TOTAL
	Left	Thru	Right	Peds	Left	Thru	Right	Peds	Left	Thru	Right	Peds	Left	Thru	Right	Peds	
AM PERIOD COUNTS																	
Period	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	TOTAL
7:00 - 7:15	0	110	0	0	0	53	17	0	23	0	5	0	0	0	0	0	208
7:15 - 7:30	2	109	0	0	0	53	9	0	4	0	1	0	0	0	0	0	178
7:30 - 7:45	0	80	0	0	0	47	6	2	6	0	6	0	0	0	0	0	145
7:45 - 8:00	2	107	0	0	0	46	45	0	27	0	8	0	0	0	0	0	235
8:00 - 8:15	5	104	0	0	0	71	37	0	24	0	7	0	0	0	0	0	248
8:15 - 8:30	1	103	0	0	0	45	8	1	10	0	6	0	0	0	0	0	173
8:30 - 8:45	4	84	0	0	0	44	17	0	3	0	1	0	0	0	0	0	153
8:45 - 9:00	7	100	0	0	0	50	21	1	21	0	6	0	0	0	0	0	205
MIDDAY PERIOD COUNTS																	
Period	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	TOTAL
9:00 - 9:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
9:15 - 9:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
9:30 - 9:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
9:45 - 10:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
10:00 - 10:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
10:15 - 10:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
10:30 - 10:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
10:45 - 11:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
11:00 - 11:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
11:15 - 11:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
11:30 - 11:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
11:45 - 12:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
12:00 - 12:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
12:15 - 12:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
12:30 - 12:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
12:45 - 13:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
13:00 - 13:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
13:15 - 13:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
13:30 - 13:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
13:45 - 14:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
14:00 - 14:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
14:15 - 14:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
14:30 - 14:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
14:45 - 15:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
15:00 - 15:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
15:15 - 15:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
15:30 - 15:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
15:45 - 16:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
PM PERIOD COUNTS																	
Period	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	TOTAL
16:00 - 16:15	1	138	0	0	0	109	11	0	30	0	12	0	0	0	0	0	301
16:15 - 16:30	1	143	0	0	0	102	16	0	13	0	3	0	0	0	0	0	278
16:30 - 16:45	0	128	0	0	0	118	10	0	12	0	10	0	0	0	0	0	278
16:45 - 17:00	0	156	0	0	0	129	14	0	18	0	4	0	0	0	0	0	321
17:00 - 17:15	2	161	0	0	0	101	15	0	13	0	7	0	0	0	0	0	299
17:15 - 17:30	0	178	0	0	0	115	8	0	10	0	8	0	0	0	0	0	319
17:30 - 17:45	0	190	0	0	0	124	13	0	27	0	6	0	0	0	0	0	360
17:45 - 18:00	0	151	0	0	0	128	22	1	30	0	4	0	0	0	0	0	335

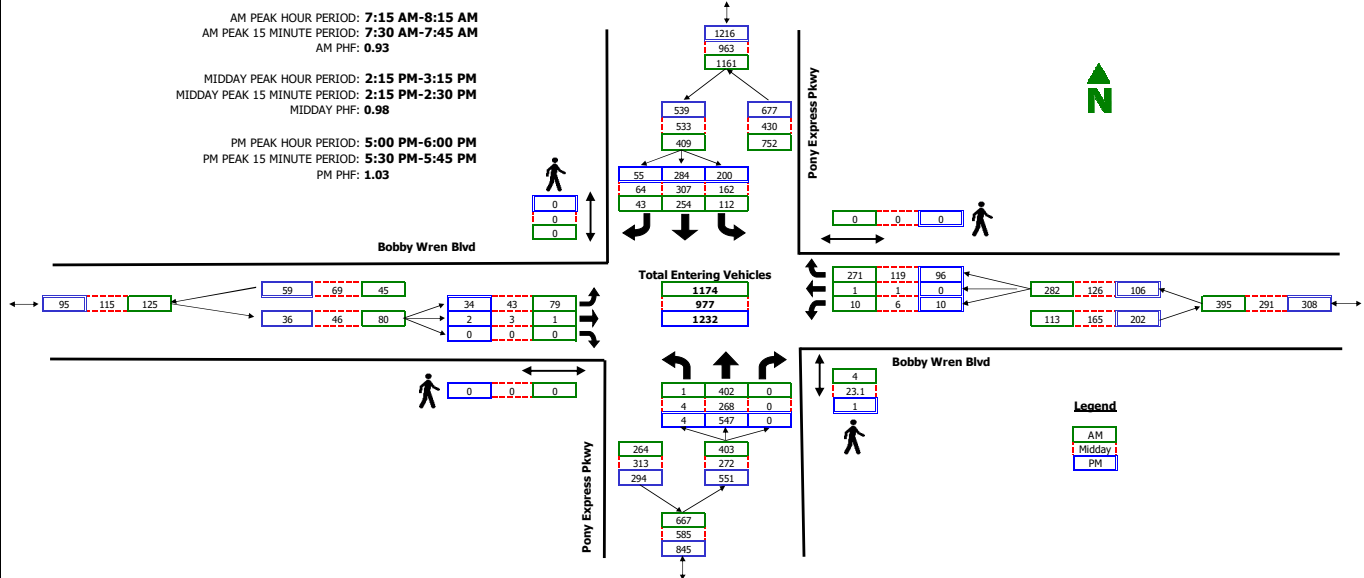
TrafficCounts

2364 North 1450 East
Lehi, UT 84043
801.636.0891

Intersection Turning Movement Summary

Intersection: Pony Express Pkwy / Bobby Wren Blvd
North/South: Pony Express Pkwy
East/West: Bobby Wren Blvd
Jurisdiction: Eagle Mountain, Utah
Project Title: Airport Road TS
Project No: UT19-1571
Weather: Clear

Date: 12-5-19, Thu
Day of Week Adjustment: 100.0%
Month of Year Adjustment: 100.0%
Adjustment Station #: 626
Growth Rate: 10.0%
Number of Years: 1

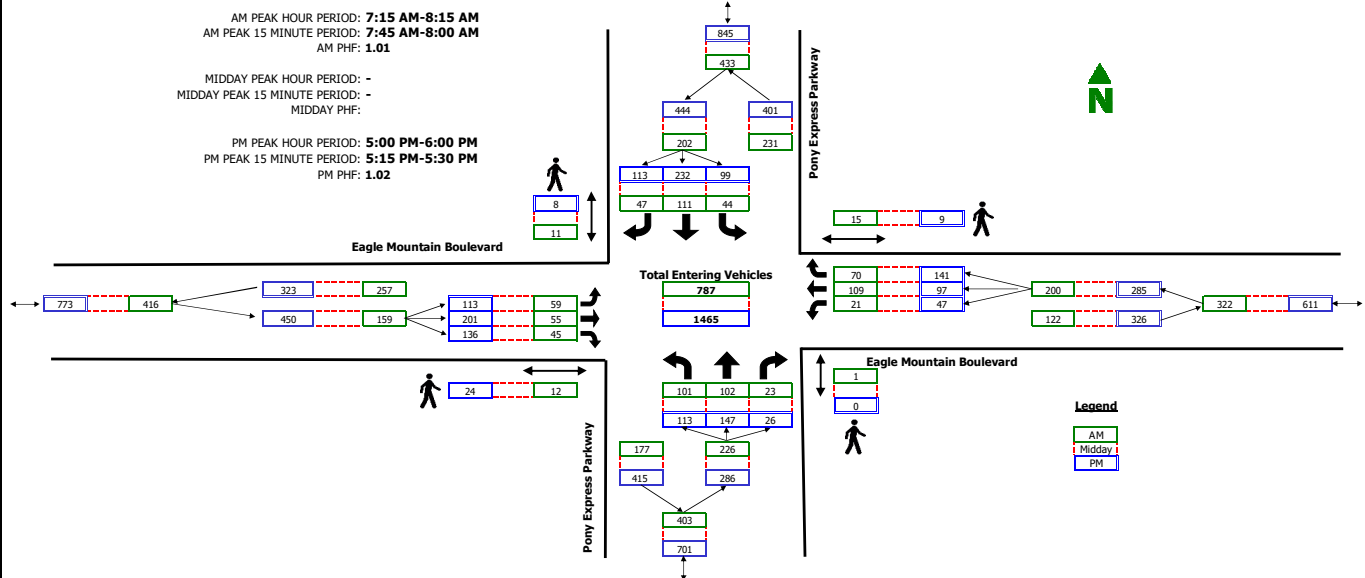


RAW COUNT SUMMARIES	Pony Express Pkwy Northbound				Pony Express Pkwy Southbound				Bobby Wren Blvd Eastbound				Bobby Wren Blvd Westbound				TOTAL
	Left	Thru	Right	Peds	Left	Thru	Right	Peds	Left	Thru	Right	Peds	Left	Thru	Right	Peds	
AM PERIOD COUNTS																	
Period	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	TOTAL
7:00 - 7:15	0	81	0	4	9	27	0	0	10	0	0	0	1	1	43	0	172
7:15 - 7:30	0	95	0	3	15	44	7	0	23	0	0	0	3	0	70	0	257
7:30 - 7:45	0	103	0	1	32	69	10	0	14	1	0	0	3	1	83	0	316
7:45 - 8:00	0	105	0	0	22	63	9	0	20	0	0	0	1	0	58	0	278
8:00 - 8:15	1	62	0	0	33	55	13	0	15	0	0	0	2	0	35	0	216
8:15 - 8:30	0	49	0	0	15	43	2	0	9	0	0	0	2	2	32	0	154
8:30 - 8:45	1	39	0	1	11	26	4	0	10	1	0	0	0	0	25	0	117
8:45 - 9:00	2	49	0	0	13	19	4	0	2	0	0	0	1	0	21	0	111
MIDDAY PERIOD COUNTS																	
Period	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	TOTAL
9:00 - 9:15	0	68	0	0	13	36	3	0	6	0	0	0	2	0	31	0	159
9:15 - 9:30	0	67	0	0	8	50	3	0	6	0	0	0	3	0	28	0	165
9:30 - 9:45	0	53	0	0	18	23	4	0	5	1	0	0	0	0	23	0	128
9:45 - 10:00	1	48	0	0	10	23	2	0	3	0	0	0	1	0	23	0	111
10:00 - 10:15	0	36	0	2	7	29	1	0	5	0	0	0	2	0	19	0	99
10:15 - 10:30	1	38	0	0	10	35	4	0	3	0	0	0	1	0	20	0	112
10:30 - 10:45	0	46	0	0	13	31	5	0	4	0	0	0	1	0	10	0	110
10:45 - 11:00	1	33	0	0	15	27	0	0	4	0	0	0	1	0	13	0	94
11:00 - 11:15	0	42	0	0	18	53	5	0	9	0	0	0	0	0	22	0	149
11:15 - 11:30	1	52	0	0	16	35	6	0	1	0	0	0	0	0	15	0	126
11:30 - 11:45	0	52	0	0	13	33	4	0	9	0	0	0	2	0	27	0	140
11:45 - 12:00	0	38	0	0	1	46	3	0	6	1	0	0	4	0	22	0	121
12:00 - 12:15	1	55	0	0	18	30	6	0	3	0	0	0	2	0	16	0	131
12:15 - 12:30	0	44	0	0	20	49	5	0	6	1	0	0	0	0	20	0	145
12:30 - 12:45	0	57	0	0	14	39	7	0	3	0	0	0	3	0	20	0	143
12:45 - 13:00	0	55	0	0	22	49	3	0	4	0	0	0	6	1	19	0	159
13:00 - 13:15	0	37	0	0	11	34	4	0	5	1	0	0	1	0	11	0	104
13:15 - 13:30	0	42	0	0	11	36	9	0	4	0	0	0	1	0	11	0	114
13:30 - 13:45	0	43	0	0	16	29	6	0	4	0	0	0	1	0	14	0	113
13:45 - 14:00	0	43	0	0	19	45	4	0	8	0	0	0	1	0	17	0	137
14:00 - 14:15	0	51	0	1	23	44	7	0	6	0	0	0	0	0	15	0	146
14:15 - 14:30	0	76	0	10	42	74	12	0	7	0	0	0	2	0	36	0	249
14:30 - 14:45	2	62	0	9	38	74	11	0	19	1	0	0	0	1	26	0	234
14:45 - 15:00	0	50	0	1	35	70	27	0	11	2	0	0	1	0	24	0	220
15:00 - 15:15	2	56	0	1	32	61	8	0	2	0	0	0	2	0	22	0	185
15:15 - 15:30	0	84	0	1	35	71	6	0	6	0	0	0	1	1	30	0	234
15:30 - 15:45	0	75	0	2	22	60	14	0	4	0	0	0	3	0	26	0	204
15:45 - 16:00	0	85	0	1	47	67	8	0	7	2	0	0	1	1	22	0	240
PM PERIOD COUNTS																	
Period	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	TOTAL
16:00 - 16:15	0	69	0	0	41	60	8	0	11	0	0	0	4	1	32	0	226
16:15 - 16:30	0	68	0	2	41	61	16	0	6	1	0	0	1	2	27	0	223
16:30 - 16:45	1	71	0	1	43	51	10	0	4	0	0	0	3	0	33	0	216
16:45 - 17:00	0	64	0	0	38	61	7	0	10	2	0	0	2	2	13	0	199
17:00 - 17:15	2	74	0	0	46	69	11	0	9	0	0	0	3	0	13	0	227
17:15 - 17:30	0	135	0	0	43	70	16	0	4	1	0	0	1	0	26	0	296
17:30 - 17:45	1	149	0	0	38	61	10	0	11	1	0	0	3	0	25	0	299
17:45 - 18:00	1	139	0	1	55	58	13	0	7	0	0	0	2	0	23	0	298
18:00 - 18:15	0	63	1	0	52	47	5	0	6	0	0	0	2	0	20	0	196
18:15 - 18:30	0	53	0	0	50	56	7	0	1	0	0	0	5	0	23	0	195
18:30 - 18:45	0	42	0	0	51	56	8	0	0	0	0	0	1	0	21	0	179
18:45 - 19:00	0	38	0	0	45	58	12	0	3	0	0	0	4	0	17	0	177

Intersection Turning Movement Summary

Intersection: Pony Express Parkway / Eagle Mountain Boulevard
North/South: Pony Express Parkway
East/West: Eagle Mountain Boulevard
Jurisdiction: Eagle Mountain
Project Title: Ault Farms TIS
Project No: UT20-1681
Weather: Overcast

Date: 5-14-20, Thu
COVID-19 Adjustment: 71.9%
Month of Year Adjustment: 100.0%
Adjustment Station #: 626
Growth Rate: 10.0%
Number of Years: 1



RAW COUNT SUMMARIES	Pony Express Parkway Northbound				Pony Express Parkway Southbound				Eagle Mountain Boulevard Eastbound				Eagle Mountain Boulevard Westbound				TOTAL
	Left	Thru	Right	Peds	Left	Thru	Right	Peds	Left	Thru	Right	Peds	Left	Thru	Right	Peds	
AM PERIOD COUNTS																	
Period	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	TOTAL
7:00 - 7:15	24	19	3	0	3	22	6	0	4	7	17	0	3	13	18	0	139
7:15 - 7:30	26	18	3	0	4	21	11	0	13	7	11	0	4	28	10	0	156
7:30 - 7:45	21	18	8	0	11	33	7	8	13	13	15	10	6	22	18	14	185
7:45 - 8:00	19	28	7	0	17	25	11	1	11	17	8	0	6	24	21	0	194
8:00 - 8:15	26	29	3	1	8	22	14	1	17	13	7	1	3	25	15	0	182
8:15 - 8:30	19	26	3	0	7	11	15	3	11	7	10	0	3	26	14	4	152
8:30 - 8:45	17	21	1	0	15	11	4	0	11	17	7	0	3	14	15	0	136
8:45 - 9:00	7	14	3	0	3	28	10	0	13	11	14	0	10	26	21	0	160
MIDDAY PERIOD COUNTS																	
Period	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	TOTAL
9:00 - 9:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
9:15 - 9:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
9:30 - 9:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
9:45 - 10:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
10:00 - 10:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
10:15 - 10:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
10:30 - 10:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
10:45 - 11:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
11:00 - 11:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
11:15 - 11:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
11:30 - 11:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
11:45 - 12:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
12:00 - 12:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
12:15 - 12:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
12:30 - 12:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
12:45 - 13:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
13:00 - 13:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
13:15 - 13:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
13:30 - 13:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
13:45 - 14:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
14:00 - 14:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
14:15 - 14:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
14:30 - 14:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
14:45 - 15:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
15:00 - 15:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
15:15 - 15:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
15:30 - 15:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
15:45 - 16:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
PM PERIOD COUNTS																	
Period	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	TOTAL
16:00 - 16:15	36	40	6	0	8	28	22	4	25	22	29	3	7	22	15	3	260
16:15 - 16:30	17	25	7	0	19	35	22	1	17	33	25	0	6	24	19	1	249
16:30 - 16:45	18	42	1	0	29	36	14	13	31	49	26	3	3	21	33	19	303
16:45 - 17:00	17	33	3	1	24	50	19	3	21	38	43	3	7	21	29	0	305
17:00 - 17:15	28	47	7	0	26	38	26	3	29	35	40	4	11	24	35	3	346
17:15 - 17:30	25	32	4	0	21	68	29	0	15	60	26	11	8	25	47	1	360
17:30 - 17:45	32	26	10	0	25	54	26	4	28	46	33	7	11	18	21	4	330
17:45 - 18:00	18	29	3	0	18	51	22	0	31	42	25	0	13	21	25	0	298

APPENDIX B

LOS Results

SimTraffic LOS Report

Project: Eagle Mountain Eagle Quest TIS
Analysis Period: Existing (2021) Background
Time Period: Morning Peak Hour

Project #: UT21-1962

Intersection: Pony Express Parkway & Mid Valley Road
Type: Signalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NB	L	155	163	105	13.1	B
	T	816	816	100	5.2	A
	Subtotal	971	979	101	6.5	A
SB	T	558	563	101	6.2	A
	R	162	162	100	3.7	A
	Subtotal	720	725	101	5.6	A
EB	L	122	120	98	16.1	B
	R	103	108	105	5.9	A
	Subtotal	225	228	101	11.3	B
Total		1,916	1,932	101	6.8	A

Intersection: Eagle Mountain Boulevard & Aviator Avenue
Type: Signalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NB	L	8	7	85	15.9	B
	T	322	317	98	14.1	B
	R	108	113	104	10.1	B
	Subtotal	438	437	100	13.1	B
SB	L	62	65	105	11.3	B
	T	198	199	101	6.5	A
	R	58	61	105	4.0	A
	Subtotal	318	325	102	7.0	A
EB	L	56	54	96	20.6	C
	T	34	30	88	11.6	B
	R	5	6	114	2.8	A
	Subtotal	95	90	95	16.4	B
WB	L	39	43	110	19.0	B
	T	22	24	108	15.0	B
	R	99	100	101	5.7	A
	Subtotal	160	167	104	10.5	B
Total		1,012	1,019	101	11.0	B

SimTraffic LOS Report

Project: Eagle Mountain Eagle Quest TIS
Analysis Period: Existing (2021) Background
Time Period: Morning Peak Hour

Project #: UT21-1962

Intersection: Pony Express Parkway & Aviator Avenue
Type: Signalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NB	L	170	173	102	14.4	B
	T	786	788	100	6.5	A
	Subtotal	956	961	101	7.9	A
SB	T	351	361	103	8.6	A
	R	310	312	101	7.4	A
	Subtotal	661	673	102	8.0	A
EB	L	185	188	102	15.8	B
	R	93	92	99	4.1	A
	Subtotal	278	280	101	12.0	B
Total		1,895	1,914	101	8.6	A

Intersection: Pony Express Parkway & Bobby Wren Blvd
Type: Signalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NB	L	2	1	50	21.6	C
	T	435	442	102	14.6	B
	R	10	10	103	4.1	A
	Subtotal	447	453	101	14.4	B
SB	L	163	161	99	20.0	B
	T	246	256	104	10.6	B
	R	35	37	106	7.6	A
	Subtotal	444	454	102	13.7	B
EB	L	63	61	97	10.8	B
	T	2	2	100	11.3	B
	R	2	3	150	5.7	A
	Subtotal	67	66	99	10.6	B
WB	L	39	40	102	15.1	B
	T	2	2	100	15.1	B
	R	457	456	100	9.6	A
	Subtotal	498	498	100	10.1	A
Total		1,456	1,471	101	12.5	B

SimTraffic LOS Report

Project: Eagle Mountain Eagle Quest TIS
Analysis Period: Existing (2021) Background
Time Period: Morning Peak Hour

Project #: UT21-1962

Intersection: Pony Express Parkway & Eagle Mountain Boulevard
Type: Roundabout

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NB	L	218	219	101	8.4	A
	T	265	267	101	9.5	A
	R	23	24	103	7.2	A
	Subtotal	506	510	101	8.9	A
SB	L	53	52	98	7.0	A
	T	177	188	106	9.0	A
	R	57	58	101	2.6	A
	Subtotal	287	298	104	7.4	A
EB	L	83	82	99	11.9	B
	T	80	82	102	11.4	B
	R	79	83	105	12.0	B
	Subtotal	242	247	102	11.8	B
WB	L	21	20	94	10.1	B
	T	150	150	100	11.1	B
	R	99	104	105	9.2	A
	Subtotal	270	274	101	10.3	B
Total		1,305	1,329	102	9.4	A

SimTraffic LOS Report

Project: Eagle Mountain Eagle Quest TIS
Analysis Period: Existing (2021) Background
Time Period: Evening Peak Hour

Project #: UT21-1962

Intersection: Pony Express Parkway & Mid Valley Road
Type: Signalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NB	L	36	32	88	9.3	A
	T	963	966	100	3.5	A
	Subtotal	999	998	100	3.7	A
SB	T	828	845	102	3.4	A
	R	72	74	102	2.1	A
	Subtotal	900	919	102	3.3	A
EB	L	44	41	93	11.7	B
	R	15	18	118	4.4	A
	Subtotal	59	59	100	9.5	A
Total		1,959	1,976	101	3.7	A

Intersection: Eagle Mountain Boulevard & Aviator Avenue
Type: Signalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NB	L	18	17	96	21.6	C
	T	514	511	99	16.3	B
	R	35	37	106	11.2	B
	Subtotal	567	565	100	16.1	B
SB	L	130	131	101	13.9	B
	T	403	400	99	7.7	A
	R	57	55	96	5.1	A
	Subtotal	590	586	99	8.8	A
EB	L	56	55	98	25.5	C
	T	35	37	106	14.4	B
	R	20	21	106	5.3	A
	Subtotal	111	113	102	18.1	B
WB	L	25	24	97	26.3	C
	T	28	26	93	18.3	B
	R	66	68	103	6.9	A
	Subtotal	119	118	99	13.4	B
Total		1,387	1,382	100	13.0	B

SimTraffic LOS Report

Project: Eagle Mountain Eagle Quest TIS
Analysis Period: Existing (2021) Background
Time Period: Evening Peak Hour

Project #: UT21-1962

Intersection: Pony Express Parkway & Aviator Avenue
Type: Signalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NB	L	37	36	97	13.2	B
	T	912	921	101	6.5	A
	Subtotal	949	957	101	6.8	A
SB	T	785	807	103	7.5	A
	R	59	55	93	4.6	A
	Subtotal	844	862	102	7.3	A
EB	L	87	84	97	12.9	B
	R	86	87	101	5.6	A
	Subtotal	173	171	99	9.2	A
Total		1,966	1,990	101	7.2	A

Intersection: Pony Express Parkway & Bobby Wren Blvd
Type: Signalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NB	L	4	3	75	7.7	A
	T	668	670	100	16.2	B
	R	31	28	90	7.1	A
	Subtotal	703	701	100	15.8	B
SB	L	431	440	102	19.3	B
	T	389	402	103	6.1	A
	R	51	51	100	4.8	A
	Subtotal	871	893	103	12.5	B
EB	L	37	37	99	19.4	B
	T	2	2	100	26.3	C
	R	2	4	200	8.3	A
	Subtotal	41	43	105	18.7	B
WB	L	26	26	100	21.0	C
	T	2	2	100	23.5	C
	R	244	250	102	10.5	B
	Subtotal	272	278	102	11.6	B
Total		1,887	1,915	101	13.8	B

SimTraffic LOS Report

Project: Eagle Mountain Eagle Quest TIS
Analysis Period: Existing (2021) Background
Time Period: Evening Peak Hour

Project #: UT21-1962

Intersection: Pony Express Parkway & Eagle Mountain Boulevard
Type: Roundabout

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NB	L	257	255	99	22.6	C
	T	307	306	100	23.8	C
	R	26	28	108	21.5	C
	Subtotal	590	589	100	23.2	C
SB	L	62	60	97	12.1	B
	T	282	293	104	13.6	B
	R	73	77	105	2.8	A
	Subtotal	417	430	103	11.5	B
EB	L	176	174	99	24.8	C
	T	145	144	99	26.7	D
	R	180	182	101	25.5	D
	Subtotal	501	500	100	25.6	D
WB	L	47	46	98	59.8	F
	T	180	176	98	63.2	F
	R	220	224	102	63.1	F
	Subtotal	447	446	100	62.8	F
Total		1,955	1,965	101	30.4	D

SimTraffic LOS Report

Project: Eagle Mountain Eagle Quest TIS
Analysis Period: Existing (2021) Plus Project
Time Period: Morning Peak Hour

Project #: UT21-1962

Intersection: Pony Express Parkway & Mid Valley Road
Type: Signalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NB	L	155	155	100	13.3	B
	T	872	891	102	5.5	A
	Subtotal	1,027	1,046	102	6.7	A
SB	T	577	572	99	5.7	A
	R	162	169	104	3.6	A
	Subtotal	739	741	100	5.2	A
EB	L	122	119	98	15.6	B
	R	103	108	105	5.4	A
	Subtotal	225	227	101	10.7	B
Total		1,992	2,014	101	6.6	A

Intersection: Eagle Mountain Boulevard & Aviator Avenue
Type: Signalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NB	L	8	8	97	19.5	B
	T	322	317	98	14.4	B
	R	108	106	98	10.4	B
	Subtotal	438	431	98	13.5	B
SB	L	69	69	100	11.5	B
	T	198	207	105	6.6	A
	R	58	57	98	4.0	A
	Subtotal	325	333	102	7.2	A
EB	L	56	58	104	20.8	C
	T	34	35	103	11.3	B
	R	5	5	100	3.2	A
	Subtotal	95	98	103	16.5	B
WB	L	39	36	92	18.3	B
	T	22	23	106	15.8	B
	R	121	122	101	5.7	A
	Subtotal	182	181	99	9.5	A
Total		1,040	1,043	100	11.1	B

SimTraffic LOS Report

Project: Eagle Mountain Eagle Quest TIS
Analysis Period: Existing (2021) Plus Project
Time Period: Morning Peak Hour

Project #: UT21-1962

Intersection: Pony Express Parkway & Aviator Avenue
Type: Signalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NB	L	192	190	99	14.2	B
	T	842	853	101	6.5	A
	Subtotal	1,034	1,043	101	7.9	A
SB	T	370	364	98	8.4	A
	R	310	313	101	7.1	A
	Subtotal	680	677	100	7.8	A
EB	L	185	194	105	16.6	B
	R	100	105	105	4.3	A
	Subtotal	285	299	105	12.3	B
Total		2,000	2,019	101	8.5	A

Intersection: Pony Express Parkway & Bobby Wren Boulevard
Type: Signalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NB	L	2	2	100	7.5	A
	T	436	438	101	7.7	A
	R	13	12	91	2.6	A
	Subtotal	451	452	100	7.6	A
SB	L	189	187	99	12.2	B
	T	246	245	99	4.9	A
	R	35	37	106	3.4	A
	Subtotal	470	469	100	7.7	A
EB	L	63	66	105	15.2	B
	T	2	2	100	7.8	A
	R	2	2	100	8.7	A
	Subtotal	67	70	104	14.8	B
WB	L	48	46	96	19.2	B
	T	2	2	100	15.0	B
	R	536	541	101	27.9	C
	Subtotal	586	589	101	27.2	C
Total		1,574	1,580	100	15.3	B

SimTraffic LOS Report

Project: Eagle Mountain Eagle Quest TIS
Analysis Period: Existing (2021) Plus Project
Time Period: Morning Peak Hour

Project #: UT21-1962

Intersection: Pony Express Parkway & Eagle Mountain Boulevard
Type: Roundabout

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NB	L	218	217	99	8.1	A
	T	266	268	101	9.2	A
	R	23	25	110	7.2	A
	Subtotal	507	510	101	8.6	A
SB	L	54	53	99	5.8	A
	T	182	180	99	7.1	A
	R	61	61	100	2.6	A
	Subtotal	297	294	99	5.9	A
EB	L	85	81	96	11.3	B
	T	79	79	100	12.2	B
	R	79	84	107	12.2	B
	Subtotal	243	244	100	11.9	B
WB	L	21	20	96	9.4	A
	T	150	143	95	9.9	A
	R	99	101	102	8.4	A
	Subtotal	270	264	98	9.3	A
Total		1,316	1,312	100	8.8	A

Intersection: Aviator Avenue & South Access 1
Type: Unsignalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NB	T	15	16	105	4.6	A
	R	3	4	133	2.5	A
	Subtotal	18	20	111	4.2	A
SB	T	44	47	106	4.8	A
	Subtotal	44	47	107	4.8	A
WB	L	11	13	116	0.3	A
	Subtotal	11	13	118	0.3	A
Total		74	80	108	3.9	A

SimTraffic LOS Report

Project: Eagle Mountain Eagle Quest TIS
Analysis Period: Existing (2021) Plus Project
Time Period: Morning Peak Hour

Project #: UT21-1962

Intersection: Aviator Avenue & South Access 2
Type: Unsignalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NB	T	11	10	89	4.7	A
	Subtotal	11	10	91	4.7	A
SB	T	33	32	97	4.8	A
	R	11	13	116	2.8	A
EB	L	3	4	133	0.2	A
	Subtotal	44	45	102	4.2	A
	L	3	4	133	0.2	A
	Subtotal	3	4	133	0.2	A
Total		58	59	101	4.0	A

SimTraffic LOS Report

Project: Eagle Mountain Eagle Quest TIS
Analysis Period: Existing (2021) Plus Project
Time Period: Evening Peak Hour

Project #: UT21-1962

Intersection: Pony Express Parkway & Mid Valley Road
Type: Signalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NB	L	36	31	86	10.8	B
	T	1,000	999	100	3.9	A
	Subtotal	1,036	1,030	99	4.1	A
SB	T	891	904	101	3.6	A
	R	72	73	101	2.1	A
	Subtotal	963	977	101	3.5	A
EB	L	44	42	95	10.8	B
	R	15	18	118	5.1	A
	Subtotal	59	60	102	9.1	A
Total		2,060	2,067	100	3.9	A

Intersection: Eagle Mountain Boulevard & Aviator Avenue
Type: Signalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NB	L	18	15	85	20.5	C
	T	514	527	103	17.4	B
	R	35	35	100	11.8	B
	Subtotal	567	577	102	17.1	B
SB	L	154	156	101	15.7	B
	T	403	399	99	8.1	A
	R	57	60	105	5.6	A
	Subtotal	614	615	100	9.8	A
EB	L	56	58	104	23.9	C
	T	35	38	109	16.1	B
	R	20	19	96	5.6	A
	Subtotal	111	115	104	18.3	B
WB	L	25	23	93	24.7	C
	T	28	27	96	17.3	B
	R	80	79	99	8.0	A
	Subtotal	133	129	97	12.9	B
Total		1,424	1,436	101	13.8	B

SimTraffic LOS Report

Project: Eagle Mountain Eagle Quest TIS
Analysis Period: Existing (2021) Plus Project
Time Period: Evening Peak Hour

Project #: UT21-1962

Intersection: Pony Express Parkway & Aviator Avenue
Type: Signalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NB	L	51	45	89	13.7	B
	T	950	949	100	6.5	A
	Subtotal	1,001	994	99	6.8	A
SB	T	848	865	102	8.2	A
	R	59	57	97	4.3	A
	Subtotal	907	922	102	8.0	A
EB	L	87	88	101	13.1	B
	R	110	110	100	6.2	A
	Subtotal	197	198	101	9.3	A
Total		2,104	2,114	100	7.6	A

Intersection: Pony Express Parkway & Bobby Wren Boulevard
Type: Signalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NB	L	4	4	100	9.1	A
	T	669	658	98	17.1	B
	R	41	44	107	9.4	A
	Subtotal	714	706	99	16.6	B
SB	L	518	525	101	19.8	B
	T	389	401	103	4.5	A
	R	51	50	99	3.7	A
	Subtotal	958	976	102	12.7	B
EB	L	37	40	107	26.1	C
	T	2	2	100	20.2	C
	R	2	3	150	8.9	A
	Subtotal	41	45	110	24.7	C
WB	L	32	30	94	25.7	C
	T	2	2	100	34.2	C
	R	295	298	101	12.5	B
	Subtotal	329	330	100	13.8	B
Total		2,042	2,057	101	14.5	B

SimTraffic LOS Report

Project: Eagle Mountain Eagle Quest TIS
Analysis Period: Existing (2021) Plus Project
Time Period: Evening Peak Hour

Project #: UT21-1962

Intersection: Pony Express Parkway & Eagle Mountain Boulevard
Type: Roundabout

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NB	L	257	263	102	26.8	D
	T	311	311	100	28.2	D
	R	26	24	92	27.5	D
	Subtotal	594	598	101	27.6	D
SB	L	63	66	105	12.5	B
	T	284	285	100	13.6	B
	R	76	82	108	2.7	A
	Subtotal	423	433	102	11.4	B
EB	L	181	172	95	24.4	C
	T	145	139	96	26.2	D
	R	180	181	101	24.8	C
	Subtotal	506	492	97	25.1	C
WB	L	47	47	101	77.4	F
	T	180	176	98	78.9	F
	R	221	223	101	74.9	F
	Subtotal	448	446	100	76.7	F
Total		1,971	1,969	100	34.8	D

Intersection: Aviator Avenue & South Access 1
Type: Unsignalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NB	T	49	45	92	4.9	A
	R	12	15	122	3.0	A
	Subtotal	61	60	98	4.4	A
SB	T	29	28	97	4.7	A
	Subtotal	29	28	97	4.7	A
WB	L	7	8	110	0.3	A
	Subtotal	7	8	114	0.3	A
Total		97	96	99	4.2	A

SimTraffic LOS Report

Project: Eagle Mountain Eagle Quest TIS
Analysis Period: Existing (2021) Plus Project
Time Period: Evening Peak Hour

Project #: UT21-1962

Intersection: Aviator Avenue & South Access 2
Type: Unsignalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NB	T	36	33	91	4.8	A
	Subtotal	36	33	92	4.8	A
SB	T	21	21	101	4.9	A
	R	7	8	110	2.9	A
	Subtotal	28	29	104	4.3	A
EB	L	12	15	122	0.3	A
	Subtotal	12	15	125	0.3	A
Total		76	77	101	3.8	A

SimTraffic LOS Report

Project: Eagle Mountain Eagle Quest TIS

Analysis Period: Future (2026) Background

Time Period: Morning Peak Hour

Project #: UT21-1962

Intersection: Pony Express Parkway & Mid Valley Road

Type: Signalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NB	L	170	171	101	13.7	B
	T	886	895	101	5.7	A
	Subtotal	1,056	1,066	101	7.0	A
SB	T	615	616	100	6.5	A
	R	175	172	98	4.1	A
	Subtotal	790	788	100	6.0	A
EB	L	130	127	98	15.8	B
	R	115	117	102	6.0	A
	Subtotal	245	244	100	11.1	B
Total		2,091	2,098	100	7.1	A

Intersection: Eagle Mountain Boulevard & Aviator Avenue

Type: Signalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NB	L	10	9	92	18.7	B
	T	366	374	102	16.7	B
	R	125	129	103	11.8	B
	Subtotal	501	512	102	15.5	B
SB	L	70	68	97	12.0	B
	T	210	213	101	7.7	A
	R	65	68	105	4.8	A
	Subtotal	345	349	101	8.0	A
EB	L	60	60	100	20.9	C
	T	40	40	99	12.2	B
	R	10	11	113	4.1	A
	Subtotal	110	111	101	16.1	B
WB	L	45	47	105	18.9	B
	T	25	27	107	14.7	B
	R	120	120	100	6.5	A
	Subtotal	190	194	102	10.6	B
Total		1,145	1,166	102	12.5	B

SimTraffic LOS Report

Project: Eagle Mountain Eagle Quest TIS
Analysis Period: Future (2026) Background
Time Period: Morning Peak Hour

Project #: UT21-1962

Intersection: Pony Express Parkway & Aviator Avenue
Type: Signalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NB	L	190	190	100	15.4	B
	T	855	873	102	6.5	A
	Subtotal	1,045	1,063	102	8.1	A
SB	T	405	404	100	8.8	A
	R	325	332	102	8.2	A
	Subtotal	730	736	101	8.5	A
EB	L	200	192	96	16.6	B
	R	105	104	99	4.6	A
	Subtotal	305	296	97	12.4	B
Total		2,081	2,095	101	8.8	A

Intersection: Pony Express Parkway & Bobby Wren Blvd
Type: Signalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NB	L	5	4	76	11.2	B
	T	515	524	102	6.1	A
	R	15	16	107	3.0	A
	Subtotal	535	544	102	6.0	A
SB	L	170	165	97	12.0	B
	T	300	299	100	4.7	A
	R	40	44	109	3.9	A
	Subtotal	510	508	100	7.0	A
EB	L	70	71	101	16.1	B
	T	5	5	95	16.1	B
	R	5	6	114	6.4	A
	Subtotal	80	82	103	15.4	B
WB	L	50	51	102	16.1	B
	T	5	6	114	19.2	B
	R	460	469	102	17.6	B
	Subtotal	515	526	102	17.5	B
Total		1,641	1,660	101	10.5	B

SimTraffic LOS Report

Project: Eagle Mountain Eagle Quest TIS
Analysis Period: Future (2026) Background
Time Period: Morning Peak Hour

Project #: UT21-1962

Intersection: Pony Express Parkway & Eagle Mountain Boulevard
Type: Roundabout

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NB	L	275	281	102	16.4	C
	T	330	328	99	17.8	C
	R	30	29	97	15.8	C
	Subtotal	635	638	100	17.1	C
SB	L	60	59	99	8.3	A
	T	230	226	98	10.5	B
	R	65	71	110	2.7	A
	Subtotal	355	356	100	8.6	A
EB	L	90	96	106	13.4	B
	T	71	74	104	15.8	C
	R	105	106	101	13.9	B
	Subtotal	266	276	104	14.2	B
WB	L	30	29	97	19.7	C
	T	160	161	100	19.3	C
	R	115	118	103	16.9	C
	Subtotal	305	308	101	18.4	C
Total		1,562	1,578	101	15.0	B

SimTraffic LOS Report

Project: Eagle Mountain Eagle Quest TIS
Analysis Period: Future (2026) Background
Time Period: Evening Peak Hour

Project #: UT21-1962

Intersection: Pony Express Parkway & Mid Valley Road
Type: Signalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NB	L	45	40	89	10.5	B
	T	1,096	1,017	93	3.6	A
	Subtotal	1,141	1,057	93	3.9	A
SB	T	905	919	102	3.7	A
	R	75	75	100	2.2	A
	Subtotal	980	994	101	3.6	A
EB	L	45	40	89	11.8	B
	R	20	20	101	4.7	A
	Subtotal	65	60	92	9.4	A
Total		2,185	2,111	97	3.9	A

Intersection: Eagle Mountain Boulevard & Aviator Avenue
Type: Signalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NB	L	20	17	86	24.4	C
	T	515	468	91	17.9	B
	R	40	37	92	13.6	B
	Subtotal	575	522	91	17.8	B
SB	L	140	138	99	14.0	B
	T	495	497	100	9.5	A
	R	60	58	97	6.9	A
	Subtotal	695	693	100	10.2	B
EB	L	60	61	102	25.9	C
	T	40	40	100	15.8	B
	R	25	27	109	6.0	A
	Subtotal	125	128	102	18.5	B
WB	L	30	31	104	24.0	C
	T	30	28	94	17.8	B
	R	75	80	107	7.3	A
	Subtotal	135	139	103	13.1	B
Total		1,528	1,482	97	13.9	B

SimTraffic LOS Report

Project: Eagle Mountain Eagle Quest TIS
Analysis Period: Future (2026) Background
Time Period: Evening Peak Hour

Project #: UT21-1962

Intersection: Pony Express Parkway & Aviator Avenue
Type: Signalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NB	L	45	44	98	14.0	B
	T	1,046	963	92	6.8	A
	Subtotal	1,091	1,007	92	7.1	A
SB	T	860	877	102	8.0	A
	R	65	65	100	4.4	A
	Subtotal	925	942	102	7.8	A
EB	L	95	93	98	13.9	B
	R	95	98	103	6.2	A
	Subtotal	190	191	101	9.9	A
Total		2,206	2,140	97	7.6	A

Intersection: Pony Express Parkway & Bobby Wren Blvd
Type: Signalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NB	L	5	3	60	12.7	B
	T	795	714	90	17.1	B
	R	40	40	100	7.8	A
	Subtotal	840	757	90	16.6	B
SB	L	440	449	102	22.4	C
	T	460	470	102	6.5	A
	R	55	56	101	5.5	A
	Subtotal	955	975	102	13.8	B
EB	L	45	44	98	21.8	C
	T	5	6	120	18.3	B
	R	5	5	100	7.9	A
	Subtotal	55	55	100	20.2	C
WB	L	30	27	91	21.5	C
	T	5	5	100	27.6	C
	R	250	247	99	10.8	B
	Subtotal	285	279	98	12.1	B
Total		2,135	2,066	97	14.7	B

SimTraffic LOS Report

Project: Eagle Mountain Eagle Quest TIS
Analysis Period: Future (2026) Background
Time Period: Evening Peak Hour

Project #: UT21-1962

Intersection: Pony Express Parkway & Eagle Mountain Boulevard
Type: Roundabout

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NB	L	315	285	90	235.6	F
	T	415	365	88	238.4	F
	R	35	29	83	238.4	F
	Subtotal	765	679	89	237.2	F
SB	L	75	76	101	19.1	C
	T	346	349	101	21.3	C
	R	75	77	103	2.9	A
	Subtotal	496	502	101	18.1	C
EB	L	180	179	100	57.4	F
	T	151	154	102	58.9	F
	R	220	222	101	55.0	F
	Subtotal	551	555	101	56.9	F
WB	L	70	62	89	351.2	F
	T	185	162	88	357.1	F
	R	245	210	86	359.1	F
	Subtotal	500	434	87	357.2	F
Total		2,311	2,170	94	173.0	F

SimTraffic LOS Report

Project: Eagle Mountain Eagle Quest TIS
Analysis Period: Future (2026) Background (Mitigated)
Time Period: Morning Peak Hour

Project #: UT21-1962

Intersection: Pony Express Parkway & Mid Valley Road
Type: Signalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NB	L	170	167	98	14.1	B
	T	886	890	100	5.8	A
	Subtotal	1,056	1,057	100	7.1	A
SB	T	615	608	99	6.6	A
	R	175	173	99	3.9	A
	Subtotal	790	781	99	6.0	A
EB	L	130	128	99	16.4	B
	R	115	115	100	5.8	A
	Subtotal	245	243	99	11.4	B
Total		2,091	2,081	100	7.2	A

Intersection: Eagle Mountain Boulevard & Aviator Avenue
Type: Signalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NB	L	10	8	82	18.3	B
	T	366	376	103	16.3	B
	R	125	124	99	12.1	B
	Subtotal	501	508	101	15.3	B
SB	L	70	67	96	12.7	B
	T	210	211	100	7.4	A
	R	65	68	105	4.7	A
	Subtotal	345	346	100	7.9	A
EB	L	60	57	95	20.6	C
	T	40	40	99	12.7	B
	R	10	12	123	4.1	A
	Subtotal	110	109	99	15.9	B
WB	L	45	49	109	19.8	B
	T	25	26	103	15.0	B
	R	120	120	100	6.5	A
	Subtotal	190	195	103	11.0	B
Total		1,145	1,158	101	12.5	B

SimTraffic LOS Report

Project: Eagle Mountain Eagle Quest TIS
Analysis Period: Future (2026) Background (Mitigated)
Time Period: Morning Peak Hour

Project #: UT21-1962

Intersection: Pony Express Parkway & Aviator Avenue
Type: Signalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NB	L	190	188	99	15.0	B
	T	855	858	100	6.4	A
	Subtotal	1,045	1,046	100	7.9	A
SB	T	405	402	99	9.4	A
	R	325	323	99	7.9	A
	Subtotal	730	725	99	8.7	A
EB	L	200	200	100	16.1	B
	R	105	108	103	4.6	A
	Subtotal	305	308	101	12.1	B
Total		2,081	2,079	100	8.8	A

Intersection: Pony Express Parkway & Bobby Wren Blvd
Type: Signalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NB	L	5	4	76	7.5	A
	T	515	521	101	6.2	A
	R	15	17	113	3.5	A
	Subtotal	535	542	101	6.1	A
SB	L	170	166	98	11.4	B
	T	300	303	101	4.7	A
	R	40	39	97	3.8	A
	Subtotal	510	508	100	6.8	A
EB	L	70	67	96	15.9	B
	T	5	5	95	16.5	B
	R	5	5	95	8.3	A
	Subtotal	80	77	96	15.4	B
WB	L	50	46	92	17.6	B
	T	5	5	95	18.9	B
	R	460	455	99	17.7	B
	Subtotal	515	506	98	17.7	B
Total		1,641	1,633	99	10.4	B

SimTraffic LOS Report

Project: Eagle Mountain Eagle Quest TIS
Analysis Period: Future (2026) Background (Mitigated)
Time Period: Morning Peak Hour **Project #:** UT21-1962

Intersection: Pony Express Parkway & Eagle Mountain Boulevard
Type: Roundabout

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NB	L	275	280	102	7.6	A
	T	330	331	100	7.8	A
	R	30	31	104	5.8	A
	Subtotal	635	642	101	7.6	A
SB	L	60	59	99	8.4	A
	T	230	230	100	10.0	A
	R	65	67	103	2.8	A
	Subtotal	355	356	100	8.4	A
EB	L	90	94	104	11.4	B
	T	71	71	100	11.6	B
	R	105	112	106	11.0	B
	Subtotal	266	277	104	11.3	B
WB	L	30	29	97	10.9	B
	T	160	162	101	11.7	B
	R	115	117	102	6.1	A
	Subtotal	305	308	101	9.5	A
Total		1,562	1,583	101	8.8	A

SimTraffic LOS Report

Project: Eagle Mountain Eagle Quest TIS
Analysis Period: Future (2026) Background (Mitigated)
Time Period: Evening Peak Hour
Project #: UT21-1962

Intersection: Pony Express Parkway & Mid Valley Road
Type: Signalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NB	L	45	44	98	10.7	B
	T	1,096	1,083	99	4.0	A
	Subtotal	1,141	1,127	99	4.3	A
SB	T	905	914	101	3.8	A
	R	75	77	103	2.3	A
	Subtotal	980	991	101	3.7	A
EB	L	45	43	96	12.2	B
	R	20	20	101	5.1	A
	Subtotal	65	63	97	9.9	A
Total		2,185	2,181	100	4.2	A

Intersection: Eagle Mountain Boulevard & Aviator Avenue
Type: Signalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NB	L	20	18	91	23.7	C
	T	515	503	98	18.4	B
	R	40	42	105	13.2	B
	Subtotal	575	563	98	18.2	B
SB	L	140	135	97	15.4	B
	T	495	505	102	9.2	A
	R	60	61	102	6.6	A
	Subtotal	695	701	101	10.2	B
EB	L	60	58	97	26.2	C
	T	40	44	110	16.2	B
	R	25	26	105	6.3	A
	Subtotal	125	128	102	18.7	B
WB	L	30	30	101	25.5	C
	T	30	31	104	18.0	B
	R	75	76	101	7.6	A
	Subtotal	135	137	101	13.9	B
Total		1,528	1,529	100	14.2	B

SimTraffic LOS Report

Project: Eagle Mountain Eagle Quest TIS
Analysis Period: Future (2026) Background (Mitigated)
Time Period: Evening Peak Hour

Project #: UT21-1962

Intersection: Pony Express Parkway & Aviator Avenue
Type: Signalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NB	L	45	41	91	12.9	B
	T	1,046	1,034	99	6.7	A
	Subtotal	1,091	1,075	99	6.9	A
SB	T	860	872	101	7.9	A
	R	65	64	99	4.4	A
	Subtotal	925	936	101	7.7	A
EB	L	95	94	99	14.2	B
	R	95	94	99	5.9	A
	Subtotal	190	188	99	10.1	A
Total		2,206	2,199	100	7.5	A

Intersection: Pony Express Parkway & Bobby Wren Blvd
Type: Signalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NB	L	5	5	100	11.8	B
	T	795	788	99	18.2	B
	R	40	39	98	9.8	A
	Subtotal	840	832	99	17.8	B
SB	L	440	443	101	23.2	C
	T	460	469	102	6.5	A
	R	55	53	96	5.4	A
	Subtotal	955	965	101	14.1	B
EB	L	45	42	93	21.2	C
	T	5	5	100	21.6	C
	R	5	6	120	10.6	B
	Subtotal	55	53	96	20.0	B
WB	L	30	31	104	22.7	C
	T	5	5	100	25.9	C
	R	250	244	98	11.1	B
	Subtotal	285	280	98	12.6	B
Total		2,135	2,130	100	15.5	B

SimTraffic LOS Report

Project: Eagle Mountain Eagle Quest TIS
Analysis Period: Future (2026) Background (Mitigated)
Time Period: Evening Peak Hour **Project #:** UT21-1962

Intersection: Pony Express Parkway & Eagle Mountain Boulevard
Type: Roundabout

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NB	L	315	308	98	10.8	B
	T	415	411	99	8.2	A
	R	35	37	106	6.1	A
	Subtotal	765	756	99	9.2	A
SB	L	75	75	100	25.1	D
	T	346	356	103	27.1	D
	R	75	76	101	3.1	A
	Subtotal	496	507	102	23.2	C
EB	L	180	180	100	21.9	C
	T	151	156	103	30.1	D
	R	220	225	102	28.8	D
	Subtotal	551	561	102	26.9	D
WB	L	70	69	99	22.1	C
	T	185	185	100	23.0	C
	R	245	241	98	8.0	A
	Subtotal	500	495	99	15.6	C
Total		2,311	2,319	100	17.9	C

SimTraffic LOS Report

Project: Eagle Mountain Eagle Quest TIS
Analysis Period: Future (2026) Plus Project
Time Period: Morning Peak Hour

Project #: UT21-1962

Intersection: Pony Express Parkway & Mid Valley Road
Type: Signalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NB	L	170	168	99	15.1	B
	T	1,057	1,047	99	6.3	A
	Subtotal	1,227	1,215	99	7.5	A
SB	T	672	673	100	6.8	A
	R	175	170	97	4.0	A
	Subtotal	847	843	100	6.2	A
EB	L	130	124	96	16.9	B
	R	115	118	103	5.8	A
	Subtotal	245	242	99	11.5	B
Total		2,318	2,300	99	7.5	A

Intersection: Eagle Mountain Boulevard & Aviator Avenue
Type: Signalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NB	L	10	9	92	16.7	B
	T	377	384	102	17.1	B
	R	125	128	102	12.1	B
	Subtotal	512	521	102	15.9	B
SB	L	92	90	98	14.5	B
	T	210	211	100	7.6	A
	R	65	65	100	4.7	A
	Subtotal	367	366	100	8.8	A
EB	L	60	56	94	20.2	C
	T	40	39	97	12.5	B
	R	10	9	92	4.2	A
	Subtotal	110	104	95	15.9	B
WB	L	45	46	103	18.9	B
	T	25	27	107	16.1	B
	R	186	186	100	7.6	A
	Subtotal	256	259	101	10.5	B
Total		1,245	1,250	100	12.7	B

SimTraffic LOS Report

Project: Eagle Mountain Eagle Quest TIS
Analysis Period: Future (2026) Plus Project
Time Period: Morning Peak Hour

Project #: UT21-1962

Intersection: Pony Express Parkway & Aviator Avenue
Type: Signalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NB	L	190	191	100	18.1	B
	T	736	726	99	9.8	A
	R	10	11	113	4.0	A
	Subtotal	936	928	99	11.4	B
SB	L	91	91	100	21.0	C
	T	371	374	101	11.7	B
	R	325	326	100	8.8	A
	Subtotal	787	791	101	11.6	B
EB	L	200	193	97	21.0	C
	T	22	22	99	13.4	B
	R	105	103	98	4.4	A
	Subtotal	327	318	97	15.1	B
WB	L	34	31	91	17.7	B
	T	66	63	95	15.2	B
	R	291	297	102	10.9	B
	Subtotal	391	391	100	12.1	B
Total		2,442	2,428	99	12.1	B

Intersection: Pony Express Parkway & Bobby Wren Blvd
Type: Signalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NB	L	5	5	95	8.8	A
	T	525	517	98	5.6	A
	R	12	12	102	2.9	A
	Subtotal	542	534	99	5.6	A
SB	L	136	134	99	10.9	B
	T	334	336	101	4.6	A
	R	40	40	99	3.9	A
	Subtotal	510	510	100	6.2	A
EB	L	70	71	101	16.4	B
	T	5	6	114	16.2	B
	R	5	5	95	8.4	A
	Subtotal	80	82	103	15.9	B
WB	L	40	38	94	16.1	B
	T	5	4	76	18.5	B
	R	340	342	101	11.0	B
	Subtotal	385	384	100	11.6	B
Total		1,519	1,510	99	7.9	A

SimTraffic LOS Report

Project: Eagle Mountain Eagle Quest TIS
Analysis Period: Future (2026) Plus Project
Time Period: Morning Peak Hour

Project #: UT21-1962

Intersection: Pony Express Parkway & Eagle Mountain Boulevard
Type: Roundabout

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NB	L	275	277	101	16.8	C
	T	333	338	102	19.0	C
	R	30	32	108	15.6	C
	Subtotal	638	647	101	17.9	C
SB	L	62	60	97	8.3	A
	T	242	237	98	10.4	B
	R	76	79	104	2.8	A
	Subtotal	380	376	99	8.5	A
EB	L	93	88	94	14.2	B
	T	71	78	110	15.6	C
	R	105	104	99	14.1	B
	Subtotal	269	270	100	14.6	B
WB	L	30	28	94	14.4	B
	T	160	164	102	16.1	C
	R	116	109	94	13.3	B
	Subtotal	306	301	98	14.9	B
Total		1,592	1,594	100	14.5	B

Intersection: West Collector & West Access 1
Type: Unsignalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NB	R	9	8	91	0.3	A
	Subtotal	9	8	89	0.3	A
WB	L	26	28	109	3.9	A
	Subtotal	26	28	108	3.9	A
Total		34	36	104	3.1	A

SimTraffic LOS Report

Project: Eagle Mountain Eagle Quest TIS
Analysis Period: Future (2026) Plus Project
Time Period: Morning Peak Hour

Project #: UT21-1962

Intersection: West Collector & West Access 2
Type: Unsignalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NB	T	9	8	91	1.2	A
	R	35	35	100	0.5	A
	Subtotal	44	43	98	0.6	A
SB	T	26	28	109	0.8	A
	Subtotal	26	28	108	0.8	A
WB	L	105	105	100	4.5	A
	Subtotal	105	105	100	4.5	A
Total		175	176	101	2.9	A

Intersection: Aviator Avenue & West Collector
Type: Unsignalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
SB	T	0	0	0		
	R	131	132	101	4.1	A
	Subtotal	131	132	101	4.1	A
EB	L	44	42	96	4.1	A
	T	80	82	103	2.0	A
	Subtotal	124	124	100	2.7	A
WB	T	216	217	100	0.7	A
	Subtotal	216	217	100	0.7	A
Total		470	473	101	2.2	A

SimTraffic LOS Report

Project: Eagle Mountain Eagle Quest TIS
Analysis Period: Future (2026) Plus Project
Time Period: Morning Peak Hour

Project #: UT21-1962

Intersection: Aviator Avenue & South Access 1
Type: Unsignalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NB	L	43	45	105	5.0	A
	T	1	2	200	4.3	A
	Subtotal	44	47	107	5.0	A
SB	T	1	1	100	7.9	A
	R	52	49	94	3.7	A
	Subtotal	53	50	94	3.8	A
EB	L	17	16	94	2.0	A
	T	37	38	102	0.4	A
	R	12	14	119	0.1	A
	Subtotal	66	68	103	0.7	A
WB	T	121	123	101	0.8	A
	Subtotal	121	123	102	0.8	A
Total		284	288	101	2.0	A

Intersection: Aviator Avenue & South Access 2
Type: Unsignalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NB	L	43	42	98	4.3	A
	T	1	2	200	5.8	A
	Subtotal	44	44	100	4.4	A
SB	T	1	0	0		
	R	78	79	102	3.2	A
	Subtotal	79	79	100	3.2	A
EB	L	25	23	91	1.9	A
	T	0	0	0		
	R	12	15	128	0.2	A
	Subtotal	37	38	103	1.2	A
Total		160	161	101	3.1	A

SimTraffic LOS Report

Project: Eagle Mountain Eagle Quest TIS
Analysis Period: Future (2026) Plus Project
Time Period: Evening Peak Hour

Project #: UT21-1962

Intersection: Pony Express Parkway & Mid Valley Road
Type: Signalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NB	L	45	43	96	12.3	B
	T	1,208	1,208	100	4.5	A
	Subtotal	1,253	1,251	100	4.8	A
SB	T	1,095	1,086	99	4.2	A
	R	75	76	101	2.5	A
	Subtotal	1,170	1,162	99	4.1	A
EB	L	45	46	102	12.9	B
	R	20	19	96	5.7	A
	Subtotal	65	65	100	10.8	B
Total		2,488	2,478	100	4.6	A

Intersection: Eagle Mountain Boulevard & Aviator Avenue
Type: Signalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NB	L	20	18	91	24.3	C
	T	522	518	99	19.9	B
	R	40	36	90	13.8	B
	Subtotal	582	572	98	19.7	B
SB	L	213	220	103	17.4	B
	T	495	504	102	9.9	A
	R	60	62	104	7.2	A
	Subtotal	768	786	102	11.8	B
EB	L	60	54	90	27.3	C
	T	40	39	98	17.3	B
	R	25	24	97	5.7	A
	Subtotal	125	117	94	19.5	B
WB	L	30	28	94	28.2	C
	T	30	28	94	20.5	C
	R	118	121	103	8.7	A
	Subtotal	178	177	99	13.7	B
Total		1,652	1,652	100	15.3	B

SimTraffic LOS Report

Project: Eagle Mountain Eagle Quest TIS
Analysis Period: Future (2026) Plus Project
Time Period: Evening Peak Hour

Project #: UT21-1962

Intersection: Pony Express Parkway & Aviator Avenue
Type: Signalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NB	L	45	46	102	13.9	B
	T	947	948	100	18.5	B
	R	37	35	95	8.0	A
	Subtotal	1,029	1,029	100	17.9	B
SB	L	345	344	100	25.2	C
	T	706	701	99	8.6	A
	R	65	65	100	4.7	A
	Subtotal	1,116	1,110	99	13.5	B
EB	L	95	94	99	29.7	C
	T	73	71	98	22.3	C
	R	95	95	100	6.0	A
	Subtotal	263	260	99	19.0	B
WB	L	20	18	91	27.2	C
	T	43	40	93	23.2	C
	R	211	205	97	11.1	B
	Subtotal	274	263	96	14.0	B
Total		2,681	2,662	99	15.8	B

Intersection: Pony Express Parkway & Bobby Wren Blvd
Type: Signalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NB	L	5	4	80	10.4	B
	T	833	836	100	8.9	A
	R	30	30	101	5.2	A
	Subtotal	868	870	100	8.8	A
SB	L	285	279	98	14.0	B
	T	480	478	99	4.5	A
	R	55	57	103	3.9	A
	Subtotal	820	814	99	7.7	A
EB	L	45	44	98	20.5	C
	T	5	6	120	20.6	C
	R	5	7	140	7.0	A
	Subtotal	55	57	104	18.9	B
WB	L	25	24	97	20.8	C
	T	5	4	80	28.1	C
	R	151	151	100	9.3	A
	Subtotal	181	179	99	11.3	B
Total		1,924	1,920	100	8.9	A

SimTraffic LOS Report

Project: Eagle Mountain Eagle Quest TIS
Analysis Period: Future (2026) Plus Project
Time Period: Evening Peak Hour

Project #: UT21-1962

Intersection: Pony Express Parkway & Eagle Mountain Boulevard
Type: Roundabout

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NB	L	315	312	99	12.2	B
	T	427	428	100	9.5	A
	R	35	32	91	7.9	A
	Subtotal	777	772	99	10.5	B
SB	L	76	73	96	29.0	D
	T	352	354	100	28.6	D
	R	82	82	100	3.1	A
	Subtotal	510	509	100	24.5	C
EB	L	193	188	97	16.7	C
	T	150	150	100	17.8	C
	R	220	228	104	16.7	C
	Subtotal	563	566	101	17.0	C
WB	L	70	66	95	24.6	C
	T	185	180	97	26.2	D
	R	247	255	103	8.4	A
	Subtotal	502	501	100	16.9	C
Total		2,352	2,348	100	16.5	C

Intersection: West Collector & West Access 1
Type: Unsignalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NB	R	29	29	101	0.6	A
	Subtotal	29	29	100	0.6	A
WB	L	17	15	87	3.8	A
	Subtotal	17	15	88	3.8	A
Total		46	44	96	1.7	A

SimTraffic LOS Report

Project: Eagle Mountain Eagle Quest TIS
Analysis Period: Future (2026) Plus Project
Time Period: Evening Peak Hour

Project #: UT21-1962

Intersection: West Collector & West Access 2
Type: Unsignalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NB	T	29	29	100	1.9	A
	R	117	117	100	0.9	A
	Subtotal	146	146	100	1.1	A
SB	T	17	15	87	0.8	A
	Subtotal	17	15	88	0.8	A
WB	L	69	68	99	4.5	A
	Subtotal	69	68	99	4.5	A
Total		232	229	99	2.1	A

Intersection: Aviator Avenue & West Collector
Type: Unsignalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
SB	T	0	1	400	0.3	A
	R	86	83	97	3.4	A
	Subtotal	86	84	98	3.4	A
EB	L	146	146	100	5.4	A
	T	309	303	98	3.2	A
	Subtotal	455	449	99	3.9	A
WB	T	153	145	95	0.6	A
	Subtotal	153	145	95	0.6	A
Total		694	678	98	3.1	A

SimTraffic LOS Report

Project: Eagle Mountain Eagle Quest TIS
Analysis Period: Future (2026) Plus Project
Time Period: Evening Peak Hour

Project #: UT21-1962

Intersection: Aviator Avenue & South Access 1
Type: Unsignalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NB	L	35	33	94	6.0	A
	T	1	1	100	8.8	A
	Subtotal	36	34	94	6.1	A
SB	T	1	1	100	3.3	A
	R	33	33	101	3.2	A
	Subtotal	34	34	100	3.2	A
EB	L	57	58	101	2.3	A
	T	142	136	96	1.2	A
	R	55	56	101	0.5	A
	Subtotal	254	250	98	1.3	A
WB	T	85	79	93	0.7	A
	Subtotal	85	79	93	0.7	A
Total		409	397	97	1.7	A

Intersection: Aviator Avenue & South Access 2
Type: Unsignalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NB	L	34	34	100	4.9	A
	T	1	1	100	6.8	A
	Subtotal	35	35	100	5.0	A
SB	T	1	1	100	4.3	A
	R	51	46	90	3.1	A
	Subtotal	52	47	90	3.1	A
EB	L	87	83	95	2.4	A
	R	54	54	100	0.9	A
	Subtotal	141	137	97	1.8	A
Total		229	219	96	2.6	A

SimTraffic LOS Report

Project: Eagle Mountain Eagle Quest TIS
Analysis Period: Future (2040) Background
Time Period: Morning Peak Hour

Project #: UT21-1962

Intersection: Pony Express Parkway & Mid Valley Road
Type: Signalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NB	L	200	198	99	19.3	B
	T	1,036	1,042	101	8.3	A
	R	10	11	107	3.0	A
	Subtotal	1,246	1,251	100	10.0	A
SB	L	15	14	92	19.4	B
	T	705	701	99	9.5	A
	R	195	188	96	4.3	A
	Subtotal	915	903	99	8.6	A
EB	L	150	149	99	19.3	B
	T	25	23	93	20.0	B
	R	135	138	102	7.5	A
	Subtotal	310	310	100	14.1	B
WB	L	10	12	117	15.5	B
	T	50	48	96	15.6	B
	R	30	33	110	8.3	A
	Subtotal	90	93	103	13.0	B
Total		2,562	2,557	100	10.1	B

Intersection: Eagle Mountain Boulevard & Aviator Avenue
Type: Signalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NB	L	15	13	85	13.2	B
	T	335	336	100	10.1	B
	R	130	135	104	6.9	A
	Subtotal	480	484	101	9.3	A
SB	L	100	92	92	11.8	B
	T	175	174	100	5.4	A
	R	80	81	102	2.7	A
	Subtotal	355	347	98	6.5	A
EB	L	80	81	102	17.8	B
	T	60	61	102	12.3	B
	R	15	15	98	3.1	A
	Subtotal	155	157	101	14.3	B
WB	L	50	48	96	20.0	B
	T	40	42	104	15.3	B
	R	155	160	103	5.9	A
	Subtotal	245	250	102	10.2	B
Total		1,236	1,238	100	9.3	A

SimTraffic LOS Report

Project: Eagle Mountain Eagle Quest TIS
Analysis Period: Future (2040) Background
Time Period: Morning Peak Hour

Project #: UT21-1962

Intersection: Pony Express Parkway & Aviator Avenue
Type: Signalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NB	L	225	225	100	17.7	B
	T	1,020	1,029	101	7.9	A
	Subtotal	1,245	1,254	101	9.7	A
SB	T	501	497	99	11.2	B
	R	350	352	101	9.2	A
	Subtotal	851	849	100	10.4	B
EB	L	225	226	100	18.4	B
	R	130	128	98	5.3	A
	Subtotal	355	354	100	13.7	B
Total		2,452	2,457	100	10.5	B

Intersection: Pony Express Parkway & Bobby Wren Blvd
Type: Signalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NB	L	10	12	117	10.5	B
	T	775	783	101	7.6	A
	R	20	20	101	4.3	A
	Subtotal	805	815	101	7.6	A
SB	L	140	134	96	14.7	B
	T	442	440	100	5.8	A
	R	50	47	94	4.9	A
	Subtotal	632	621	98	7.7	A
EB	L	85	85	100	15.8	B
	T	5	5	100	16.4	B
	R	10	11	107	7.1	A
	Subtotal	100	101	101	14.9	B
WB	L	50	54	109	16.1	B
	T	5	6	120	19.2	B
	R	385	387	101	18.0	B
	Subtotal	440	447	102	17.8	B
Total		1,975	1,984	100	10.3	B

SimTraffic LOS Report

Project: Eagle Mountain Eagle Quest TIS
Analysis Period: Future (2040) Background
Time Period: Morning Peak Hour

Project #: UT21-1962

Intersection: Pony Express Parkway & Eagle Mountain Boulevard
Type: Roundabout

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NB	L	360	366	102	8.0	A
	T	630	639	101	7.3	A
	R	65	62	95	5.3	A
	Subtotal	1,055	1,067	101	7.4	A
SB	L	55	52	95	6.5	A
	T	406	413	102	6.4	A
	R	40	41	102	4.2	A
	Subtotal	501	506	101	6.2	A
EB	L	65	64	98	8.1	A
	T	40	40	99	8.2	A
	R	135	134	99	7.3	A
	Subtotal	240	238	99	7.7	A
WB	L	65	67	103	10.9	B
	T	80	76	95	7.5	A
	R	110	109	99	5.0	A
	Subtotal	255	252	99	7.3	A
Total		2,051	2,063	101	7.1	A

SimTraffic LOS Report

Project: Eagle Mountain Eagle Quest TIS
Analysis Period: Future (2040) Background
Time Period: Evening Peak Hour

Project #: UT21-1962

Intersection: Pony Express Parkway & Mid Valley Road
Type: Signalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NB	L	210	201	96	20.7	C
	T	1,260	1,267	101	7.8	A
	R	10	11	107	4.0	A
	Subtotal	1,480	1,479	100	9.5	A
SB	L	30	32	107	21.4	C
	T	1,005	1,000	100	9.5	A
	R	90	90	100	3.9	A
	Subtotal	1,125	1,122	100	9.4	A
EB	L	80	81	102	20.9	C
	T	50	49	98	23.2	C
	R	70	72	102	8.1	A
	Subtotal	200	202	101	16.9	B
WB	L	10	10	98	20.8	C
	T	25	23	93	18.8	B
	R	15	17	111	10.6	B
	Subtotal	50	50	100	16.4	B
Total		2,856	2,853	100	10.1	B

Intersection: Eagle Mountain Boulevard & Aviator Avenue
Type: Signalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NB	L	30	27	90	16.6	B
	T	616	615	100	12.8	B
	R	45	45	99	8.6	A
	Subtotal	691	687	99	12.7	B
SB	L	160	155	97	13.5	B
	T	510	521	102	5.6	A
	R	65	69	106	3.5	A
	Subtotal	735	745	101	7.0	A
EB	L	65	64	98	24.0	C
	T	45	42	93	14.6	B
	R	30	35	117	4.7	A
	Subtotal	140	141	101	16.4	B
WB	L	35	36	103	22.2	C
	T	35	34	97	15.7	B
	R	90	96	107	6.5	A
	Subtotal	160	166	104	11.8	B
Total		1,726	1,739	101	10.5	B

SimTraffic LOS Report

Project: Eagle Mountain Eagle Quest TIS
Analysis Period: Future (2040) Background
Time Period: Evening Peak Hour

Project #: UT21-1962

Intersection: Pony Express Parkway & Aviator Avenue
Type: Signalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NB	L	60	60	100	15.8	B
	T	1,375	1,373	100	8.1	A
	Subtotal	1,435	1,433	100	8.4	A
SB	T	1,010	1,008	100	9.3	A
	R	75	75	100	6.1	A
	Subtotal	1,085	1,083	100	9.1	A
EB	L	105	101	96	17.9	B
	R	115	117	102	7.7	A
	Subtotal	220	218	99	12.4	B
Total		2,741	2,734	100	9.0	A

Intersection: Pony Express Parkway & Bobby Wren Blvd
Type: Signalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NB	L	10	10	98	12.1	B
	T	1,181	1,185	100	13.5	B
	R	45	48	106	9.6	A
	Subtotal	1,236	1,243	101	13.3	B
SB	L	365	358	98	23.6	C
	T	691	696	101	5.4	A
	R	70	72	102	4.8	A
	Subtotal	1,126	1,126	100	11.1	B
EB	L	50	50	101	25.9	C
	T	5	6	120	21.7	C
	R	10	11	107	11.0	B
	Subtotal	65	67	103	23.1	C
WB	L	35	30	86	24.5	C
	T	5	4	80	24.5	C
	R	205	201	98	14.4	B
	Subtotal	245	235	96	15.9	B
Total		2,672	2,671	100	12.9	B

SimTraffic LOS Report

Project: Eagle Mountain Eagle Quest TIS
Analysis Period: Future (2040) Background
Time Period: Evening Peak Hour

Project #: UT21-1962

Intersection: Pony Express Parkway & Eagle Mountain Boulevard
Type: Roundabout

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NB	L	420	415	99	21.7	C
	T	765	761	99	11.4	B
	R	40	42	104	9.0	A
	Subtotal	1,225	1,218	99	14.8	B
SB	L	80	79	99	10.7	B
	T	576	573	100	8.7	A
	R	80	85	107	5.8	A
	Subtotal	736	737	100	8.6	A
EB	L	190	198	104	17.3	C
	T	156	156	100	15.0	B
	R	230	244	106	13.8	B
	Subtotal	576	598	104	15.3	C
WB	L	80	81	102	33.0	D
	T	190	187	98	20.1	C
	R	280	284	101	15.2	C
	Subtotal	550	552	100	19.5	C
Total		3,087	3,105	101	14.3	B

SimTraffic LOS Report

Project: Eagle Mountain Eagle Quest TIS
Analysis Period: Future (2040) Plus Project
Time Period: Morning Peak Hour

Project #: UT21-1962

Intersection: Pony Express Parkway & Mid Valley Road
Type: Signalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NB	L	204	196	96	17.7	B
	T	1,096	1,108	101	8.0	A
	R	10	10	98	3.0	A
	Subtotal	1,310	1,314	100	9.4	A
SB	L	15	15	98	21.9	C
	T	726	722	99	9.4	A
	R	195	194	99	3.8	A
	Subtotal	936	931	99	8.4	A
EB	L	150	154	103	27.8	C
	T	26	25	96	16.2	B
	R	136	134	98	6.4	A
	Subtotal	312	313	100	17.7	B
WB	L	10	12	117	25.7	C
	T	53	50	95	19.8	B
	R	30	29	97	10.7	B
	Subtotal	93	91	98	17.7	B
Total		2,652	2,649	100	10.3	B

Intersection: Eagle Mountain Boulevard & Aviator Avenue
Type: Signalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NB	L	15	14	92	14.4	B
	T	340	342	101	10.7	B
	R	130	133	102	6.9	A
	Subtotal	485	489	101	9.8	A
SB	L	104	104	100	12.6	B
	T	175	173	99	5.4	A
	R	80	83	104	2.5	A
	Subtotal	359	360	100	6.8	A
EB	L	80	81	102	17.2	B
	T	60	57	95	12.0	B
	R	15	15	98	3.1	A
	Subtotal	155	153	99	13.9	B
WB	L	50	51	103	18.9	B
	T	40	43	107	14.8	B
	R	168	166	99	6.2	A
	Subtotal	258	260	101	10.1	B
Total		1,257	1,262	100	9.5	A

SimTraffic LOS Report

Project: Eagle Mountain Eagle Quest TIS
Analysis Period: Future (2040) Plus Project
Time Period: Morning Peak Hour

Project #: UT21-1962

Intersection: Pony Express Parkway & Aviator Avenue
Type: Signalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NB	L	225	229	102	18.0	B
	T	941	949	101	8.8	A
	R	13	13	98	3.7	A
	Subtotal	1,179	1,191	101	10.5	B
SB	L	30	27	90	19.4	B
	T	479	478	100	11.1	B
	R	350	349	100	8.5	A
	Subtotal	859	854	99	10.3	B
EB	L	225	222	99	20.9	C
	T	4	5	125	12.4	B
	R	130	138	106	6.0	A
	Subtotal	359	365	102	15.2	B
WB	L	17	15	90	15.1	B
	T	13	13	98	14.6	B
	R	99	101	102	8.0	A
	Subtotal	129	129	100	9.5	A
Total		2,527	2,539	100	11.1	B

Intersection: Pony Express Parkway & Bobby Wren Blvd
Type: Signalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NB	L	10	10	98	10.9	B
	T	790	800	101	7.0	A
	R	10	11	107	4.0	A
	Subtotal	810	821	101	7.0	A
SB	L	117	119	102	13.9	B
	T	458	462	101	5.6	A
	R	50	50	101	4.7	A
	Subtotal	625	631	101	7.1	A
EB	L	85	84	99	15.8	B
	T	5	5	100	15.0	B
	R	10	10	98	8.8	A
	Subtotal	100	99	99	15.1	B
WB	L	45	42	93	15.9	B
	T	5	6	120	17.5	B
	R	305	309	101	12.7	B
	Subtotal	355	357	101	13.2	B
Total		1,890	1,908	101	8.6	A

SimTraffic LOS Report

Project: Eagle Mountain Eagle Quest TIS
Analysis Period: Future (2040) Plus Project
Time Period: Morning Peak Hour

Project #: UT21-1962

Intersection: Pony Express Parkway & Eagle Mountain Boulevard
Type: Roundabout

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NB	L	360	362	101	8.5	A
	T	632	647	102	7.5	A
	R	65	73	112	5.1	A
	Subtotal	1,057	1,082	102	7.7	A
SB	L	56	58	104	7.2	A
	T	412	409	99	6.4	A
	R	46	48	105	4.3	A
	Subtotal	514	515	100	6.3	A
EB	L	67	62	92	8.4	A
	T	40	44	109	9.1	A
	R	135	134	99	6.8	A
	Subtotal	242	240	99	7.6	A
WB	L	65	65	100	10.8	B
	T	80	80	100	7.6	A
	R	110	114	104	5.3	A
	Subtotal	255	259	102	7.4	A
Total		2,068	2,096	101	7.3	A

Intersection: West Collector & North Collector
Type: Unsignalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NB	L	23	23	101	3.9	A
	R	16	18	114	2.0	A
	Subtotal	39	41	105	3.1	A
EB	T	12	10	82	1.3	A
	R	8	9	109	1.0	A
	Subtotal	20	19	95	1.2	A
WB	L	6	4	64	1.7	A
	T	36	38	105	0.4	A
	Subtotal	42	42	100	0.5	A
Total		102	102	100	1.7	A

SimTraffic LOS Report

Project: Eagle Mountain Eagle Quest TIS
Analysis Period: Future (2040) Plus Project
Time Period: Morning Peak Hour

Project #: UT21-1962

Intersection: North Access 1 & North Collector
Type: Unsignalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NB	L	20	18	91	4.3	A
	R	28	32	114	3.0	A
	Subtotal	48	50	104	3.5	A
EB	T	22	22	101	0.3	A
	R	7	7	97	0.2	A
	Subtotal	29	29	100	0.3	A
WB	L	9	9	97	1.9	A
	T	22	23	106	0.5	A
	Subtotal	31	32	103	0.9	A
Total		108	111	103	1.9	A

Intersection: North Access 2 & North Collector
Type: Unsignalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NB	L	16	15	95	4.4	A
	R	32	35	109	3.1	A
	Subtotal	48	50	104	3.5	A
EB	T	44	46	103	0.3	A
	R	5	6	120	0.2	A
	Subtotal	49	52	106	0.3	A
WB	L	11	10	89	1.6	A
	T	16	17	110	0.2	A
	Subtotal	27	27	100	0.7	A
Total		124	129	104	1.6	A

SimTraffic LOS Report

Project: Eagle Mountain Eagle Quest TIS
Analysis Period: Future (2040) Plus Project
Time Period: Morning Peak Hour

Project #: UT21-1962

Intersection: Airport Road & North Collector
Type: Unsignalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NB	T	1,003	1,021	102	1.4	A
	Subtotal	1,003	1,021	102	1.4	A
SB	T	748	747	100	1.3	A
	R	26	26	100	1.3	A
	Subtotal	774	773	100	1.3	A
EB	L	74	77	104	29.3	D
	T	1	1	133	0.4	A
	R	2	3	150	3.6	A
	Subtotal	77	81	105	28.0	D
Total		1,854	1,875	101	2.5	A

Intersection: West Collector & West Access 1
Type: Unsignalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NB	T	16	16	102	0.3	A
	R	1	1	100	0.3	A
	Subtotal	17	17	100	0.3	A
SB	L	8	7	85	1.6	A
	T	6	6	96	0.3	A
	Subtotal	14	13	93	1.0	A
WB	L	2	1	50	3.2	A
	R	23	25	110	2.7	A
	Subtotal	25	26	104	2.7	A
Total		56	56	100	1.6	A

SimTraffic LOS Report

Project: Eagle Mountain Eagle Quest TIS
Analysis Period: Future (2040) Plus Project
Time Period: Morning Peak Hour

Project #: UT21-1962

Intersection: West Collector & West Access 2
Type: Unsignalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NB	T	1	1	100	0.2	A
	R	5	6	120	0.2	A
	Subtotal	6	7	117	0.2	A
SB	L	6	4	64	1.5	A
	T	2	3	150	0.2	A
	Subtotal	8	7	88	0.9	A
WB	L	16	17	108	4.0	A
	R	16	17	108	2.8	A
	Subtotal	32	34	106	3.4	A
Total		46	48	105	2.6	A

Intersection: Aviator Avenue & West Collector
Type: Unsignalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
SB	L	1	1	100	3.8	A
	R	17	19	113	2.4	A
	Subtotal	18	20	111	2.5	A
EB	L	5	5	100	2.7	A
	T	43	41	95	1.0	A
	Subtotal	48	46	96	1.2	A
WB	T	86	87	101	0.4	A
	R	1	2	200	0.3	A
	Subtotal	87	89	102	0.4	A
Total		153	155	101	0.9	A

SimTraffic LOS Report

Project: Eagle Mountain Eagle Quest TIS
Analysis Period: Future (2040) Plus Project
Time Period: Morning Peak Hour

Project #: UT21-1962

Intersection: Airport Road & East Access
Type: Unsignalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NB	L	1	0	0		
	T	944	960	102	1.2	A
	Subtotal	945	960	102	1.2	A
SB	T	731	730	100	1.1	A
	R	19	21	112	0.7	A
	Subtotal	750	751	100	1.1	A
EB	L	59	60	102	27.1	D
	R	3	3	100	3.5	A
	Subtotal	62	63	102	26.0	D
Total		1,757	1,774	101	2.0	A

Intersection: Aviator Avenue & South Access 1
Type: Unsignalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NB	L	29	31	107	4.6	A
	T	1	2	200	3.9	A
	R	13	16	121	3.0	A
	Subtotal	43	49	114	4.0	A
SB	L	10	10	98	4.5	A
	T	1	1	100	5.5	A
	R	17	17	101	3.1	A
	Subtotal	28	28	100	3.7	A
EB	L	6	6	96	1.4	A
	T	27	24	89	0.2	A
	R	11	12	107	0.1	A
	Subtotal	44	42	95	0.3	A
WB	L	4	3	75	2.1	A
	T	43	43	100	0.6	A
	R	2	3	150	0.4	A
	Subtotal	49	49	100	0.7	A
Total		165	168	102	2.1	A

SimTraffic LOS Report

Project: Eagle Mountain Eagle Quest TIS
Analysis Period: Future (2040) Plus Project
Time Period: Morning Peak Hour

Project #: UT21-1962

Intersection: Aviator Avenue & South Access 2
Type: Unsignalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NB	L	27	27	100	4.3	A
	T	1	1	100	3.9	A
	R	14	15	105	3.1	A
	Subtotal	42	43	102	3.9	A
SB	L	9	11	119	3.9	A
	T	1	1	100	5.8	A
	R	10	11	107	2.7	A
	Subtotal	20	23	115	3.4	A
EB	L	3	3	100	1.6	A
	T	38	37	97	0.5	A
	R	10	11	107	0.3	A
	Subtotal	51	51	100	0.5	A
WB	L	4	3	75	1.7	A
	T	10	10	98	0.2	A
	R	3	3	100	0.1	A
	Subtotal	17	16	94	0.5	A
Total		132	133	101	2.1	A

Intersection: Airport Road & Aviator Avenue
Type: Unsignalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NB	L	2	1	50	2.4	A
	T	891	908	102	0.9	A
	Subtotal	893	909	102	0.9	A
SB	T	720	719	100	1.4	A
	R	15	15	98	1.0	A
	Subtotal	735	734	100	1.4	A
EB	L	54	54	100	28.3	D
	T	1	1	133	0.6	A
	R	6	7	112	2.9	A
	Subtotal	61	62	102	25.0	C
Total		1,689	1,705	101	2.0	A

SimTraffic LOS Report

Project: Eagle Mountain Eagle Quest TIS
Analysis Period: Future (2040) Plus Project
Time Period: Evening Peak Hour

Project #: UT21-1962

Intersection: Pony Express Parkway & Mid Valley Road
Type: Signalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NB	L	212	209	99	21.0	C
	T	1,303	1,295	99	7.2	A
	R	10	11	107	3.6	A
	Subtotal	1,525	1,515	99	9.1	A
SB	L	30	30	100	21.4	C
	T	1,073	1,065	99	8.9	A
	R	90	88	98	3.3	A
	Subtotal	1,193	1,183	99	8.8	A
EB	L	80	77	97	32.5	C
	T	53	56	106	21.4	C
	R	74	71	96	7.6	A
	Subtotal	207	204	99	20.8	C
WB	L	10	10	98	36.4	D
	T	27	25	93	18.8	B
	R	15	15	98	10.8	B
	Subtotal	52	50	96	19.9	B
Total		2,978	2,952	99	10.0	A

Intersection: Eagle Mountain Boulevard & Aviator Avenue
Type: Signalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NB	L	30	27	90	18.4	B
	T	620	614	99	12.8	B
	R	45	41	91	9.2	A
	Subtotal	695	682	98	12.8	B
SB	L	175	178	102	13.9	B
	T	510	505	99	5.8	A
	R	65	70	108	3.9	A
	Subtotal	750	753	100	7.5	A
EB	L	65	67	103	23.4	C
	T	45	43	95	15.4	B
	R	30	31	103	4.4	A
	Subtotal	140	141	101	16.8	B
WB	L	35	39	111	25.6	C
	T	35	36	103	17.1	B
	R	99	103	104	6.7	A
	Subtotal	169	178	105	12.9	B
Total		1,755	1,754	100	10.9	B

SimTraffic LOS Report

Project: Eagle Mountain Eagle Quest TIS
Analysis Period: Future (2040) Plus Project
Time Period: Evening Peak Hour

Project #: UT21-1962

Intersection: Pony Express Parkway & Aviator Avenue
Type: Signalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NB	L	60	60	100	16.1	B
	T	1,318	1,299	99	10.0	A
	R	22	23	106	5.9	A
	Subtotal	1,400	1,382	99	10.2	B
SB	L	123	123	100	25.1	C
	T	914	909	99	7.9	A
	R	75	77	102	4.5	A
	Subtotal	1,112	1,109	100	9.6	A
EB	L	105	103	98	21.5	C
	T	15	14	92	18.1	B
	R	115	122	106	8.4	A
	Subtotal	235	239	102	14.6	B
WB	L	13	11	83	20.2	C
	T	9	10	108	16.5	B
	R	76	82	108	11.5	B
	Subtotal	98	103	105	12.9	B
Total		2,846	2,833	100	10.5	B

Intersection: Pony Express Parkway & Bobby Wren Blvd
Type: Signalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NB	L	10	10	98	12.9	B
	T	1,211	1,196	99	10.8	B
	R	35	36	103	7.2	A
	Subtotal	1,256	1,242	99	10.7	B
SB	L	262	262	100	20.1	C
	T	711	712	100	5.2	A
	R	70	68	97	5.0	A
	Subtotal	1,043	1,042	100	8.9	A
EB	L	50	47	94	23.4	C
	T	5	5	100	27.6	C
	R	10	12	117	10.5	B
	Subtotal	65	64	98	21.3	C
WB	L	30	30	100	21.4	C
	T	5	6	120	26.5	C
	R	139	139	100	12.7	B
	Subtotal	174	175	101	14.7	B
Total		2,538	2,523	99	10.5	B

SimTraffic LOS Report

Project: Eagle Mountain Eagle Quest TIS
Analysis Period: Future (2040) Plus Project
Time Period: Evening Peak Hour

Project #: UT21-1962

Intersection: Pony Express Parkway & Eagle Mountain Boulevard
Type: Roundabout

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NB	L	420	417	99	18.9	C
	T	776	768	99	10.9	B
	R	40	39	97	8.3	A
	Subtotal	1,236	1,224	99	13.5	B
SB	L	81	75	93	10.3	B
	T	585	599	102	8.5	A
	R	85	81	96	6.0	A
	Subtotal	751	755	101	8.4	A
EB	L	197	197	100	17.5	C
	T	156	154	99	14.1	B
	R	230	229	100	13.2	B
	Subtotal	583	580	99	14.9	B
WB	L	80	80	100	28.3	D
	T	190	184	97	18.5	C
	R	282	277	98	15.5	C
	Subtotal	552	541	98	18.4	C
Total		3,122	3,100	99	13.4	B

Intersection: West Collector & North Collector
Type: Unsignalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NB	L	16	15	95	4.3	A
	R	10	10	98	2.1	A
	Subtotal	26	25	96	3.4	A
EB	T	41	35	85	1.8	A
	R	25	27	109	1.7	A
	Subtotal	66	62	94	1.8	A
WB	L	17	14	84	2.3	A
	T	24	25	102	0.6	A
	Subtotal	41	39	95	1.2	A
Total		133	126	95	1.9	A

SimTraffic LOS Report

Project: Eagle Mountain Eagle Quest TIS
Analysis Period: Future (2040) Plus Project
Time Period: Evening Peak Hour

Project #: UT21-1962

Intersection: North Access 1 & North Collector
Type: Unsignalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NB	L	13	12	91	4.4	A
	R	18	20	113	2.8	A
	Subtotal	31	32	103	3.4	A
EB	T	29	24	83	0.4	A
	R	22	20	92	0.3	A
	Subtotal	51	44	86	0.4	A
WB	L	31	33	106	1.8	A
	T	28	28	100	0.6	A
	Subtotal	59	61	103	1.2	A
Total		141	137	97	1.5	A

Intersection: North Access 2 & North Collector
Type: Unsignalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NB	L	11	12	107	4.9	A
	R	21	19	92	2.7	A
	Subtotal	32	31	97	3.6	A
EB	T	28	22	79	0.5	A
	R	18	21	118	0.2	A
	Subtotal	46	43	93	0.4	A
WB	L	35	31	89	1.7	A
	T	48	48	101	0.4	A
	Subtotal	83	79	95	0.9	A
Total		160	153	95	1.3	A

SimTraffic LOS Report

Project: Eagle Mountain Eagle Quest TIS
Analysis Period: Future (2040) Plus Project
Time Period: Evening Peak Hour

Project #: UT21-1962

Intersection: Airport Road & North Collector
Type: Unsignalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NB	L	1	0	0		
	T	991	998	101	1.4	A
	Subtotal	992	998	101	1.4	A
SB	T	1,266	1,262	100	2.2	A
	R	82	78	95	2.5	A
	Subtotal	1,348	1,340	99	2.2	A
EB	L	48	41	86	58.7	F
	R	1	1	100	3.7	A
	Subtotal	49	42	86	57.4	F
Total		2,388	2,380	100	2.9	A

Intersection: West Collector & West Access 1
Type: Unsignalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NB	T	10	10	98	0.3	A
	R	2	3	150	0.2	A
	Subtotal	12	13	108	0.3	A
SB	L	24	21	88	1.6	A
	T	18	20	113	0.5	A
	Subtotal	42	41	98	1.1	A
WB	L	1	0	0		
	R	16	16	102	2.7	A
	Subtotal	17	16	94	2.7	A
Total		70	70	99	1.3	A

SimTraffic LOS Report

Project: Eagle Mountain Eagle Quest TIS
Analysis Period: Future (2040) Plus Project
Time Period: Evening Peak Hour

Project #: UT21-1962

Intersection: West Collector & West Access 2
Type: Unsignalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NB	T	2	1	50	0.1	A
	R	17	15	90	0.2	A
	Subtotal	19	16	84	0.2	A
SB	L	18	20	113	1.6	A
	T	1	1	100	0.6	A
	Subtotal	19	21	111	1.6	A
WB	L	10	12	117	4.2	A
	R	10	12	117	2.6	A
	Subtotal	20	24	120	3.4	A
Total		58	61	105	1.9	A

Intersection: Aviator Avenue & West Collector
Type: Unsignalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
SB	L	1	1	100	2.9	A
	R	10	12	117	2.6	A
	Subtotal	11	13	118	2.6	A
EB	L	17	15	90	3.5	A
	T	143	146	102	1.9	A
	Subtotal	160	161	101	2.0	A
WB	T	81	83	102	0.3	A
	R	2	2	100	0.2	A
	Subtotal	83	85	102	0.3	A
Total		254	259	102	1.5	A

SimTraffic LOS Report

Project: Eagle Mountain Eagle Quest TIS
Analysis Period: Future (2040) Plus Project
Time Period: Evening Peak Hour

Project #: UT21-1962

Intersection: Airport Road & East Access
Type: Unsignalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NB	L	3	3	100	10.9	B
	T	953	957	100	1.2	A
	Subtotal	956	960	100	1.2	A
SB	T	1,202	1,200	100	1.7	A
	R	66	63	95	1.5	A
	Subtotal	1,268	1,263	100	1.7	A
EB	L	39	41	104	46.1	E
	R	2	1	50	7.8	A
	Subtotal	41	42	102	45.2	E
Total		2,265	2,265	100	2.3	A

Intersection: Aviator Avenue & South Access 1
Type: Unsignalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NB	L	24	24	101	5.0	A
	T	1	1	100	4.3	A
	R	12	14	114	3.3	A
	Subtotal	37	39	105	4.4	A
SB	L	6	6	96	4.9	A
	T	1	1	100	3.7	A
	R	11	11	98	3.1	A
	Subtotal	18	18	100	3.7	A
EB	L	19	20	107	1.9	A
	T	57	56	98	0.8	A
	R	34	36	106	0.3	A
	Subtotal	110	112	102	0.8	A
WB	L	18	16	90	2.2	A
	T	48	51	105	0.5	A
	R	10	9	88	0.3	A
	Subtotal	76	76	100	0.8	A
Total		242	245	101	1.6	A

SimTraffic LOS Report

Project: Eagle Mountain Eagle Quest TIS
Analysis Period: Future (2040) Plus Project
Time Period: Evening Peak Hour

Project #: UT21-1962

Intersection: Aviator Avenue & South Access 2
Type: Unsignalized

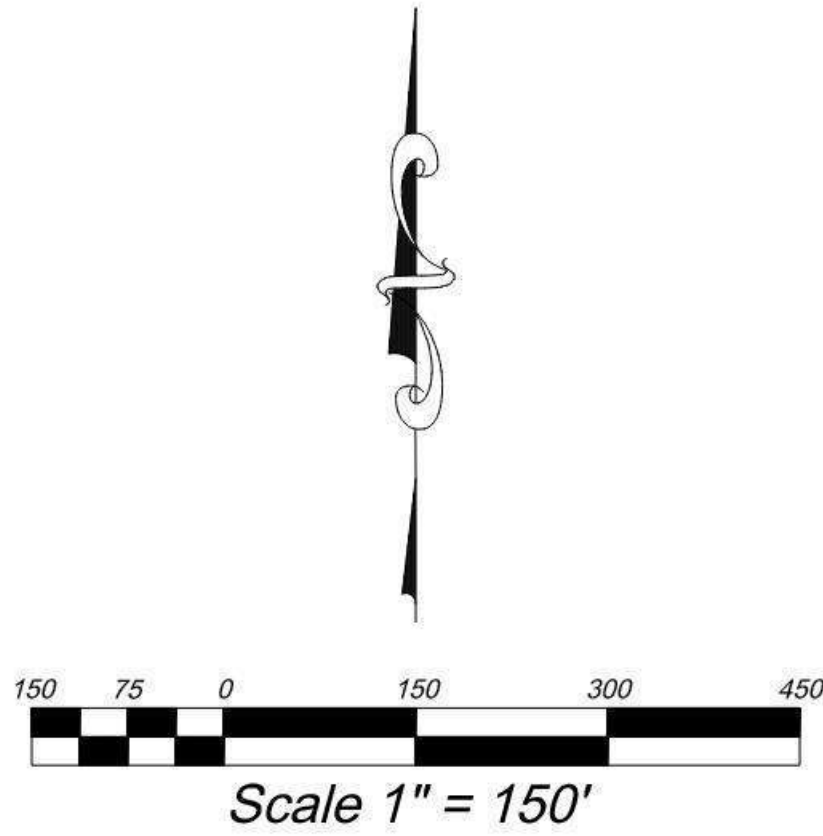
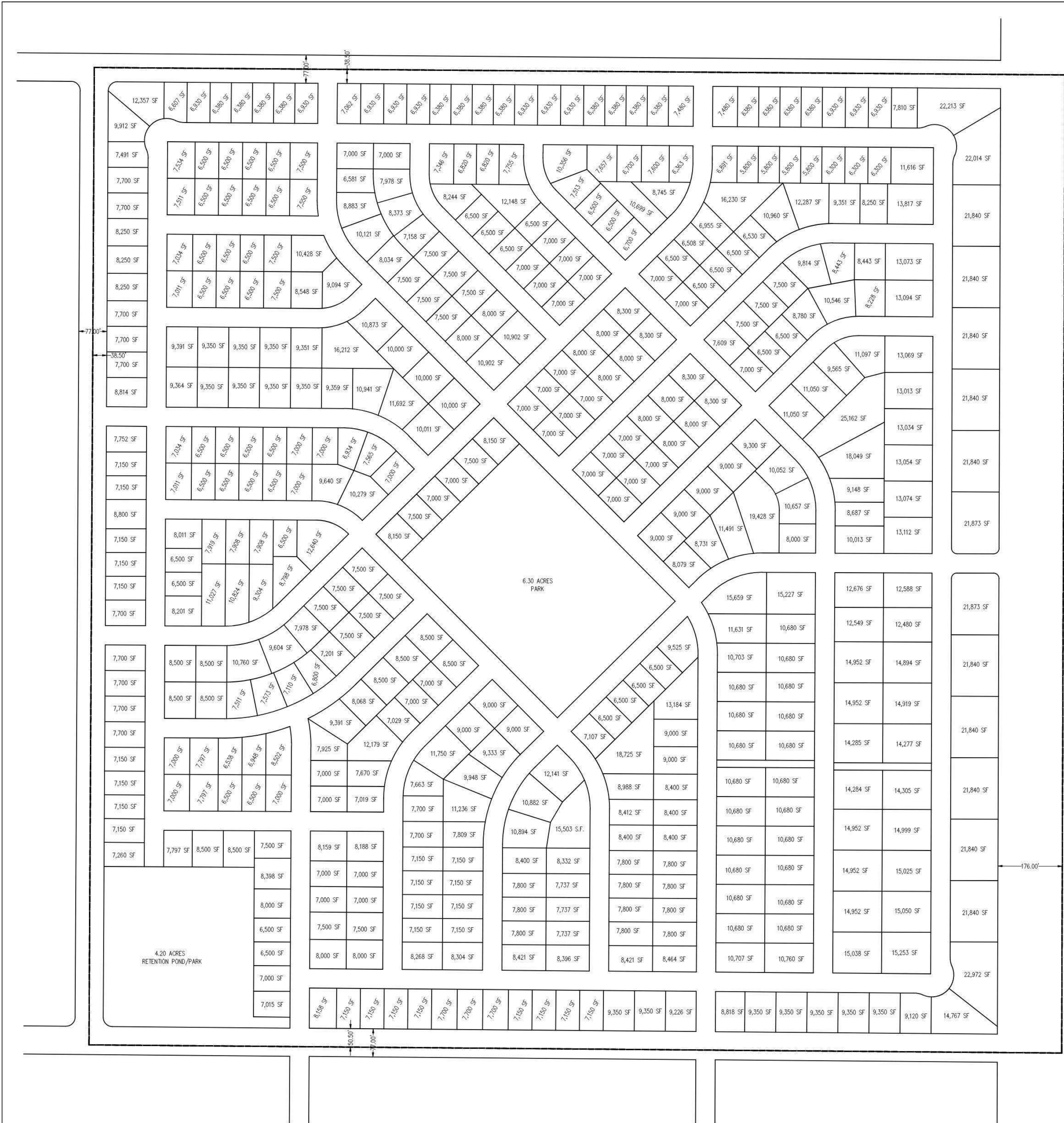
Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NB	L	23	22	97	4.6	A
	T	1	1	100	3.9	A
	R	12	12	98	3.1	A
	Subtotal	36	35	97	4.1	A
SB	L	6	6	96	4.1	A
	T	1	1	100	3.5	A
	R	6	6	96	3.0	A
	Subtotal	13	13	100	3.5	A
EB	L	11	10	89	2.3	A
	T	31	32	103	0.8	A
	R	34	35	103	0.5	A
	Subtotal	76	77	101	0.9	A
WB	L	18	15	85	2.0	A
	T	48	48	101	0.4	A
	R	11	12	107	0.3	A
	Subtotal	77	75	97	0.7	A
Total		202	200	99	1.6	A

Intersection: Airport Road & Aviator Avenue
Type: Unsignalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NB	L	10	11	107	8.7	A
	T	911	915	100	0.9	A
	Subtotal	921	926	101	1.0	A
SB	T	1,137	1,136	100	1.9	A
	R	66	65	98	1.6	A
	Subtotal	1,203	1,201	100	1.9	A
EB	L	44	43	97	74.5	F
	T	0	1	400	0.0	A
	R	4	5	125	4.2	A
	Subtotal	48	49	102	65.8	F
Total		2,173	2,176	100	3.0	A

APPENDIX C

Site Plan

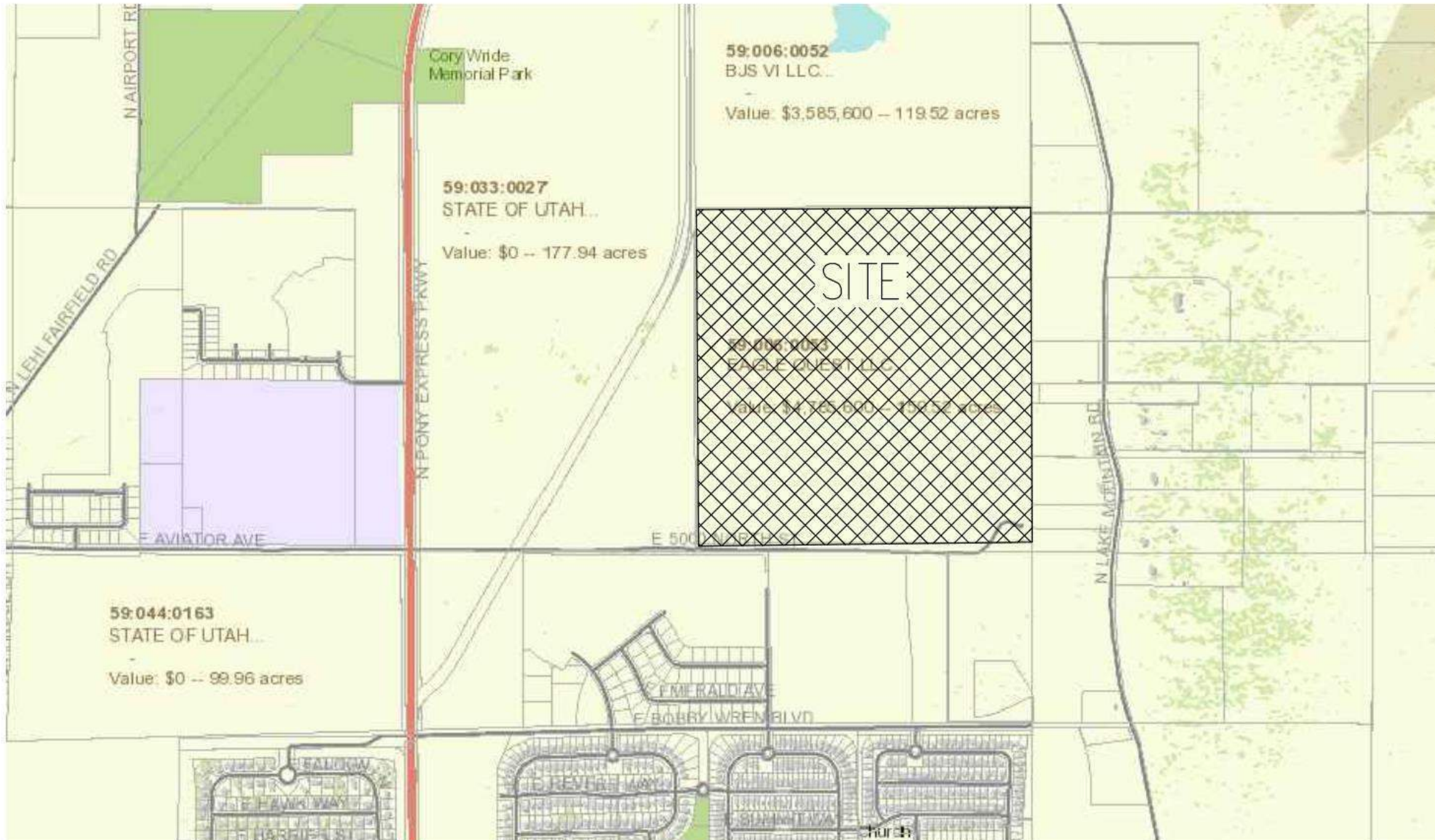


TABULATIONS	
LOT SIZE RANGE	NUMBER
5,800 TO 6,499	20
6,500 TO 7,999	231
8,000 TO 8,500	62
8,501 TO 10,890	96
10,891 TO 14,520	36
14,521 TO 21,780	41
TOTAL LOTS	486
AVERAGE LOT SIZE	9,050 S.F.

PARK TABULATIONS	
313 LOTS (1,000 S.F./LOT)	
96 LOTS (900 S.F./LOT)	
77 LOTS (750 S.F./LOT)	
TOTAL REQUIRED PARK AREA = 457,150 S.F. = 10.50 ACRES	
TOTAL PROVIDED PARK AREA = 457,544 S.F. = 10.50 ACRES	

SETBACK NOTE	
SETBACKS VARY BY LOT SIZE. THE SETBACK EXHIBIT WILL BE PROVIDED AS PART OF THE PRELIMINARY AND FINAL PLAT DESIGN PLANS.	

FENCING NOTE	
COLLECTOR/ARTERIAL ROAD FENCING IS REQUIRED ON ALL LOTS AROUND THE ENTIRE PERIMETER SINCE THEY ALL BACK AGAINST A COLLECTOR OR ARTERIAL ROAD.	



VICINITY MAP

BENCH MARK		REVISIONS	
	Rev.	Date	Description

Developer/Property Owner: KURT OSTLER

Phone: 801-971-2596

EXCEL ENGINEERING

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

EAGLE QUEST

EAGLE MOUNTAIN

UTAH

Scale: 1"=150'

Date: 06/24/21

C1

APPENDIX D

95th Percentile Queue Length Reports

SimTraffic Queueing Report

Project: Eagle Mountain Eagle Quest TIS

Analysis: Existing (2021) Background

Time Period: Morning Peak Hour

95th Percentile Queue Length (feet) - Rounded Up to Nearest Multiple of 25 ft

HALES  **ENGINEERING**
innovative transportation solutions

Project #: UT21-1962

Intersection	NB				SB					EB				WB		
	L	LTR	R	T	L	LT	R	T	TR	L	LTR	R	T	L	LTR	TR
01: Pony Express Parkway & Mid Valley Road	125			125			75	100		100		75				
02: Eagle Mountain Boulevard & Aviator Avenue	25		50	125	75				100	75		25	75	75		75
03: Pony Express Parkway & Aviator Avenue	125			125			125	100		125		50				
04: Pony Express Parkway & Bobby Wren Blvd	25		50	150	150			100	125		75				200	
05: Pony Express Parkway & Eagle Mountain Boulevard		150				125	25				100				125	

SimTraffic Queueing Report

Project: Eagle Mountain Eagle Quest TIS

Analysis: Existing (2021) Background

Time Period: Evening Peak Hour

95th Percentile Queue Length (feet) - Rounded Up to Nearest Multiple of 25 ft



Project #: UT21-1962

Intersection	NB				SB					EB				WB		
	L	LTR	R	T	L	LT	R	T	TR	L	LTR	R	T	L	LTR	TR
01: Pony Express Parkway & Mid Valley Road	75			125			50	100		75		50				
02: Eagle Mountain Boulevard & Aviator Avenue	50		25	175	100				150	100		50	75	50		75
03: Pony Express Parkway & Aviator Avenue	75			150			50	125		75		75				
04: Pony Express Parkway & Bobby Wren Blvd	25		75	175	250			100	100		75					175
05: Pony Express Parkway & Eagle Mountain Boulevard		375				175	25				250					600

[illegible]

SimTraffic Queueing Report

Project: Eagle Mountain Eagle Quest TIS

Analysis: Future (2026) Background

Time Period: Morning Peak Hour

95th Percentile Queue Length (feet) - Rounded Up to Nearest Multiple of 25 ft

HALES  **ENGINEERING**
innovative transportation solutions

Project #: UT21-1962

Intersection	NB				SB					EB				WB				
	L	LTR	R	T	L	LT	R	T	TR	L	LTR	R	T	L	LT	LTR	R	TR
01: Pony Express Parkway & Mid Valley Road	125			125			75	125		125		75						
02: Eagle Mountain Boulevard & Aviator Avenue	25		75	175	75				125	75		50	75	75				100
03: Pony Express Parkway & Aviator Avenue	125			125			125	100		150		75						
04: Pony Express Parkway & Bobby Wren Blvd	25		50	100	100			50	75		100				100		250	
05: Pony Express Parkway & Eagle Mountain Boulevard		350				125	25				100					225		

SimTraffic Queueing Report

Project: Eagle Mountain Eagle Quest TIS

Analysis: Future (2026) Background

Time Period: Evening Peak Hour

95th Percentile Queue Length (feet) - Rounded Up to Nearest Multiple of 25 ft

HALES  **ENGINEERING**
innovative transportation solutions

Project #: UT21-1962

Intersection	NB				SB					EB				WB		
	L	LTR	R	T	L	LT	R	T	TR	L	LTR	R	T	L	LTR	TR
01: Pony Express Parkway & Mid Valley Road	75			125			50	100		75		50				
02: Eagle Mountain Boulevard & Aviator Avenue	50		25	175	100				200	100		50	75	50		75
03: Pony Express Parkway & Aviator Avenue	75			150			50	150		75		75				
04: Pony Express Parkway & Bobby Wren Blvd	25		100	200	275			100	125		75				175	
05: Pony Express Parkway & Eagle Mountain Boulevard		2,700				275	50				675				2,525	

SimTraffic Queueing Report

Project: Eagle Mountain Eagle Quest TIS

Analysis: Future (2026) Background (Mitigated)

Time Period: Morning Peak Hour

95th Percentile Queue Length (feet) - Rounded Up to Nearest Multiple of 25 ft



Project #: UT21-1962

Intersection	NB					SB					EB				WB				
	L	LT	R	T	TR	L	LT	R	T	TR	L	LTR	R	T	L	LT	LTR	R	TR
01: Pony Express Parkway & Mid Valley Road	125			125				75	125		125		75						
02: Eagle Mountain Boulevard & Aviator Avenue	25		75	150		75				125	75		50	75	75				100
03: Pony Express Parkway & Aviator Avenue	125			125				125	100		150		75						
04: Pony Express Parkway & Bobby Wren Blvd	25		50	100		100			50	75		100				100		250	
05: Pony Express Parkway & Eagle Mountain Boulevard		100			75		150	50			50	50					125	50	

SimTraffic Queueing Report

Project: Eagle Mountain Eagle Quest TIS

Analysis: Future (2026) Background (Mitigated)

Time Period: Evening Peak Hour

95th Percentile Queue Length (feet) - Rounded Up to Nearest Multiple of 25 ft



Project #: UT21-1962

Intersection	NB					SB					EB				WB			
	L	LT	R	T	TR	L	LT	R	T	TR	L	LTR	R	T	L	LTR	R	TR
01: Pony Express Parkway & Mid Valley Road	75			150				50	125		75		50					
02: Eagle Mountain Boulevard & Aviator Avenue	50		50	200		100				200	100		50	75	75			100
03: Pony Express Parkway & Aviator Avenue	75			150				50	150		100		75					
04: Pony Express Parkway & Bobby Wren Blvd	25		125	225		275			100	125		75				150		
05: Pony Express Parkway & Eagle Mountain Boulevard		125			75	300	50				100	250				200	75	

[illegible]

[illegible]

SimTraffic Queueing Report

Project: Eagle Mountain Eagle Quest TIS

Analysis: Future (2040) Background

Time Period: Morning Peak Hour

95th Percentile Queue Length (feet) - Rounded Up to Nearest Multiple of 25 ft



Project #: UT21-1962

Intersection	NB					SB					EB						WB			
	L	LT	R	T	TR	L	LT	R	T	TR	L	LT	LTR	R	T	TR	L	LT	R	TR
01: Pony Express Parkway & Mid Valley Road	150		25	175		50		75	125		125			100			75		75	
02: Eagle Mountain Boulevard & Aviator Avenue	50		75	75		100			75	75	100			50	75		75			100
03: Pony Express Parkway & Aviator Avenue	150			150				125	125		150			75						
04: Pony Express Parkway & Bobby Wren Blvd	50		50	150		100			75	100			100				75		225	
05: Pony Express Parkway & Eagle Mountain Boulevard		125			50		100			75		75				75	75			75

SimTraffic Queueing Report

Project: Eagle Mountain Eagle Quest TIS

Analysis: Future (2040) Background

Time Period: Evening Peak Hour

95th Percentile Queue Length (feet) - Rounded Up to Nearest Multiple of 25 ft



Project #: UT21-1962

Intersection	NB					SB					EB						WB			
	L	LT	R	T	TR	L	LT	R	T	TR	L	LT	LTR	R	T	TR	L	LT	R	TR
01: Pony Express Parkway & Mid Valley Road	150		25	175		50		50	175		125			75			75		50	
02: Eagle Mountain Boulevard & Aviator Avenue	50		50	125		100			100	100	100			50	75		75			75
03: Pony Express Parkway & Aviator Avenue	75			175				50	175		100			75						
04: Pony Express Parkway & Bobby Wren Blvd	50		125	250		250			100	100			100				75		125	
05: Pony Express Parkway & Eagle Mountain Boulevard		275			225		125			100		125				150	175			200

SimTraffic Queueing Report

Project: Eagle Mountain Eagle Quest TIS

Analysis: Future (2040) Plus Project

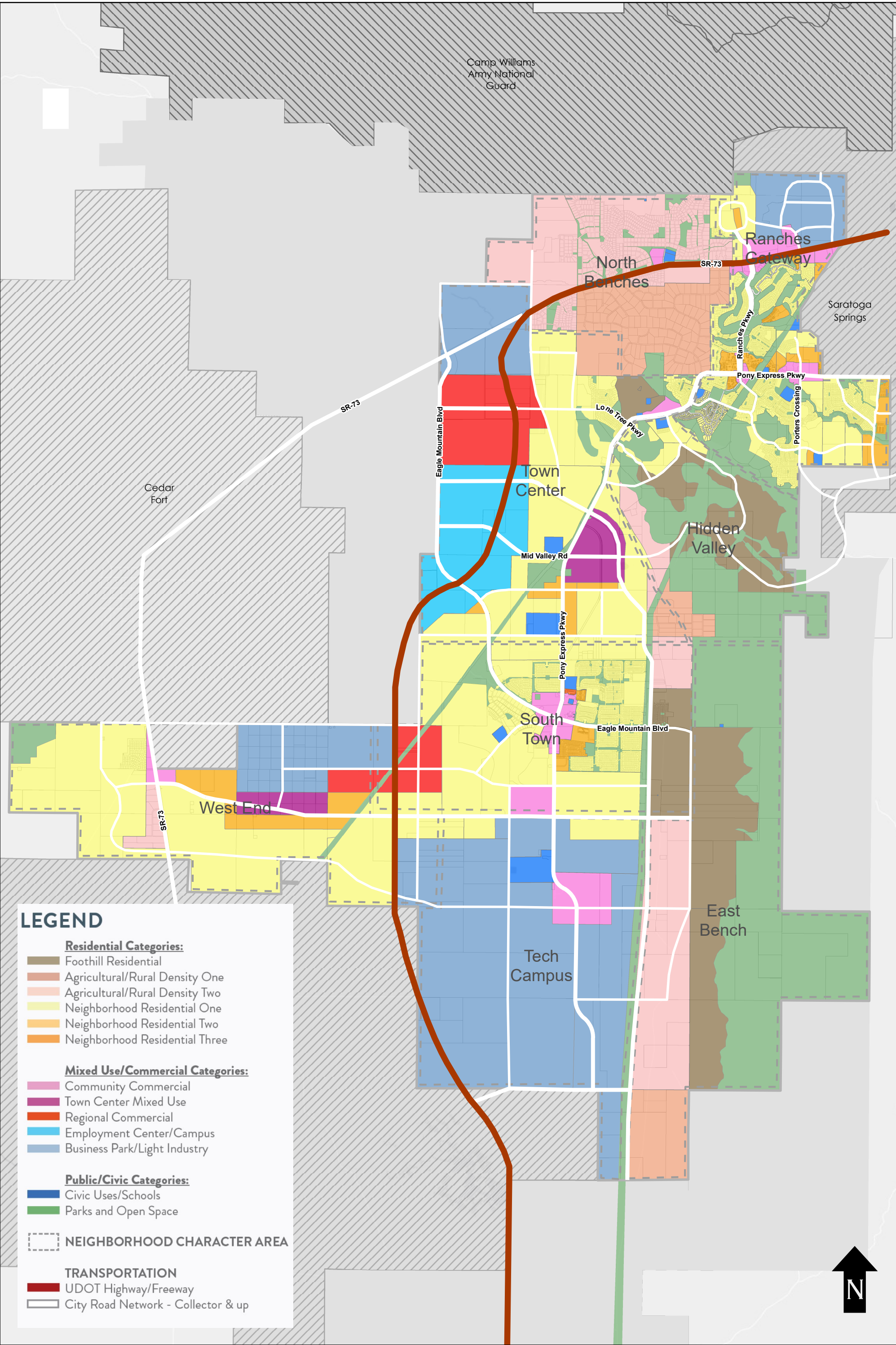
Time Period: Morning Peak Hour

95th Percentile Queue Length (feet) - Rounded Up to Nearest Multiple of 25 ft

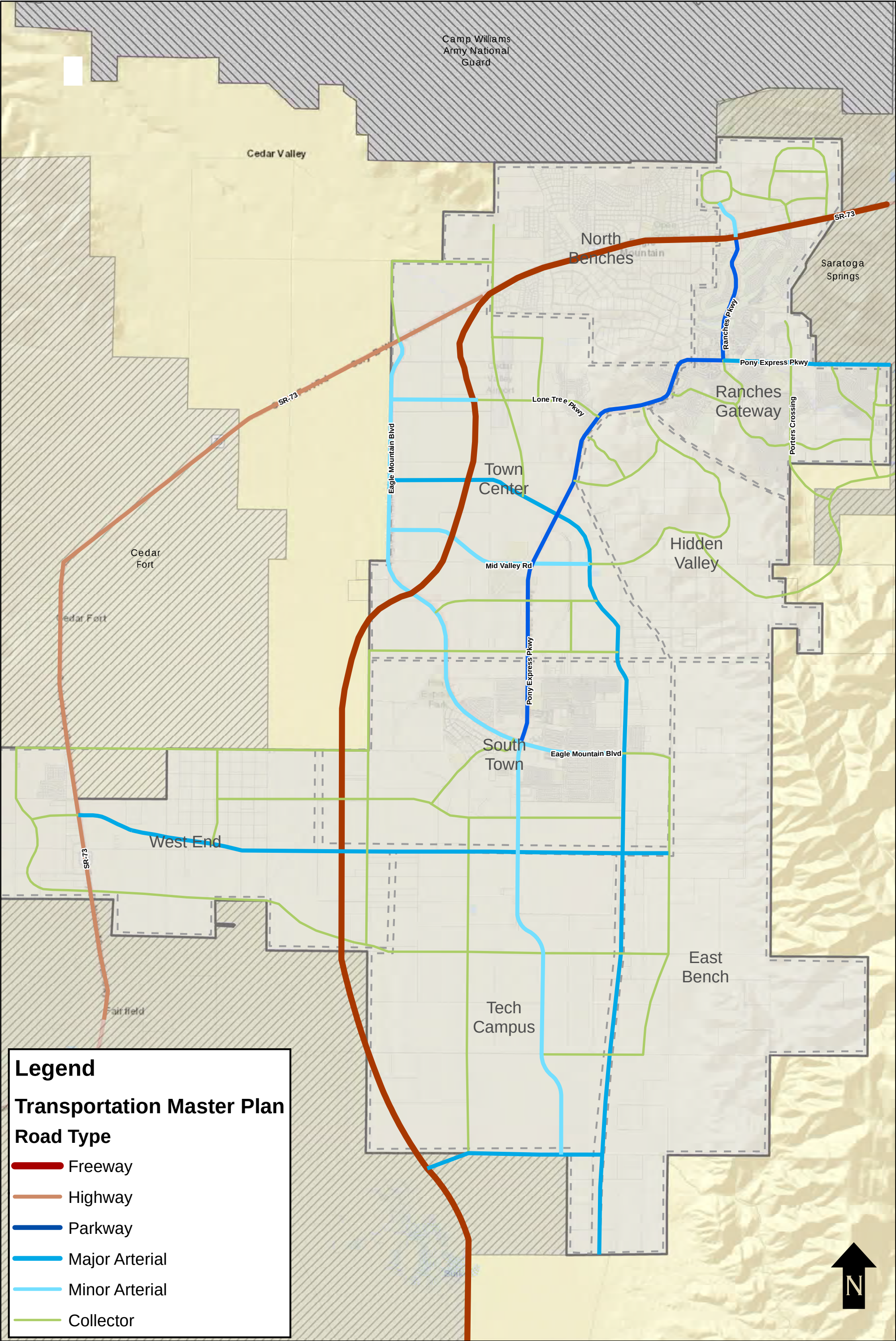
Project #: UT21-1962

Intersection	NB							SB							EB						WB					
	L	LR	LT	LTR	R	T	TR	L	LR	LT	LTR	R	T	TR	L	LT	LTR	R	T	TR	L	LR	LT	R	T	TR
01: Pony Express Parkway & Mid Valley Road	125				25	175		50				75	150		150			100	75		50			75	75	
02: Eagle Mountain Boulevard & Aviator Avenue	50				75	100		100					75	75	100			50	75		75					100
03: Pony Express Parkway & Aviator Avenue	150				25	150		50				125	125		175			75	25		50			75	50	
04: Pony Express Parkway & Bobby Wren Blvd	50				25	125		100					75	100			100						75	150		
05: Pony Express Parkway & Eagle Mountain Boulevard			125				50			100				75		75				75			75			75
06: West Collector & North Collector		50																					25			
07: North Access 1 & North Collector		75																					25			
08: North Access 2 & North Collector		75																					25			
09: Airport Road & North Collector						25							0		100			25								
10: West Collector & West Access 1										25											50					
11: West Collector & West Access 2																					75					
12: Aviator Avenue & West Collector								50							25											
13: Airport Road & East Access	25														100			25								
14: Aviator Avenue & South Access 1				75						75																
15: Aviator Avenue & South Access 2				75						50					25						25					
16: Airport Road & Aviator Avenue	25														75			25								

FUTURE LAND USE & TRANSPORTATION MAP



TRANSPORTATION MASTER PLAN



Commissioner Wells requested for the motion to include a condition requiring parking lot traffic calming measures and signage. Discussion ensued regarding the suggestion and it was determined to require additional signage.

Commissioner Everett requested for right-turn, entry-only signage to be added to Stone Bridge Lane. Commission Bergener expressed concern with potential conflict with the development to the west and declined to include the requested condition.

AMENDED MOTION: *Commissioner Bergener moved to recommend approval to the City Council of the site plan for Stonebridge Montessori with the following conditions:*

- 1. The site plan shall be approved without a drive-aisle connecting to the northern property;*
- 2. The applicant shall provide proof that stacking distances are adequate and will not cause traffic to back onto the public right-of-way;*
- 3. A three-and-a-half-foot high landscape berm shall be added around the perimeter of the parking area; and*
- 4. Additional signage shall be added to the parking lot to increase pedestrian safety.*

Commissioner Pengra seconded the motion. Those voting aye: Jeremy Bergener, Matthew Everett, Christopher Pengra, Erin Wells, and Brett Wright. The motion passed with a unanimous vote.

7. Discussion Items

7.A. CONCEPT PLAN – Eagle Quest

Commissioner Wells was present but opted to not participate in the discussion due to the applicant being a Councilmember in the City where she works.

Mr. Jensen presented the item. Two separate concept plans are being presented including two different residential concepts for Parcel 59:006:0053 on approximately 159 acres west of Lake Mountain Road and a business park and multifamily concept for approximately 164 acres west of the Overland development and north of Mid Valley Road and Eagle Mountain Boulevard.

The eastern residential development is north of approximately quarter-acre lots in the Sunset Flats development and is in the area of Overland Village Four which has an approximate density of three lots per acre. The proposal includes two different concepts for the Eastern parcel. Concept One dedicates the arterial and collector roads to the City and includes a mix of RC, R3, R2, R1, and half-acre lots for a total of 486 lots, with an average lot size for the entire project of 9,050 square feet. Concept two dedicates the required half-width of the collector and arterial roads to the City and includes a mix of lot sizes and zones for a total of 426 lots, with an average lot size for the entire project of 10,477 square feet.

The west concept area is designated as Employment Center/Campus on the Future Land Use Plan. The concept plan proposes a General Plan amendment for approximately 11.1 acres to CC, 28.3

acres to MF2, and 36.5 acres to MF1, and 74 acres of Employment Center/Campus. The property is north of Rush Creek and a future charter school, east of a future freeway, west of the Ivory development west of Frontier Middle School, and northwest of Cory Wride Park.

Mr. Jensen explained that larger lots could be included in a lower zoning designation to meet the transition code due to Municipal Code dictating lot size minimums but excluding maximums. He is unsure if the eastern concept plans meet the transition code standards. The applicant proposes relocating the major arterial road, indicated on the Future Transportation Map to transect the northeast corner of the property, to run along the northeast corner at a 90-degree angle.

Applicant Kurt Ostler, a partner in Eagle Quest, LLC, said they have owned the property for over 20 years. Two years ago, they were told that due to animal rights for the properties to the east there could be incompatibility conflicts. To address City Council concerns, they propose half-acre lots along the east side of the development. Smaller lots are placed to the north to buffer the adjacent uses. The proposed curvature for the major arterial road to the east matches the curve radii in the Sunset Flats design to meet a road in the Ivory development. He said concerns from Hoofbeats to Healing and Lake Mountain Road residents regarding increased traffic is one of the reasons for the proposed design and intersection. They are amenable to developing either the concept with the road dedication or the reduced density plan.

Discussion ensued clarifying the land to the north of the property has a Neighborhood Residential Two General Plan land use designation which contemplates the MF1 and RC zones.

Commissioner Wright expressed concern with the recommendation to alter the orientation of the eastern major arterial, the length of the central north to south road encouraging traffic speeds, and the proposal of product not included in the Neighborhood Residential One General Plan designation for the area. He advocated for increasing the R1 product. Half-acre lots would help meet the average lot size zoning requirements to balance the smaller lots.

Mr. Mumford explained the placement of the road to the east facilitates meeting the Utah Department of Transportation (UDOT) intersection and traffic light spacing standards; however, the City is not required to meet those standards unless it becomes a UDOT road in the future. Relocating the curvature to the property to the north would impact that property more than currently contemplated. The City Engineer is evaluating the proposal.

Mr. Ostler said the park locations are to assist with drainage. The central park could potentially be relocated to segment the road along the northeast of the park to mitigate traffic speed concerns.

Commissioner Everett expressed concern regarding the impact to the property owner to the north should the full road curvature be required on their property. He suggested absorbing part of the road curving on this property and advocated for compliance with the General Plan and zoning averages. He supports the shorter block lengths and connectivity and agreed with concerns regarding the length of the road northeast of the central park. He encouraged the applicant to contemplate church and school sites and reminded the applicant that density is nontransferable from land sold for public facilities.

Commissioner Pengra said that due to the width of the powerline corridor and roadway, he is unconcerned with use conflicts with the property to the east. Although he likes the inclusion of half-acre lots in the plan, he does not view the half-acre lots as a benefit to the City that merits other concessions. He agrees with the concerns regarding the length of the central north to east road. He emphatically stated that the major arterial road should not be relocated to reduce impediment to this development due to the thought involved in determining the road location.

Commissioner Bergener echoed Commissioners Wright's sentiments to increase the number of R1 units due to the concerted effort by the Planning Commission to require adherence to the General Plan.

Mr. Ostler announced that after a year of negotiation with a landowner, Intermountain Healthcare (IHC) plans to build a medical facility in the southwest corner of the western development.

Bentley Pay with IHC stated their vision is for a large, community-scale hospital with a medical campus similar in size to the Spanish Fork Hospital with a phased approach, building sections of the hospital in correspondence with need and community growth. They desire for the hospital to be in the appropriate area surrounded by compatible and complementary uses. Other locations have encountered issues with being located by single-family homes. The location is desirable due to the future UDOT freeway and proximity to schools and Wride Memorial Park; however, the agreement would be contingent upon the freeway location as the property would not be large enough should the freeway bisects the parcel. The hospital is included in their planning models with a conceptually anticipated, unfinalized timeframe of five to ten years.

Mr. Ostler said the closest regional hospital is 27 miles away and the Saratoga Springs location is intended for surgical centers and medical offices. He envisions future college campuses in the northwest portion of the development, potentially with medical training programs. The reason for the requested MF1 and MF2 products is to buffer from the R3 and RC products to the east and due to IHC's desire not to build adjacent to single-family uses. Another possibility would be an active adult community or assisted living and commercial uses near the major roadways. The reduced land price offered to IHC in their negotiations is contingent upon the development being granted zoning for the multifamily uses.

Commission Pengra noted the possibility for conditions to change over the next five to ten years and expressed concern with granting entitlements in the hope for a project that does not have finalized plans. Other medical users have expressed interest in the City. Multifamily may be appropriate for this area; however, he is unsure if it would be appropriate to grant that amount of multifamily use requested in exchange for the hospital. He recommended for Mr. Ostler to partner with a master planning developer and believes there are ways for the applicant to work with a developer without creating a conflict of interest as a Councilmember in another city. He expressed his preference for the resulting master development plans as being more desirable and more likely to find favor with Eagle Mountain representatives.

Commissioner Everett said he is excited about a hospital, commercial, and educational uses and feels it is an appropriate and desirable location. He appreciates the applicant's research into the transitioning requirements, nevertheless, the amount of multifamily requested gives him pause. He

supports the proposed active adult or assisted living communities. He recommended incorporating single-family uses into the plan and reducing the overall residential component.

Commissioner Wright concurred with Commissioners Pengra and Everett.

7.B. CONCEPT PLAN – Porters Crossing Town Center Revised Concept Plan

Mr. Jensen presented the item. The request proposes changes to Pods 1, 2, 9a, 9b, 10, and 15 of the Porter's Crossing Town Center Master Development Agreement (MDA) and Master Development Plan (MDP).

Current entitlements:

- Pod 1: Retail pod with 4.9 acres of commercial.
- Pod 2: Mixed-use, residential above retail with 11.6 acres, 180 residential units, 15.5 dwelling units per acre.
- Pod 9a: Institutional 12.3 acres reserved for a recreation center, assisted living, and/or charter school.
- Pod 9b: 4.34 acres reserved for commercial, senior housing, or assisted living housing. Buildings allowed to be up to five stories in height. No required improved park space.
- Pod 10: 4.95 acres reserved for a potential church site.
- Pod 15: 4 acres of community open space located within the powerline corridor.
- Total Residential Units: Over 180 with up to 17 acres of assisted living or senior housing without a specific unit count.
- Total Commercial Area: 4.9 to 9.24 acres.
- Total Open Space: 4 acres.
- Total Church Area: 4.95 acres.

Concept Proposal:

- Pod 1: Hotel, Class A office, and retail buildings.
- Pod 2: Retail buildings.
- Pod 1 and 2 area: 17.3 Acres.
- Pod 9a: 8 acres, 96 apartments, 15 townhomes for a total of 111 residential units and 13.88 dwelling units per acre.
- Pod 9b: 4.34 acres, 80 apartments, 20 townhomes for a total of 100 residential units, and 23.04 dwelling units per acre.
- Pod 10: 4.95 acres, 33 townhomes, and 6.67 dwelling units per acre.
- Pod 15: 4 Acres of improved open space.
- Conceptual Residential Units: 244.
- Conceptual Commercial Area: 17.3 acres.
- Conceptual Open Space: 4 acres.

Mr. Jensen explained that past discussions had contemplated a joint recreation center in the development to be shared between the development and the City. The assisted living was intended as an appropriate, buffering use.

1.C. CONCEPT PLAN – Eagle Quest

Mr. Jensen presented the item. The applicant is seeking feedback on two parcels they own within the City; the eastern parcel is located west of Lake Mountain Road and the western parcel is located just north of the Rush Creek property and west of Overland. The applicant has included two different concepts for the eastern parcel. The first concept proposes 484 lots, dedicates arterial and collector roads to the City, and includes a mix of RC, R3, R2, R1 and half-acre lots for an average lot size of 9,050 square feet. The second concept plan proposes 428 lots and does not dedicate the full width of collector and arterial roads and includes a mix of lot sizes and zones for an average lot size of 10,477 square feet.

The current transportation plan indicates a curved road that bisects the northeast corner of the property. The applicant's preference is for a straight road to run along the east side of the project and the curve to connect to a road to the west to be placed entirely on the property to the north. The Sunset Flats development is located to the south and the Eagle Mountain Benches development is located to the east with two-and-a-half to five-acre lots.

Applicant representative Kurt Ostler said they are concerned with the road making their northwest corner an orphan parcel and their proposed alignment would provide sufficient traffic light distancing to meet the Utah Department of Transportation (UDOT) standards, even though the road is not a UDOT road. They feel changing the road would improve connectivity to Hoofbeats to Healing and the Eagle Mountain benches area and would create a 90-degree intersection. His understanding is that Aviator Avenue was planned as a 53-foot right-of-way when Sunset Flats was developed. They are willing to dedicate the additional 12 feet from their southern boundary over their requirement for the road expansion to a minor collector as now indicated in good faith in hopes the City would approve their road change proposal.

Mr. Ostler said the east concept land is designated as Neighborhood Residential One. The 428-unit plan proposes 83 R3 lots, 206 R2 lots, and 139 R1 lots resulting in an average lot size of 10,493 square feet or 0.24 acres. The property is bordered on all sides by collector roads and traffic studies indicate their development is not generating enough traffic to require the collector roads. The 484-unit plan proposal requests an additional 56 lots in exchange for the dedication of the 12.27 acres of land for road right-of-way. However, if the City determines it would prefer the lower lot count, a land purchase agreement for the additional right-of-way width could be negotiated.

Councilmember Curtis expressed concern that the 12.5 acres of land, currently zoned as Agriculture, would be equivalent to 2.5 lots, not 56 lots, and desires to evaluate the request for increased density to determine actual value gained to ensure the City trades an appropriate lot equivalent.

Discussion ensued regarding concerns with the proposed radii for the curves in the road and whether the curvature would be appropriate for the speed limit intended for the road.

City Engineer Chris Trusty said the applicant-proposed radii would meet the minimum 350-foot radius requirement for a 45 mile-per-hour arterial road, and either plan would work from a transportation standpoint. Staff's main concern is placing an undue burden on the property owner

to the north. As the road is unlikely to be a UDOT roadway, meeting the traffic light distancing would be optional.

Discussion ensued regarding concerns that moving the road would give leverage for increasing the density in the Town/Center Mixed-Use area on the northern property, the preference for the 90-degree turn created by the applicant-proposed road, clarification that increasing the Town/Center Mixed-Use area would not automatically grant additional density, and the impact of the applicant-proposed road on the northern property.

Mr. Ostler stated they originally had half-acre lots along the eastern border but reduced the lots sizes to approximately one-third acre due to the concern expressed by a Planning Commissioner regarding potential animal rights conflicts between the half-acre lots and other lots in their development.

Discussion ensued regarding lot size transition requirements and concerns due to potential animal right conflicts, the impact of the proposed road alignments to lot size transitioning and buffering, whether the eastern road should be counted as a lot size transition step, the desired total density and unit count, the use of the road curvature as presented in the future transportation plan to divide lots with and without animal rights, and possibly trading larger lots for the applicant-proposed road alignment.

Mr. Jensen presented the concept for the second Eagle Quest west property for approximately 160 acres west of Overland and north of Rush Creek with a mix of MF1, MF2, CC, MEC, and OP zones. The concept rendering excludes the necessary connections with the Overland project and would need to be revised.

Mr. Ostler explained details of the west concept plan including the medical campus area, trails, and multifamily units. The residential units were added to follow the transition buffering requirements for the adjacent properties and RC zone. The hospital user has requested to exclude single-family homes from the project due to use conflicts they've experienced in other cities.

Mr. Mumford explained that the future freeway indicated on the west of the property would likely be placed along the border of the property line. He verified that the agreement could include development triggers to ensure the multifamily and other uses were developed at appropriate intervals.

Discussion ensued expressing support for the hospital and retail uses, suggesting reductions for the multifamily units, and regarding development triggers and agreement requirements that could be included to mitigate concerns the multifamily would be built years prior to the non-residential uses.

Mr. Ostler stated that the hospital user is working with UDOT to locate the future freeway outside of their property to obtain the desired acreage they need.

1.D. DISCUSSION – Fire Station 251 Color Scheme



**EAGLE MOUNTAIN CITY
CITY COUNCIL MEETING
JANUARY 18, 2022**

TITLE: 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.

ITEM TYPE: General Plan Amendment, Rezone, Master Development Plan, & Preliminary Plat

APPLICANT: Scot Hazard

ACTION ITEM:

Yes

PUBLIC HEARING:

Yes

PREPARED BY:

Robert Hobbs, Planning

BACKGROUND:

Applicant Scot Hazard, representing Belle Street Investments, has submitted a package entitlement and plat application set appertaining to the afore-noted property – it being approximately 162-acres of raw ground currently zoned “Agriculture/Rural Density” and located within an “Agricultural/Rural Density 2” “setting” per the City’s adopted General Plan Future Land Use Map.

The Applicant proposes emplacement of a/the “Foothills Residential” General Plan setting, and, assignment of Foothill Residential (FR) zoning to the land to facilitate development of a [now post Planning Commission*] 243-lot, single-family detached residential homesites) subdivision (the “Project” or “Triumph Subdivision”), with five (5) open space parcels therein. (*The Applicant, following negotiations with the owner of land formerly made a part of Parcel “C”, is submitting a slightly revised plat for Council review that adds nine (9) building lots in lieu of Parcel C. The home that occupied Parcel C remains -- incorporated into Lot # 267.)

The land (hereinafter “Property”) made the subject of his application package comprises some 161.99 acres of land addressed as 2400 N. Lake Road (further identified as County Parcel/Lot # 59-019-0013.

Conceptual review of the Project was conducted in the summer of 2020. The Applicant has furnished a copy of a 2020 dated Staff letter reviewing the results of the Planning Commission and Council’s comments, along with a narrated response to that item of

correspondence (see attachments). Initial Planning Staff review comments stated that they recommended, “a zone request to RD1 to comply with the [existing] General Plan [setting for the area] or to FR requesting a General Plan Map Amendment but one that would be more attainable”.

The Planning and Zoning Commission, during their regularly scheduled public hearing of December 14, 2021, after reviewing the application set made the subject of this report, voted to recommend to the Mayor & Council that they/you approve the Project contingent on developer/Project compliance with certain conditions of approval.

ITEMS FOR CONSIDERATION:

(The Conclusions of Law, required findings, standards and requirements for the proposed Rezone, Master Development Plan, Preliminary Plat may be found in/at EMMC §§ 17.090.060, 16.10.070 and 16.20 respectively.) Standards for General Plan Map amendments are not stated in Eagle Mountain’s adopted municipal code. Nevertheless, in evaluating such requests, the City applies common planning principles and reasoning to the evaluation of such applications.

General Plan Future Land Use Map

The Property abuts lands on its north and east that lie in the Foothills Residential plan setting [“category”], to the south, Agricultural/Residential Density Two, to the west Business Park/Light Industry and Neighborhood Residential One. Imposition of a Foothills Residential Plan setting upon the Property represents an extension of that setting as opposed to creating a stand-alone area. The zoning it supports, in turn, allows a density comparable (but less) than intended for one of its future neighbor developments – Ault Farms and one that is comparable to [a transition to] Scarlet Ridge....

Rezoning (EMMC § 17.90.060):

Compliance with General Plan: Property zoning will harmonize with the General Plan Future Land Use Map if that map is amended as proposed by the Applicant. Alternative zoning districts that could be applied to the Property include R1, RD2, etc. though they require

less open space. A Master Development Agreement could be executed to affect open space, lot sizes and/or the ability to re-subdivide if desired; and,

Compatibility Determination: As noted in Applicant's "compatibility statement", the Property is bordered on west by a power line corridor and then on the west and north by the Ault Farms development "which contains significantly smaller lots and greater density than the proposed Triumph Plan." To the east of the Project lies the approved Scarlet Ridge Master Plan (one-half to one-acre lots)."

Triumph proposes 1.46 dwelling units per acre (du/a). Ault Farms has a zoning mix which includes FR, R1, R2, R3 as well as MF1, MF1 (townhomes), MF2 and Commercial land(s). Areas zoned FR, R1, R2, R3 and open space areas of that development are juxtaposed against the west/northwest portion of Triumph. It's overall density ranges from 1.5 to 14.4 du/a. To the east, Scarlet Ridge's RD 2 zoning establishes the ability to populate its area with an overall residential density (1.09) slightly less than proposed by Triumph.

Moreover, a regional utility corridor abuts the Project along its entire western side. The corridor serves as a sort of buffer and barrier. The corridor tapers, but is circa 600' wide; and,

City Services: Utility and emergency services are, or will be made, available to the Property.

Traffic Generation: Applicant has affirmed that a regional impact study was conducted by Hales Engineering, evaluated by Chris Trusty (City Engineer) and, "paid for by Flagship Homes" that contemplated the impact of traffic for the developing areas of Ault Farms, Triumph, and Scarlet Ridge. In discussions with the City Engineer, this TIS is sufficient for the City to evaluate the impact of the proposed Triumph Master Plan, and no additional TIS is required." Per the City Engineer, the fore-going statement is accurate and no TIS or traffic analysis at this time is needful. Traffic to be generated by the Project will readily be absorbed into the street network system.

Master Development Plan (EMMC § 16.10.070)

General Criteria: (slope, natural hazards, storm water runoff, protection of natural water channels and ridgelines, flooding, soil

characteristics): Property is unremarkable, relatively flat ground save for a ridgeline/slope along its eastern side with no known, especially environmentally sensitive areas or terrain features unique to itself associated therewith; and,

Criteria Related to Infrastructure (utilities, streets, water rights):

City utility capacity exists to serve the Project, outside sourced utility providers have been provided with plans and notification about the Project (see attachments), the developer is providing dedication of land(s) as required by the City's Future Transportation Plan, substantiation of water rights still required; and,

Criteria Related to Compatibility (adjacent properties, internal properties):

The Project is externally compatible (in terms of proposed zoning and residential lot density) to east/west flanking, already approved development(s) as already noted, and, is internally compatible given proposed lot sizes. As afore-stated, serving as a sort of buffer and barrier, a regional north/south utility corridor abuts the entire western side of the Project. The corridor [width] tapers, but is circa 600' wide; and,

Criteria Related to Design: (open space, public facilities): The proposed use is not expected to have a significant negative impact on surrounding property values being of similar character and less density than developments to which it will/would abut when built out.

Property Values: The proposed residential portion of the Property will be in care and keeping with neighboring developments – in fact expectedly less dense than at least one adjoining single-family subdivision (Ault Farms) not yet constructed. Accordingly, the proposed use is not expected to have a significant negative impact on surrounding property values but have comparable value expressions to appraisals [that will be] done in nearby [to be developed] subdivisions.

Preliminary Plat (EMMC §16.20):

The Project has been reviewed by the DRC Committee. Given the plat's present configuration (post revisions), the Project's design has been found to be in conformance with platting and zoning bulk regulation (i.e., lot sizes [including required average], frontages, block lengths, etc.) standards appertaining to the R 1 Zone and EMC

preliminary plat -- including submittal requirements.

Provided/proposed [revised] plat calculations:

Total Acreage --	161.99
Total Lot Count --	243 (plus 5 common parcels)
Open Space Provided -- which 4.06 is improved	8.5 ac, 4.03 ac required of
Average [Building] Lot Size --	21,115 sq. ft.
Overall Density --	1.50 du/a

Right-of-way width(s), alignment and dedication needs have been evaluated and changes made to plat drawings to accommodate DRC and PC comments.

Correspondence:

Any correspondence from agencies or the citizenry is hereafter attached to this document for perusal. Agency comments may express opinions regarding the plat application or be geared towards recommending Conditions of Approval for a development should it be approved, or, directing corrections to the final plat or related construction drawings.

REQUIRED FINDINGS:

Legislative type and plat approvals are based upon compliance with City code requirements and requirements of any applicable Development Agreement(s). Approval criteria [Conclusions of Law] for a Master Development Plan or Plan Amendment, Rezone, and, Preliminary Plat Approval review are iterated in EMMC §§ 16.10.070, 17.90.060, 16.20. (Any Master Development Agreement in force and of effect against the Property should also be considered when reviewing this application package.) Rezones are legislative decisions and are considered valid if reasonably debatable and not illegal.

Plats are effectually checklist items to be approved if all required elements and proper design are provided in their drawings.

RECOMMENDATION:

Staff recommends that the Mayor & City Council motion to approve the General Plan Map Amendment, Master Development Plan, Rezone, and Preliminary Plat application set for the reasons [findings] set forth in this Staff report and in the meeting, subject to Applicant/Project compliance with the following condition(s):

1. Project shall be developed in accordance with the approved preliminary plat of/for the same, including dedication of requisite, City required right-of-way; and,
2. Project shall comply with any requirement(s) from the Eagle Mountain City Engineer as are, or may be, set forth for the Project; and,
3. Open space develop in the Project's common lots shall comply with requirements listed in EMMC § 16.35.105; and,
4. The Developer's engineer shall correct any spelling, grammar and punctuation and numbering errors that may be evident on the plat face and/or in the proposed Project plat development notes; and,

<5. The Developer/Development shall comply with any other conditions as may be levied by the Mayor & City Council....>

ATTACHMENTS:

[ORD--Triumph General Plan Amendment, Rezone, and Master Development Plan](#)

[Vicinity Map](#)

[General Plan Map Area](#)

[Preliminary Plat](#)

[Master Plan - Revised Area](#)

[Compatibility Statement](#)

ORDINANCE NO. O- -2022

**AN ORDINANCE OF EAGLE MOUNTAIN CITY, UTAH,
AMENDING THE FUTURE LAND USE MAP OF THE GENERAL PLAN,
REZONING CERTAIN LANDS KNOWN AS TRIUMPH
AND APPROVING THE TRIUMPH MASTER DEVELOPMENT PLAN**

PREAMBLE

WHEREAS, the City Council of Eagle Mountain City finds that it is in the public interest to amend the Future Land Use Map of the General Plan, rezone certain lands known as Triumph, and approve the Triumph Master Development Plan, as set forth more specifically in Exhibit A.

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

1. The City Council finds that all required notices, public hearings, and other requirements have been completed for the City Council to consider and approve the amendment to the Future Land Use Map of the General Plan, the rezone of certain lands known as Triumph, and the Triumph Master Development Plan, as set forth in Exhibit A.
2. The Future Land Use Map of the General Plan is hereby amended as set forth more specifically in Exhibit A.
3. The lands depicted and described in Exhibit A are hereby rezoned to the density and uses as set forth more specifically in Exhibit A.
4. The Triumph Master Development Plan is hereby approved, as set forth more specifically in Exhibit A.
5. This Ordinance shall take effect upon its first posting or publication.

ADOPTED by the City Council of Eagle Mountain City this 18th day of January, 2022.

EAGLE MOUNTAIN CITY, UTAH

ATTEST:

Tom Westmoreland, Mayor

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 18th day of January, 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



59:018:0044
FLAGSHIP EM HOLDINGS LLC...
Value: \$28,013,600 -- 747.03 acres

59:018:0015
MONTE VISTA RANCH LC...
Value: \$229,400 -- 45.87 acres

59:017:0003
MONTE VISTA RANCH LC...
Value: \$2,113,600 -- 422.74 acres

59:019:0004
SCARLET RIDGE PARTNERS LLC...
Value: \$200,000 -- 40 acres

59:020:0008
MONTE VISTA RANCH LC...
Value: \$556,100 -- 111.23 acres

59:020:0003
UNITED STATES OF AMERICA...
Value: \$0 -- 40.51 acres

59:019:0013
BELLE STREET INVESTMENTS LLC...
Value: \$800,000 -- 160 acres

59:019:0005
SCARLET RIDGE PARTNERS LLC...
Value: \$600,000 -- 120 acres

59:020:0004
UNITED STATES OF AMERICA...
Value: \$0 -- 300.61 acres

59:019:0008
MONTE VISTA RANCH LC...
Value: \$4,446,300 -- 106.94 acres

59:020:0001
MONTE VISTA RANCH LC...
Value: \$1,014,100 -- 202.83 acres

59:056:0037
MONTE VISTA RANCH LC...
Value: \$3,405,400 -- 90.81 acres

59:029:0017
CURLEYBIRD LLC...
Value: \$0 -- 327.61 acres

59:029:0015
P and B DEVELOPMENT #1 LLC...
1853 N LAKE MOUNTAIN RD - EAGLE MOUNTAIN
Value: \$266,000 -- 50.44 acres

59:029:0003
MONTE VISTA RANCH LC...
Value: \$7,500,000 -- 360 acres

59:028:0004
MONTE VISTA RANCH LC...
Value: \$405,800 -- 81.14 acres

59:028:0003
UNITED STATES OF AMERICA...
Value: \$0 -- 327.63 acres

Residential Categories:

- Foothill Residential
- Agricultural/Rural Density One
- Agricultural/Rural Density Two
- Neighborhood Residential One
- Neighborhood Residential Two
- Neighborhood Residential Three

Mixed Use/Commercial Categories:

- Community Commercial
- Town Center Mixed Use
- Regional Commercial
- Employment Center/Campus
- Business Park/Light Industry

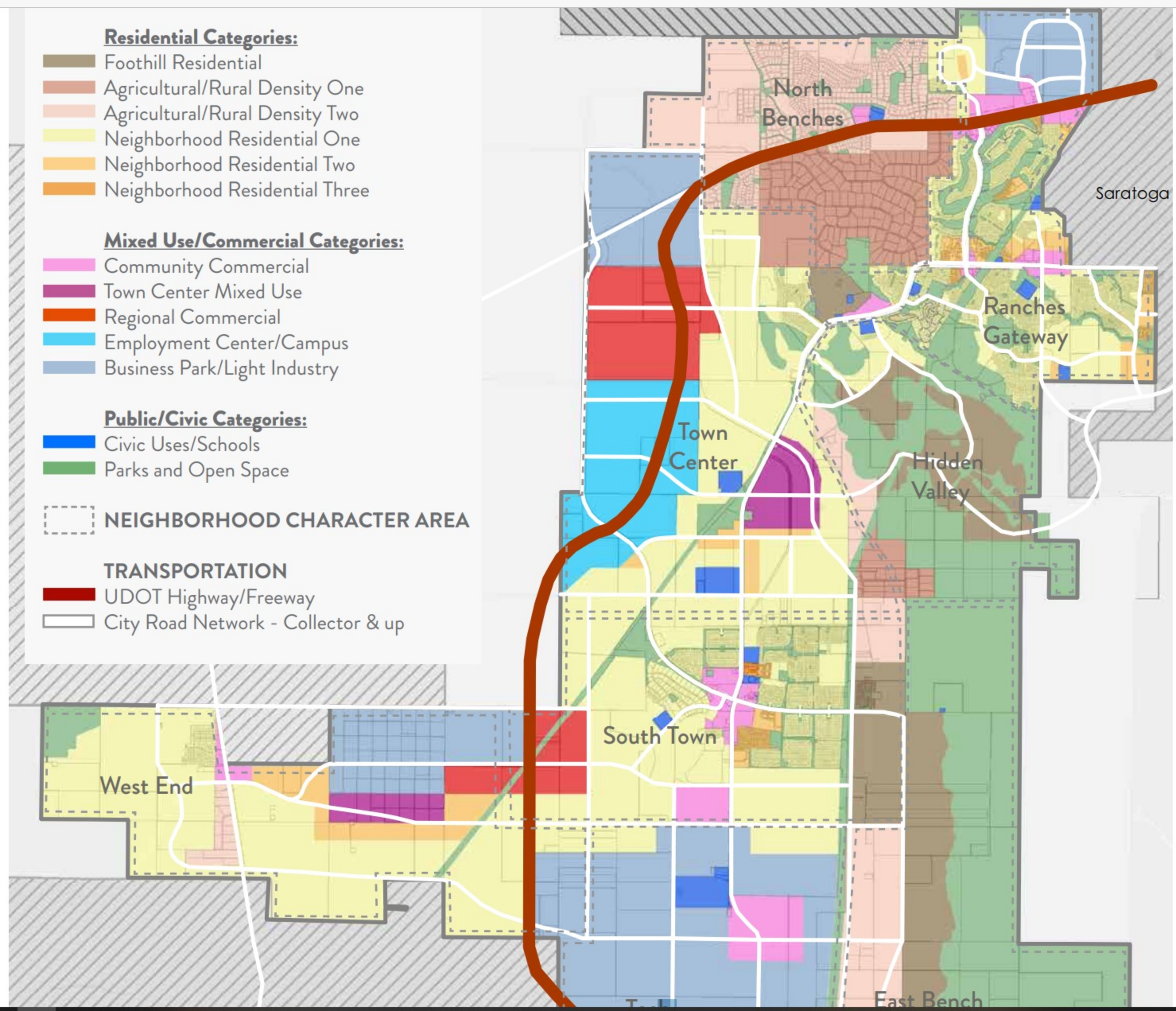
Public/Civic Categories:

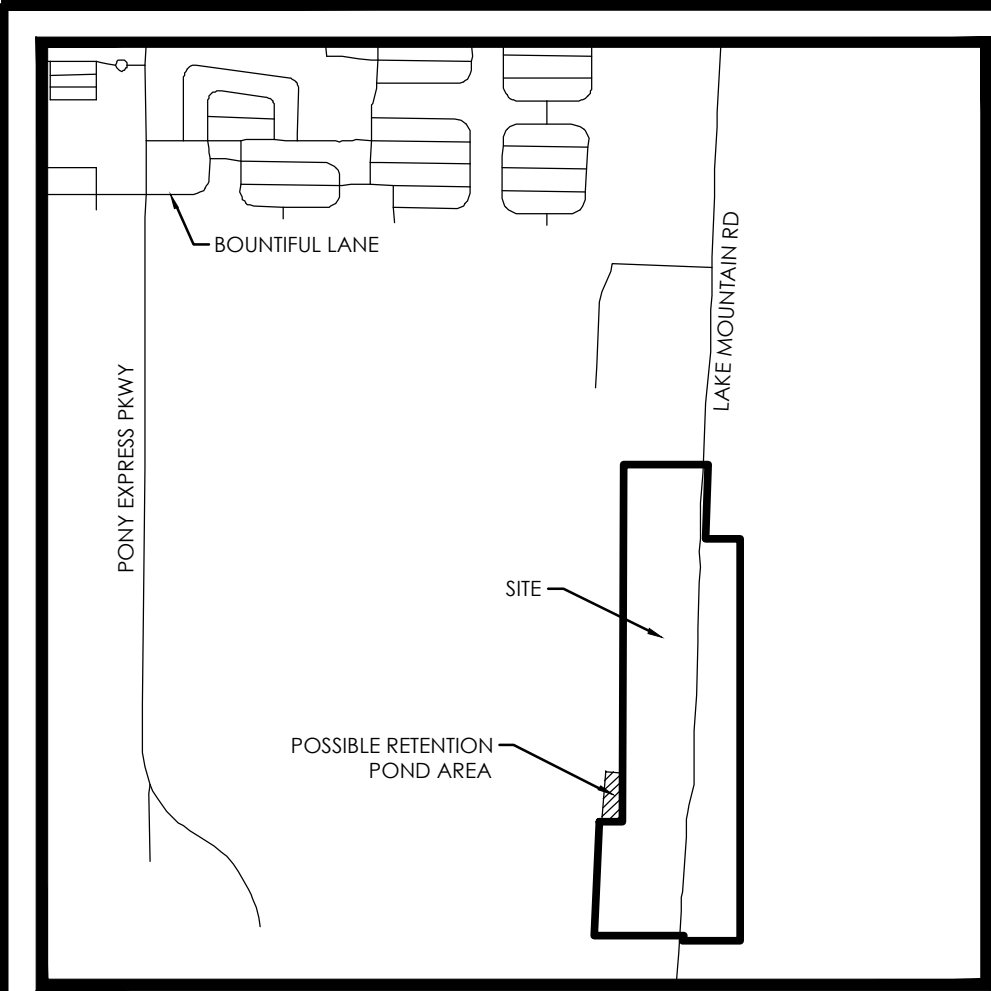
- Civic Uses/Schools
- Parks and Open Space

 **NEIGHBORHOOD CHARACTER AREA**

TRANSPORTATION

-  UDOT Highway/Freeway
-  City Road Network - Collector & up





VICINITY MAP
NTS

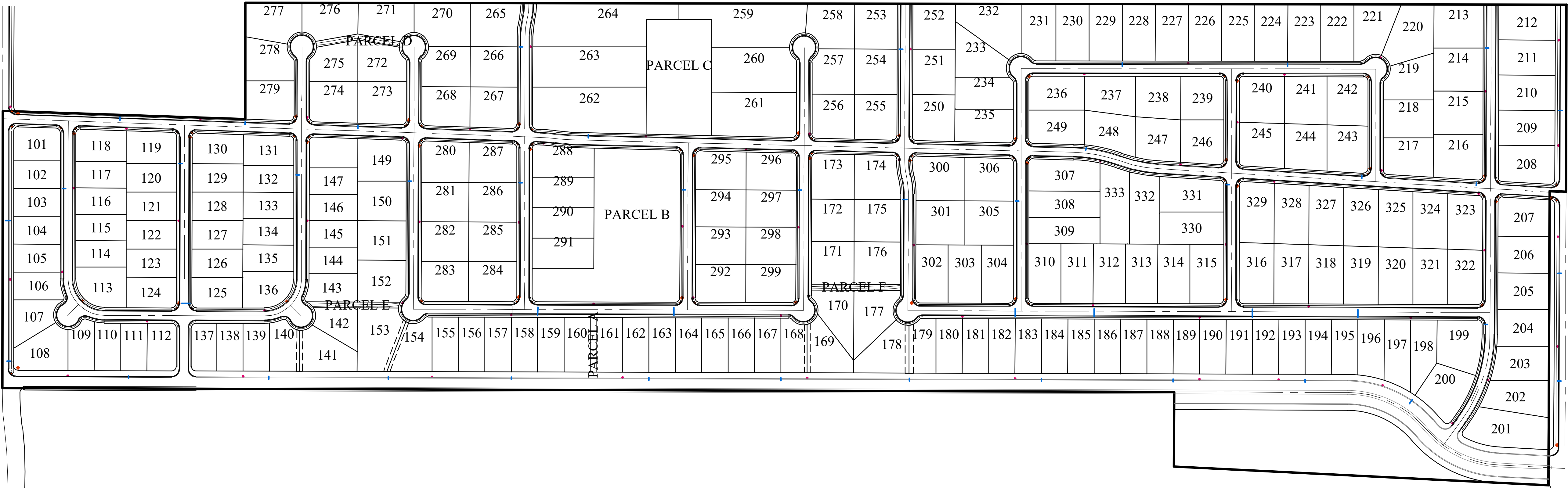
Sheet List Table	
Sheet Numb er	Sheet Title
C1	COVER SHEET
C2	PRELIMINARY PLAT
C2.1	PRELIMINARY PLAT
C2.2	PRELIMINARY PLAT
C2.3	PRELIMINARY PLAT
C2.4	PRELIMINARY PLAT
C3	OVERALL SITE PLAN
C3.1	SITE PLAN
C3.2	SITE PLAN
C3.3	SITE PLAN
C3.4	SITE PLAN
C3.5	SITE PLAN
C4	GRADING AND DRAINAGE PLAN
C4.1	GRADING AND DRAINAGE PLAN
C4.2	GRADING AND DRAINAGE PLAN
C4.3	GRADING AND DRAINAGE PLAN
C4.4	GRADING AND DRAINAGE PLAN
C4.5	GRADING AND DRAINAGE PLAN
C5	UTILITY PLAN
C5.1	UTILITY PLAN
C5.2	UTILITY PLAN
C5.3	UTILITY PLAN
C5.4	UTILITY PLAN
C6	EROSION CONTROL PLAN
L1	LANDSCAPE PLAN
L2	LANDSCAPE DETAILS

SEWER NOTES

- PIPE BEDDING:** 3/4" GRAVEL REQUIRED 6" BELOW, ON THE SIDES & 12" ABOVE THE PIPE (MINIMUM)
- DEPTH:** SEWER MAIN/LATERALS TO MAINTAIN 4' COVER (MINIMUM) FROM FINISHED GRADE, 3' MINIMUM FROM TOP OF PIPE AT TIME OF INSTALLATION
- SEPARATION:** SEWER MAINS & LATERALS TO MAINTAIN 10" SEPARATION (MINIMUM) FROM CULINARY WATER MAINS & LATERALS
- SEWER Y'S:** 3' MINIMUM SEPARATION BETWEEN SEWER Y'S
- LATERAL STUBS:**
 - STUBS MUST EXTEND 15' INTO PROPERTY AND BE MARKED WITH 2X4 PAINTED GREEN.
 - ALL LATERALS MUST BE GIS (SHOT IN) AT THE Y'S AND STUBS. ALSO, SLOPES (2% MIN. ON 4" PIPE) TO BE CHECKED BEFORE BACKFILL
- MANHOLES:** MANHOLES TO BE WITHIN 1' OF FINISHED GRADE. 12" OF WHIRLY GIG FORM (MAX) AND NO FLAT RINGS ALLOWED. 12" OF 3/4" GRAVEL REQUIRED UNDER MANHOLES/BOXES.

STORM DRAIN NOTES

- BEDDING:** 3/4" GRAVEL 6" BELOW AND ON SIDES OF PIPE & 12" ABOVE PIPE (MINIMUM)
- ADS:** ALL ADS PIPE TO BE "HP" BRAND
- COLLARS:** COLLARS TO BE 1'X1' AROUND PIPE, 4000 PSI CONCRETE, INSPECTION IS NEEDED PRE & POST COLLAR POUR.
- MANHOLES:** MANHOLES TO BE WITHIN 1' OF FINISHED GRADE. 12" OF WHIRLY GIG FORM (MAX) AND NO FLAT RINGS ALLOWED. 12" OF 3/4" GRAVEL REQUIRED UNDER MANHOLES/BOXES.



SITE MAP

GENERAL NOTES

- CONTRACTOR TO FIELD VERIFY HORIZONTAL AND VERTICAL LOCATIONS OF ALL EXISTING UTILITIES PRIOR TO COMMENCEMENT OF CONSTRUCTION, AND REPORT ANY DISCREPANCIES TO THE ENGINEER.
- ANY AND ALL DISCREPANCIES IN THESE PLANS ARE TO BE BROUGHT TO THE ENGINEER'S ATTENTION PRIOR TO COMMENCEMENT OF CONSTRUCTION.
- ALL CONSTRUCTION SHALL ADHERE TO EAGLE MOUNTAIN CITY STANDARD PLANS AND SPECIFICATIONS.
- 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.
- 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.

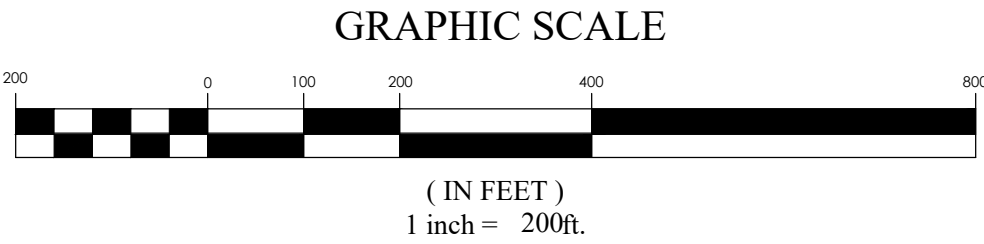
ENGINEER'S NOTES TO CONTRACTOR

- 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.
- 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.
- 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.
- 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.

CONTACTS

ENGINEER & SURVEYOR
FOCUS ENGINEERING & SURVEYING, LLC
6949 S. HIGH TECH DRIVE SUITE 200
MIDVALE, UTAH 84047
(801) 352-0075
PROJECT MANAGER: MAT WANGSGAARD, PE
SURVEY MANAGER: EVAN WOOD

OWNER/DEVELOPER
BELLE STREET PARTNERS, LLC
3688 EAST CAMPUS DRIVE SUITE #100
EAGLE MOUNTAIN, UTAH 84005
(801) 789-84005
CONTACT: SCOT HAZARD



TRIUMPH PRELIMINARY
EAGLE MOUNTAIN CITY, UTAH
COVER SHEET

REVISION BLOCK	
#	DESCRIPTION
1	DATE
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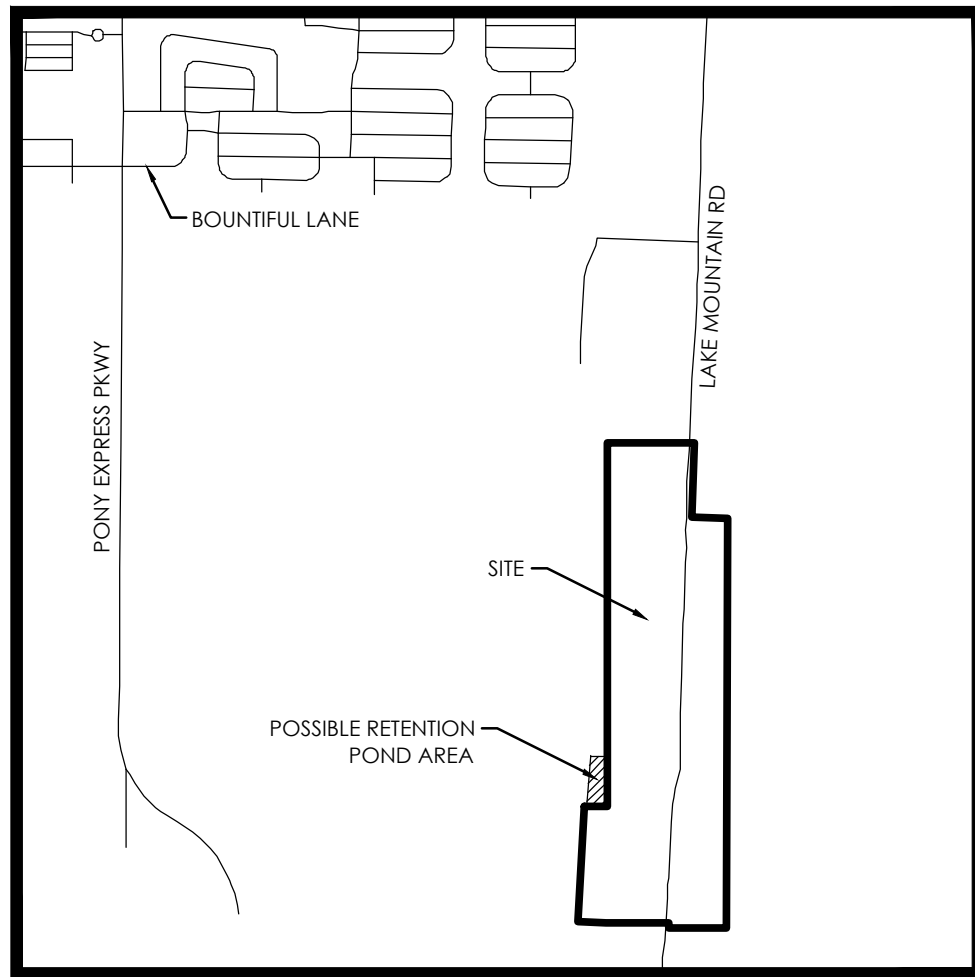
COVER SHEET

Scale: 1"=200' Drawn: CSA
Date: 10/27/21 Job #: 20-0055
Sheet:

C1



FOR
REVIEW
ONLY



VICINITY MAP
N.T.S.

PRELIMINARY PLAT TRIUMPH PRELIMINARY

LOCATED IN THE NE $\frac{1}{4}$ AND NW $\frac{1}{4}$ OF SECTION 36, T5S, R12W, SLB&M
EAGLE MOUNTAIN CITY, UTAH COUNTY, UTAH



GRAPHIC SCALE

(IN FEET)
1 inch = 60 ft.

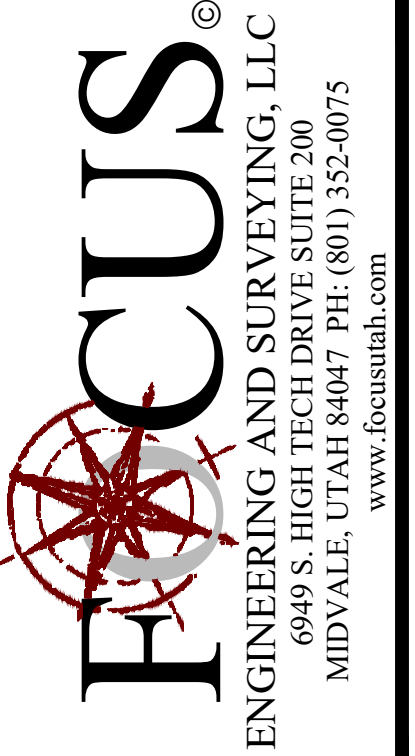
PLAT CALCULATIONS

TOTAL ACREAGE: 161.99± ACRES
TOTAL ACREAGE IN LOTS: 118.67± ACRES
TOTAL ACREAGE IN ROW: 36.98± ACRES
TOTAL OPEN SPACE: 6.34± ACRES

AVERAGE LOT SIZE: 0.5± ACRES
LARGEST LOT SIZE: 1.06± ACRES
SMALLEST LOT SIZE: 0.25± ACRES
OVERALL DENSITY: 1.45 LOTS/ACRE
TOTAL # OF LOTS: 235 LOTS



TRIUMPH PRELIMINARY EAGLE MOUNTAIN CITY, UTAH PRELIMINARY PLAT



FOR
REVIEW
ONLY

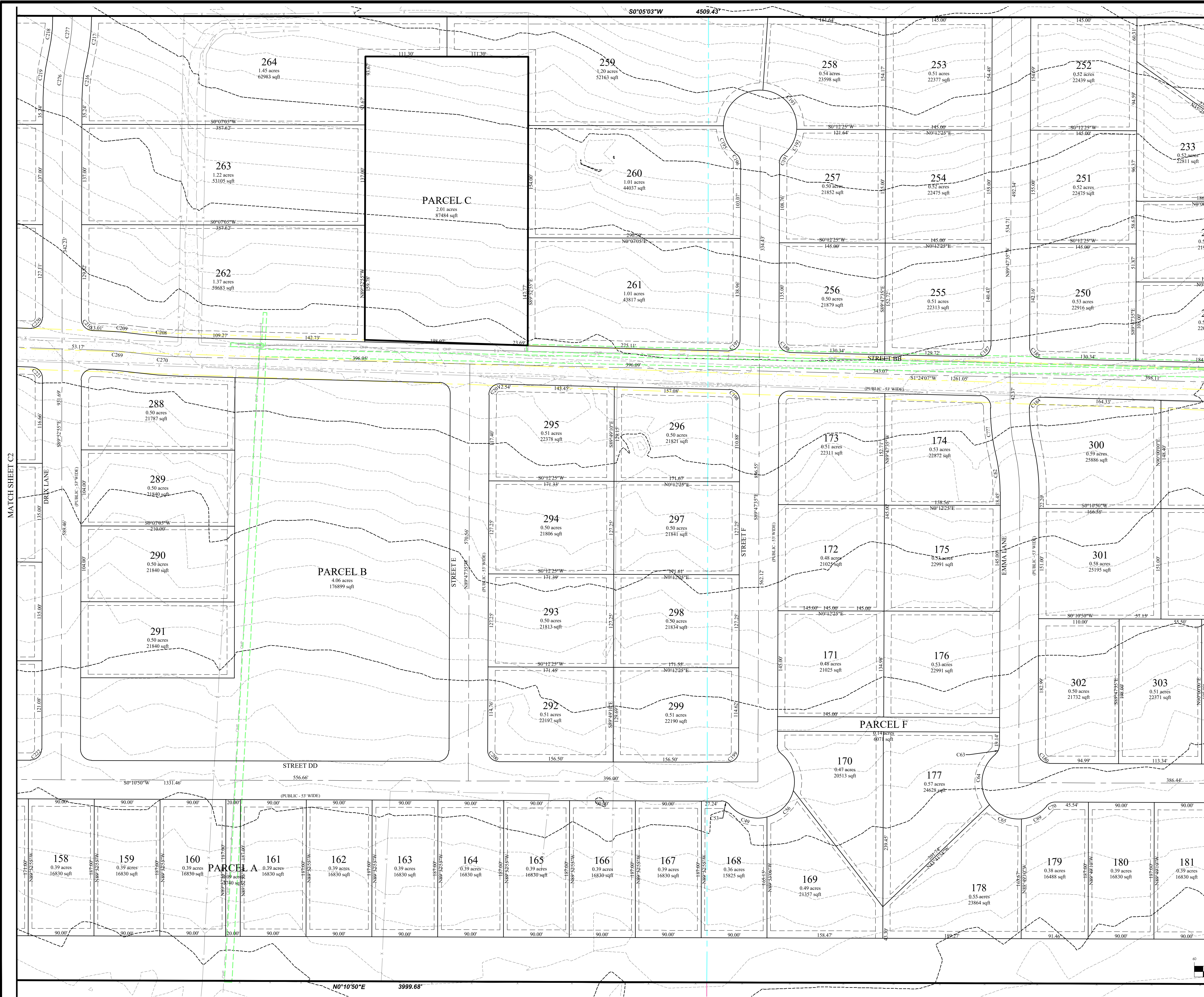
REVISION BLOCK		DESCRIPTION
#	DATE	
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2	10/27/21	10/27/21
3	10/27/21	10/27/21
4	10/27/21	10/27/21
5	10/27/21	10/27/21
6	10/27/21	10/27/21

PRELIMINARY
PLAT

Scale: 1"=60' Drawn: CSA
Date: 10/27/21 Job #: 20-0055
Sheet:

C2





LEGEND

- BOUNDARY
- ROW
- CENTERLINE
- LOT LINE
- EASEMENT
- 15" SD
- 8" SS
- 8" W
- 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
- 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 SHEET C2.2

MATCH SHEET C2

811
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GRAPHIC SCALE
(IN FEET)
1 inch = 60 ft.

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TRIUMPH PRELIMINARY
EAGLE MOUNTAIN CITY, UTAH
PRELIMINARY PLAT

REVISION BLOCK	
#	DESCRIPTION
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PRELIMINARY PLAT

Scale: 1"=60'
Date: 10/27/21
Sheet: C2.1

Drawn: CSA
Job #: 20-0055



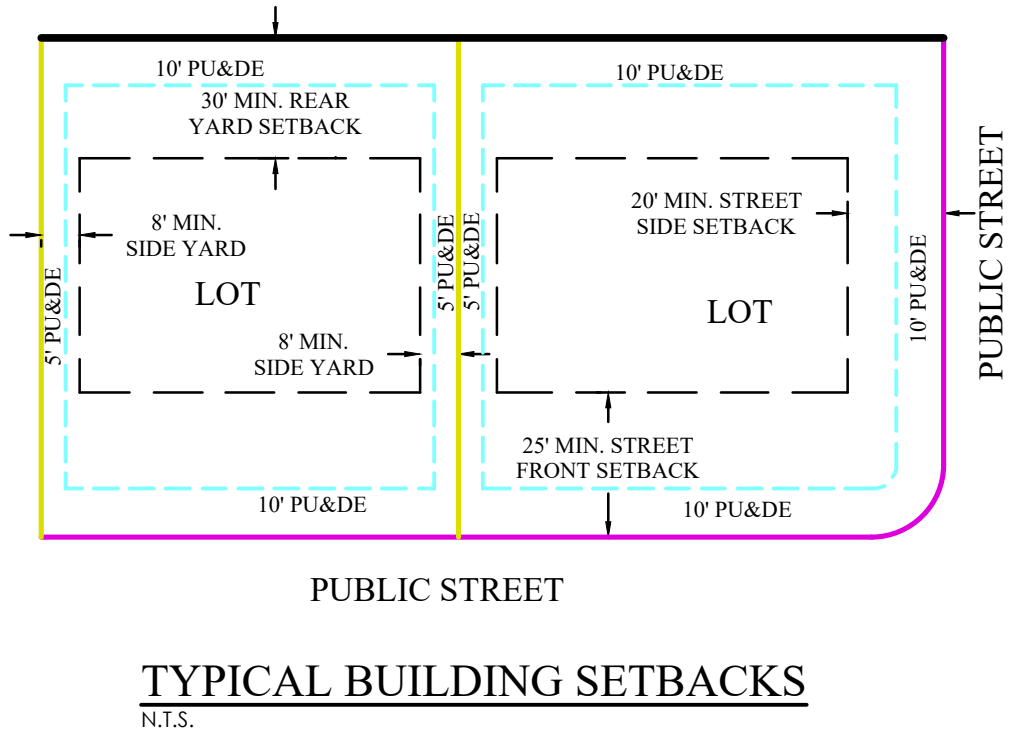


LEGAL DESCRIPTION
PREPARED FOR
TRIUMPH
EAGLE MOUNTAIN CITY, UTAH
(Rev February 19, 2020)
20-0055

PRELIMINARY PLAT BOUNDARY

Land located in Utah County, State of Utah, more particularly described as follows: Beginning at the North quarter corner of Section 19, Township 6 South, Range 1 West, Salt Lake Base and Meridian; thence South 89°56'03" East along the North line of said Section 19, a distance of 946.76 feet more or less, to the East line of the Lake Mountain Road, a public graveled roadway; thence along the East line of said Lake Mountain Road, South 1°59'17" West 828.69 feet; thence South 89°56'03" East 397.28 feet to the North-South 1/16th Section line (the East line of the West one-half of the East one-half of said Section 19); thence along said 1/16th line South 0°04'56" West 4509.60 feet, more or less to the South line of said Section 19; thence along the South line of said Section 19, North 89°47'09" West 638.33 feet, more or less, to the East line of said Lake Mountain Road; thence along the East line of said Lake Mountain Road North 3°26'42" East 56.09 feet; thence North 89°47'09" West 690.28 feet, thence North 89°48'33" West 315.30 feet to the East line of a 320 feet wide easement granted to Utah Power and Light Company, recorded as Entry No. 4642:1970 in the office of the Utah County Recorder, Provo, Utah; thence along the East line of said easement North 2°54' East 1279.16 feet; more or less to the North line of the Southeast quarter of the Southwest quarter of said Section 19; thence South 89°51'18" East along said line 254.49 feet to the North-South mid-section line (the center of section line); thence along said mid-section line North 0°10'45" East 4000.468 feet to the point of beginning. LESS AND EXCEPTING therefrom a 2.00 acre parcel described as follows: Beginning at a point South 89°56'03" East along the Section line 946.76 feet and South 1°59'17" West along the East line of the Lake Mountain Road, 2197.76 feet from the North quarter corner of Section 19, Township 6 South, Range 1 West, Salt Lake Base and Meridian; thence South 89°52'59" East 387.68 feet; thence South 0°04'56" West 222.60 feet; thence North 89°52'59" West 395.02 feet; thence North 1°58'17" East along the East line of said Lake Mountain Road 222.717 feet to the point of beginning.

Contains: 161.99 acres +/-



LEGEND

- BOUNDARY
- SECTION LINE
- EASEMENT
- RIGHT-OF-WAY LINE
- BUILDING SETBACK
- EXISTING PROPERTY LINE
- #5 REBAR AND CAP (PL#XXXXXX) TO BE SET
- SECTION MONUMENT (FOUND)
- STREET MONUMENT (TO BE SET)
- BOUNDARY MARKERS

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GRAPHIC SCALE
(IN FEET)
1 inch = 60 ft.

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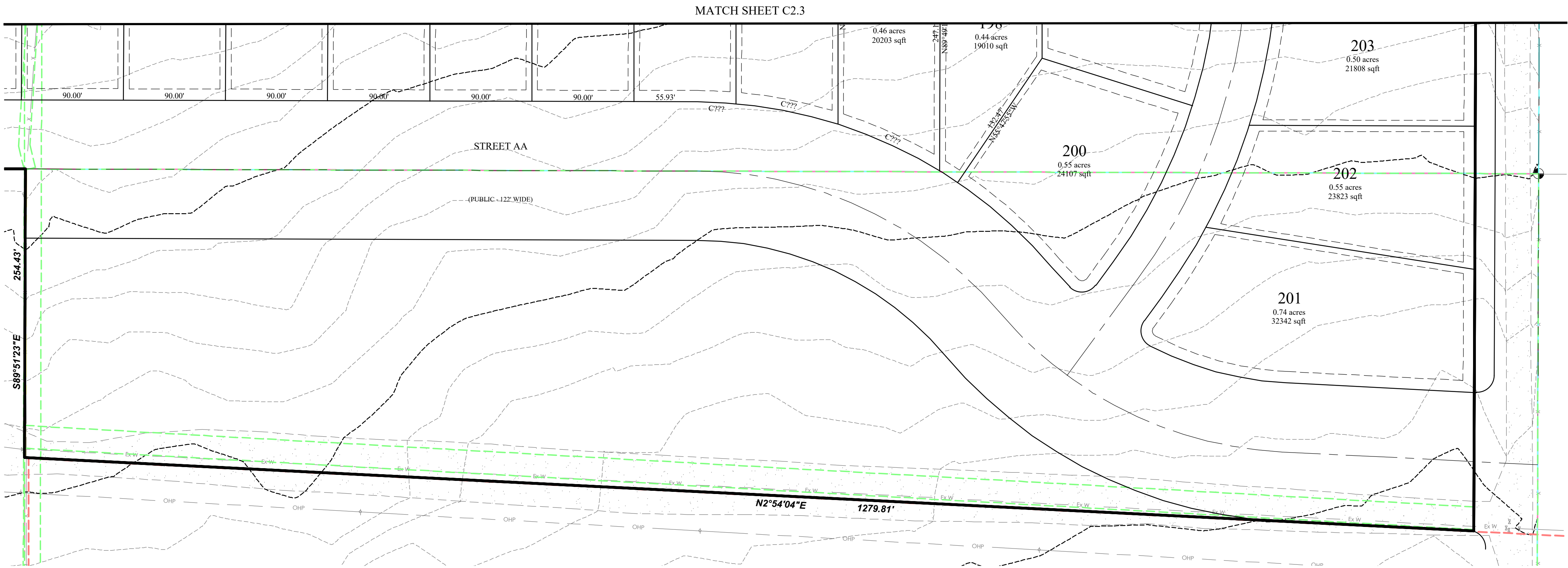
FOR REVIEW ONLY

TRIUMPH PRELIMINARY
EAGLE MOUNTAIN CITY, UTAH
PRELIMINARY PLAT

REVISION BLOCK	#	DATE	DESCRIPTION
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PRELIMINARY PLAT

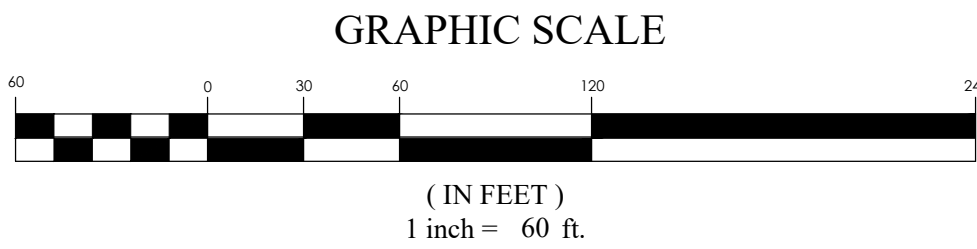
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Date: 10/27/21 Job #: 20-0055
Sheet: C2.3



- LEGEND
- BOUNDARY
 - SECTION LINE
 - EASEMENT
 - RIGHT-OF-WAY LINE
 - BUILDING SETBACK
 - EXISTING PROPERTY LINE
 - #5 REBAR AND CAP (PL#XXXXXXX) TO BE SET
 - SECTION MONUMENT (FOUND)
 - STREET MONUMENT (TO BE SET)
 - BOUNDARY MARKERS

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TRIUMPH PRELIMINARY
EAGLE MOUNTAIN CITY, UTAH
PRELIMINARY PLAT

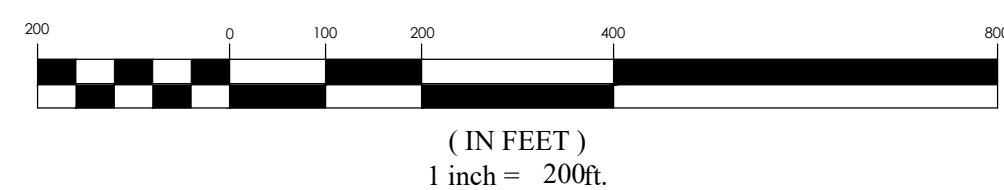
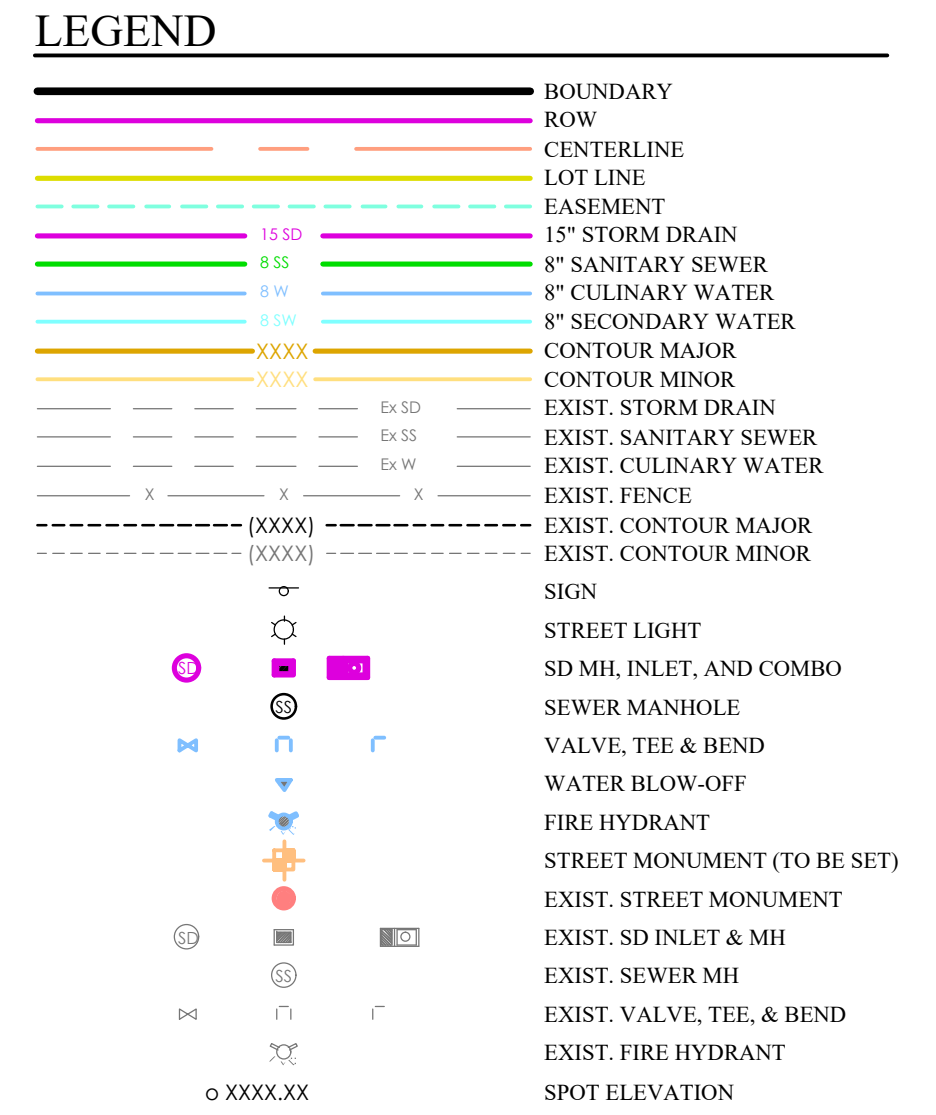


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PRELIMINARY PLAT	
Scale: 1"=60'	Drawn: CSA
Date: 10/27/21	Job #: 20-0055
Sheet: C2.4	

MAILBOX LOCATIONS TO BE SHOWN AT FINAL DESIGN.

233 SINGLE FAMILY UNITS



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TRIUMPH PRELIMINARY

EAGLE MOUNTAIN CITY, UTAH

OVERALL SITE PLAN

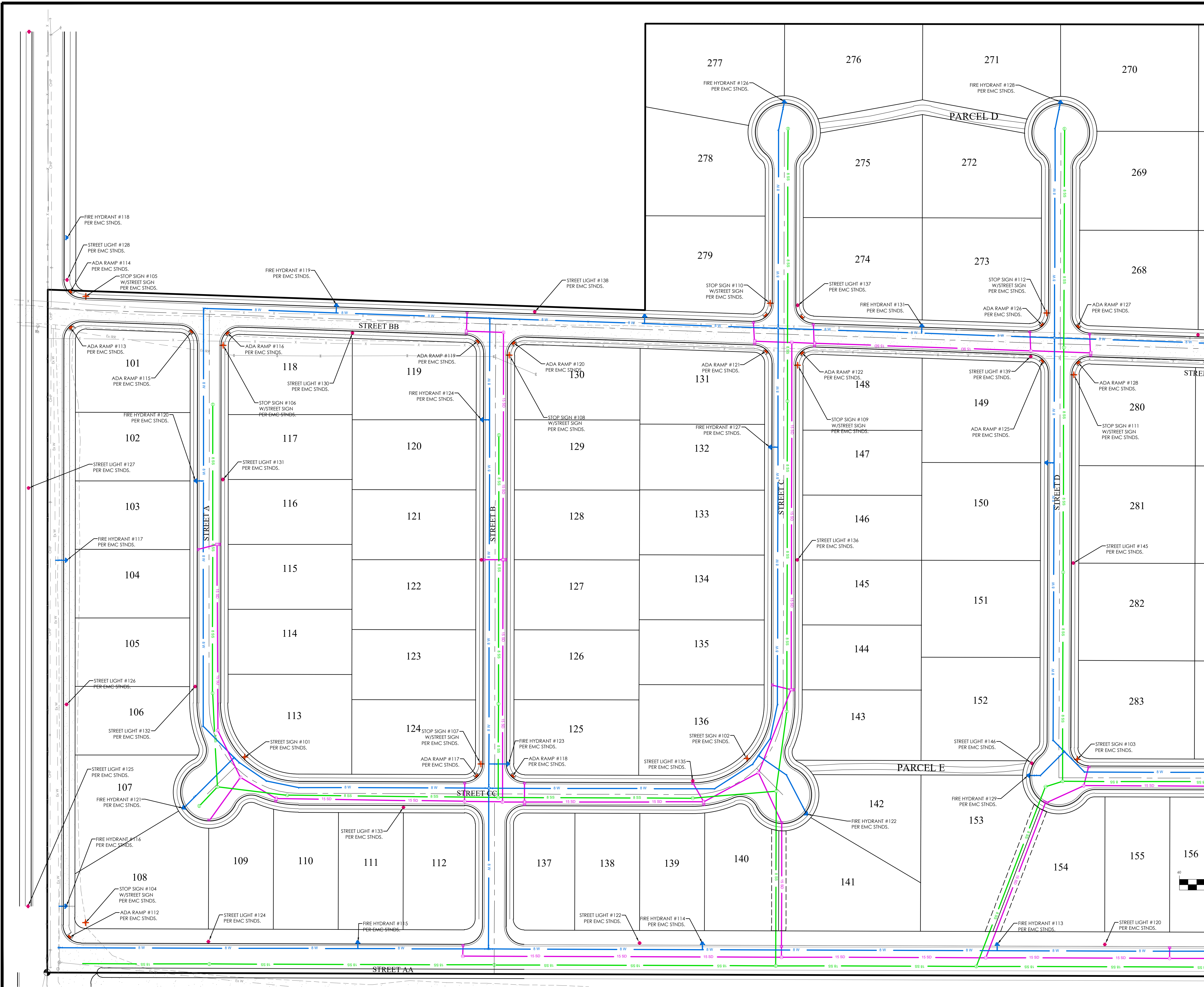
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6	10-1-88	10000

OVERALL SITE PLAN

Scale: 1"=200'	Drawn: CSA
Date: 10/27/21	Job #: 20-0055
Sheet:	

C3

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LEGEND

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

MATCH SHEET CS.2

GRAPHIC SCALE

(IN FEET)
1 inch = 60 ft.

0 30 60 90 120 150 180 210 240

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TRIUMPH PRELIMINARY
EAGLE MOUNTAIN CITY, UTAH
SITE PLAN

REVISION BLOCK	
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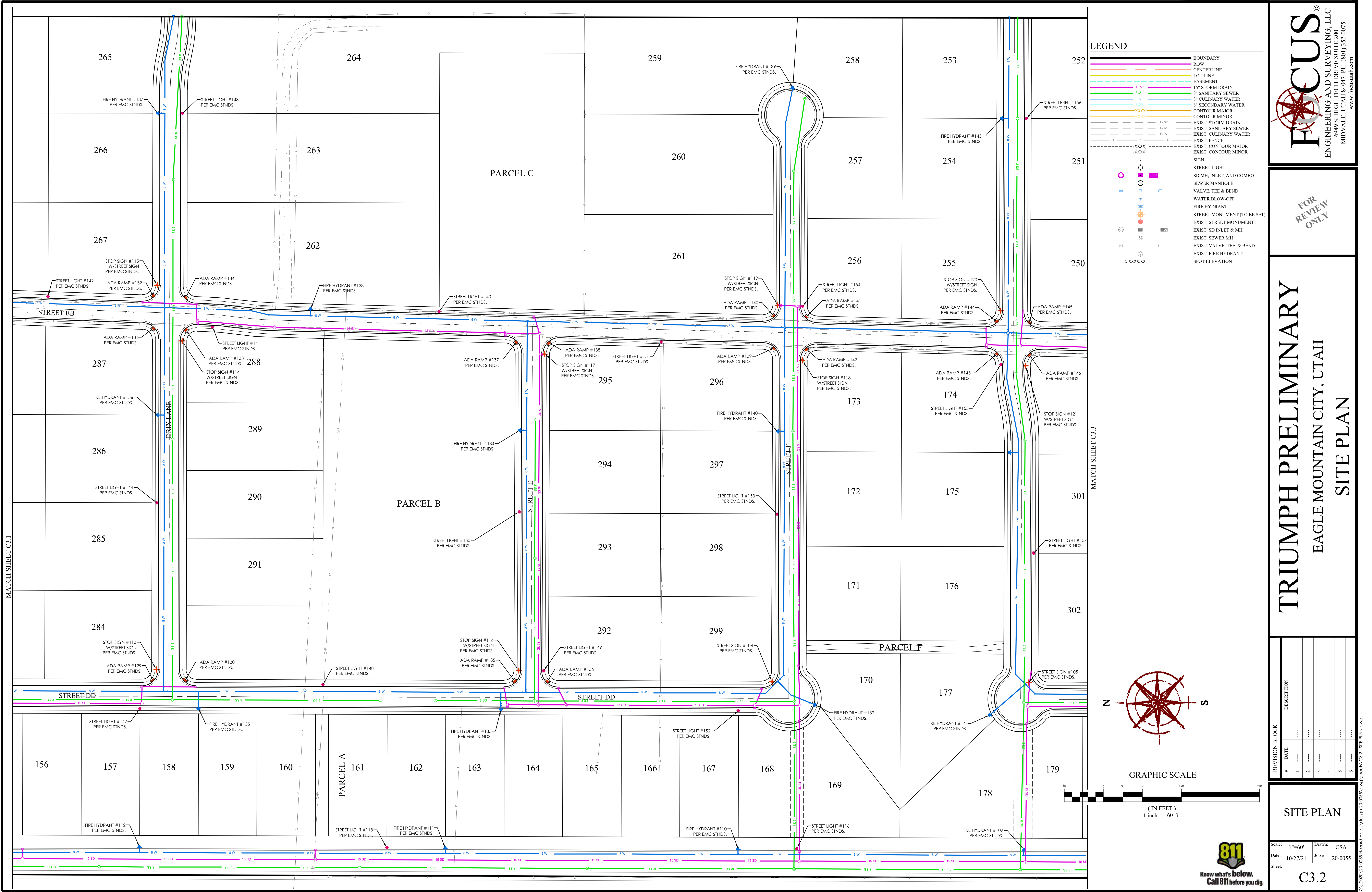
SITE PLAN

Scale: 1"=60'
Date: 10/27/21
Sheet:

Drawn: CSA
Job #: 20-0055

C3.1





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TRIUMPH PRELIMINARY
EAGLE MOUNTAIN CITY, UTAH
SITE PLAN

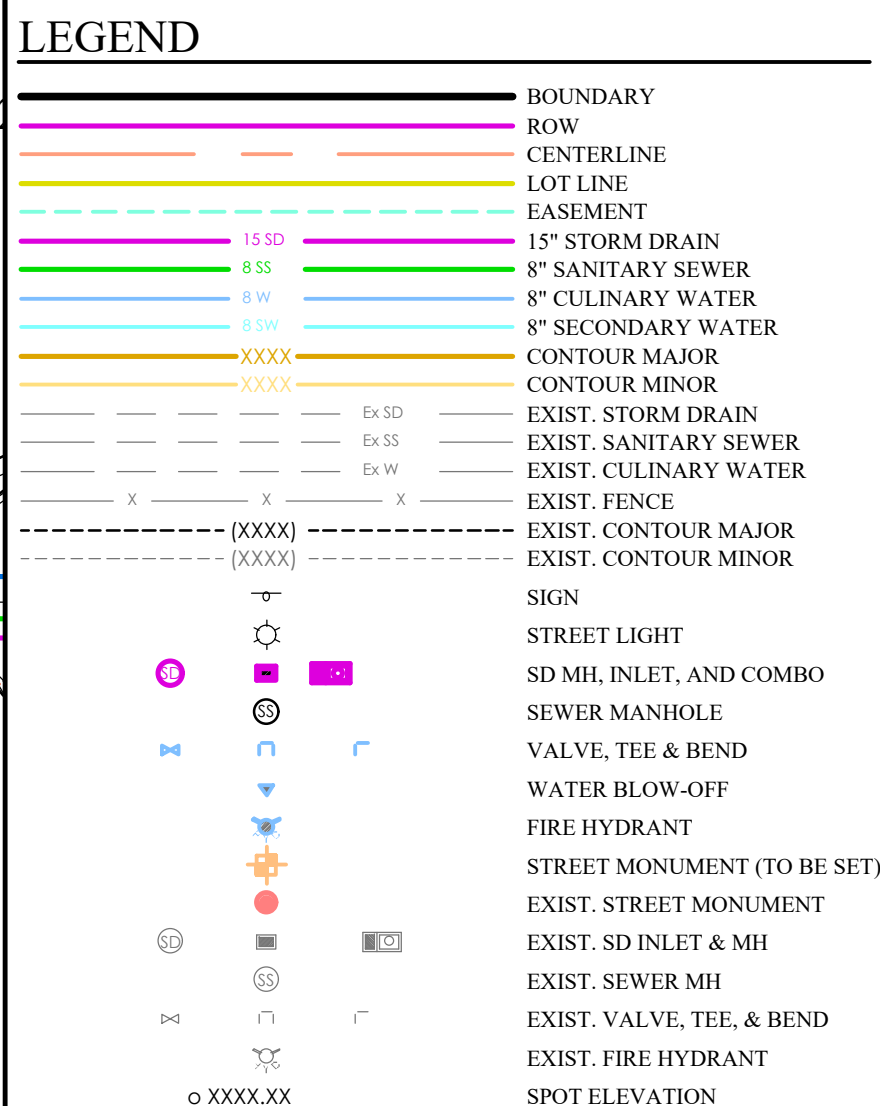
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SITE PLAN

Scale: 1"=60'
Date: 10/27/21
Sheet:

Drawn: CSA
Job #: 20-0055
C3.2





TRIUMPH PRELIMINARY

EAGLE MOUNTAIN CITY, UTAH

SITE PLAN

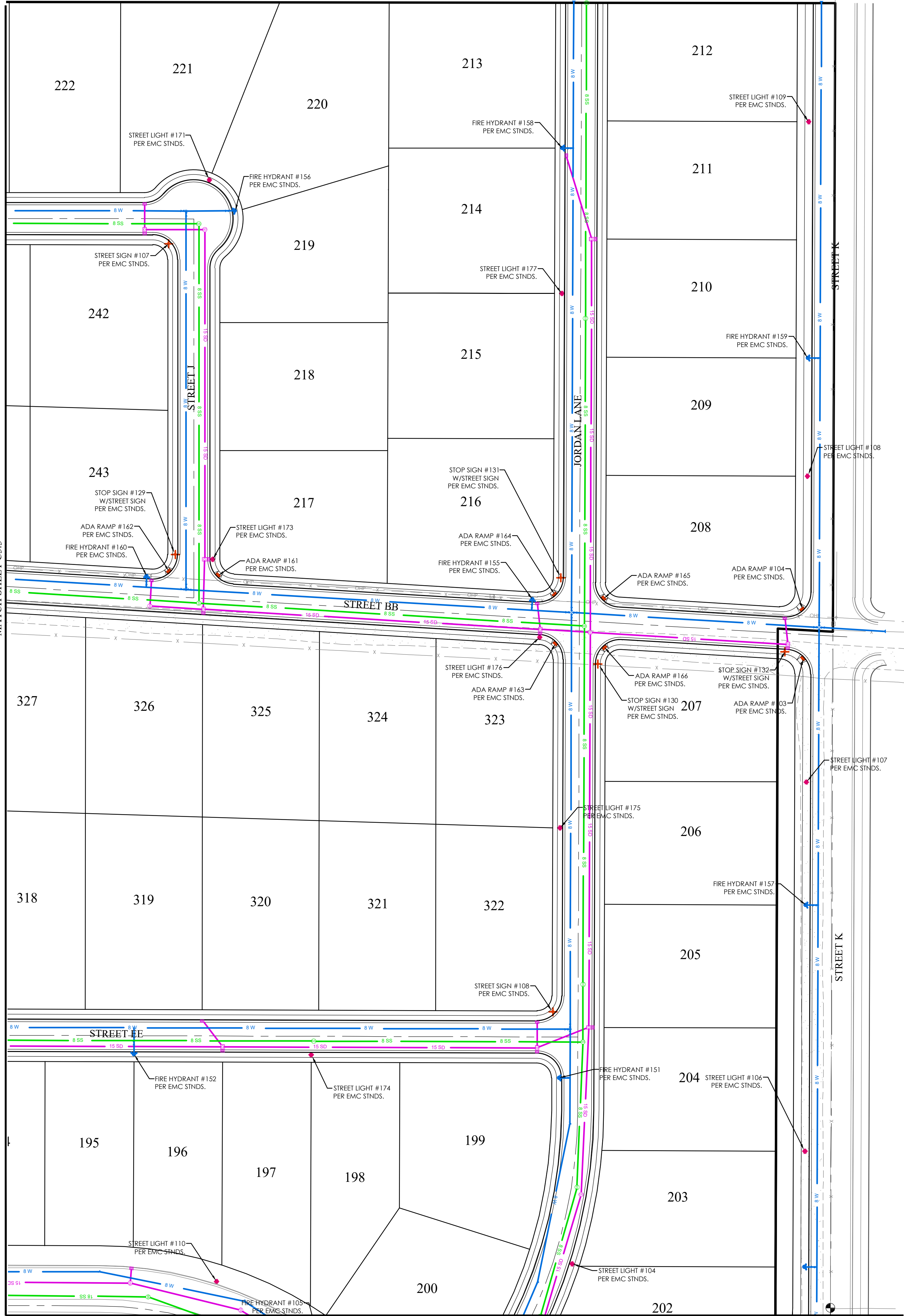
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5	11/10/12	11/10/12
6	11/10/12	11/10/12

SITE PLAN

Scale: 1"=60'	Drawn: CSA
Date: 10/27/21	Job #: 20-0055
Sheet:	

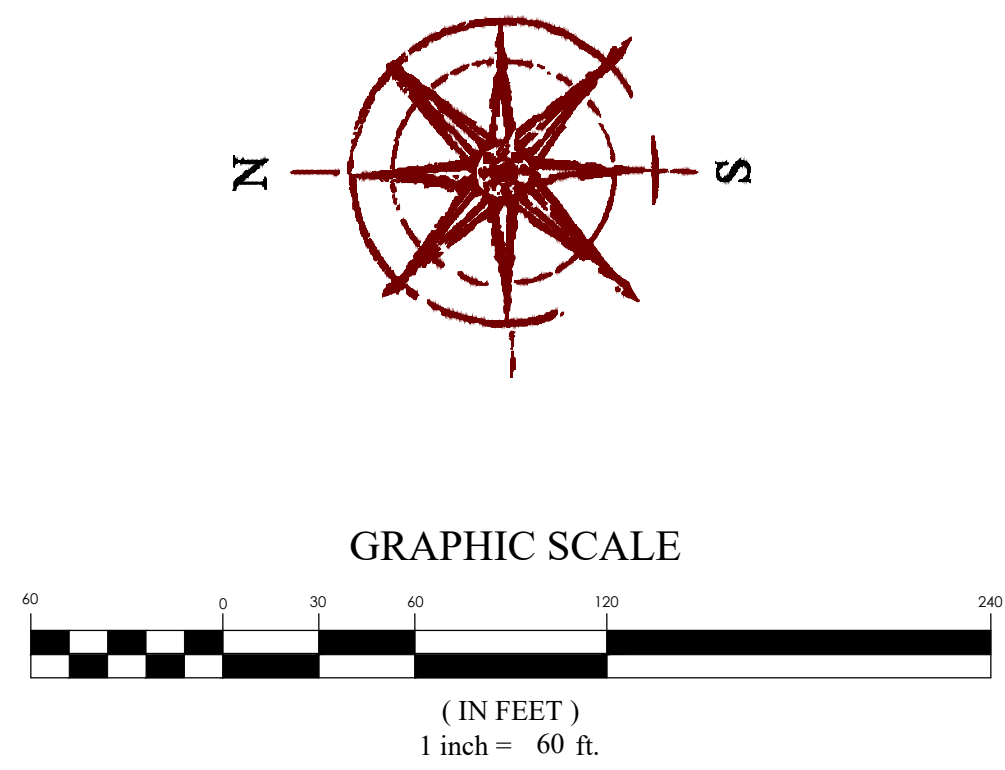
C3.3





LEGEND

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



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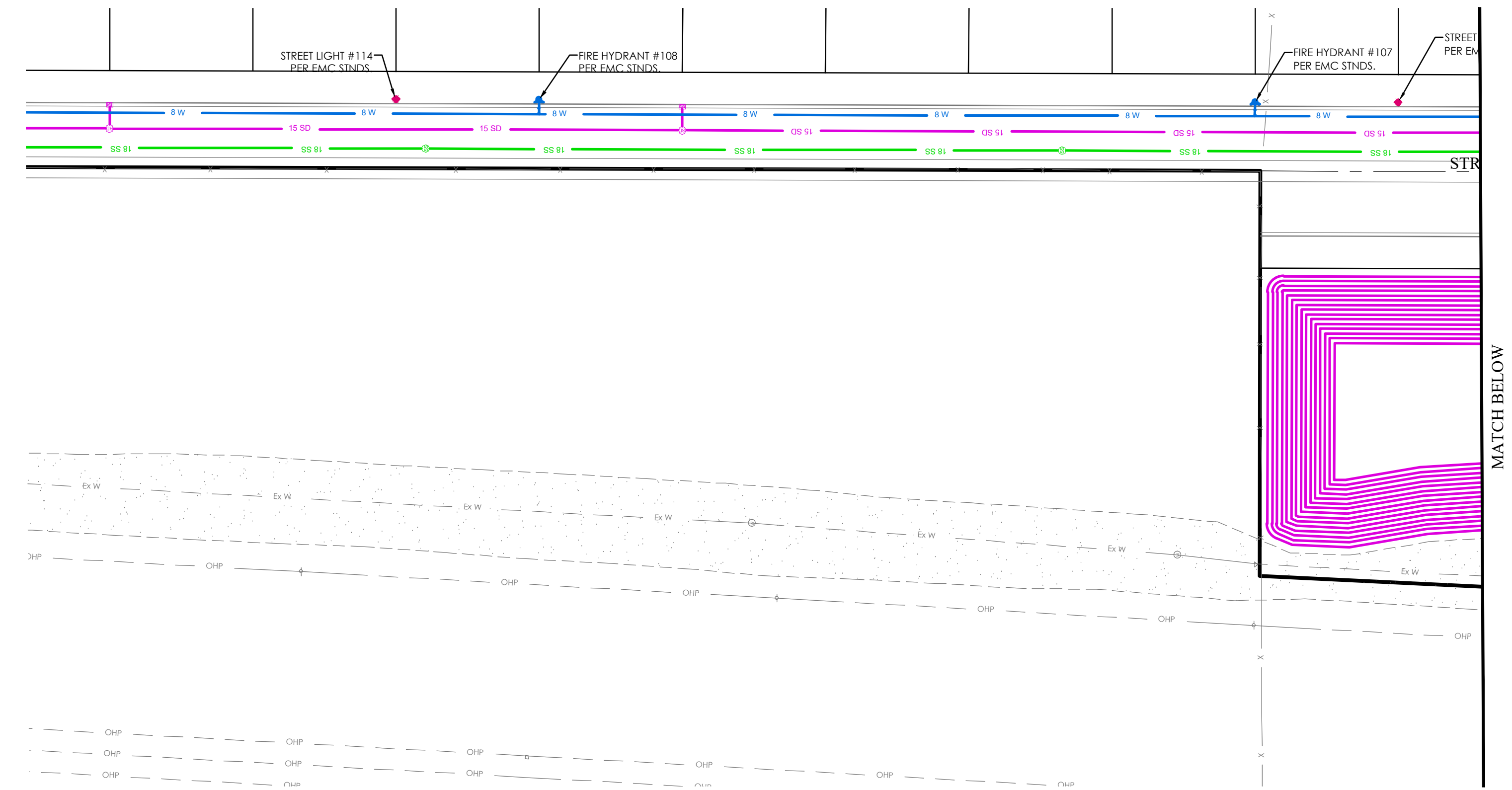
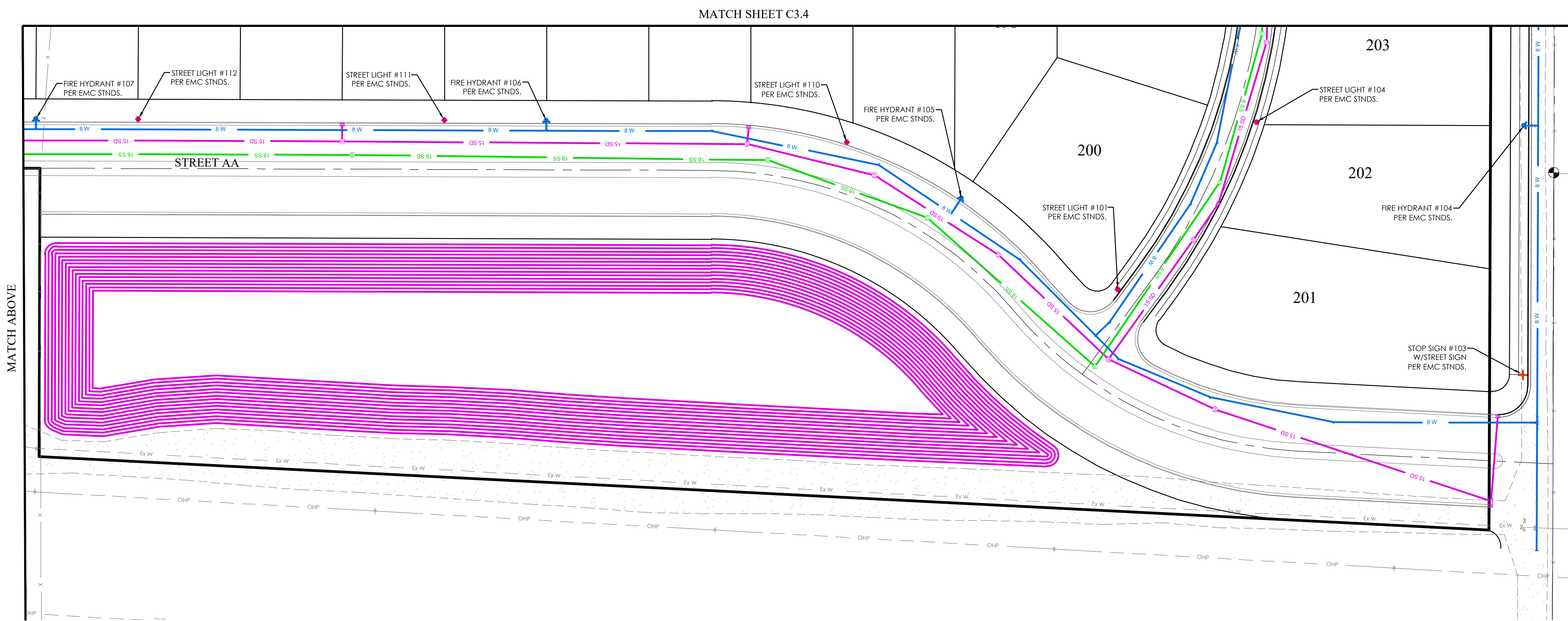
TRIUMPH PRELIMINARY
EAGLE MOUNTAIN CITY, UTAH
SITE PLAN

REVISION BLOCK	
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SITE PLAN

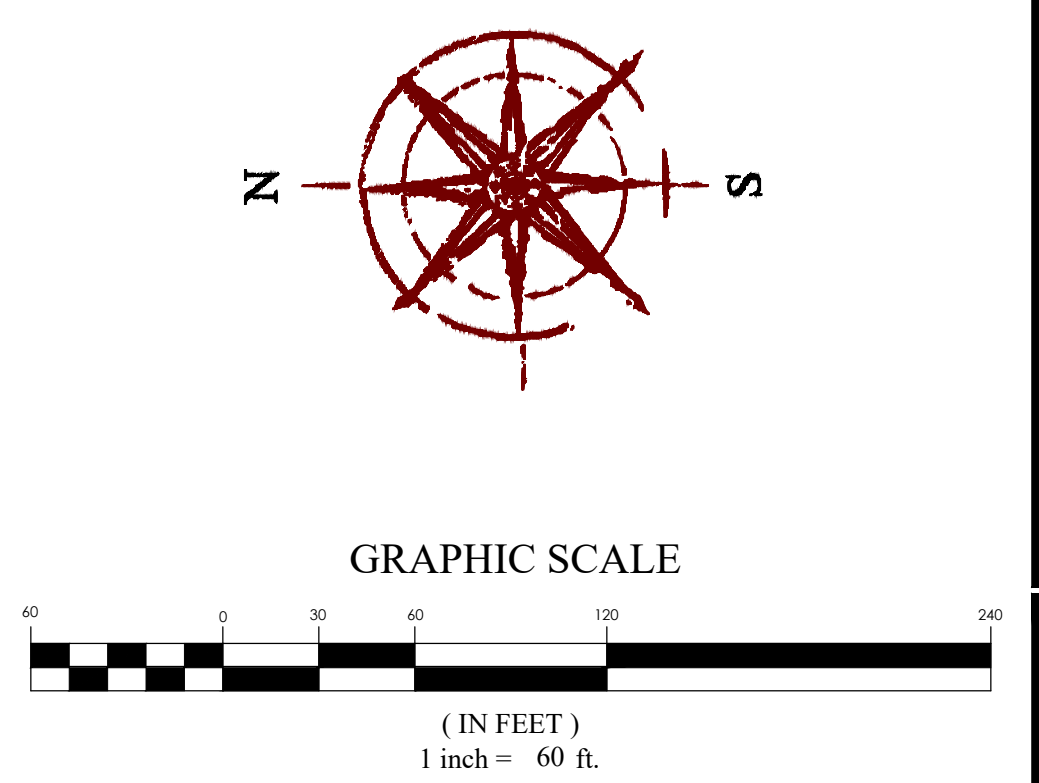
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Date: 10/27/21	Job #: 20-0055
Sheet:	C3.4





LEGEND

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



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EAGLE MOUNTAIN CITY, UTAH
SITE PLAN

#	DATE	DESCRIPTION
1	10/27/21	10/27/21
2	10/27/21	10/27/21
3	10/27/21	10/27/21
4	10/27/21	10/27/21
5	10/27/21	10/27/21
6	10/27/21	10/27/21

SITE PLAN

Scale: 1"=60'	Drawn: CSA
Date: 10/27/21	Job #: 20-0055
Sheet: C3.5	

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

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NOTES

- 1) PROPOSED CONTOURS ARE AT 2.0' INTERVALS
2) ALL LOTS TO DRAIN TO STREET OR CONTAIN WATER ON OWN LOT

LEGEND

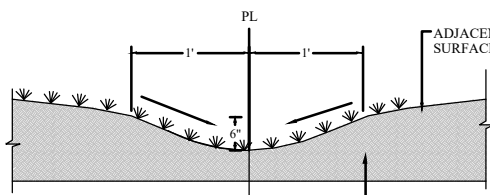
- BOUNDARY
ROW
CENTERLINE
LOT LINE
EASEMENT
15" STORM DRAIN
8" SANITARY SEWER
8" CULINARY WATER
8" SECONDARY WATER
CONTOUR MAJOR
CONTOUR MINOR
EXIST. STORM DRAIN
EXIST. SANITARY SEWER
EXIST. CULINARY WATER
EXIST. FENCE
EXIST. CONTOUR MAJOR
EXIST. CONTOUR MINOR
SIGN
STREET LIGHT
SD MHL INLET, AND COMBO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



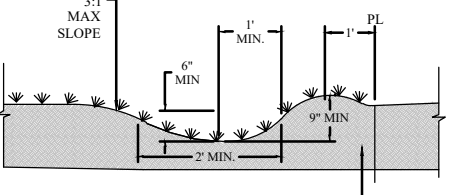
GRAPHIC SCALE



(IN FEET)
1 inch = 200ft.



DRAINAGE SWALE DETAIL



DRAINAGE BERM DETAIL

FOR
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TRIUMPH PRELIMINARY
EAGLE MOUNTAIN CITY, UTAH
GRADING AND DRAINAGE PLAN

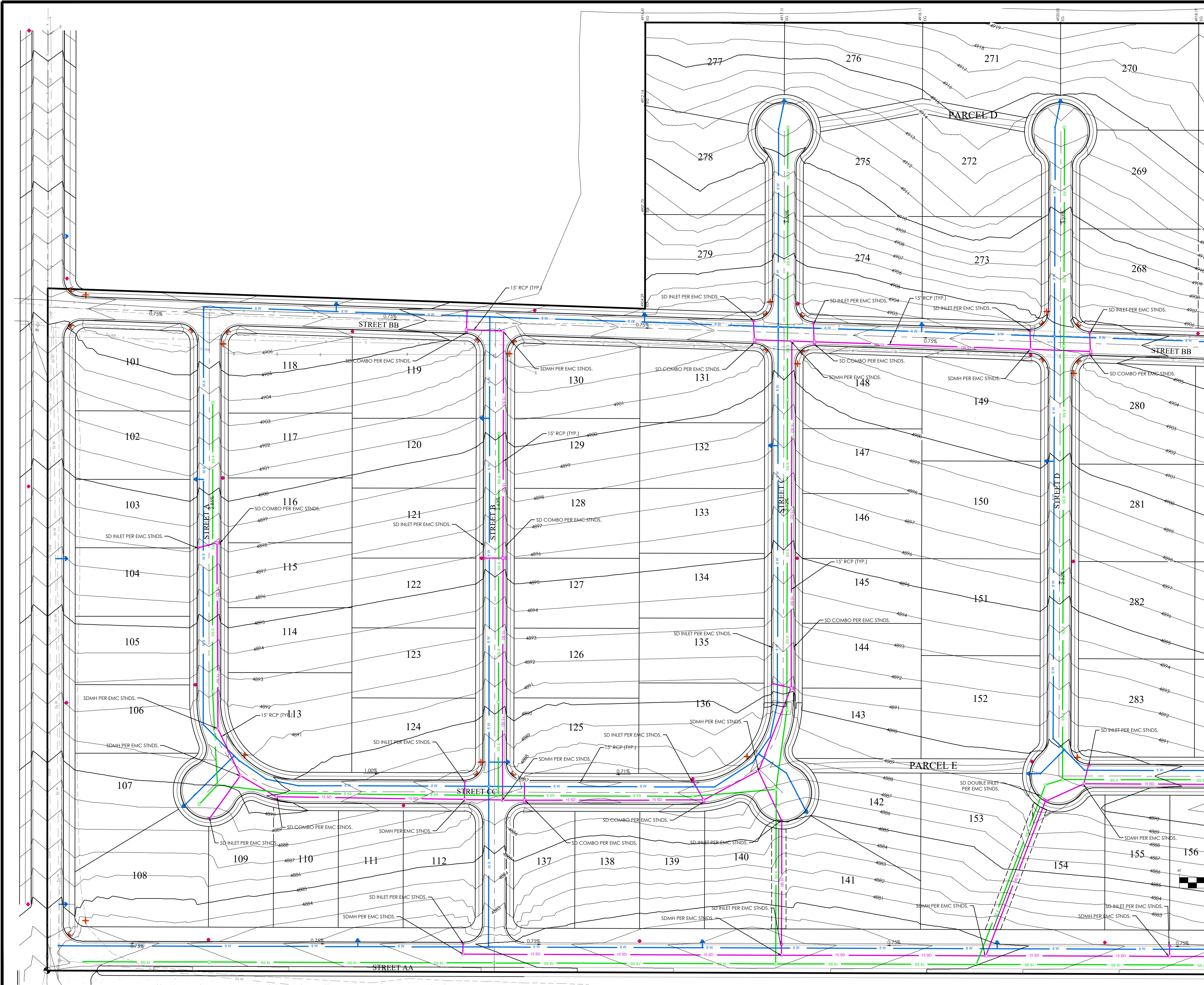
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4	10/27/21	10/27/21
5	10/27/21	10/27/21
6	10/27/21	10/27/21

**GRADING
AND
DRAINAGE
PLAN**

Scale: 1"=200'	Drawn: CSA
Date: 10/27/21	Job #: 20-0055
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C4



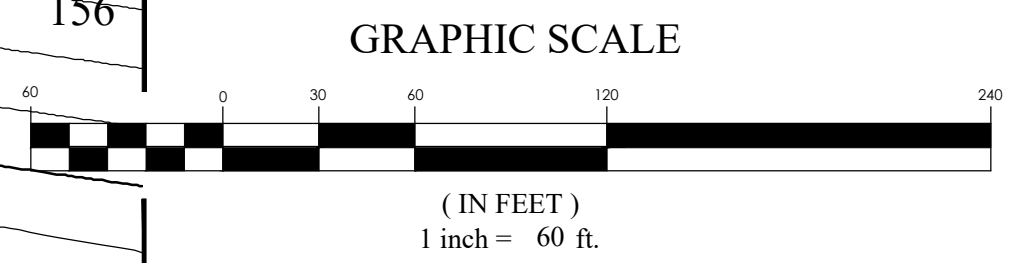


LEGEND

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

- NOTES**
- 1) PROPOSED CONTOURS ARE AT 2.0' INTERVALS
 - 2) ALL LOTS TO DRAIN TO STREET OR CONTAIN WATER ON OWN LOT

MATCH SHEET C4.2



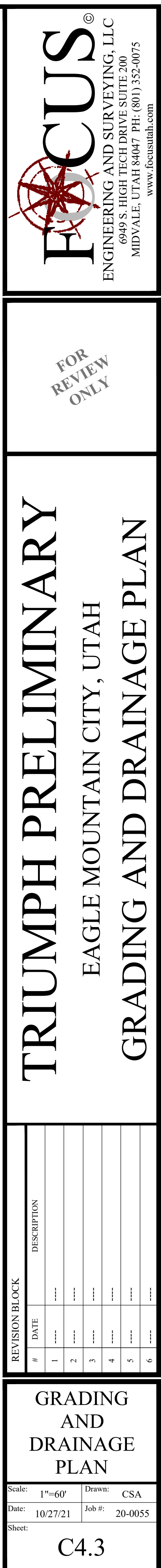
FOR REVIEW ONLY

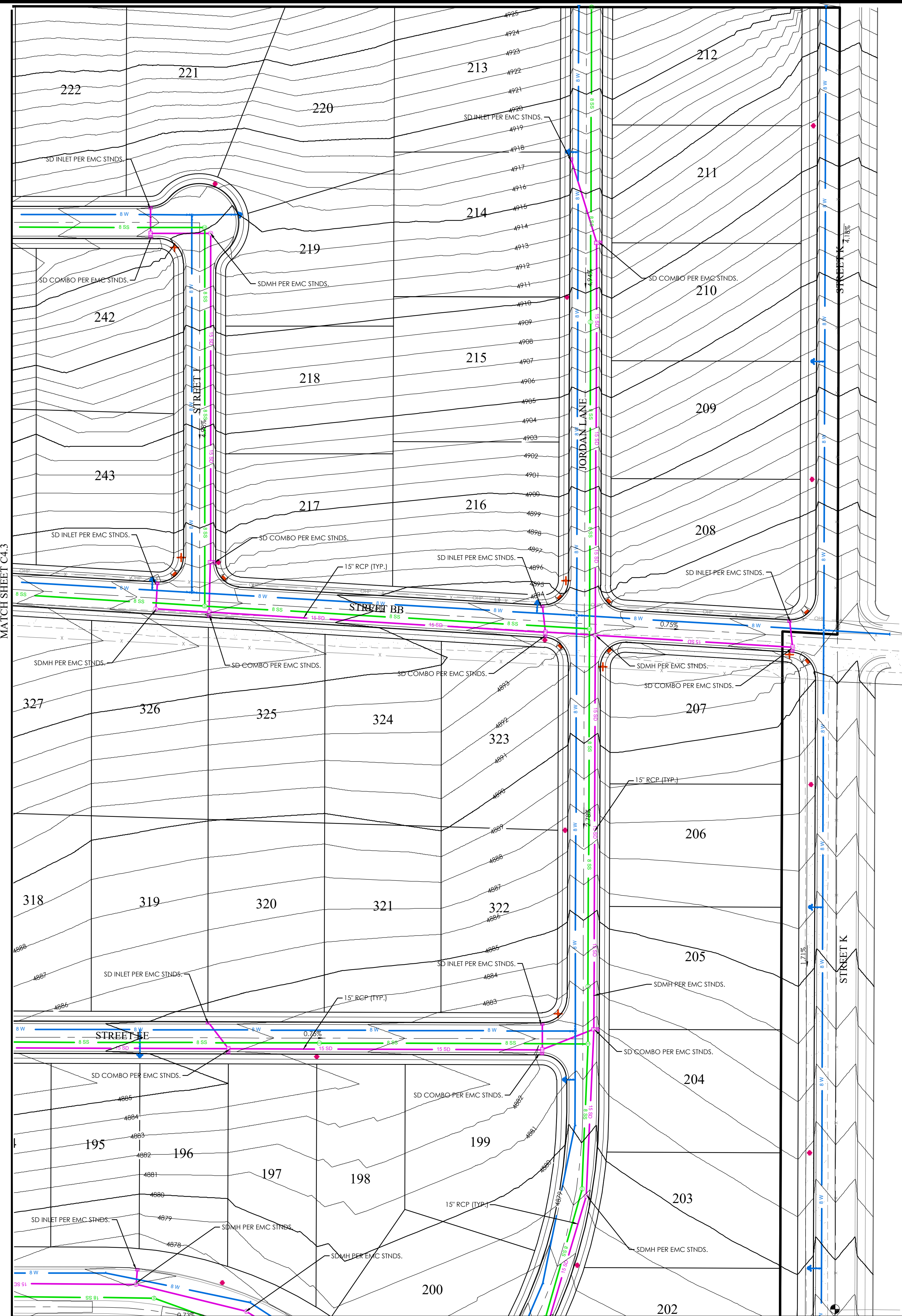
TRIUMPH PRELIMINARY
EAGLE MOUNTAIN CITY, UTAH
GRADING AND DRAINAGE PLAN

REVISION BLOCK	
#	DESCRIPTION
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GRADING AND DRAINAGE PLAN

Scale: 1"=60' Drawn: CSA
Date: 10/27/21 Job #: 20-0055
Sheet: **C4.1**





LEGEND

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

- NOTES**
- 1) PROPOSED CONTOURS ARE AT 2.0' INTERVALS
 - 2) ALL LOTS TO DRAIN TO STREET OR CONTAIN WATER ON OWN LOT

GRAPHIC SCALE

60 0 30 40 120 240

(IN FEET)

1 inch = 60 ft.

COMPASS

N S

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EAGLE MOUNTAIN CITY, UTAH

GRADING AND DRAINAGE PLAN

REVISION BLOCK	
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1	
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GRADING AND DRAINAGE PLAN

Scale: 1"=60' Drawn: CSA

Date: 10/27/21 Job #: 20-0055

Sheet: **C4.4**

811

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

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LEGEND

BOUNDARY	15 SD	15" STORM DRAIN
ROW	8 SS	8" SANITARY SEWER
LOT LINE	8 W	8" CULINARY WATER
EASEMENT	15 W	8" SECONDARY WATER
CONTOUR MAJOR	XXXX	CONTOUR MAJOR
CONTOUR MINOR	XXXX	CONTOUR MINOR
EXIST. STORM DRAIN	Ex SD	EXIST. STORM DRAIN
EXIST. SANITARY SEWER	Ex SS	EXIST. SANITARY SEWER
EXIST. CULINARY WATER	Ex W	EXIST. CULINARY WATER
EXIST. FENCE	X	EXIST. FENCE
EXIST. CONTOUR MAJOR	(XXXX)	EXIST. CONTOUR MAJOR
EXIST. CONTOUR MINOR	(XXXX)	EXIST. CONTOUR MINOR
SIGN		SIGN
STREET LIGHT		STREET LIGHT
SD MH, INLET, AND COMBO		SD MH, INLET, AND COMBO
SEWER MANHOLE		SEWER MANHOLE
VALVE, TEE & BEND		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

MATCH SHEET C5.1

GRAPHIC SCALE

(IN FEET)
1 inch = 60 ft.

0 30 60 90 120 150 180 210 240

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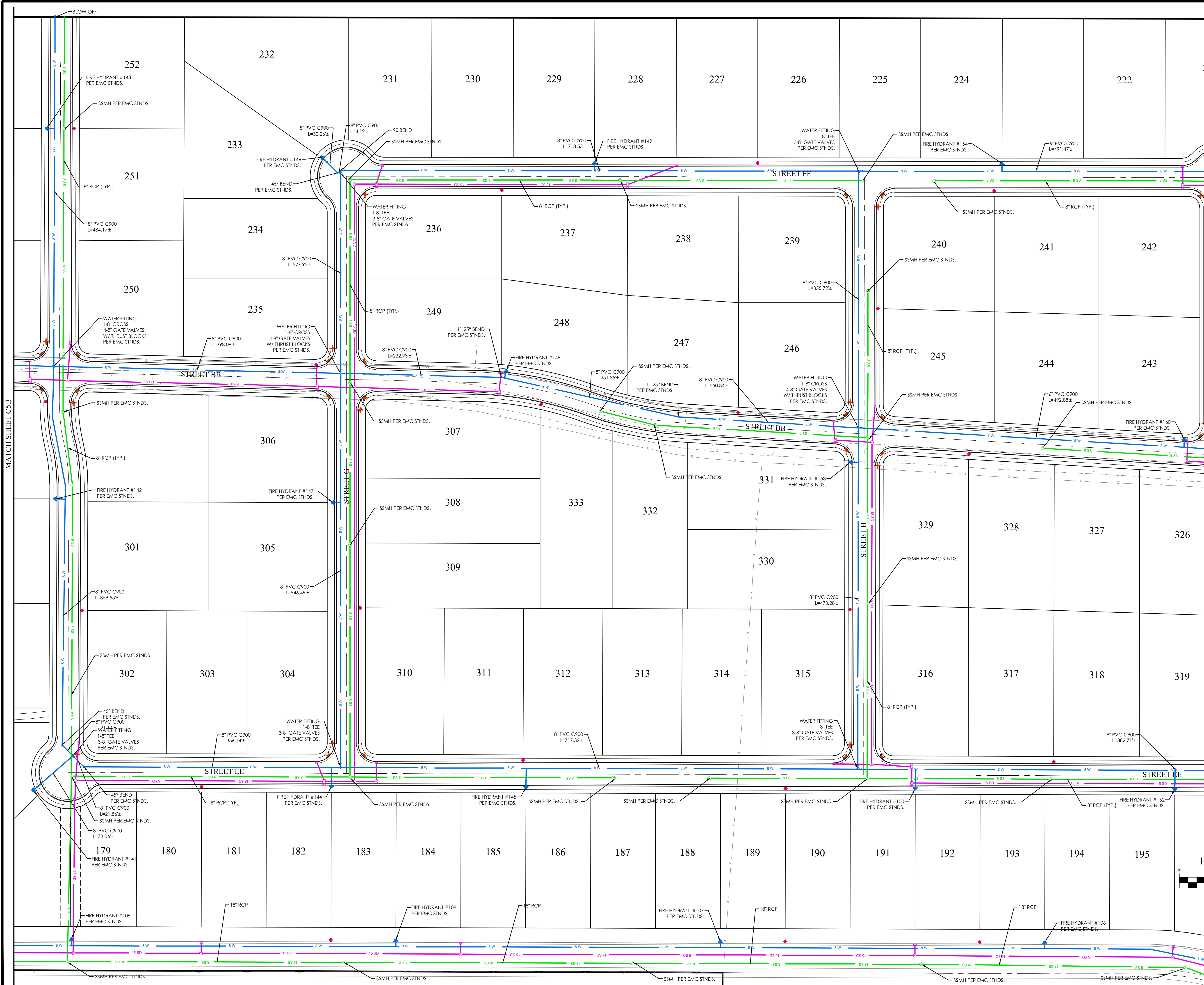
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EAGLE MOUNTAIN CITY, UTAH
UTILITY PLAN

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UTILITY PLAN

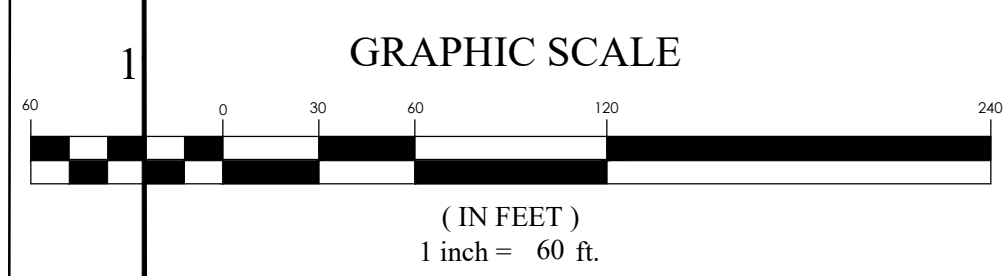
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LEGEND

—	BOUNDARY
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—	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
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—	SIGN
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—	VALVE, TEE & BEND
—	WATER BLOW-OFF
—	FIRE HYDRANT
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—	EXIST. VALVE, TEE, & BEND
—	EXIST. FIRE HYDRANT
—	SPOT ELEVATION



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EAGLE MOUNTAIN CITY, UTAH
UTILITY PLAN

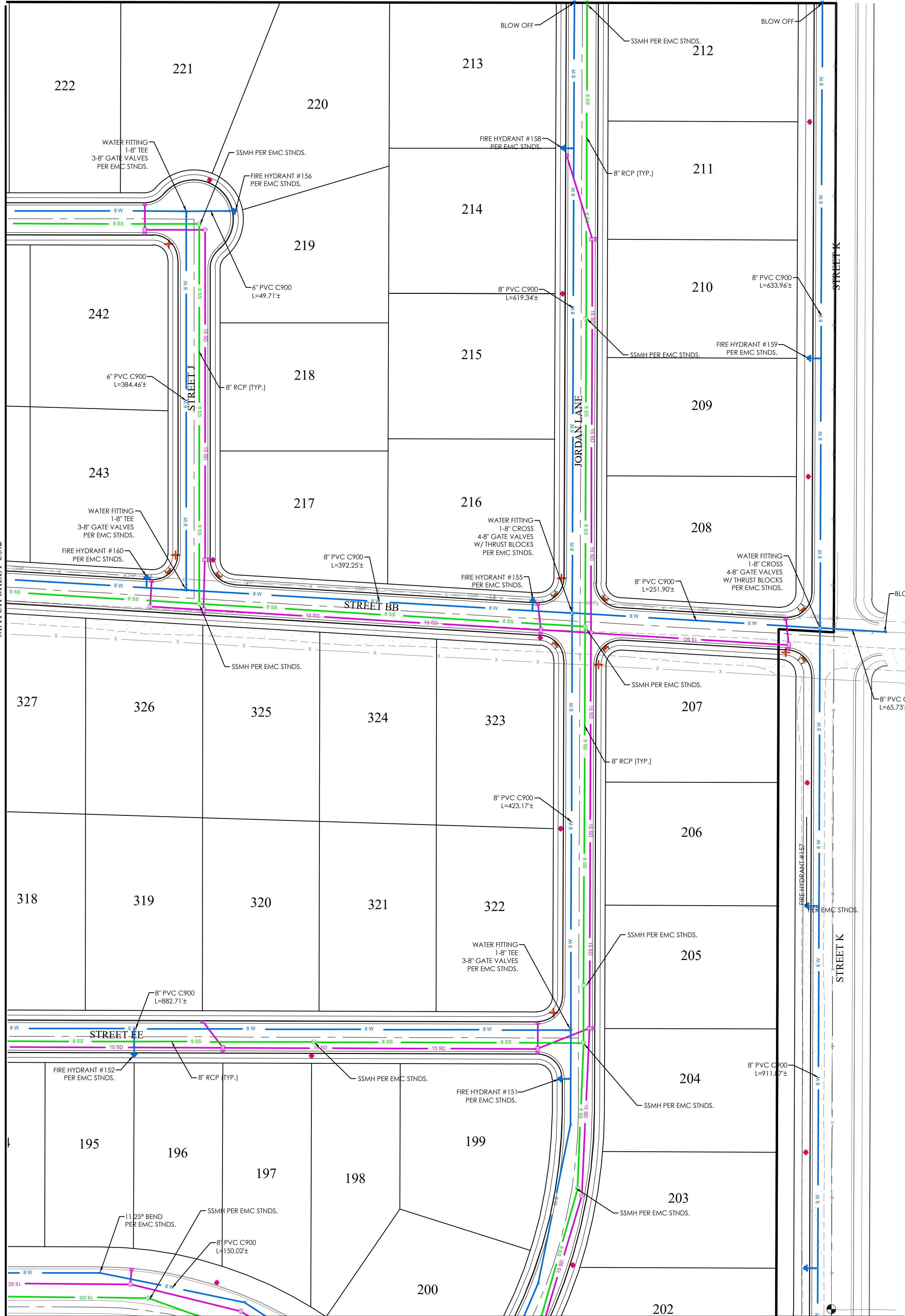
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UTILITY PLAN

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Date: 10/27/21	Job #: 20-0055
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LEGEND

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

GRAPHIC SCALE

(IN FEET)
1 inch = 60 ft.

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TRIUMPH PRELIMINARY
EAGLE MOUNTAIN CITY, UTAH
UTILITY PLAN

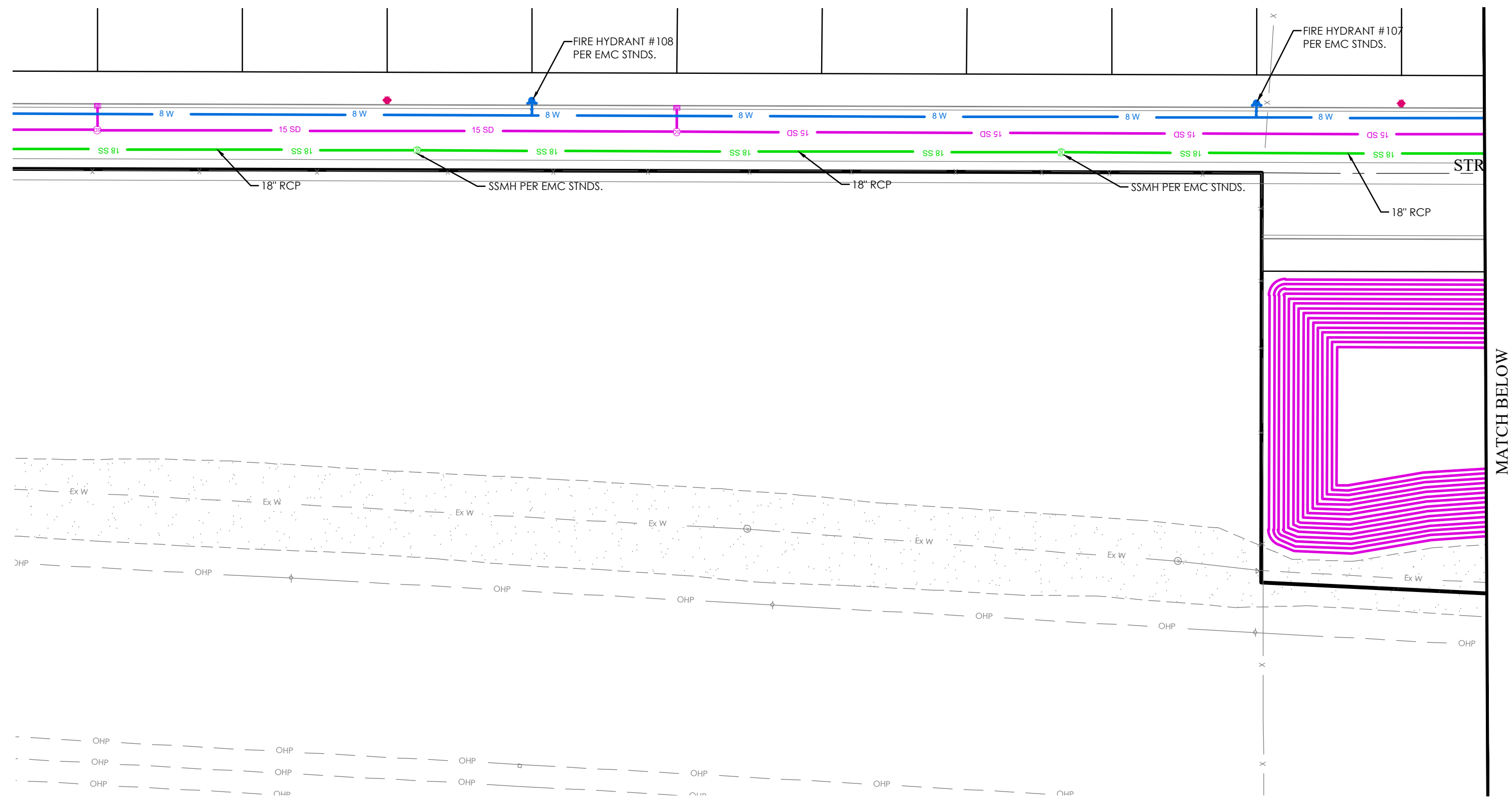
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UTILITY PLAN

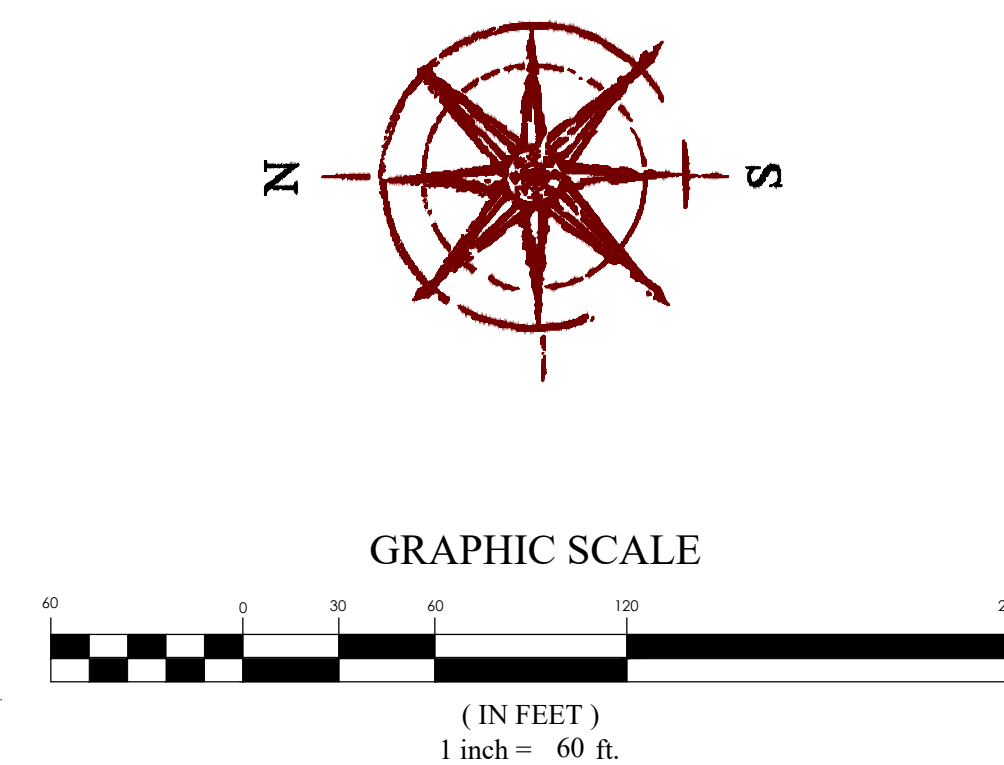
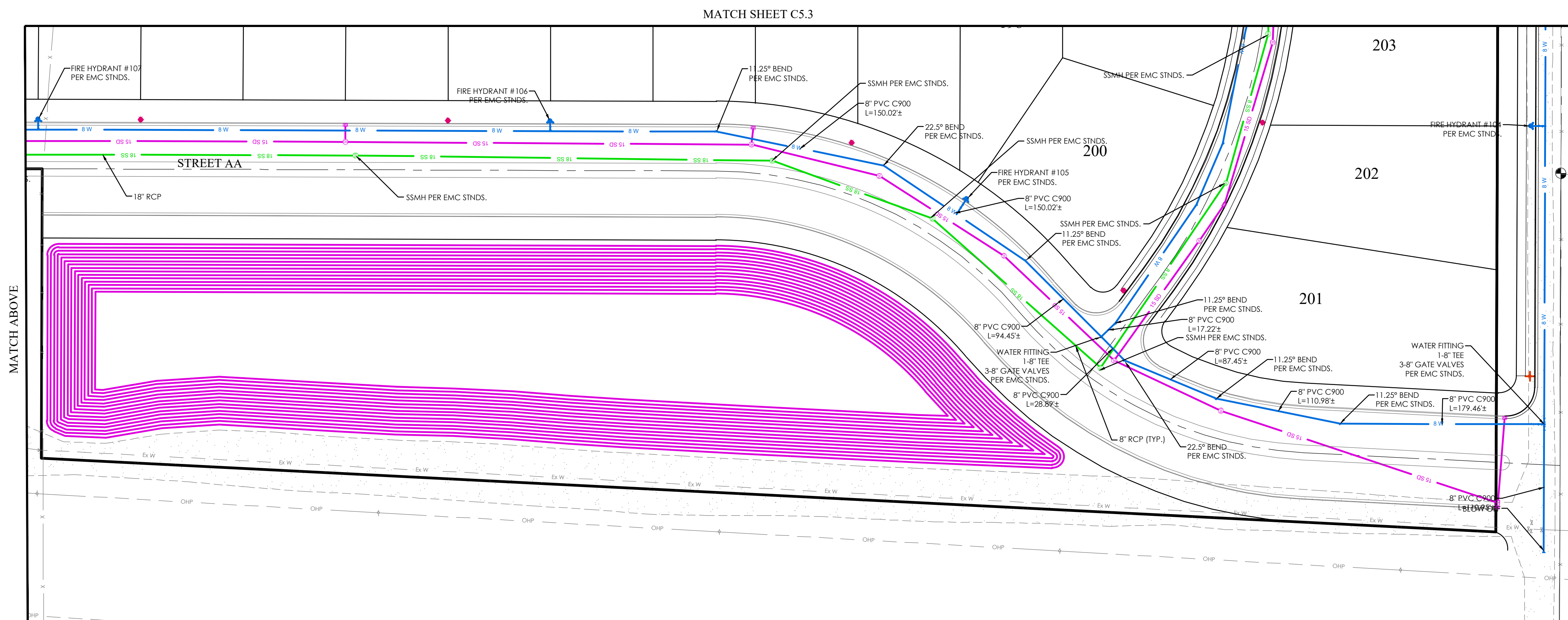
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Date: 10/27/21
Sheet: C5.3

Drawn: CSA
Job #: 20-0055





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
	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



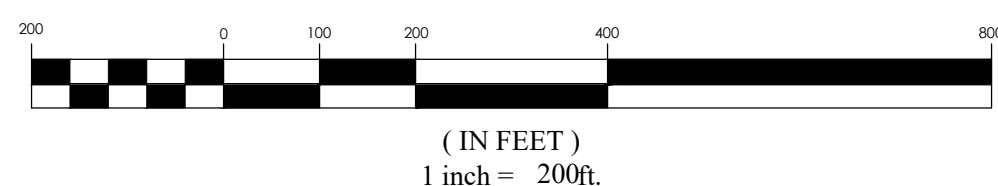
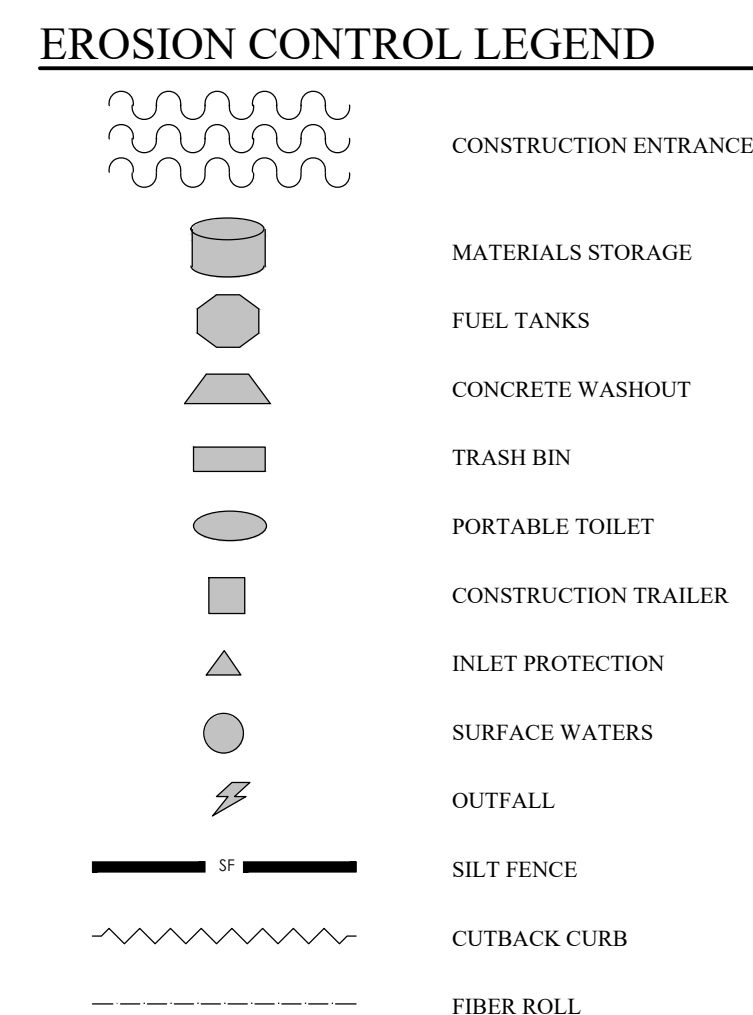
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TRIUMPH PRELIMINARY
EAGLE MOUNTAIN CITY, UTAH
UTILITY PLAN

REVISION BLOCK	
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UTILITY PLAN	
Scale: 1"=60'	Drawn: CSA
Date: 10/27/21	Job #: 20-0055
Sheet:	C5.4

PROPOSED CONTOURS ARE AT 2.0' INTERVALS



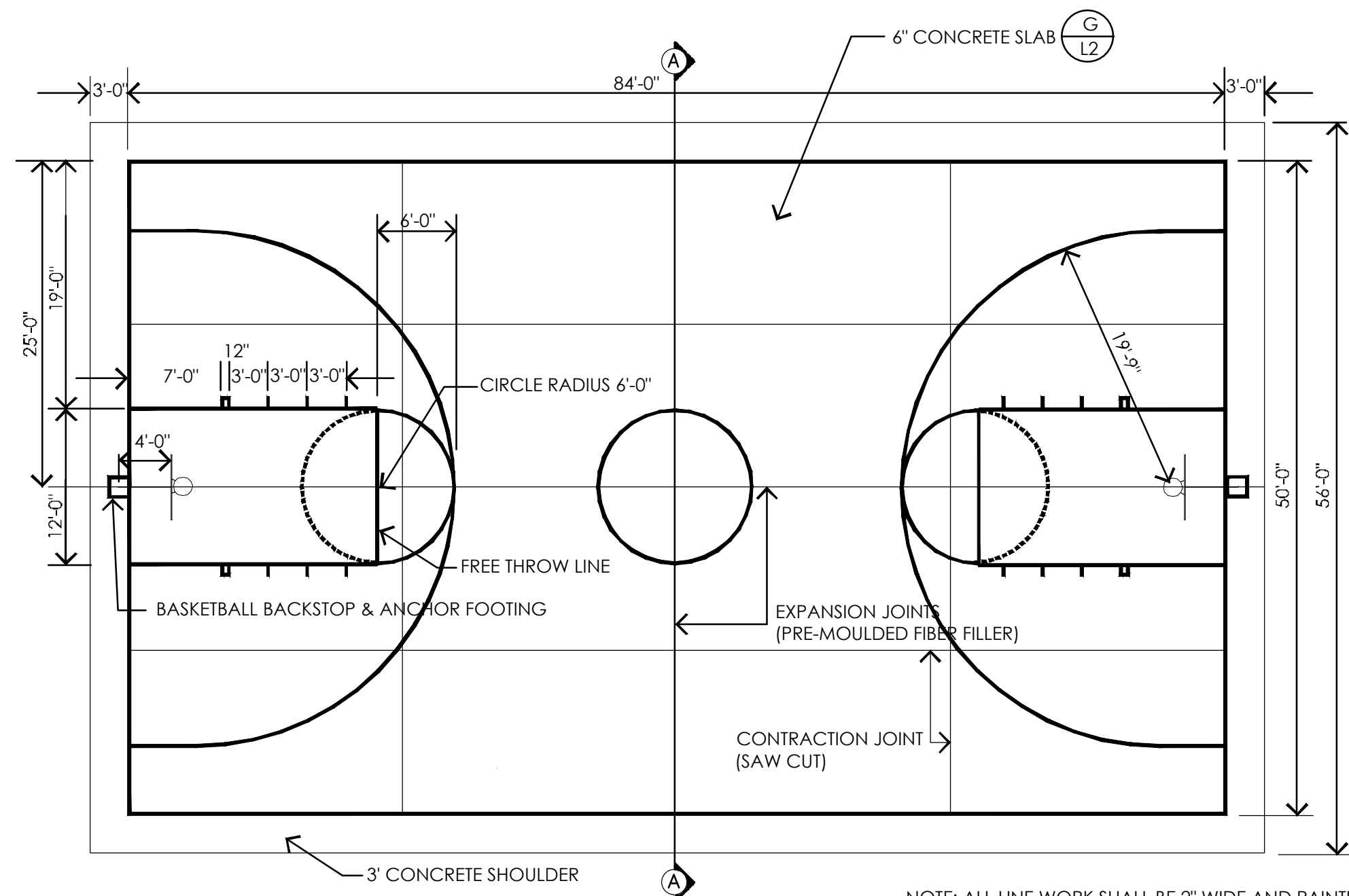
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3	10/22/22	10/22/22
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5	10/22/22	10/22/22
6	10/22/22	10/22/22

EROSION CONTROL PLAN

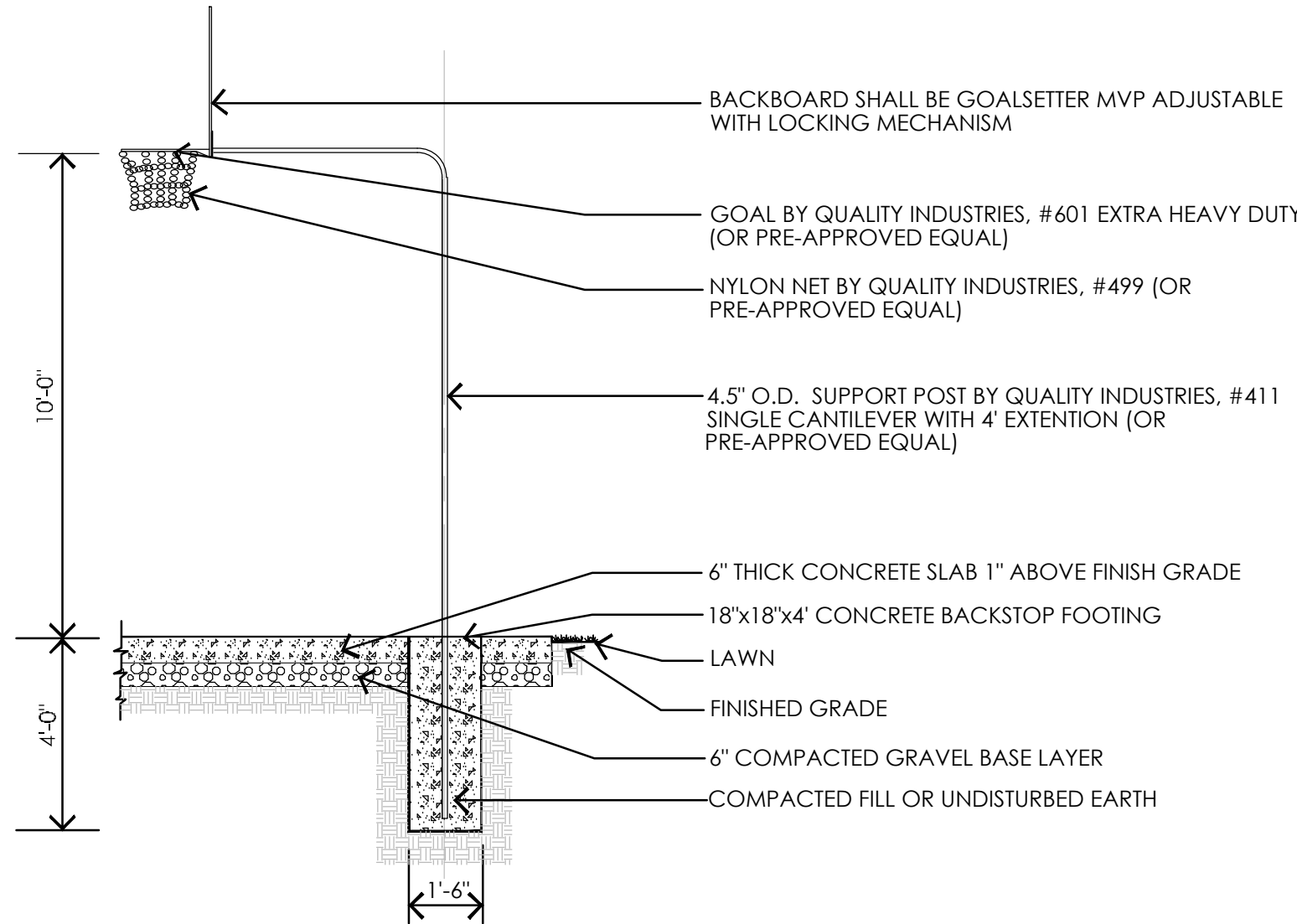
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C6

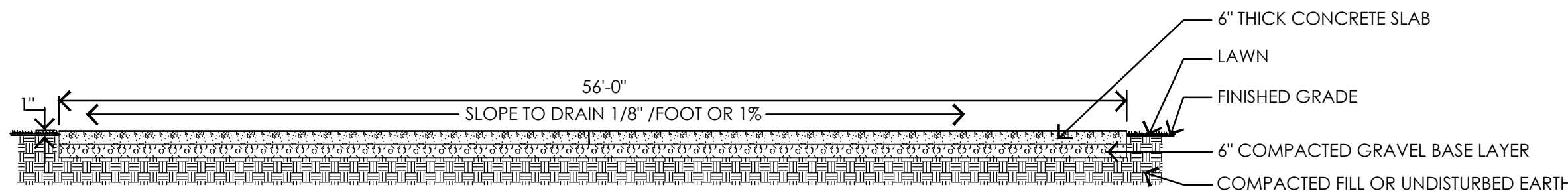




OUTDOOR BASKETBALL COURT PLAN
SCALE: 1" = 10'



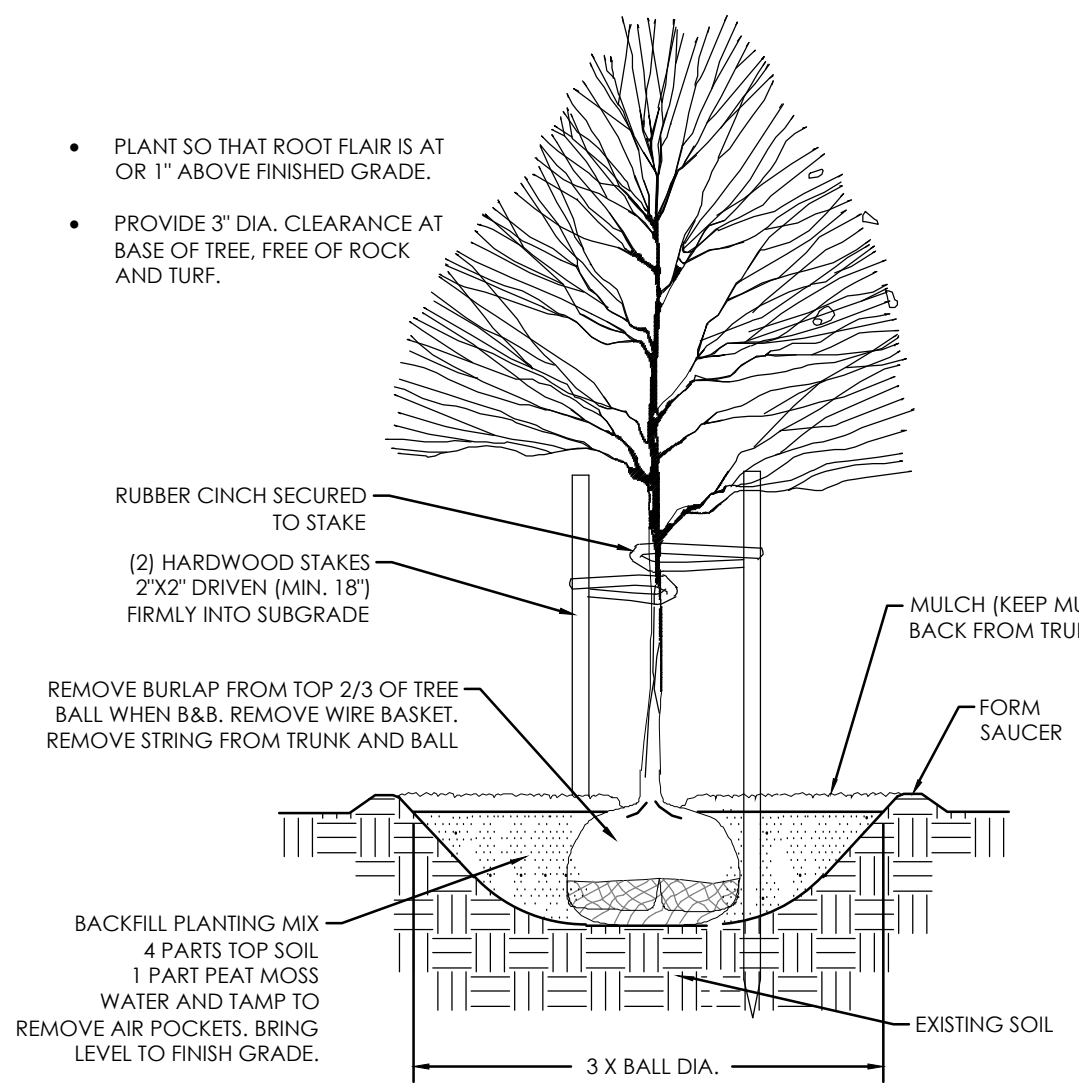
BASKETBALL BACKSTOP DETAIL
NO SCALE



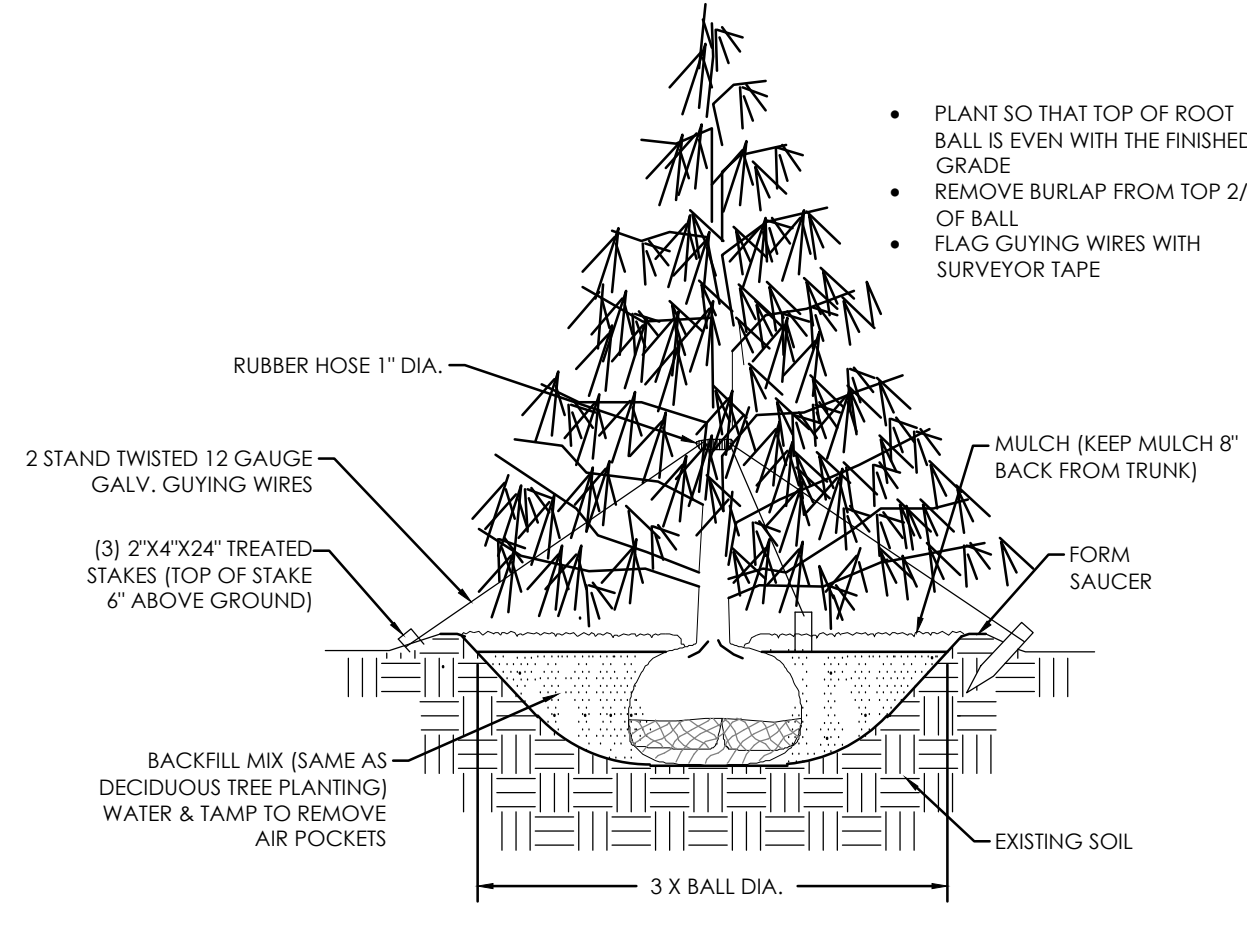
BASKETBALL COURT CROSS SECTION A-A
NO SCALE

A OUTDOOR BASKETBALL COURT PLAN AND DETAILS

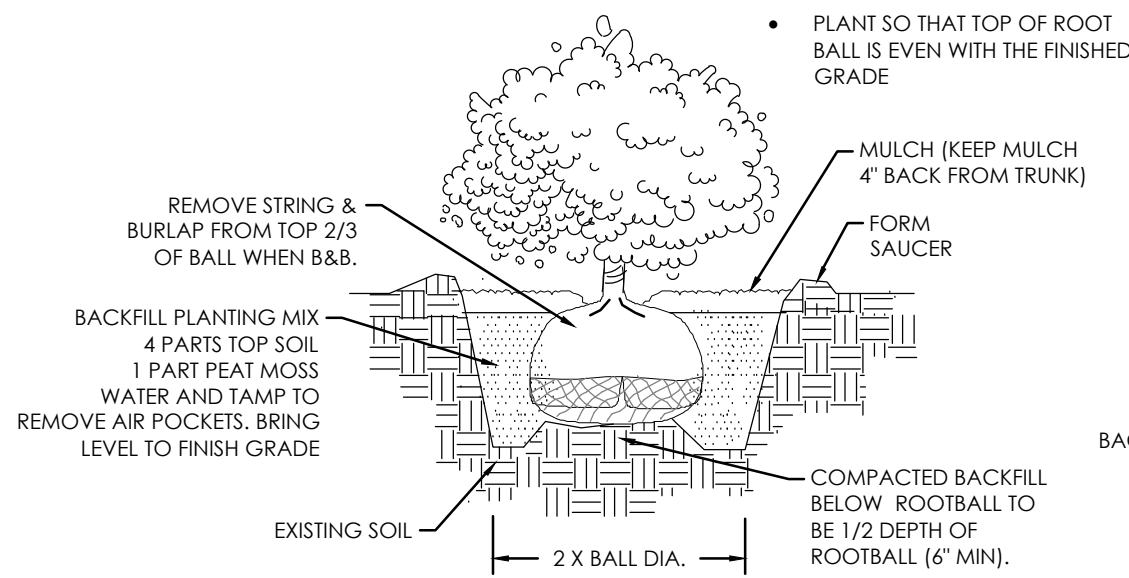
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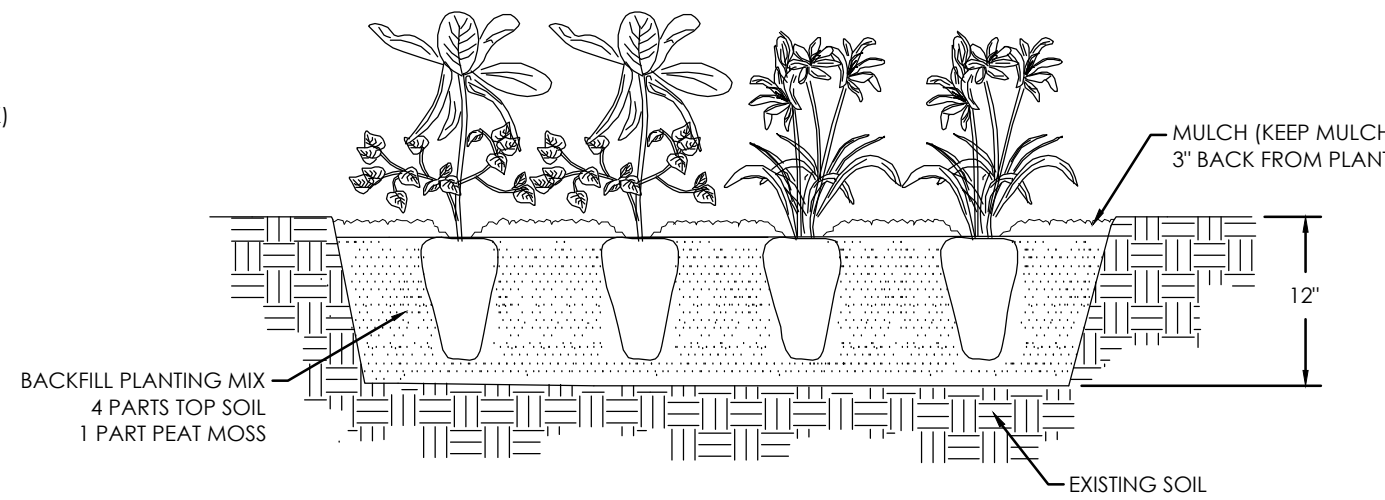
B TREE PLANTING & STAKING
NOT TO SCALE



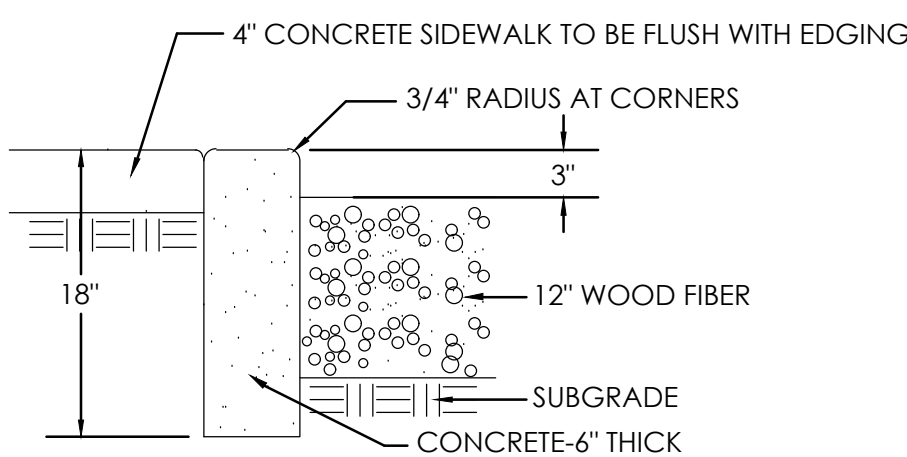
C EVERGREEN PLANTING & GUYING
NOT TO SCALE



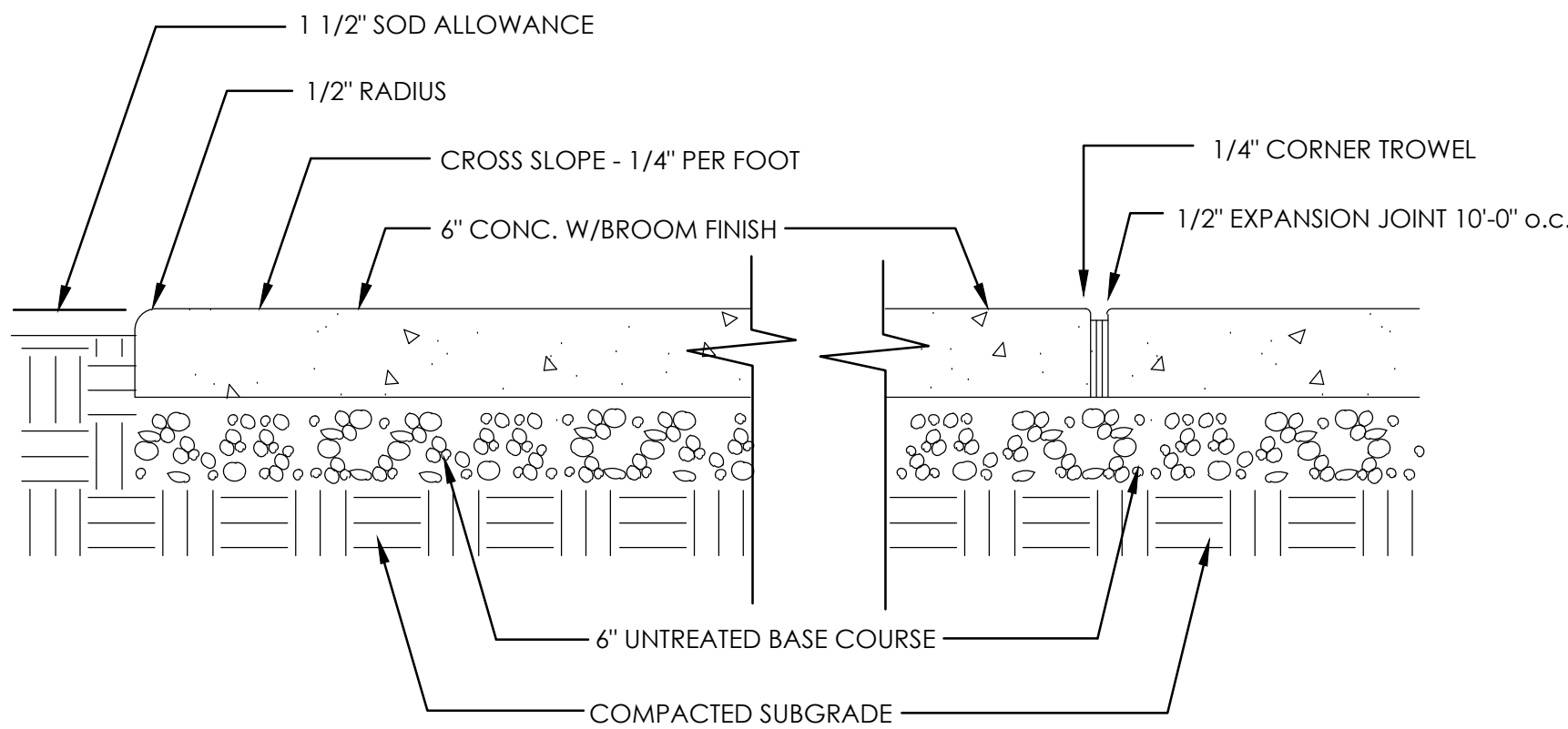
D SHRUB PLANTING
NOT TO SCALE



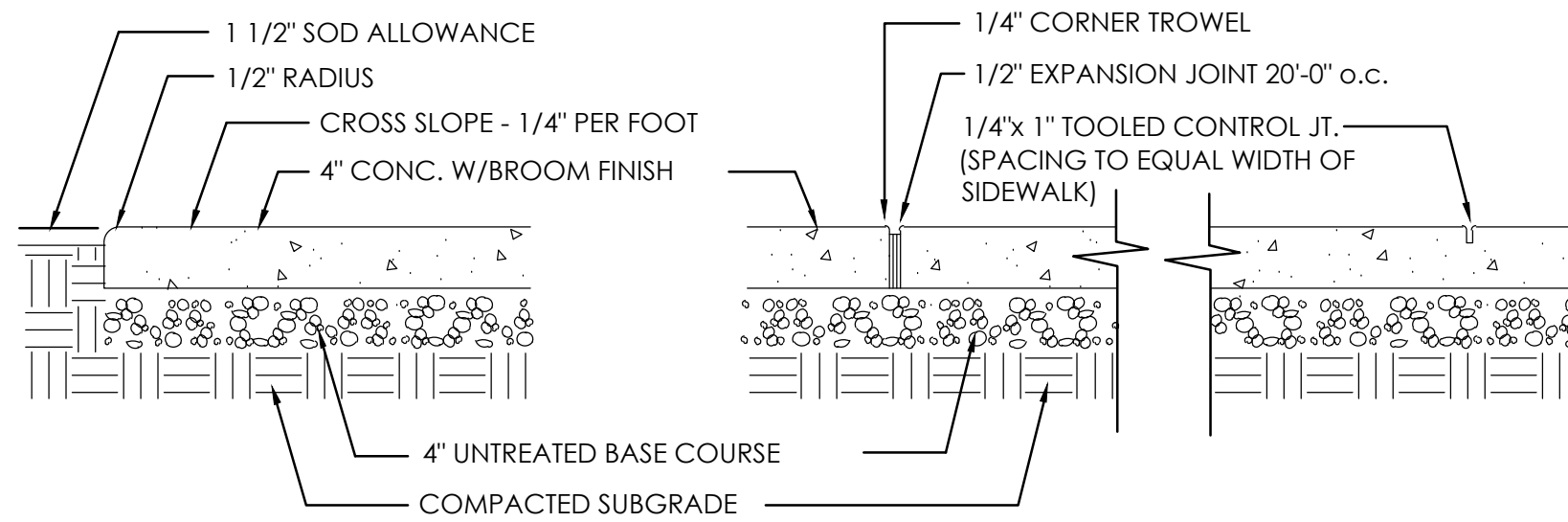
E PERENNIAL PLANTING
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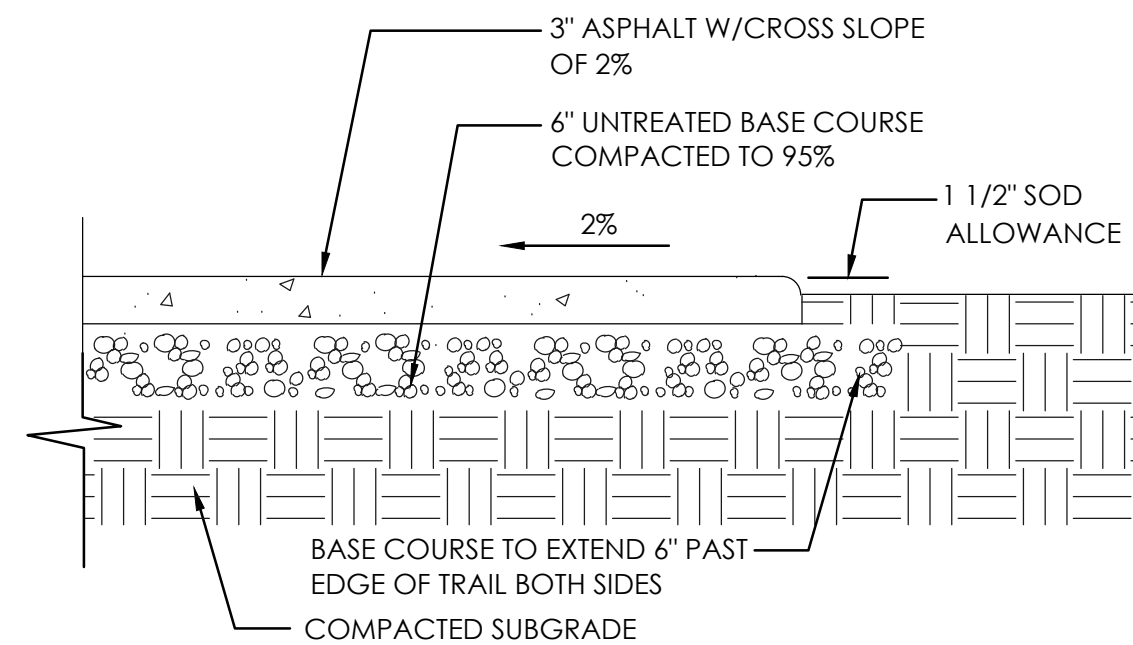
F PLAYGROUND CONC. CURB
NTS



G CONCRETE BASKETBALL COURT SLAB & SHELTER
NTS



H CONCRETE WALK
NTS



I ASPHALT TRAIL
NTS

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EAGLE MOUNTAIN CITY, UTAH

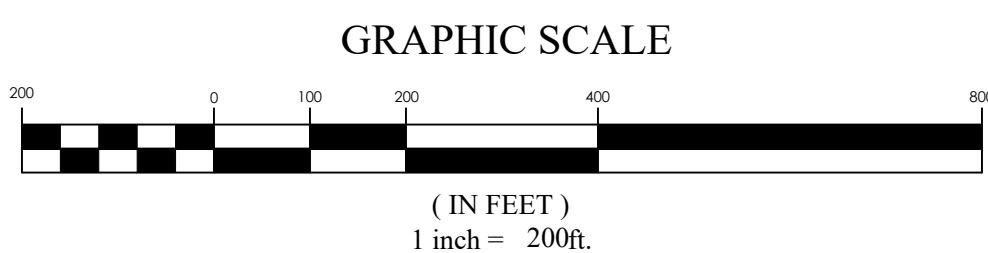
LANDSCAPE DETAILS

REVISION BLOCK		DATE	DESCRIPTION
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LANDSCAPE DETAILS

Scale: NTS Drawn: AW
Date: 10/27/21 Job #: 20-0055
Sheet:

L2



REVISED AREA

CONCEPT TABULATIONS

TOTAL ACREAGE:	±162.00 ACRES
SINGLE FAMILY LOTS:	243 (9 NEW)
1/2-ACRE LOTS:	162
1/3-ACRE LOTS:	81
TOTAL DENSITY:	1.5 UNITS/ACRE
OPEN SPACE:	8.5 ACRES (4.03 REQ'D)
AVERAGE LOT SIZE:	21,115 SQFT

ZONE REQUIREMENTS

ZONE:	FOOTHILL RESIDENTIAL (FR)
MINIMUM LOT SIZE:	10,890 SQFT
AVERAGE LOT SIZE:	21,780 SQFT
OPEN SPACE:	750 SQFT PER LOT
LOT FRONTAGE:	90'
ON CUL-DE-SAC:	50'

ZONE REQUIREMENTS (CONT.)

LOCAL ROW WIDTH:	53'
MINOR COLLECTOR WIDTH:	77'
MINOR ARTERIAL WIDTH:	122'
CUL-DE-SAC RADIUS:	50'
CUL-DE-SAC LENGTH:	400' MAXIMUM
BLOCK LENGTH:	1,000'
	1,200' WITH WALKWAY
CONNECTIVITY INDEX SCORE:	1.5 MINIMUM

TRIUMPH master plan

EAGLE MOUNTAIN, UTAH COUNTY

1/6/2022

20-0055

Note: This plan is for illustrative purposes only. Boundaries may be based on parcels obtained through public GIS data. It is recommended that a survey be performed to determine actual boundary size and dimensions as well as other potential boundary conflicts.



COMPATIBILITY STATEMENT

The proposed Triumph Master Plan is located adjacent to the main power line corridor that transects the City generally from north to south. Pursuant to the City's Master Transportation Plan, land for collector roads is being dedicated on the north AND south end of the property, together with land for the future extension of the Airport Road arterial road on the west boundary of the master plan. Opposite the power line corridor to the east is the Ault Farms Master Plan, which contains significantly smaller lots and greater density than the proposed Triumph plan. Similarly, the property immediately north of Triumph is part of the Ault Farm plan, and is zoned Foothill Residential, consistent with the proposed rezone application that accompanies this submittal. To the east is the approved Scarlet Ridge Master Plan, which contains one half to one-acre lots.

The concept of blending from smaller lots to larger lots as development progresses up the east bench of the Cedar Valley (Ault Farms to Triumph to Scarlet Ridge) is demonstrative of sound planning principles and consistent with the demands and expectations of typical real estate market forces. Triumph is a well-designed appropriate transition plan between arterial roadways/utility corridor/high density neighborhoods and the slightly larger lots of Scarlet Ridge. Notwithstanding the proposed average lot size of Triumph is just under one-half acre at a total density of 1.46 units per acre.



**EAGLE MOUNTAIN CITY
CITY COUNCIL MEETING
JANUARY 18, 2022**

TITLE:	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.		
ITEM TYPE:	Ordinance		
FISCAL IMPACT:			
APPLICANT:	Eagle Mountain City		
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 RTI Overlay currently allows "Indoor Shooting Ranges" but there is no definition or standards for any type of shooting range in City 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 26th 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 9th where it received a recommendation of approval.

ITEMS FOR CONSIDERATION:

REQUIRED FINDINGS:

Development Code Amendments are legislative decisions and are considered valid if reasonably debatable and not illegal.

PLANNING COMMISSION ACTION/RECOMMENDATION:

On November 9th 2021 the Planning Commission held a public hearing on the proposed development code amendments for shooting ranges and voted (4-0) (1 Commissioner was absent) to recommend approval of the proposed ordinances to the City Council.

ATTACHMENTS:

[ORD--EMMC Relating to Shooting Ranges](#)

[Draft Indoor & Outdoor Shooting Range Ordinances](#)

ORDINANCE NO. O- -2022

**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**

PREAMBLE

WHEREAS, the City Council of Eagle Mountain City finds that it is in the public interest to amend 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, 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 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.
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 18th day of January, 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 18th day of January, 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

9.10.030 Discharge allowed at Firing Ranges

This article shall not prevent the firing of firearms at any rifle, pistol, or shotgun range lawfully designated by the City Council of Eagle Mountain

17.48.040 Allowed Uses

M – Indoor Shooting Ranges

17.10.030 Definitions

“Indoor Shooting Range” means a target range used for shooting, or for any other use involving the discharge of handguns, rifles, shotguns, or Archery Bows, which is open to the General Public upon payment of a fee and which is located within the confines of a building.

“Outdoor Shooting Range” means a target range used for shooting, or for any other use involving the discharge of handguns, rifles, shotguns, or Archery Bows, which is open to the General Public upon payment of a fee and which is located outside the confines of a building

Chapter 17.75 Standards for Special Use

17.75.072 Indoor Shooting Ranges

Indoor shooting ranges may be permitted only where:

A. Safety Regulations:

1. The range shall conform to all federal, state, and industry regulations and standards for health and safety.
2. Material and construction shall be designed and certified to capture all fired rounds.
3. No ammunition shall be permitted to be fired that exceeds the certified design specifications of the range.
4. No alcoholic beverages shall be sold, consumed, or permitted on the premises.
5. A written log of all range users shall be maintained by the ranger operator.
6. Minors shall not be permitted on the shooting range unless accompanied by a responsible adult at all times, and at no time shall a child under the age of eight (8) be permitted to discharge or handle firearms on the shooting range.
7. On-site supervision and monitoring shall be provided by the range operator/owner.
8. An alarm system, cut wire protected, shall be provided for general security of the premises.

B. Sound Study. A sound study shall be performed and submitted with the application indicating decibel levels at the property lines and on the interior of neighboring properties (if connected by a shared/party wall) a measurement of 65 decibels or above shall be considered a nuisance per 8.15.070 B

C. Additional Components: In addition to the above an Indoor Shooting Range may include the following components:

1. A retail component for the sale and on-site rental of firearms, ammunition and other accessories related to firearms. Such facility shall comply with all licensing and operation

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requirements of the Federal Bureau of Alcohol, Tobacco and Firearms (ATF), State Agencies, and other regulator organizations.

2. Classroom facilities to be used for community education, public forums, and seminars on gun safety and use.
3. Restaurant or dining component.

New Overlay Zone

17.55 Outdoor Shooting Range Overlay Zone

Sections:

17.55.010 What this chapter does.

17.55.020 Purpose and objective.

17.55.030 Rezone Criteria

17.55.040 Standards

17.55.050 Safety Regulations

17.55.060 Additional components

17.55.010 What this chapter does.

This chapter contains land use provisions ~~the that~~ regulate the development of outdoor shooting ranges on properties appropriately zoned.

17.55.020 Purpose and objective

The purpose of the outdoor shooting range overlay zone is to provide for the locational control and safety standards for outdoor shooting ranges, and to provide proper buffering and protection for neighboring development and uses.

17.55.030 Rezone Criteria

In addition to meeting the rezoning requirements in chapter 17.90 of Eagle Mountain Municipal code, the following criteria shall be considered when evaluating proposed rezones to the Outdoor Shooting Range Overlay Zone.

- A. Proximity to residential. Applicant shall provide proof that proposal is not located too close to residential development and that the proposed use may be safely accomplished on site without putting neighboring developments in danger
- B. Property Size. Properties shall generally be at least 10 acres in size, however, the City Council may consider mitigating factors in approving the rezone on a smaller parcel.
- C. Underlying zoning. The Outdoor Shooting Range Overlay Zone shall only be considered on lots with the following underlying zoning:

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1. Agriculture
2. Industrial
3. Open Space - Natural

17.55.040 Standards

- A. Liability: Range operator/owner assumes all liability for the operation of Outdoor Shooting Ranges.
- B. Access to the facility shall be from a public rights-of-way or road.
- C. The applicant shall submit a plan of operations for the shooting range, including all ancillary uses and activities. Such plan shall include a health and safety plan that addresses the safety and security of patrons, guests, staff, and persons on adjacent parcels or lots of land.
- D. Applicant shall provide documentation to demonstrate that such facility has been designed, and shall be operated, to contain, on-site, all projectiles and debris caused by firing ammunition.
- E. Food services, as well as groceries, sporting goods, merchandise, guns, and ammunition shall only be provided or sold to patrons, guests, staff, or operators of the facility.
- F. Outdoor Shooting Ranges may be exempted from Commercial Design Standards by the City Council.
- G. Outdoor Shooting Ranges shall not be located within ¼ of a mile of the Wildlife Corridor.

17.55.050 Safety Regulations

- A. The range shall conform to all federal, state, and industry regulations and standards for health and safety.
- B. Material and construction shall be designed and certified to capture all fired rounds.
- C. No ammunition shall be permitted to be fired that exceeds the certified design specifications of the range.
- D. No alcoholic beverages shall be sold, consumed, or permitted on the premises.
- E. A written log of all range users shall be maintained by the ranger operator.
- F. Minors shall not be permitted on the shooting range unless accompanied by responsible adult at all times, and at no time shall a child under the age of eight (8) be permitted to discharge or handle firearms on the shooting range.
- G. On-site supervision and monitoring shall be provided by the range operator/owner.
- H. Applicant shall submit a fire mitigation and safety plan
- I. Use of exploding incendiary targets (such as Tannerite) is discouraged.

17.55.060 Additional Components

In addition to the above an Outdoor Shooting Range may include the following components:

- A. A retail component for the sale (and onsite rental) of firearms, ammunition and other accessories related to firearms. Such facility shall comply with all licensing and operation requirements of the Federal Bureau of Alcohol, Tobacco and Firearms (ATF), State Agencies, and other regulator organizations.
- B. Classroom facilities to be used for community education, public forums, and seminars on gun safety and use.
- C. Restaurant or dining component.

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- D. Event Facilities
- E. Office, gathering/event spaces, restrooms
- F. Shooting platforms
- G. Storage structures
- H. Outdoor shooting ranges shall be permitted to reclaim brass, copper, steal, lead and other materials commonly associated with shooting.

~~17.20 Agriculture Zone~~

~~17.20.050 Conditional uses.~~

~~The following conditional uses and such uses as the planning director and planning commission may recommend as similar and consistent with the scale, character and impact of the area will be considered:~~

~~17.23 Open Space Zones~~

Land Use	Improved Open Space (OS-I)	Natural Open Space (OS-N)

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17.35.030 Commercial Land Use Table

Commercial/Nonresidential Uses			
	Commercial Neighborhood (CN)	Commercial Community (CC)	Commercial Regional (CR)
<u>Indoor Shooting Range</u>		<u>S</u>	<u>S</u>

17.37.030 Business Park Zones Land use table

Commercial/Nonresidential

Commercial/Nonresidential Uses			
	Light Manufacturing/Distribution (LMD)	Medical/Educational Campus (MEC)	Office Professional (OP)
<u>Indoor Shooting Range</u>	<u>S</u>		

17.40 Industrial Zone

17.40 Conditional **and special** uses.

The following conditional uses and such uses as the planning director and planning commission may recommend as similar and consistent with the scale, character and impact of the area **and special uses as defined in 17.75** will be considered:

K. Indoor Shooting Range – Special Use



**EAGLE MOUNTAIN CITY
CITY COUNCIL MEETING
JANUARY 18, 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 Monument Signs.		
ITEM TYPE:	Ordinance		
FISCAL IMPACT:			
APPLICANT:	Bill Gaskill		
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 allow for taller monument and combined monument signs.

ITEMS FOR CONSIDERATION:

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.

Proposed Changes include:

- 17.80.070 B
 - To allow a **Combined Monument** sign at each drive access onto a street (currently city Code only allows/but also requires one sign per road frontage)
 - Increasing the maximum height for **Combined Monument** signs to **20 Feet** up from the current maximum of 10 feet.
 - Removes the requirement for brick, rock, or stone along the vertical edge of **Combined Monument** signs.
- 17.80.070 C

- Increasing the maximum height of **Individual Monument** signs to **6 Feet** up from the current maximum of 5 feet.
- Allows design elements on **Individual Monument** signs to be up to **8 Feet** up from the current maximum of 6.5 feet.

Supporting Information

The applicant has provided the following (attached to the staff report) to support their proposed code amendment:

- Table summarizing commercial sign standards in Eagle Mountain and Surrounding Communities
- Map showing where combined monument signs would go in the Marketplace Development
- Examples of other signs approved in Eagle Mountain.
- Context of how signs height and commercial buildings
- Examples of Signs in neighboring communities

REQUIRED FINDINGS:

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

PLANNING COMMISSION ACTION/RECOMMENDATION:

On November 9th, 2021 the Eagle Mountain Planning Commission held a public hearing on the proposed applicant proposed sign changes.

The Planning Commission had concerns with increasing the height of the signs, particularly the combined monument signs, and in removing the requirement for stone, brick, or rock along the vertical edge of the signs.

Ultimately the Planning Commission voted (4-0) (1 Commissioner Absent) 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

4. References to the Airpark zone shall be removed from EMMC 17.80 and the numbers shall be adjected accordingly

ATTACHMENTS:

ORD--EMMC 17.80 Sign Regulations and Sign Permits - Monument
Signs
Applicant Proposed Changes
Draft Sign Elevations
Applicant Supporting Materials

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
(MONUMENT SIGNS HEIGHTS)**

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 18th day of January, 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 18th day of January, 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

Chapter 17.80

SIGN REGULATIONS AND SIGN PERMITS

Sections:

- [17.80.010 What this chapter does.](#)
- [17.80.020 Purpose.](#)
- [17.80.030 Sign permit required.](#)
- [17.80.040 Application.](#)
- [17.80.050 Approval process.](#)
- [17.80.060 General provisions.](#)
- [17.80.070 Permitted signs.](#)
- [17.80.080 Off-premises ladder signs.](#)
- [17.80.090 Special events signs.](#)
- [17.80.100 Yard sale temporary signage.](#)
- [17.80.110 Community entrance signs.](#)
- [17.80.120 Exempt signs.](#)
- [17.80.130 Prohibited signs.](#)
- [17.80.140 Nonconforming signs.](#)
- [17.80.150 Sign enforcement.](#)
- [17.80.160 Definitions.](#)
- [17.80.170 Schematics.](#)

17.80.010 What this chapter does. SHARE

This chapter regulates the design and placement of commercial and governmental identification/communication devices and structures that are built specifically to identify, inform and direct patrons to a particular merchant, store, establishment, development or service. These regulations apply to both on-premises and off-premises signs, but do not apply to handheld placards and other similar devices traditionally used for public protest and the exercise of free speech. This chapter does not regulate the content of free speech. [Ord. [O-06-2010](#) § 2 (Exh. A); Ord. [O-12-2009](#) § 2 (Exh. A); Ord. [O-26-2008](#) § 2 (Exh. A § 16.1); Ord. [O-18-2008](#) § 2 (Exh. A § 16.1); Ord. [O-17-2006](#) § 2 (Exh. 1 § 16.1); Ord. [O-23-2005](#) § 3 (Exh. 1(1) § 16.1)].

17.80.020 Purpose. SHARE

The purpose of this chapter is to regulate signs and to authorize the use of signs that are: compatible with their surroundings; legible under the circumstances in which they are seen; conducive to promoting traffic safety and the enjoyment of public travel by preventing visual distraction; protecting pedestrians; preserving and enhancing property values and establishing and enhancing high-quality office and commercial developments.

This chapter is also established to promote both short-term and long-term civic beauty and order by establishing standards and regulations for sign design, location, type, size, compatibility and aesthetics. It is intended that this chapter will assist the city in achieving its objective of having both functional and attractive streetscapes. [Ord. [O-06-2010](#) § 2 (Exh. A); Ord. [O-12-2009](#) § 2 (Exh. A); Ord. [O-26-2008](#) § 2 (Exh. A § 16.2); Ord. [O-18-2008](#) § 2 (Exh. A § 16.2); Ord. [O-17-2006](#) § 2 (Exh. 1 § 16.2); Ord. [O-23-2005](#) § 3 (Exh. 1(1) § 16.2)].

17.80.030 Sign permit required. SHARE

Every person or entity that proposes to or who installs, erects or constructs new permanent signs, or makes alterations, adjustments, reconstruction or other changes to existing signs, shall first obtain a permit, unless otherwise exempted by this chapter. [Ord. [O-06-2010](#) § 2 (Exh. A); Ord. [O-12-2009](#) § 2 (Exh. A); Ord. [O-26-2008](#) § 2 (Exh. A § 16.3); Ord. [O-18-2008](#) § 2 (Exh. A § 16.3); Ord. [O-17-2006](#) § 2 (Exh. 1 § 16.3); Ord. [O-23-2005](#) § 3 (Exh. 1(1) § 16.3)].

17.80.040 Application. SHARE

Only property owners, sign lessors or their duly authorized agents shall make application for a sign permit on forms prepared by the planning department. No sign permit application shall be processed without the submission of the application and all supporting materials as required by this chapter, including the processing fee. Incomplete applications shall not be processed under any circumstance.

A. Supporting Materials. The sign permit application shall be submitted with the materials listed in this section. The planning director may determine and require that additional items not listed herein be submitted in order to evaluate the proposed sign permit application. The number of hard copies and electronic copies, as well as the appropriate format of each, will be determined by the planning director.

1. Site Plans. A site plan drawn to scale, showing the proposed location of the sign, parking areas, landscaped areas and buildings. If the proposed sign will be located within 100 feet of a property line, the parking areas, landscaped areas and buildings shall be shown for the property within 100 feet of the proposed sign.

2. Colored Graphics. Colored graphics showing the proposed sign copy, type of sign, and dimensions.

3. Fee. The processing fee required for a sign permit of \$50.00 per sign face, as required by the current consolidated fee schedule approved by the city council. [Ord. [O-02-2016](#) § 2 (Exh. A); Ord. [O-06-2010](#) § 2 (Exh. A); Ord. [O-12-2009](#) § 2 (Exh. A); Ord. [O-26-2008](#) § 2 (Exh. A § 16.4); Ord. [O-18-2008](#) § 2 (Exh. A § 16.4); Ord. [O-17-2006](#) § 2 (Exh. 1 § 16.4); Ord. [O-23-2005](#) § 3 (Exh. 1(1) § 16.4)].

17.80.050 Approval process. SHARE

Sign permits for permitted signs may be approved by either the planning director or designee.

A. Planning Director or Designee Approval. The planning director or designee shall have the authority to review and approve sign permits that are in compliance with EMMC [17.80.060](#) and [17.80.070](#). In carrying out this responsibility, the planning director may also require signage applications to be reviewed by the planning commission in cases where signage is proposed that requires interpretation of these provisions or is otherwise unusual. This is not to be interpreted to mean that signage that violates this chapter or specific provisions may be reviewed, interpreted and/or approved by the planning commission. As part of the planning director's or designee's review, inspections may be required by the planning and building departments. The planning director or designee may approve, approve with conditions, or deny the application based upon findings of fact. [Ord. [O-06-2010](#) § 2 (Exh. A); Ord. [O-12-2009](#) § 2 (Exh. A); Ord. [O-26-2008](#) § 2 (Exh. A § 16.5); Ord. [O-18-2008](#) § 2 (Exh. A § 16.5); Ord. [O-17-2006](#) § 2 (Exh. 1 § 16.5); Ord. [O-23-2005](#) § 3 (Exh. 1(1) § 16.5)].

17.80.060 General provisions. SHARE

The following general provisions and requirements shall apply to all signs and outdoor advertising structures that may be erected or maintained within Eagle Mountain City. The planning director shall approve signs that are in compliance with the regulations and standards contained herein. Signs shall be maintained in accordance with these provisions and standards.

A. Signs Installed in Compliance with Codes. Signs shall be installed according to requirements contained in the International Building and Electrical Codes, as applicable.

B. Traffic Hazards. No sign shall be erected where it may create a traffic safety hazard by: obscuring traffic control signs or signals; confusing drivers by appearing to be a traffic control sign or signal; or obstructing vision at intersections or driveways by being placed within a clear vision triangle. Signs shall not be fastened to traffic control devices, street signs, or utility poles.

C. Signs in Right-of-Way. Unless authorized by specific written agreement with the city, no sign shall be placed in or extend over any public right-of-way except traffic control signs, signs described in this chapter, city events or notices (Pony Express Days, recreation leagues, etc.), and public notices placed by public agencies.

D. Sign Illumination. All temporary signs must be nonilluminated. Allowed permanent signs may be nonilluminated, or illuminated by a constant, indirect source of illumination focused on the sign's copy or be internally illuminated, halo illuminated, or externally indirectly illuminated, unless otherwise specified. All illuminated signs shall comply with the time limitations of EMMC [17.56.050](#)(G). No animated, flashing, blinking, or moving signs shall be permitted, except that animated public service message signs displaying the time of day, temperature, and/or announcements of community events may be permitted by the planning commission. No sign illumination is permitted within the residential zone of the city unless approved by the planning director, or approved as part of a conditional use permit or master development plan. Electrical

signs and spotlights or other fixtures used for the indirect illumination of signs shall be installed only in compliance with the city's adopted International Electrical Code, International Building Code and Chapter [17.56](#) EMMC, Outdoor Lighting Standards.

1. Type of Sign Illumination. The type of sign illumination as otherwise set forth in this chapter:

a. Halo-Type Illumination. The light source is concealed behind an opaque face and the rays of illumination are projected outwards toward the edge of the sign, forming a "halo" effect around the exterior of the sign.

b. Internal Illumination. The light source is concealed entirely within a sign which makes sign graphics visible by transmitting light through a translucent or semitranslucent material.

c. External, Indirect Illumination. The light source is exposed and directed toward the sign face but is shielded or concealed from view with proper shields or glass lenses to avoid glare. Examples of external illumination include gooseneck light fixtures and ground-mounted light fixtures.

2. Externally Illuminated Sign Standards.

a. External illumination for signs shall comply with all provisions of this chapter, and is included within the total outdoor light output limits of EMMC [17.56.050\(D\)](#), and shall comply with applicable lamp source and shielding restrictions.

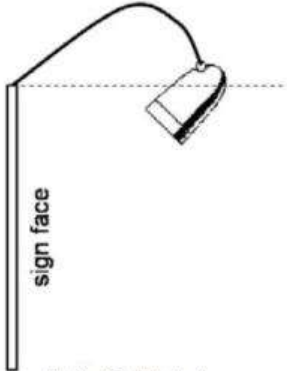
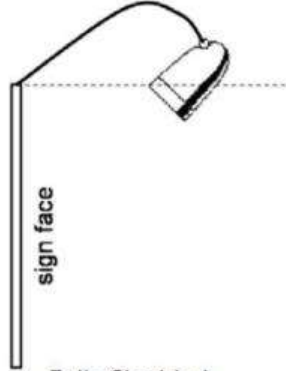
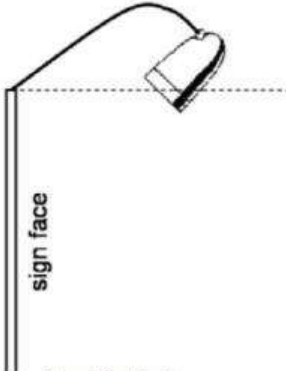
b. Except as provided in subsection C of this section, externally illuminated signs shall be illuminated only with steady, stationary, fully shielded light sources directed solely onto the sign without causing glare.

c. A light fixture mounted above the sign face may be installed with its bottom opening tilted toward the sign face, provided:

i. The bottom opening of the light fixture is flat (i.e., it could be covered by a flat board allowing no light to escape); and

ii. The uppermost portion of the fixture's opening is located no higher than the top of the sign face (Figure 17.80.060-1). Light fixtures aimed and installed in this fashion shall be considered fully shielded for purposes of calculating the total outdoor light output limits of EMMC [17.56.050\(D\)](#).

Figure 17.80.060-1 External Light Fixture Shielding

Permitted and Prohibited External Sign Lighting Configurations		
Allowed	Allowed	Not Allowed
 sign face Fully Shielded	 sign face Fully Shielded	 sign face Unshielded

3. Internally Illuminated Sign Standards. Internally illuminated signs shall either be constructed with an opaque background and translucent text and symbols, or with a colored (not white, off-white, light gray, or cream) background and generally lighter text and symbols (Figure

17.80.060-2). Lamps used for internal illumination of internally illuminated signs shall not be counted toward the total outdoor light output limits of EMMC [17.56.050\(D\)](#).

Figure 17.80.060-2 Internal Lighting Standards

Light Background Not Allowed	Colored Background Allowed	Opaque Background Allowed
RESTAURANT CAFE	GAS STATION	HOTEL

a. Other internally illuminated panels or decorations not considered to be signage according to this chapter (such as illuminated canopy margins, building faces, or architectural outlining) shall be subject to the standards applicable for such lighting, including but not limited to the lamp source, shielding standards, and total outdoor light output limits established in EMMC [17.56.050\(D\)](#).

4. Neon Sign Standards. Neon sign lighting shall be included within the total outdoor light output limits of EMMC [17.56.050\(D\)](#).

5. Single-Color LED Sign Standards. Single-color LED signs shall come equipped with dimming technology that automatically adjusts the display's brightness based on ambient light conditions and comply with maximum nighttime brightness.

a. Single-color LED signs shall not exceed a maximum illumination of 200 nits during nighttime hours (between dawn and dusk) and a maximum illumination of 5,000 nits during daylight hours.

6. Time Limitations. All signs shall be turned off by 11:00 p.m. or when the business closes, whichever is later. Signs subject to time limitations are required to have functioning and properly adjusted automatic shut-off timers.

E. Compatibility. The design of signs, including materials and form, shall be compatible with the building or use to which they are an accessory.

F. Maintenance of Signs. Signs and their supporting structures shall be maintained so as not to create a health or safety hazard, or constitute a nuisance. Signs and their supporting structures shall also be maintained in good repair and operation and shall be repaired, repainted, relettered or otherwise maintained in good visual condition so as to not be an aesthetic detriment to the immediate and surrounding areas.

G. Abandoned Signs. Any sign that is not structurally sound or no longer serves to inform or attract the public, including illegible signs and signs advertising or identifying abandoned uses,

shall be considered abandoned and shall be removed as required by this chapter. [Ord. [O-12-2014](#) (Exh. A); Ord. [O-06-2010](#) § 2 (Exh. A); Ord. [O-12-2009](#) § 2 (Exh. A); Ord. [O-26-2008](#) § 2 (Exh. A § 16.6); Ord. [O-18-2008](#) § 2 (Exh. A § 16.6); Ord. [O-17-2006](#) § 2 (Exh. 1 § 16.6); Ord. [O-23-2005](#) § 3 (Exh. 1(1) § 16.6)].

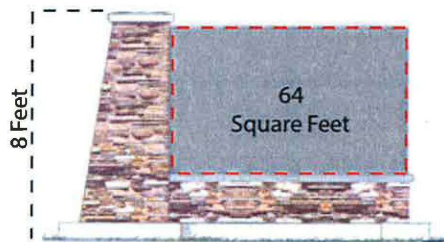
17.80.070 Permitted signs. SHARE

The following permanent signs shall be permitted in accordance with regulations and standards for this section. Any sign not expressly allowed by this chapter is prohibited. The planning director shall approve signs that are in compliance with requirements of EMMC [17.80.060](#), General provisions, and the regulations and standards contained herein.

A. **Monument Signs in Agricultural and Residential Zones.** Monument signs are allowed in all zones. Monument signs in the agricultural and residential zones may only be used in conjunction with a residential development, agricultural business, church, school or an institutional or recreational facility that has received approval from the city. These monument signs shall conform to the following standards:

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1. Height. The maximum height shall be eight feet.
2. Sign Copy. The maximum sign copy shall be 64 square feet.



3. Setback. The setback shall be five feet from any property line.
4. Orientation. Monument signs shall be located perpendicular to the adjacent public street or public view if double-sided or, if single-sided, shall be parallel to the adjacent public street or public view.
5. Landscaping. All areas surrounding monument signs shall be landscaped with irrigated landscaping.
6. Compatibility. Monument signs shall be designed with colors and architecture that are compatible with the buildings that they identify. Supports shall have architectural coverings and design that complement the overall design scheme.

7. Illumination. Monument signs may be internally or externally lit and shall only illuminate the sign face or copy.

B. **Combined Monument Signs in the Commercial, Industrial, and Airpark Zones.** Developments that have multiple parcels pads and are located in a commercial, industrial, or airpark zone may be allowedrequired to construct one or more combined monument sign structures per street frontage, equal to the number of driveway access points along that particular street frontage. The Allowance requirement to construct the monument sign structures may be a condition of approval for a site plan or conditional use. The developer shall ensure that the sign structure allows for as many building pads to be included as is reasonably possible. It is not a guaranteed right that all businesses will have sign space on the combined monument sign. The sign copy will be approved by the planning director or designee through the sign permit application process. All combined monument signs shall be designed and built in substantial conformance to the sign depicted in Figure 17.80.070(A) and must comply with the standards enumerated in subsections (A)(4) through (A)(7) of this section and the standards contained in this subsection. Minor variations to the sign design may be considered by the planning director. More significant variations require approval by the planning commission and city council; height and size requirements may not be exceeded.

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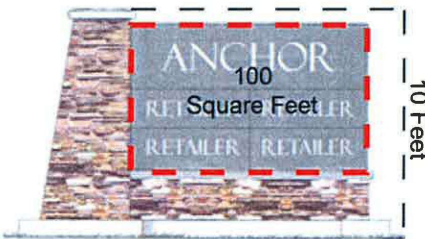


Figure 17.80.070(A)

1. Height. The maximum height of a combined monument sign shall be 2010 feet.
2. Sign Copy. The maximum sign copy of a combined monument sign shall be 100 square feet.
3. Materials. Each sign shall contain stone, rock, or brick at the base (at least two feet high) and vertically along at least one side (at least two feet wide). The sign copy may not exceed the height of the rock column, and may not extend beyond the rock base.
4. Design. Additional design elements may be considered by the planning director in order to give uniqueness to a development.
5. Setback. There is no required setback for combined 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.

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.

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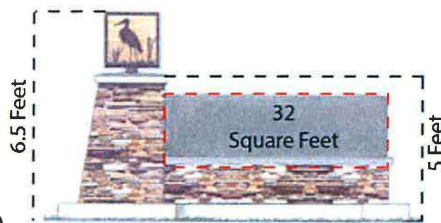


Figure 17.80.070(B)

Preferred example of an individual monument sign

1. Height. The maximum height shall be six 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 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.
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.

D. Wall, Canopy, or Awning Signs. Wall, canopy, or awning signs are allowed in commercial, airpark, and industrial zones, as well as in approved mixed-use projects for commercial, industrial and airport uses. Wall signs shall not take up more than 10 percent of any wall area on which the sign is located. Canopy or awning signs shall not be included in the calculation of the wall sign area, although the sign copy for canopy signs shall not exceed 50 percent of the



canopy area.



1. Illumination. Wall signs may be internally or externally lit and shall only illuminate the sign face or copy. Canopy and awning signs may be externally lit and shall only illuminate the sign face or copy.

E. Changeable Copy Signs. Changeable copy signs on a marquee, reader board, or other replaceable copy area are allowed in commercial, airpark, and industrial zones, as well as in approved mixed-use projects for commercial, industrial and airport uses. The changeable wording area shall not exceed 50 percent of the total sign face. Animated signs, with the exception of city-controlled public announcement signs, are not permitted in the city. All lettering, background, and other aspects of changeable copy signs shall be maintained and repaired consistently to ensure that no discoloring or bleaching occurs. Gas station advertising

signage is exempt from the 50 percent size restriction and is reviewed as a standalone

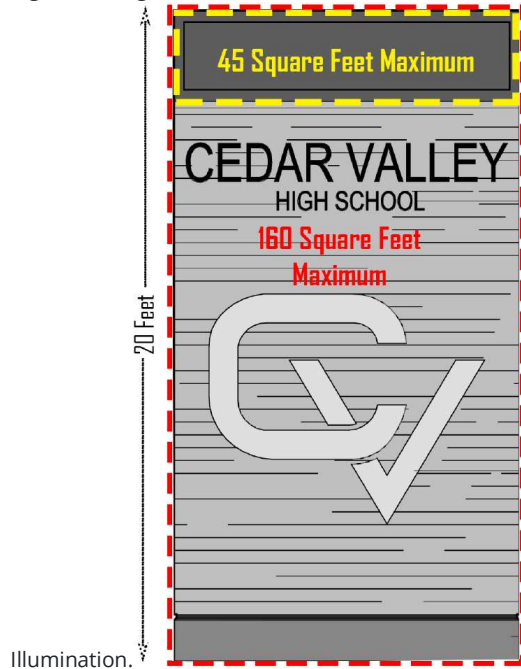


commercial monument sign.

F. School Monument Signs. Monument signs for public schools, charter schools, and private schools must be used primarily for informational or civic purposes, and may include electronic message centers, reader boards, or other replaceable copy signs. These signs must comply with the following standards:

1. Height. The maximum height of a school monument sign shall be 20 feet.
2. Sign Copy. The maximum sign area shall be 160 square feet.
3. Design. All signs on a site shall have consistent materials and design elements.
4. Setbacks. Signs must follow the clear vision triangle standard and may not cause a traffic/visibility concern. The specific sign location shall be approved by the planning director or his/her designee.
5. Electronic message centers/reader boards shall also meet these criteria:
 - a. Electronic message boards or reader boards shall not exceed 45 square feet.
 - b. Electronic message boards or reader boards may not exceed 50 percent of the total sign area.
 - c. Electronic message centers shall be equipped with a sensor or other device that automatically determines the ambient illumination and must be programmed to automatically dim according to ambient light conditions and comply with maximum

nighttime brightness and illumination standards found in EMMC [17.80.060\(D\)](#), Sign



[Ord. [O-05-2019](#) § 2 (Exh. A); Ord. [O-08-2016](#) § 2 (Exh. A); Ord. [O-06-2010](#) § 2 (Exh. A); Ord. [O-12-2009](#) § 2 (Exh. A); Ord. [O-26-2008](#) § 2 (Exh. A § 16.7); Ord. [O-18-2008](#) § 2 (Exh. A § 16.7); Ord. [O-17-2006](#) § 2 (Exh. 1 § 16.7); Ord. [O-23-2005](#) § 3 (Exh. 1(1) § 16.7)].

17.80.080 Off-premises ladder signs. [SHARE](#)

Directional off-premises double-faced ladder signs located in the shoulder of the city's right-of-way (ROW) along city streets are only permitted as this chapter allows. No other off-premises signs are permitted in the right-of-way, unless specifically allowed in this chapter. These ladder signs are intended to direct traffic to a business with an active city business license, subdivision or development project, model home, neighborhood, city facility or park, or not-for-profit entity. Ladder signs and sign inserts/slats shall comply with the following requirements:

A. Allowed Signs. Ladder signs are intended to direct people to, and/or advertise for, a licensed business, model home, new subdivision, city facility or park, not-for-profit entity, neighborhood, or community event. All advertisers must have an active Eagle Mountain City business license (if required to obtain a license) and be current members of the Eagle Mountain Chamber of Commerce. Advertising priority shall be given in the following order:

1. Commercial or home-based businesses located within Eagle Mountain City and nonprofits with primary operations within Eagle Mountain City.
2. Residential or commercial developers advertising for active projects within Eagle Mountain City.
3. Commercial or home-based businesses not located within Eagle Mountain City and nonprofits with primary operations outside Eagle Mountain City.

B. Application. Interested advertisers shall submit, on forms prepared by Eagle Mountain City, an application to the economic development director or Eagle Mountain Chamber of Commerce if a separate concessions agreement has been entered into, to be added to a wait list for advertising space on ladder signs. Application shall include:

1. Business name, address, and business type.
2. Eagle Mountain City business license number (if required).
3. Proof of Eagle Mountain Chamber of Commerce membership.
4. Signage requested.
5. Preferred location of sign.

C. Sign Inserts. The sign slats or inserts should be consistent in background color and design and may contain advertising along with directional information. Sign copy shall be readable from 30 feet (minimum of three-inch-tall letters). The logo at the top of each sign shall be the approved Eagle Mountain City logo. There are three allowable slat sizes on each ladder sign: single (16-inch by 72-inch), double (32-inch by 72-inch), or full slats (80-inch by 72-inch). The total advertising area must equal 80 inches by 72 inches. Advertisers may reserve a maximum of two full slat signs throughout the city and any additional space would be limited to a single slat. The maximum signs a single entity, or its associated affiliates, may advertise on is five. All advertising copy shall be approved by the community development director and economic development director or designee.

D. Sign Ownership. The city shall maintain ownership of all signs, and may contract out the construction, maintenance, and management of the signs. The city may place directional signs leading to city facilities in any appropriate right-of-way location.

E. Billing and Payment. Eagle Mountain City may bill advertisers on a semi-annual or annual basis. Signs may be removed for nonpayment. Out-of-city advertisers must be billed on a semi-annual basis and allow for higher priority advertisers, if any are on the wait list, to take their place.

F. Maintenance. Sign structures and slats shall be maintained in good repair and shall be repainted, repaired, or otherwise maintained in good visual condition.

G. Location. Signs may be located on arterial or collector roads throughout the city, and generally spaced at least 1,000 feet apart, excluding any ladder signs used exclusively for city facilities. Within business areas and near major intersections the signs may be spaced closer together, but no less than 300 feet apart. No on-site or commercial advertising sign existing at the time of relocation of or construction of a new ladder sign may be blocked or obstructed. Specific ladder sign locations are designated on the approved map. If a sign location is requested outside of the approved map, the city council may amend the map and approve the new location. In all cases, the placement of signs shall not create a traffic hazard.

H. New Signs. The community development director and economic development director or designee shall determine which signs from the approved map should be constructed. Business shall be drawn from the wait list. Existing signs should be filled before new signs are added.

I. Maximum Number. Excluding any directional ladder signs to city facilities, the maximum number of ladder signs that will be permitted in the rights-of-way is 40. [Ord. [O-19-2019](#) § 2 (Exh. A); Ord. [O-08-2016](#) § 2 (Exh. A); Ord. [O-02-2012](#) § 2 (Exh. A); Ord. [O-06-2010](#) § 2 (Exh. A); Ord. [O-12-2009](#) § 2 (Exh. A); Ord. [O-26-2008](#) § 2 (Exh. A § 16.8); Ord. [O-18-2008](#) § 2 (Exh. A § 16.8); Ord. [O-17-2006](#) § 2 (Exh. 1 § 16.8); Ord. [O-23-2005](#) § 3 (Exh. 1(1) § 16.8)].

17.80.090 Special events signs. SHARE

A. On-Premises Special Event Signs. The planning director or designee may approve a permit for on-premises special event signs, such as flags, banners, or other signs, subject to the following:

1. For each business location, one permit (for up to two signs) may be obtained at a time and up to one permit may be obtained in a calendar year for the following:
 - a. For each permit, the maximum sign copy may not exceed 32 square feet in size for one sign or a total of 32 square feet between two signs.
 - b. Signs may not be posted or visible for a period of more than 60 consecutive days.
2. For each business location, one permit (for up to four signs) may be obtained at a time and up to three permits may be obtained in a calendar year for the following:
 - a. For each permit, the maximum sign copy may not exceed 32 square feet in size for one sign or a total of 32 square feet between four signs.
 - b. Signs may not be posted or visible for a period of more than 12 consecutive days.

3. On-premises special event signs may include signs used for advertising a special event such as a business grand opening, special business sale event, employment opportunity, registration events, or other similar events or activities.

4. The planning director may approve on-premises special event signs to be located within or partially within the public right-of-way directly adjacent to a business location.

B. Right-of-Way Special Event Signs. The planning director or designee may approve a permit for special event signs such as flags, banners, or other signs for the purpose of temporarily advertising special events within the public right-of-way subject to the following:

1. No more than one permit (for up to four signs) may be obtained at a time and no more than three permits may be obtained in a calendar year.

2. Right-of-way special event signs may include signs used for advertising a fundraiser event, concert, school activity, farmers market, parade of homes, or other similar event that the planning director or designee determine to be special events. Special events do not include small, private events like yard sales, garage sales, moving sales or lost pet signs.

3. For each permit, the maximum sign copy may not exceed 32 square feet in size for one sign or a total of 32 square feet between up to four signs.

4. Signs may not be posted for a period of more than 12 consecutive days.

5. The permit holder is solely responsible to remove the signs by the appropriate date.

6. Right-of-way special event signs are not allowed on private property.

C. Inflatable Special Event Signs. The planning director or designee may approve a permit for a tube man inflatable sign (a.k.a. skydancer, wacky waving inflatable arm, or fly guy) subject to the following:

1. The sign will be located in commercial, business park, commercial storage, or industrial zones.

2. The maximum height of the sign does not exceed 22 feet. The diameter at the base of the sign does not exceed 30 inches.

3. Signs may not be operational or visible for a period of more than 12 consecutive days.

4. For each business location, no more than one permit for up to two inflatable signs may be obtained at a time and no more than three permits may be obtained in a calendar year.

5. Signs shall be set back a distance equal to or greater than the height of the sign from all rights-of-way, lot lines, and overhead utility lines, and shall be spaced no closer than 25 feet to other inflatable signs.

D. Approval Process. An application for a special event sign permit together with the special event sign permit application fee must be made on forms provided by the city. Any special event sign permit application that is not approved by the city within 30 days shall be deemed denied.

E. Restriction on Location. Temporary right-of-way signs may not be located in the park strip (between the street and the sidewalk), but may be located between the sidewalk and the property line or fence. Temporary signs shall not be placed in the public right-of-way, a required parking space, a driveway, or in a manner that obstructs points of access. No sign shall be positioned in such a manner as to result in the creation of an unsafe visual clearance at any intersection or driveway location. Signs may not be placed on utility poles, light poles, fences, or trees.

F. Penalty for Violation. Any person or entity that places or installs a special event sign without a permit shall be subject to a fine of \$250.00 for each day of the violation. The planning director may also withhold approval of any new special event sign permit for a period of two years from the date of the last violation. [Ord. [O-03-2020](#) § 2 (Exh. A); Ord. [O-03-2018](#) § 2 (Exh. A); Ord. [O-08-2016](#) § 2 (Exh. A); Ord. [O-06-2010](#) § 2 (Exh. A); Ord. [O-12-2009](#) § 2 (Exh. A); Ord. [O-26-2008](#) § 2 (Exh. A § 16.9); Ord. [O-18-2008](#) § 2 (Exh. A § 16.9)].

17.80.100 Yard sale temporary signage. [SHARE](#)

Small private events such as yard sales, garage sales, and moving sales must comply with the following signage standards:



A. Sign Copy. Signs may be no larger than four square feet in size.

B. Location. Signs must be located on private property, unless the sale is registered with the city prior to the date of sale for temporary right-of-way signage. On major streets (arterial and major collectors) signs may not be located in the park strip (between the street and the sidewalk/trail), but may be located between the sidewalk and a property line or fence. Signs may not be placed on utility poles, light poles, fences, or trees. On local roads, signs are allowed in the park strip.

C. Duration. Temporary signs in the right-of-way that serve as directional signs to the event may be posted on the day of the sale only, and must be removed by the end of the day. It is the owner's responsibility to remove all signage during the appropriate time period. No sale or signage will be permitted for more than two consecutive days.

D. Approval Process. The yard/garage sale must be registered with the city for any signage to be allowed in the public right-of-way. Any sign in the public right-of-way that is not registered with the city may be immediately removed. [Ord. [O-08-2016](#) § 2 (Exh. A); Ord. [O-02-2016](#) § 2 (Exh. A); Ord. [O-06-2010](#) § 2 (Exh. A)].

17.80.110 Community entrance signs. [SHARE](#)

Community entrance signs located in the median or shoulder of the city's right-of-way (ROW) along streets classified as arterials or collectors shall only be allowed under specific agreement with the city. Community entrance signs shall be constructed, installed, and maintained at the expense of the original applicant in accordance with the specifications outlined in the submitted application and as determined by the city council. The exact location of each sign and the sign copy shall be subject to review and approval by the Eagle Mountain planning



commission and city council.

A. Approval Process. Community entrance signage shall not be construed as an absolute right upon submission of an application and does not require the approval body to take action based upon findings of fact. At their discretion, the planning commission may recommend and the city council may approve community entrance signs along streets classified as arterials and collector roads. The placement of the signs shall not create a traffic hazard. Since these signs are within the city's right-of-way, the applicant must enter into an agreement to lease the city's property. The city council shall approve the agreement, which will detail the terms and conditions of the property lease as well as the design of the signage. The lease fee shall be

equal to the fee established in the city's current consolidated fee schedule for off-premises ladder signs. [Ord. [O-08-2016](#) § 2 (Exh. A); Ord. [O-06-2010](#) § 2 (Exh. A); Ord. [O-12-2009](#) § 2 (Exh. A); Ord. [O-26-2008](#) § 2 (Exh. A § 16.9); Ord. [O-18-2008](#) § 2 (Exh. A § 16.9); Ord. [O-17-2006](#) § 2 (Exh. 1 § 16.9). Formerly 17.80.100].

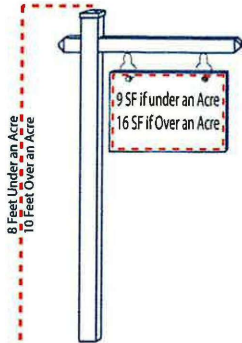
17.80.120 Exempt signs. [SHARE](#)

All signs exempt from the permit process shall comply with the general provisions of this chapter except traffic signs approved by the city engineer. No sign permits shall be required for the following signs:

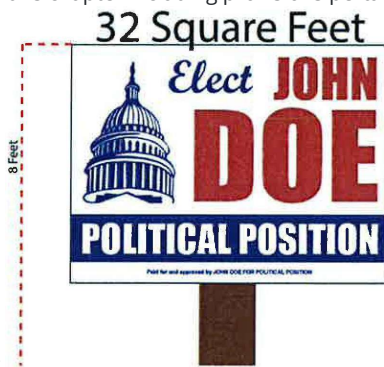
A. On-Premises Project Sign. One on-premises project sign may be erected for projects that have received either site plan approval or final subdivision approval. This sign may contain information about the approved business or project, and shall not exceed eight feet in height and 32 square feet of sign copy per side if double-faced. This sign shall be allowed until the development is complete or within one year of posting, whichever occurs first.



B. On-Premises Real Estate Sign. One on-premises real estate sign for lots less than one acre in size. The real estate sign shall not exceed eight feet in height and nine square feet of sign copy per side if double-faced. For lots that are larger than one acre in size, the property will be allowed to display a sign that shall not exceed 10 feet in height and 16 square feet of sign copy per side if double-faced. Real estate signs shall be allowed until the transaction with the property is complete.



C. Political Signs. Political signs placed on private property that do not exceed eight feet in height and 32 square feet per side if double-faced; provided, that such signs do not violate any other provisions of this chapter including provisions pertaining to the placement of signs in the



public right-of-way.

D. Temporary Use Signs. Signs for temporary uses that have obtained a business license, if required, from the city may be installed as follows: one sign on a temporary basis located on premises that shall not exceed eight feet in height and 32 square feet of sign copy per side if double-faced. Temporary use signs will be allowed as long as the temporary use has a business license from the city.



E. Property Signs. Property signs no larger than nine square feet of sign copy per side if double-faced. These signs shall be permitted indefinitely as long as the sign is in compliance with the general provisions of this chapter.

F. Nameplate Signs. One nameplate sign identifying owners and addresses and no larger than two square feet of sign copy per side if double-faced.

G. Traffic Signs. Traffic signs as required by law which are approved by the city engineer and erected by or on behalf of a public agency. Traffic signs deemed necessary by the city engineer



may not be required to comply with provisions of this chapter.

H. Civic Signs. Civic signs on private property which announce holidays or public interest events sponsored by nonprofit organizations; public service signs or signs related to community service projects not to exceed eight feet in height and 32 square feet of sign copy per side if double-faced.



I. Window Signs. Window signs including posters, messages, or displays painted or mounted on the interior side of a window may be used to advertise special promotions.



J. Public Notice. The display of official notices used by any court, public body or official, or the posting of notices by any public officer in the performance of a duty, or by any person giving



legal notice at the direction of a governmental entity.

K. Community Event Signs. Temporary community event signs displayed by the city, or one of its committees, subcommittees, councils, boards, or city partner agencies, to promote community events.

L. Model Homes. One on-premises sign for model homes; provided, that the on-premises sign does not exceed 32 square feet in size. A maximum of six flags not to exceed 15 square feet each posted on flag poles not to exceed 20 feet measured from the grade level to the top of the pole. The flags' colors shall be consistent with the on-premises sign. In addition, a single flag pole that complies with the standards for ancillary structures defined in Chapter 17.25 EMMC may be constructed. Flags allowed on this flag pole include only the national flag of the United States of America, the Utah State, and the official Eagle Mountain flags; no commercial flags

shall be allowed on this flag pole. American flags shall not exceed 40 square feet in size. Two A-frame or temporary directional signs of no more than four square feet per builder per subdivision are allowed in the right-of-way adjacent to the model home and in the park strip of the nearest major street corner. These signs shall be directional only, not containing other advertising. These signs are only allowed during model home hours, and must be removed each evening at closing.

M. Real Estate Open House Signs. One A-frame or temporary directional sign of no more than four square feet for real estate open houses for individual home sales is allowed in the park strip of the nearest street corner, one day per week, to be put up no more than one hour prior to the open house and must be removed within one hour after the open house.

N. Temporary Informational Signs. Small informational signs such as lost pet signs, neighborhood or religious activity signs, youth sales signs (such as lemonade stands), and other signs for noncommercial purposes (i.e., not promoting a business of any kind, except youth sales) are allowed in the right-of-way. These signs may not be located in the park strip (between the street and the sidewalk) on major streets, but may be located between the sidewalk and a property line or fence. These signs may not be placed on utility poles, light poles, fences, or trees. The code enforcement officer has the authority to remove signs without notice if they have not been removed in a timely manner or if they present a safety hazard.

O. On-Premises Home Business Signs. Home businesses with a valid business license from Eagle Mountain City may place one nonilluminated wall sign no larger than four square feet in size on the front of the principal dwelling no higher than the first story.

P. Official Signs. Signs that are owned and operated by Eagle Mountain City and are used for informational or civic purposes, including advertising special events within Eagle Mountain City. Official signs may include electronic message centers, reader boards, or other replaceable copy signs. Official signs that do not comply with the general provisions of this chapter must be approved by the city council. Electronic signs should be turned off between the hours of 12:00 a.m. and 5:00 a.m., except in the case of necessary communications. Electronic signs shall also comply with EMMC [17.80.070\(F\)\(5\)\(c\)](#) in relation to maximum nighttime brightness and illumination. [Ord. [O-14-2020](#) § 2 (Exh. A); Ord. [O-03-2020](#) § 2 (Exh. A); Ord. [O-17-2019](#) § 2 (Exh. A); Ord. [O-05-2019](#) § 2 (Exh.

A); Ord. [O-08-2016](#) § 2 (Exh. A); Ord. [O-02-2016](#) § 2 (Exh. A); Ord. [O-02-2012](#) § 2 (Exh. A); Ord. [O-06-2010](#) § 2 (Exh. A); Ord. [O-12-2009](#) § 2 (Exh. A); Ord. [O-26-2008](#) § 2 (Exh. A § 16.10); Ord. [O-18-2008](#) § 2 (Exh. A § 16.10); Ord. [O-17-2006](#) § 2 (Exh. 1 § 16.10); Ord. [O-23-2005](#) § 3 (Exh. 1(1) § 16.9). Formerly 17.80.110].

17.80.130 Prohibited signs. SHARE

The following signs as defined in EMMC [17.80.160](#) shall be prohibited: visible moving, revolving, or rotating parts signs, sign twisters signs, snipe/bootleg signs, vehicular signs including

unlicensed, inoperable or immovable vehicles or trailer signs (but not including actively used construction trailers not functioning solely as signs), pole signs, inflated signs (except as permitted in EMMC [17.80.090](#)), ribbons, balloons and billboards. In addition, any signs that emit sound, smoke or steam are prohibited. Staff may make an exception for memorial and honorarium ribbons. [Ord. [O-03-2020](#) § 2 (Exh. A); Ord. [O-03-2018](#) § 2 (Exh. A); Ord. [O-08-2016](#) § 2 (Exh. A); Ord. [O-02-2016](#) § 2 (Exh. A); Ord. [O-02-2012](#) § 2 (Exh. A); Ord. [O-06-2010](#) § 2 (Exh. A); Ord. [O-12-2009](#) § 2 (Exh. A); Ord. [O-26-2008](#) § 2 (Exh. A § 16.11); Ord. [O-18-2008](#) § 2 (Exh. A § 16.11); Ord. [O-17-2006](#) § 2 (Exh. 1 § 16.11); Ord. [O-23-2005](#) § 3 (Exh. 1(1) § 16.10). Formerly 17.80.120].

17.80.140 Nonconforming signs. SHARE

A nonconforming sign may be maintained and repaired, even if such a repair may not bring the sign into compliance with this chapter. If a nonconforming sign is damaged or allowed to deteriorate in an amount in excess of 50 percent of its replacement cost, the sign shall not be repaired unless such a repair shall result in the sign coming into compliance with the provisions of this chapter. [Ord. [O-08-2016](#) § 2 (Exh. A); Ord. [O-06-2010](#) § 2 (Exh. A); Ord. [O-12-2009](#) § 2 (Exh. A); Ord. [O-26-2008](#) § 2 (Exh. A § 16.12); Ord. [O-18-2008](#) § 2 (Exh. A § 16.12); Ord. [O-17-2006](#) § 2 (Exh. 1 § 16.12); Ord. [O-23-2005](#) § 3 (Exh. 1(1) § 16.11). Formerly 17.80.130].

17.80.150 Sign enforcement. SHARE

The planning director, or designee, shall perform the following duties and use the following procedures when enforcing sign regulations:

- A. Compliance. Determine and ascertain that all signs, construction, reconstruction, or alterations of existing signs are completed in compliance with this chapter.
- B. Site Inspections. Conduct site inspections to determine compliance with this chapter.
- C. Instigate Proceedings. Instigate appropriate action or proceedings in any case where a sign is illegally erected, constructed, altered, repaired or maintained in violation of any city ordinance, including the provisions of this chapter.
- D. Notices of Violation. Issue verbal or written notice of violation to owners or persons having control, charge or benefit of any sign that is found to be unsafe or in violation of city ordinances or this chapter, including all general provisions (EMMC [17.80.060](#)).
- E. Unsafe or Dangerous Signs. Abate and remove signs that are unsafe or dangerous.
- F. Removal of Illegal Signs. Assist applicants to bring into compliance signs that are illegal under the provisions of this chapter or that are installed without a permit. The planning director or designee shall have the authority to abate and remove such signs if they are not brought into compliance within seven calendar days after written notice has been given to the owner or

party in interest advertised on the sign. The person responsible for such sign shall be liable for the cost of removal and the city is authorized to effect the collection of said cost.

G. Removal of Temporary Signs. Abate and remove temporary signs posted upon private property if they are not made conforming within 72 hours after being noticed. Verbal or written notice is sufficient warning for these signs. The person responsible for such an illegal sign shall be liable for the cost of its removal and the city is authorized to effect the collection of said cost.

H. Removal of Signs on Public Property. Remove or require the immediate removal of any sign posted on public property. Such signs, though removed, shall not be destroyed for at least seven calendar days from the date of removal. In no case shall a failure to remove such signs constitute approval by the city of the illegal placement of the sign.

I. Removal of Abandoned Signs. Remove or require the removal of all signs that are nonmaintained, abandoned, or that identify a discontinued or abandoned use within 45 calendar days after giving written notice to the person having control of or receiving benefit from the sign. The person responsible for such a sign shall be liable for the cost of its removal and the city is authorized to effect the collection of said cost.

J. Continual Sign Erection without Permits. Persons who continue to erect signs without the proper permits may have the unauthorized signs removed without notice. All signs removed by the city will be impounded. Owners of impounded signs shall pay a fee before the signs are released.

K. Fines. The penalties associated with violations of this chapter shall be consistent with the consolidated fee schedule as adopted by the city council. [Ord. [O-18-2021](#) § 2 (Exh. A); Ord. [O-08-2016](#) § 2 (Exh. A); Ord. [O-02-2016](#) § 2 (Exh. A); Ord. [O-06-2010](#) § 2 (Exh. A); Ord. [O-12-2009](#) § 2 (Exh. A); Ord. [O-26-2008](#) § 2 (Exh. A § 16.13); Ord. [O-18-2008](#) § 2 (Exh. A § 16.13); Ord. [O-17-2006](#) § 2 (Exh. 1 § 16.13); Ord. [O-23-2005](#) § 3 (Exh. 1(1) § 16.12). Formerly 17.80.140].

17.80.160 Definitions. SHARE

The following terms related to this chapter are hereby defined below:

"A-frame sign" means any sign or structure (usually freestanding, temporary and/or movable) composed of two sign faces mounted or attached back-to-back in such a manner as to form a



triangular vertical cross-section through the sign faces.

"Abandoned sign" means a sign which is located on a property or place of business which has been vacated or which remains unused for a period of time exceeding 90 days.

"Advertising sign" means a sign which directs attention to a use, product, commodity or service.

"Alteration" in this chapter means changing or rearranging any structural part, sign face, enclosure, lighting, coloring, copy (except on reader signs that have changeable copy), graphics, components or location of any sign.

"Animated signs" means signs which incorporate moving or rotating parts or other special lighting effects with flashing or intermittent lights (excluding time and temperature signs or



electronic message centers).

"Banner" means a building sign made of fabric, plastic, or a similar lightweight material and



hung from a building, fence, wall or pole.

"Billboard" means an advertising sign not necessarily related to the premises on which it is located and intended for use of changeable copy by posting or repainting.



"Building sign" means any sign attached to or a part of a building. Several types of signs defined in this chapter may also be defined as building signs if they are attached to or are a part of a



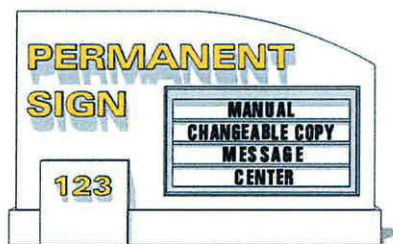
building.

"Canopy sign" means a building sign that is part of a fabric, plastic, or similar shelter supported by a noncombustible rigid framework attached to a building, and sheltering the building's

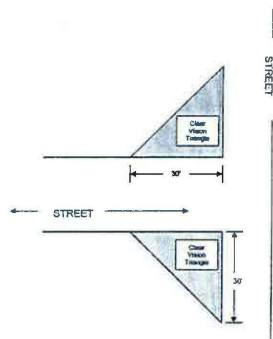
entrance or windows. Synonymous with “awning” for the purposes of this chapter.



“Changeable copy sign” means a variable message sign composed of individual letters panel-mounted in or on a track system.



“Clear vision areas” means corner areas at intersecting streets and/or driveways in which unobstructed vision of motor vehicle operators is maintained (see Chapter [17.60](#) EMMC for the specific requirements and an illustration of required clear vision areas).



“Community entrance sign” means a sign used to welcome people to the city or a monument at the entrance to specific neighborhoods indicating the name of the project, subdivision or neighborhood. Any community entrance sign not required to be installed as part of a master development plan or final plat shall be processed through the planning department with the

appropriate application and fee.



"Community event sign" means a temporary sign displayed by the city, or one of its committees, subcommittees, councils, boards or city partner agencies, to promote community events.



Cornerstone. A cornerstone is carved or cast into a building, or a metal plaque permanently attached to a building. It carries no commercial message, but may include the building's name, the date of its completion, and the names of owners, architects, contractors, etc.



Directional Signs. Directional signs are defined in two general categories as follows:

1. Any sign used to display the address of a commercial or industrial building or use, or to identify points of access, the direction of travel, and similar functions in off-street parking and loading areas. Such signs display no advertising or promotional copy, but may bear a logo or be in a distinctive design associated with the use to which they are accessory. Such name or logo shall not exceed more than 50 percent of sign area.



2. A sign erected by an official government agency to denote the name of any thoroughfare; to point out the route to any city, educational institution, public building, historic place or hospital; to direct and regulate traffic; and to denote any railroad crossing, bridge or other transportation facility for the convenience and safety of the general public.



"Double-faced sign" means a sign with two faces, back-to-back.

"Flag" means fabric, plastic, or similar lightweight material hung from a pole that may bear a logo, which is displayed with the intent to advertise or attract attention to a commercial



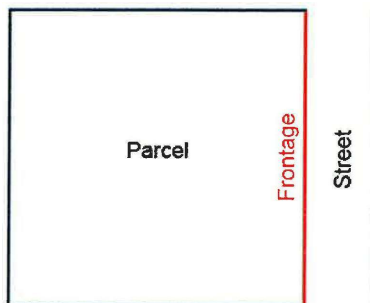
enterprise.

"Freestanding sign" means any sign that has its own supporting structure, rather than being



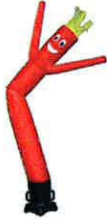
attached to and supported by a building.

"Frontage" means the distance or length of the side of any parcel that is adjacent to any public or private street, but does not include alleys, watercourses or limited access roadways.



"Illuminated sign" means any sign designed to emit artificial light or designed to reflect light from one or more sources of artificial light.

"Inflatable sign" means any advertising device which is supported by heated or forced air or



lighter-than-air gases.

"Monument sign" means a freestanding sign whose sign face extends to the ground or to a



base or pedestal.

"Movable, freestanding sign" means any sign not affixed to or erected into the ground.



"Nonconforming sign" means a sign or sign structure which lawfully existed prior to the adoption of the ordinance codified in this chapter but which does not conform to all or a part of the requirements of this chapter.

"Off-premises sign" means any sign which advertises a use, establishment, product or service that is sold, produced, manufactured or furnished at a place other than on the property on which said sign is located.

"On-premises sign" means a sign that advertises or directs attention to a use or establishment located on premises or a product or service available on premises.

"Pole sign" means a freestanding identification or business sign, which is supported by a pole(s), mounted permanently in the ground and the base of the sign copy is greater than nine feet in



height.

"Political sign" means a temporary sign advertising a candidate for public office, a political party



or a measure or issue scheduled for an election.

"Property sign" means on-premises signs that state the rights that the owner of that property wishes to enforce such as no dumping, no trespassing or no parking.



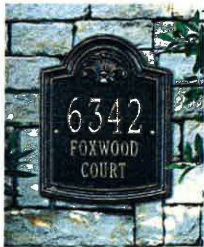
"Real estate sign" means a temporary sign indicating that the lot on which the sign is located, or



any building or structure located thereon, is for sale, rent, or lease.

"Replacement," for the purposes of this chapter, does not include the temporary removal of an existing sign for repair or refurbishment.

"Residential sign" means a freestanding or building sign that displays the address and the name of the occupants of a residence.



"Sign" means any and all advertising message, announcement, declaration, warning, statement, demonstration, illustration, insignia, words, space, figures or objects erected or maintained in view of any observer for the purpose of designating, identifying, promoting, advertising, directing or warning for the benefit of any person, product, company, entity or service; whether placed on the ground, rocks, trees, stumps, or other natural objects, or on a building, wall, roof, frame, support, fence, or other manmade structure. "Sign" also includes the accessory sign structures, supports, lighting systems and other attachments or components. The word "sign" does not include the flag, pennant or insignia of any nation, state, city or other political unit or any official notice issued by any court, public body or officer, or directional, warning or information sign or structure required or authorized by law.

"Sign area" means the entire area within a single continuous perimeter composed of squares, rectangles or other geometric figures which enclose the extreme limits of all sign elements

affixed to the wall, including but not limited to cabinet structures, written copy, logos, symbols, decorative embellishments, border or roof treatments and illustrations.

“Sign copy” means the area on a sign in which letters, logos, and symbols are or can be printed upon.

“Sign face” means the part of a sign that is or may be used for advertising purposes.

“Snipe/bootleg sign” means a small sign of any material including but not limited to paper, cardboard, wood or metal when such sign is tacked, nailed, posted, pasted, glued or otherwise attached to trees, poles, fences or other objects, and the advertising matter appearing thereon is not applicable to the premises upon which said sign is located.



“Special events sign” means a sign which calls attention to a business promotion or grand



opening.

“Suspended signs” are attached to the ceiling of an arcade or the framework of a canopy and



hang over a sidewalk.

“Temporary sign” means any permitted type of sign, but displayed for 60 days or less, except in the case of construction and real estate signs, which are temporary, but may be displayed until

construction is complete or the property advertised has been rented or sold or otherwise allowed by this chapter.

"Traffic control sign" means standard regulatory signs installed by public agencies, including stop and yield signs, speed limit signs, etc., and permitted wherever warranted. When installed



on private premises, such signs are directional.

"Vehicular sign" means a sign affixed to a vehicle or trailer for the purpose of advertising. Such sign shall only be applicable or regulated by this chapter when said vehicle or trailer is parked on a parcel other than the owner's property for the primary purpose of conveying a business



message.

"Wall face," for the purpose of this chapter, means the visible outer surface area of a main exterior wall of a building. The area of the wall face shall be the total area of such surface including the area of doors and windows that are included in the main exterior wall.

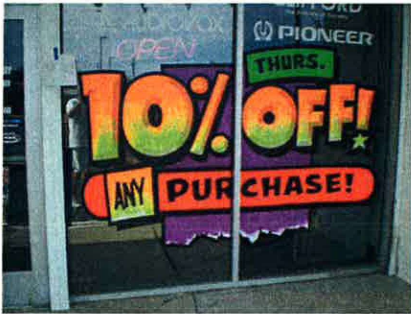


"Wall sign" means a building sign painted directly on the wall of a building or attached to the wall of a building, and parallel with the wall to which it is attached. Wall signs extend no more

than one foot from the building to which they are attached and do not extend above the roofline of the building to which they are attached

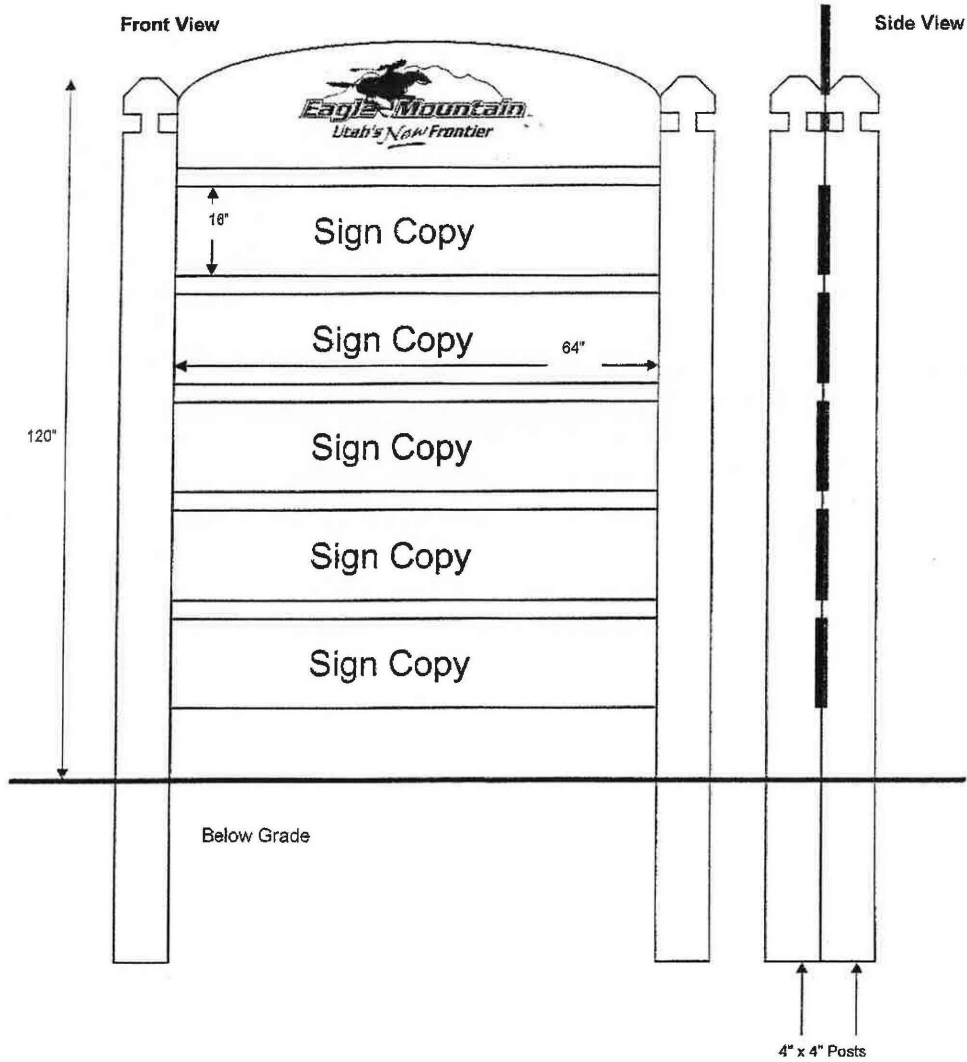


"Window sign" means signs, including posters, messages, or displays painted or mounted on the interior side of a window for special promotional or other temporary displays.



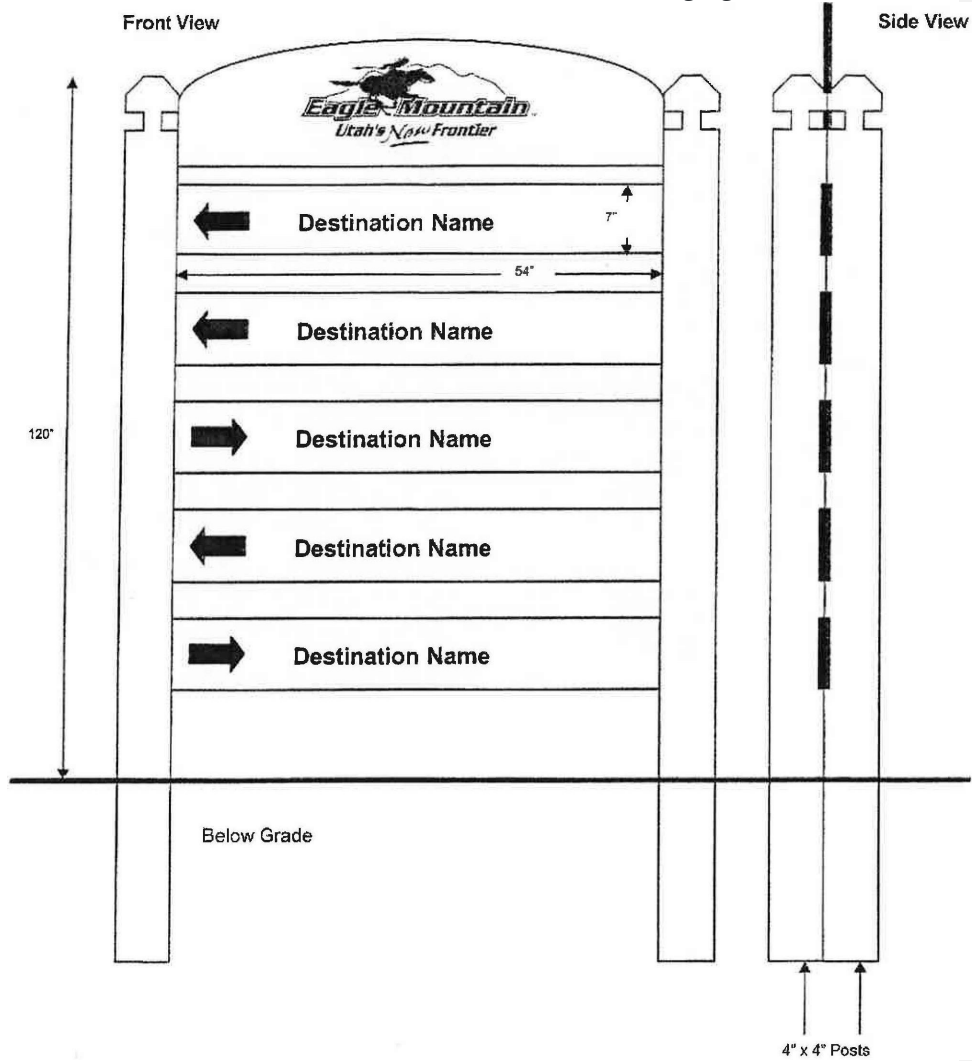
[Ord. [O-03-2020](#) § 2 (Exh. A); Ord. [O-08-2016](#) § 2 (Exh. A); Ord. [O-06-2010](#) § 2 (Exh. A); Ord. [O-12-2009](#) § 2 (Exh. A); Ord. [O-26-2008](#) § 2 (Exh. A § 16.14); Ord. [O-18-2008](#) § 2 (Exh. A § 16.14); Ord. [O-17-2006](#) § 2 (Exh. 1 § 16.14); Ord. [O-23-2005](#) § 3 (Exh. 1(1) § 16.13). Formerly 17.80.150].

Schematic 17.80.170(a) - Model Home Signage



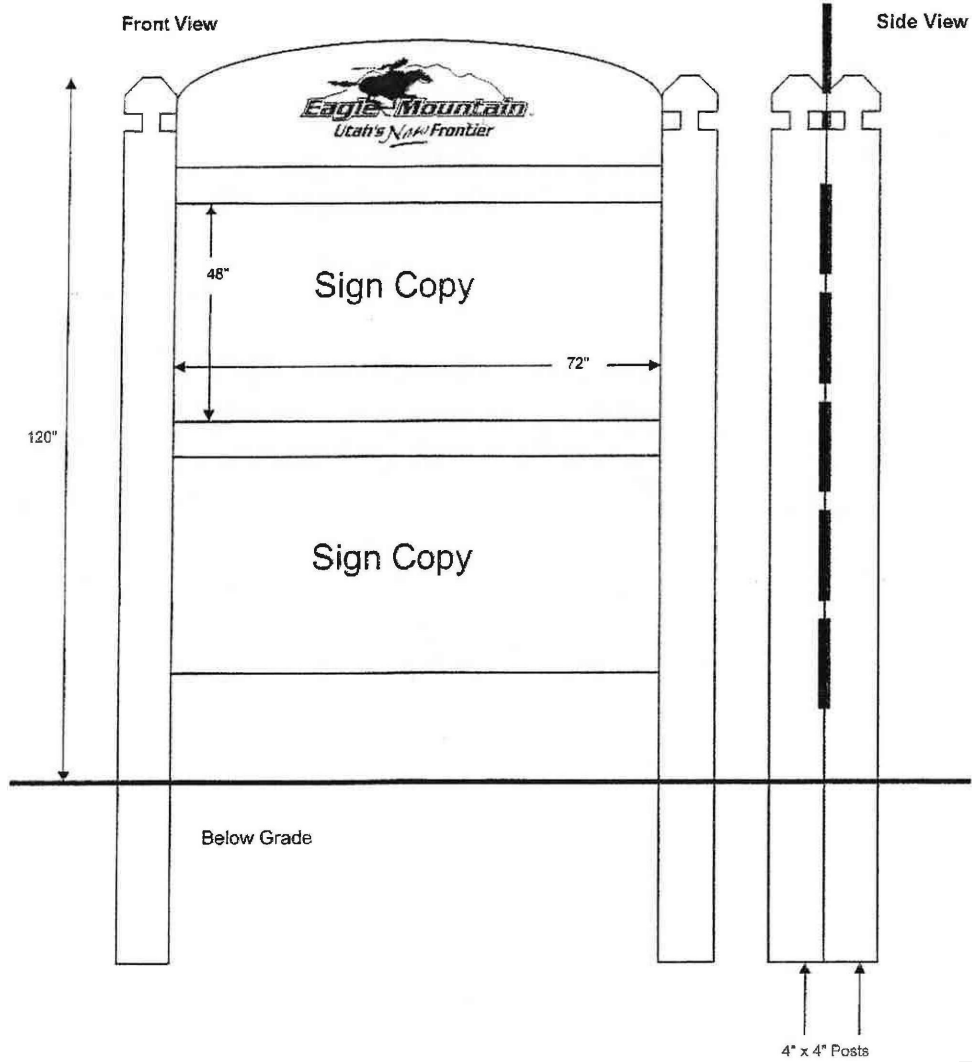
Signs shall be painted Monterrey Grey.

Schematic 17.80.170(b) - Directional Median Signage



Signs shall be painted Monterrey Grey.

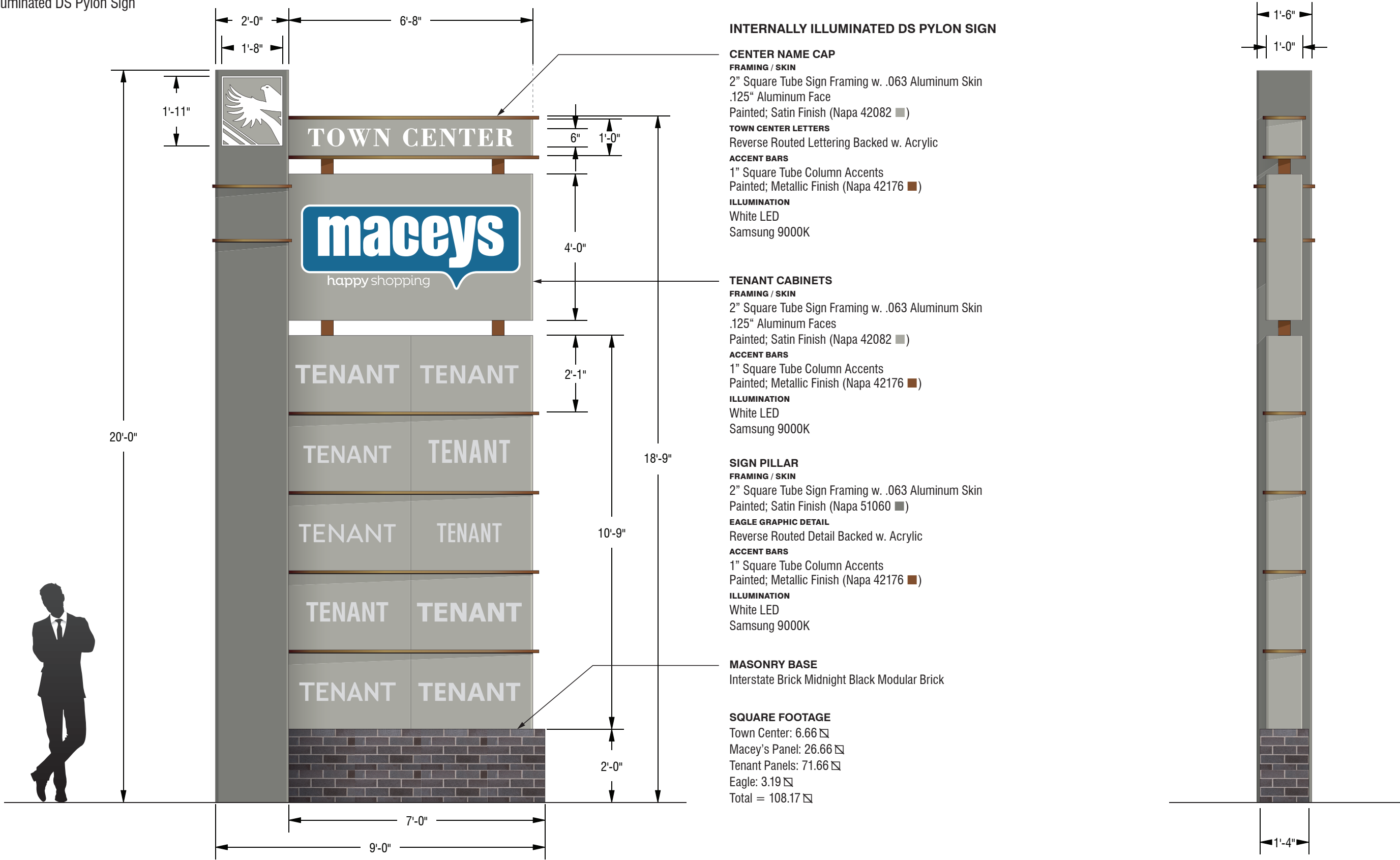
Schematic 17.80.170(c) - Directional/Advertising Business Signage



Signs shall be painted Monterrey Grey.

[Ord. [O-08-2016](#) § 2 (Exh. A); Ord. [O-06-2010](#) § 2 (Exh. A); Ord. [O-12-2009](#) § 2 (Exh. A); Ord. [O-23-2005](#) § 3 (Exh. 1(1) Schematics 15.1 - 15.3). Formerly 17.80.160.]

1 Internally Illuminated DS Pylon Sign



A Project Detail
SCALE 3/8" = 1'0"

Qty: 1 / ☉ Install
108.17

B Side Detail
SCALE 3/8" = 1'0"

SIGN

880 North 100 East, Lehi, UT 84043 801 766 0207



ALL ELECTRICAL COMPONENTS TO BE U.L. LISTED, APPROVED AND MARKED PER N.E.C. 600-4. Inspected and labeled in accordance with UL Standards using UL listed parts and methods of installation in accordance with the requirements of Article 600 of the National Electrical Code and/or other applicable local codes. This includes proper grounding and bonding of the sign. The location of the disconnect switch after installation shall comply with Article 600.6(A)(1) of the National Electrical Code.

Volts Req'd: 120V Total Amps: 20.0 Circuits Req'd: 1

Primaries and final connection to sign by certified electrician.
Client to provide primary electric feed to within 6 feet of sign location.

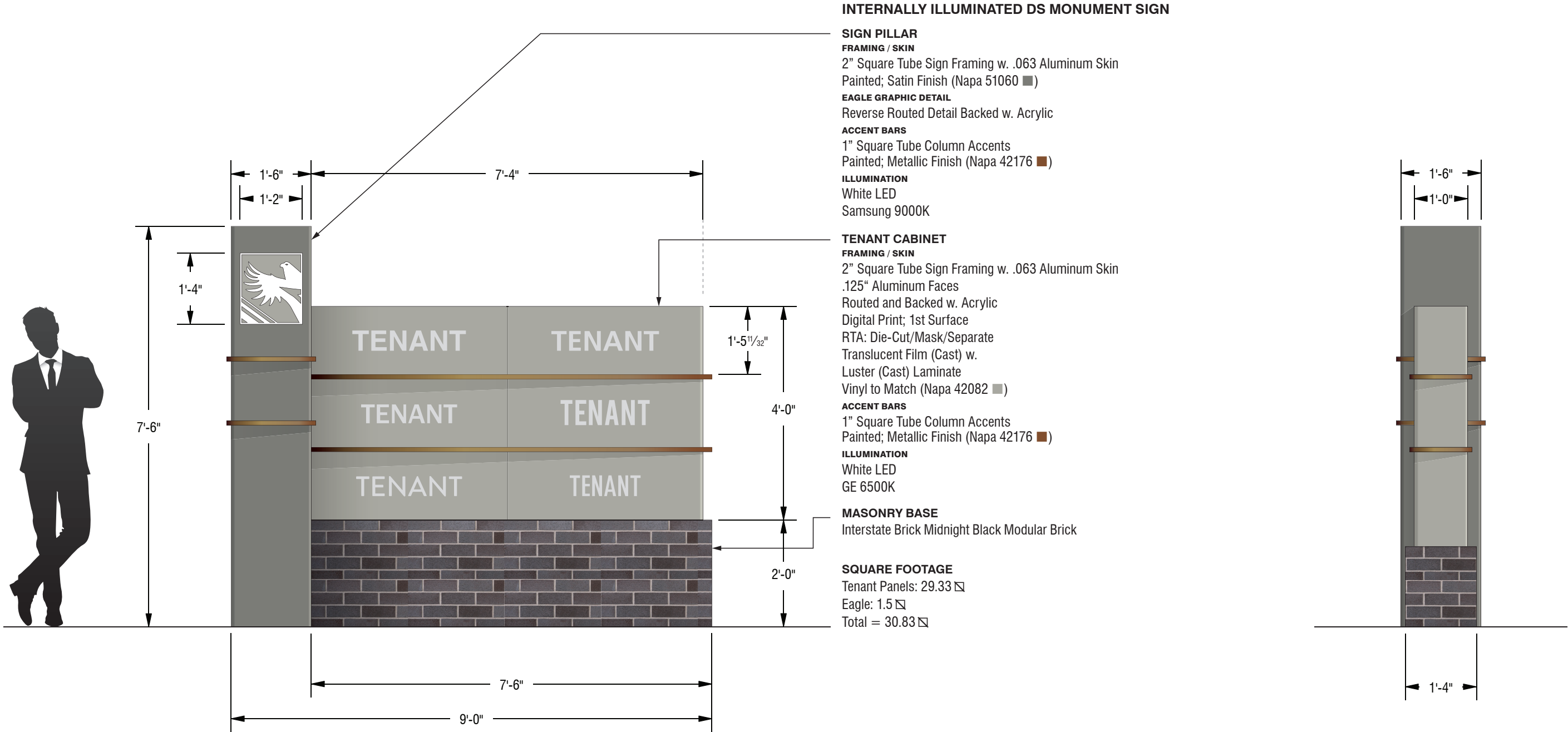
CONCEPT DRAWING

This concept drawing is presented to assist the client and determining the direction for this project. It is not a final Presentation Drawing or Construction Drawing. The limited specifications provided on this drawing are subject to change as the scope of work is further defined. A detailed drawing must be produced and signed by the client before production work can commence.

COMPANY Amsource
ADDRESS Eagle Mountain Town Center
CITY STATE Eagle Mountain, Utah
CUSTOMER

DESIGN # AMS EM M 002-20_km
DATE 10/08/20
SHEET 1.00
SR Zane Latimer 801.755.2953

FILE PATH: NEW JOBSD / AMSOURCE / EAGLE MOUNTAIN TOWN CENTER / DESIGN / AMS EM M 001-20



ALL ELECTRICAL COMPONENTS TO BE U.L. LISTED, APPROVED AND MARKED PER N.E.C. 600-4. Inspected and labeled in accordance with UL Standards using UL listed parts and methods of installation in accordance with the requirements of Article 600 of the National Electrical Code and/or other applicable local codes. This includes proper grounding and bonding of the sign. The location of the disconnect switch after installation shall comply with Article 600.6(A)(1) of the National Electrical Code.

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COMPANY
ADDRESS
CITY STATE
CUSTOMER

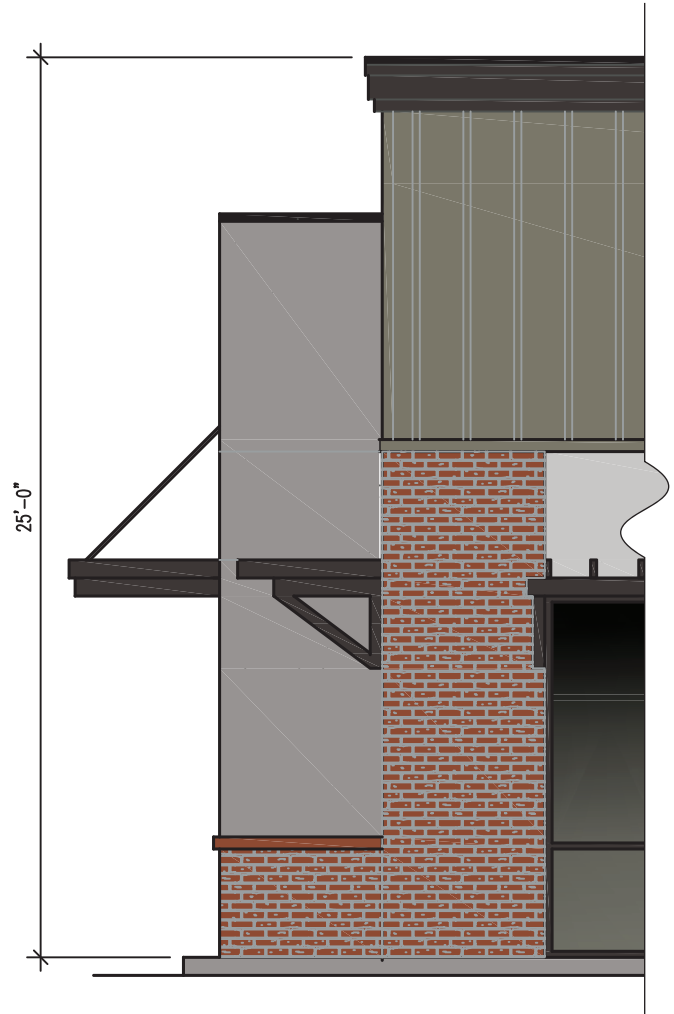
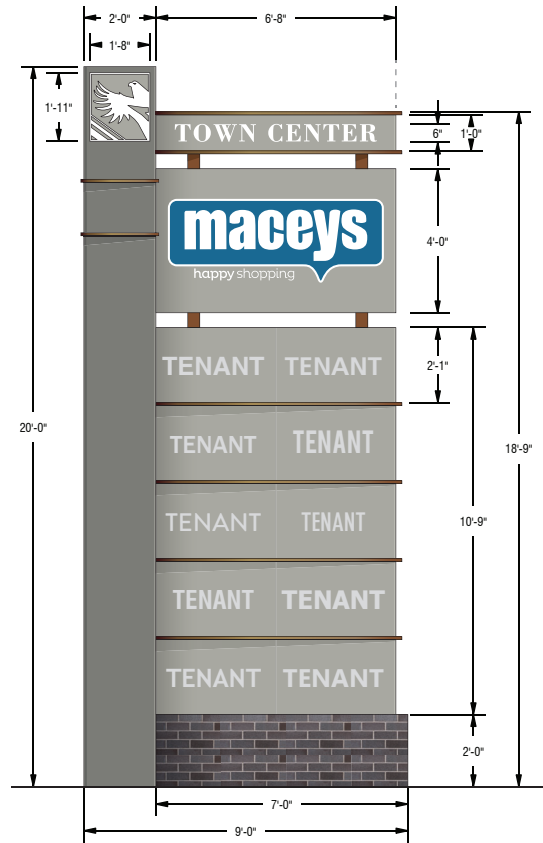
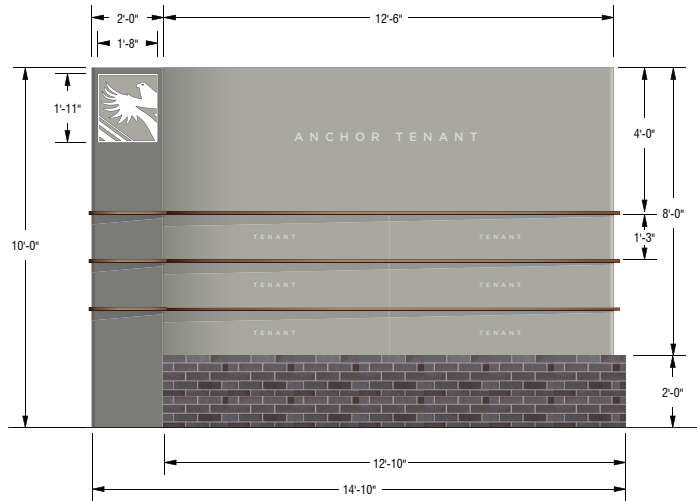
Amsource
Eagle Mountain Town Center
Eagle Mountain, Utah

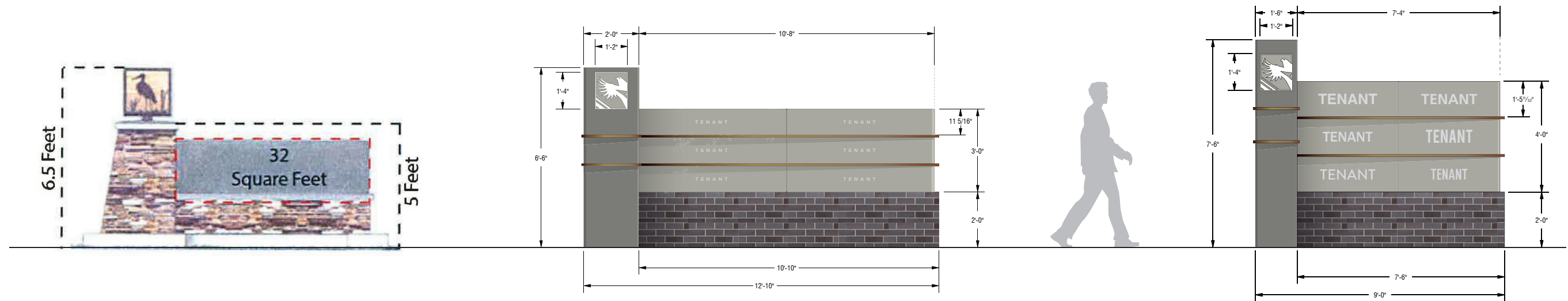
DESIGN #
DATE
SHEET
SR

AMS EM M 002-20_km
10/08/20
2.00
Zane Latimer 801.755.2953

City Sign Ordinances for Comparable Zoning

	Eagle Mountain City	Saratoga Springs	Lehi City	Provo City	Herriman City
Zone	Community Commercial	Regional Commercial	Commercial 3+ acres	Neighborhood and Community Shopping Centers	C2 3+ acres
Sign type	Combined Shopping Center	Pedestal	Pylon Sign	Freestanding	Planned Center
Number	One Per Frontage	At each Major Entrance	1 each road	1 per frontage	Not Specified
Height	10 feet	20 feet	25 feet	35 feet	16 feet
sq.ft.	100 square feet	120 square feet	200 square feet	Between 90 and 230 Square Feet (Based on Frontage)	200 square feet
spacing	100 feet	300 feet	Not Specified	200 feet	Not Specified
Electronic	no	Yes	Yes	Yes	Yes





HERRIMAN CROSSROADS

Smith's

NANCE ORTHODONTICS

Cafe Rio MEXICAN GRILL

The UPS Store

TANNING



20 Feet

45 Square Feet Maximum

CEDAR VALLEY
HIGH SCHOOL

160 Square Feet
Maximum





770

Batteries + Bulbs

Batteries + Bulbs

Maceys

6:00 am to midnight - closed sundays

Goldenwest

Syntex

Great Clips

Pinnacle

Lighting

Lighting

Lighting

Lighting

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The UPS Store



Papa Murphy's

Batteries + Bulbs

Allstate

NO PARKING
ANY TIME



MEADOWBROOK

Denny's

19SPORTS

Great Harvest
Bread Co.



La Fountain
Mexican Restaurant

Camera Shy
PHOTOGRAPHY

Total Scrubs
TOTAL GROOMING SALON

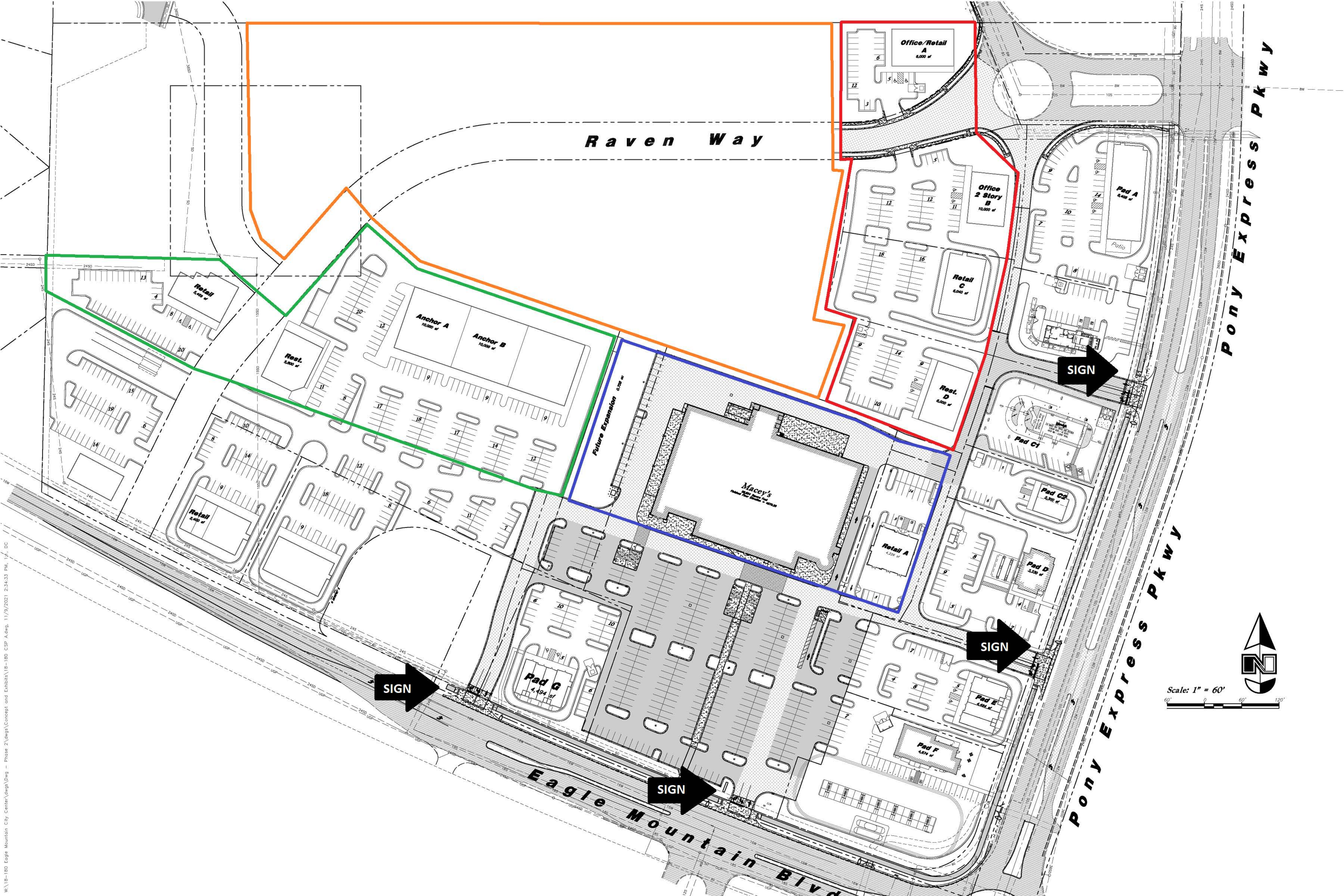
Denny's

V1

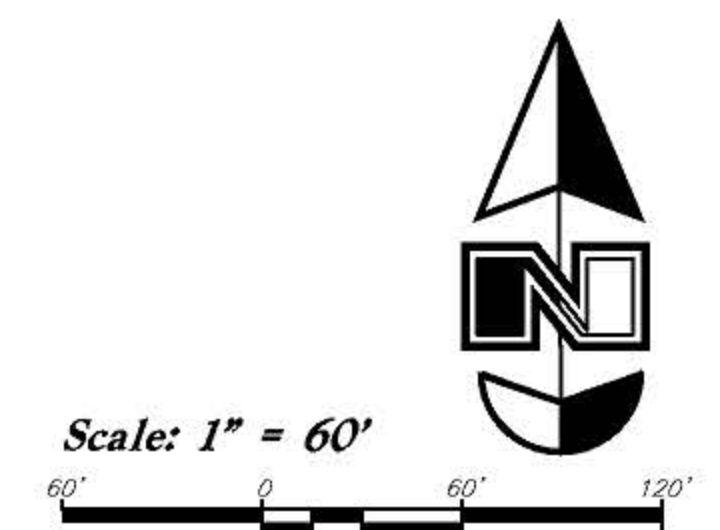
NOW HIRING

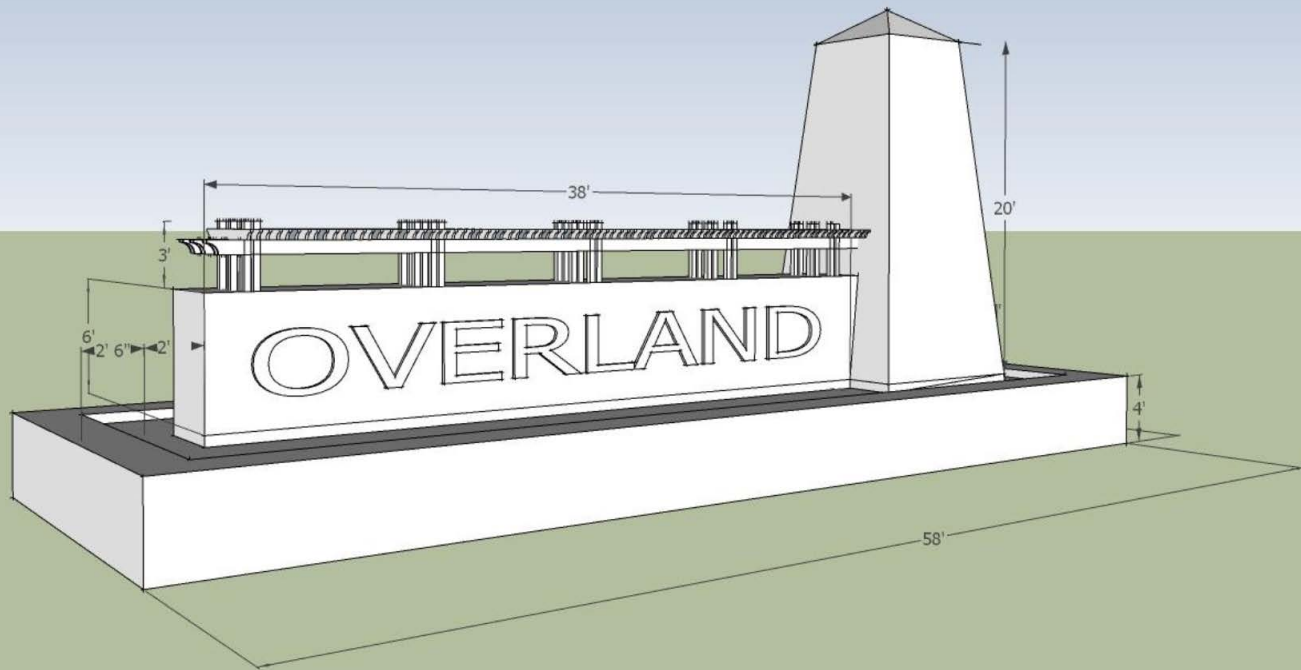
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\\A\18-180 Eagle Mountain City Center\degs\degs\degs - Phase 2\degs\Concept and Exhibits\18-180 CSP A.dwg, 11/9/2021 2:34:33 PM, V/L, DC









Walmart
Neighborhood Market

Pickup

Habit	PLATINUM DENTAL
edible	
	FORGE
	BARBARA BUCKE
WING-STOP	ubreakifix
SALLY	Cosmo & Pro
Pro	Armed Forces Cancer Center

Colliers

801-10-1300

Spencer O. Shaw 801-830-7690
Cameron S. Jensen 801-879-7474



SARATOGA CROSSROADS

yoga sweet
CHUBBY'S CAFE
COLD STONE
maunices
cricket
ALLURE NAILS

10710 SP





Walmart

DOLLAR
TREE

Cafe Rio
MEXICAN CUISINE

ZIONS BANK





**EAGLE MOUNTAIN CITY
CITY COUNCIL MEETING
JANUARY 18, 2022**

TITLE:	ORDINANCE/PUBLIC HEARING - An Ordinance of Eagle Mountain City, Utah, Amending the Eagle Mountain Municipal Code Chapter 17.48 Regional Technical Industry Overlay Zone.		
ITEM TYPE:	Development Code Amendment		
FISCAL IMPACT:			
APPLICANT:	Eagle Mountain City		
GENERAL PLAN DESIGNATION	CURRENT ZONE	ACREAGE	COMMUNITY

PUBLIC HEARING:

Yes

PREPARED BY:

Steve Mumford, Planning

PRESENTED BY:

Assistant City Administrator
Steve Mumford

RECOMMENDATION:

We recommend that the City Council approve the ordinance as proposed or as recommended by the Planning Commission.

BACKGROUND:

The Regional Technology and Industry Overlay Zone (RTI) has been a valuable economic development tool for the City to attract and land some large technology and industrial businesses. The City received an award several years ago from the Utah Chapter of the American Planning Association for the creation of the ordinance, as it is a cutting edge planning strategy that was the first of its kind in Utah. It has given Eagle Mountain an economic development advantage over other communities.

The overlay zone was created with an automatic sunset date of May 31, 2022, to incentivize the Commission and Council to review it prior to that time to examine the ordinance, to review the land uses and processes defined in the ordinance, and to consider renewal, renewal with tweaks/changes, or to remove the sunset date altogether.

Some of the benefits or positives of the overlay zone have included:

- The approval process in the RTI Overlay has been listed by major companies (facebook, Tyson, Google) as a key reason for them choosing Eagle Mountain for their business.

- More certainty in the approval process and development standards goes a long way in our economic development efforts, in efforts of property owners, and efforts of industrial and business park real estate brokers.
- Administrative reviews/approvals (site plans) don't get caught up in legislative review or create controversy for the approval authority.
- The overlay zone has given us an economic development edge over competing cities.

See the attached letter from the City's Economic Development Director for his perspective on the overlay zone and the proposed changes.

ITEMS FOR CONSIDERATION:

DRC Liaison

As the City does not currently have an active Economic Development Board, this amendment states that the City Council liaison to the DRC (Development Review Committee) is the liaison to the Planning Commission.

Final Plat Application

The current ordinance allows DRC approval of a preliminary plat for RTI projects; however, the preliminary plat has been an unnecessary step for the RTI projects that have been approved in the city, just creating extra work for both the applicant and the staff. This amendment clarifies that RTI projects that require subdividing of property can move right to the final plat application along with their RTI site plan application.

Prohibited Uses

Now that several RTI projects have been approved that each have a large demand and/or impact to the City's utilities, the City would like to discourage additional projects that create a significant impact on the City's utilities or infrastructure. This amendment allows the City to prohibit a proposed project if the impacts are too significant.

Architectural Standards

An additional photo/rendering of an industrial building was added as an architectural example.

Repeal Date

An automatic repeal date was included in the RTI code to force the City Council to evaluate the zone's effectiveness after a specific time period. We believe the overlay zone and its streamlined approval process has been instrumental in solidifying deals with Facebook, Tyson, and Google, and thus has been very effective. The City has been in discussions with those representing potential RTI projects recently, and they have been unwilling or very hesitant to move forward due to the existence of an automatic repeal date, and the fear of the repeal negating significant time and money spent to secure a site and begin the approval process for a project. The repeal date accomplishes the opposite of the intent of the ordinance, and discourages businesses from seriously considering the city. The City Council can repeal this overlay zone chapter at any time if the need arises, with or without an automatic repeal date, making the repeal date unnecessary. This proposed amendment removes the automatic repeal date.

REQUIRED FINDINGS:

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

PLANNING COMMISSION ACTION/RECOMMENDATION:

On December 14, 2021, the Planning Commission reviewed the proposed ordinance, held a robust discussion, and ultimately made a recommendation of approval (3-1; Commissioner Everett dissenting vote; Commissioner Pengra absent) with the following changes:

1. 17.48.020 be modified to add the chair of the Planning Commission to the DRC for RTI Overlay projects;
2. 17.48.020 be modified to include "his/her designee"
3. 17.48.120 be modified to automatically repeal on May 31, 2027 (a 5-year extension), with a required review by the Planning Commission and City Council in 2026 (at or near the 4-year mark).

ATTACHMENTS:

[ORD--EMMC 17.48 Regional Technology and Industry Overlay Zone Proposed Amendments](#)
[RTI Overlay Expansion Support Letter](#)

ORDINANCE NO. O- -2022

**AN ORDINANCE OF EAGLE MOUNTAIN CITY, UTAH,
AMENDING THE EAGLE MOUNTAIN MUNICIPAL CODE, CHAPTER 17.48
REGIONAL TECHNOLOGY AND INDUSTRY OVERLAY ZONE**

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 17.48 Regional Technology and Industry Overlay Zone, 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 17.48 Regional Technology and Industry Overlay Zone.
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 18th day of January, 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 18th day of January, 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

Chapter 17.48

REGIONAL TECHNOLOGY AND INDUSTRY OVERLAY ZONE¹

Sections:

17.48.010 Purpose.
17.48.020 Definitions.
17.48.030 Special approval process.
17.48.040 Allowed uses.
17.48.050 Nonallowed uses.
17.48.060 Temporary uses.
17.48.070 Setbacks.
17.48.080 Building height.
17.48.090 Development standards.
17.48.100 Landscaping and screening.
17.48.110 Building facade architectural standards.
17.48.120 Repeal date.

17.48.010 Purpose.

The regional technology and industry overlay zone (RTI Overlay Zone) is intended to provide for the development and operation of large-scale technological, clean industrial, distribution, and high-tech manufacturing uses that will increase the tax base and provide jobs for the city's residents. The standards and processes of the base or underlying zone shall be applicable unless modified or replaced by this overlay zone.

17.48.020 Definitions.

Development review committee or "DRC" shall be chaired by the planning director, or his designee, and shall include, at a minimum, the city attorney, the department heads or an assigned representative from public works, community development, and engineering, and a representative of Unified Fire Authority. The planning director shall have authority to issue decisions or approvals on behalf of the DRC once the planning director has consulted with all the DRC members. ~~The City Council member that is appointed as the board liaison to the Planning Commission~~ ~~appointed economic development board liaison~~ will serve as DRC liaison ~~for projects within the RTI Overlay Zone to city council.~~

17.48.030 Special approval process.

Projects that will include a minimum of 100 or more permanent jobs after construction or that include a minimum of 100,000 square feet of building floor area in a building or buildings within a single phase of development. Projects that meet this requirement shall follow the special approval process outlined below. All other projects shall follow the approval process outlined in Chapter 17.100 EMMC and other applicable chapters. The regional technology and industry overlay zone special approval process shall be as follows:

A. Application. Project applicants shall submit a complete RTI (regional technology and industry) site plan application and a ~~final preliminary~~ plat application (if subdividing property as part of the project).

B. Development Review Committee (DRC) Review. Upon receipt of a complete application, the development review committee (DRC) shall review all aspects of the application and provide the applicant with required changes within five business days. The DRC shall provide feedback or a final decision within five business days of each submittal or resubmittal, and may approve the application with conditions to be completed during construction or require resubmittal with changes prior to approval.

C. Grading and Excavation. A permit for grading and excavation may be issued, at the applicant's risk, prior to project approval by the DRC.

D. Approval Authority. The DRC has final approval authority for RTI applications. No public hearings are required.

17.48.040 Allowed uses.

Except as provided in EMMC [17.48.050](#), the following land uses shall be permitted uses in the regional technology and industry overlay zone:

- A. Aircraft sales, manufacturing, assembly and service;
- B. Automotive, truck, and heavy equipment sales and associated services;
- C. Bottling and canning plants;
- D. Building materials manufacturing or other construction-related business (lumber, hardware, etc.);
- E. Corporate campuses or offices;
- F. Electronic data management businesses;
- G. Facilities for the development and production of movies, film, television, and similar visual media;
- H. Food processing, packaging, and manufacturing (not including on-site slaughter, killing, or harvesting of animals);
- I. Laboratory and testing services (the use of animal testing and experimentation is prohibited);
- J. Clean manufacturing businesses (no negative impacts on air quality);
- K. Research and development uses including medical or electronic assembly and associated light manufacturing;
- L. Trade and craftsman industries, including furniture and carpentry, upholstery shops, monument works, welding shops;
- M. Indoor shooting ranges;
- N. Warehouses.

17.48.050 Nonallowed Prohibited uses.

Any use that produces gas, smoke, odor, dust, vibration of earth, or soot that in the opinion of the city council will negatively impact commercial or residential areas that are currently existing or that are proposed in the city's general plan. **Uses included as "allowed uses" in 17.48.040 that, in the opinion of the City have a significant impact on the City's utilities or infrastructure, may be prohibited at the discretion of the City.**

17.48.060 Temporary uses.

Temporary concrete batch plants, materials processing equipment, and other similar temporary uses may be approved by the DRC as part of the RTI site plan approval if the batch plant or materials processing is located at least one-half mile (2,640 feet) from any existing residence. The temporary uses will only be allowed during active construction of the site and construction of buildings with an active building permit, and only to provide materials for use on the property or for off-site public or private improvements related to the construction on the property. The DRC may impose conditions or restrictions on the batch plant or materials processing to protect the health, safety, and welfare of the public.

17.48.070 Setbacks.

All buildings in this zone, including accessory buildings, are required to comply with the setback provisions in the underlying zone, unless modified setbacks are determined by the development review committee to be reasonable, **and** maintain a reasonable minimum distance from property lines as determined by the development review committee, based upon the specific use and potential impacts to neighboring properties. Any building that complies with the setback provisions in the underlying zone shall not be required to have setbacks approved by DRC.

17.48.080 Building height.

~~Permitted building height is five stories or approximately 50 feet.~~ The development review committee may approve any building height that is reasonable based upon the specific use and potential impacts to neighboring properties.

17.48.090 Development standards.

The base zoning or underlying zoning shall be applicable, unless modified or replaced as follows:

- A. Buildings must comply with the architectural standards found in EMMC [17.48.110](#).
- B. Public roads that are on the city's master transportation plan must be improved to the level of standard designated on that plan (major arterial, minor arterial, major collector, minor collector, etc.).
- C. Public roads within projects must comply, at a minimum, with the industrial road standard found below. Private roads are allowed if they are contained completely within a project and also comply with the road standard below.

D. Front parking lots and driveway entrances shall be asphalt or concrete in accordance with city standards. Equipment and rear parking areas may be graveled. Parking shall be provided in accordance with Chapter [17.55](#) EMMC.

E. Outdoor storage areas do not need to comply with city landscaping requirements if they comply with EMMC [17.48.100](#).

F. The minimum number of parking stalls may be approved by the DRC based upon information provided by the applicant relative to trip generation, hours of operation, shared parking, peak demands, or other applicable information.



Figure 1. 62' Industrial ROW

17.48.100 Landscaping and screening.

Development within this overlay zone by its nature and intensity may not be compatible with other uses or zones. Proper screening techniques should be used to mitigate potential negative impacts to surrounding land uses. The following shall be applicable:

A. Walls or fences as defined in EMMC [17.60.110](#)(B) shall be required adjacent to residential or agricultural zones. Such fencing or walls may also be required around the entire perimeter of large-scale industrial or technological parks.

B. A 20-foot landscaped buffer (water-wise landscaping is acceptable, with a mix of trees and shrubs) shall be required adjacent to residential or agricultural zones and along all roads. Landscaping is not required behind walls or where it is not visible from a street.

C. All lighting shall be compliant with Chapter [17.56](#) EMMC, Outdoor Lighting Standards. Street lights shall be required in accordance with EMMC [15.10.390](#).

17.48.110 Building facade architectural standards.

The following standards are intended to provide detail regarding the facade appearance of structures located within the regional technology and industry overlay zone.

A. Buildings shall maintain a contemporary appearance.

1. Architecture of industrial buildings where size predominates over artistic detailing shall feature clean lines and elements, vertical and horizontal articulation or modulation (stepping portions of the facade), and use of textures and materials to reduce the apparent scale of large building walls. Metal may be used along with other building materials.





2. Professional office buildings shall meet the commercial design standards found in Chapter 17.72 EMMC.

3. Where more than one structure is built in a complex or unit, structures shall have a similar style or theme, including colors, materials, and design elements.

4. Pedestrian-scaled architectural details are not required except for facades directly facing residential zones and/or main entryways to the project.

5. The main pedestrian or customer entrance shall be clearly identifiable, and consist of a sheltering element such as a porch, stoop, awning, arcade, or portico.

6. Buildings shall include facade articulation/modulation (stepping portions of the facade) and horizontal and vertical divisions (textures or materials) to avoid large, featureless and/or panelized surfaces on buildings. Large uninterrupted expanses of a building wall without facade modulation or divisions are prohibited.

B. Architectural features should be simple with careful attention given to concentrate details and fenestration along main street elevations and at building entries.

C. It is recognized that the function and use of particularly large buildings and buildings used for manufacturing and warehousing purposes will dictate the style and other appearance of the structure. In these cases strict adherence to the provisions of this chapter may not be advisable or possible. In such cases where function and use of building and site dictate design and exterior appearance, the need to accommodate function and use shall be the higher priority over design and appearance. The DRC shall still have the authority to require a variation in color and materials, and street-facing articulation.

~~17.48.120 Repeal date.~~

~~This chapter shall be automatically repealed on May 31, 2022.~~

December 10, 2021

Planning Commissioners,

It is my pleasure to share my thoughts regarding the impact of the Regional Technology & Industry Overlay Zone (RTIO) and the proposed changes. There are three main categories I feel we experience tremendous benefits with the RTIO:

- Time
- Reduce Uncertainty
- Perception

Background

Several years ago, our team traveled to visit the Reno-Tahoe Industrial Center (RTIC) to learn from their experience. This currently 30,000-acre industrial park sits in a total area of 107,000 acres. It has seen massive success with tenants including Tesla, Walmart, FedEx, Blockchain, and Google. Our goal was to discover what we could do to enhance our economic development efforts and improve the processes that we require of businesses. The RTIO was modelled after the approval process we saw at the RTIC.

Time

In economic development, time is one of the most important factors for development. For a city to be competitive, they need to reduce the time that it takes for a project to get approval and to begin operations. Days and weeks are best, and months can convince projects to move to other locations. With the RTIO, we can shave time off a project's schedule by receiving key approvals at the staff level. This ultimately helps them to reduce their costs. With both Facebook and Tyson, this was vital to those company's final decision to locate in Eagle Mountain.

Reduction of Uncertainty

A second important factor for successful economic development departments is their ability to reduce the uncertainty or risk for business investment. As economic developers, we strive to help businesses see a clear path forward and help to reduce obstacles wherever we can. The RTIO helps to reduce



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uncertainty by creating a well-defined path forward, with clear expectations and requirements for businesses that qualify. This is invaluable for these businesses as they know exactly what to expect from their approval process, which in many areas can be one of the most arduous and difficult processes to navigate.

Perception

It has been amazing to see the response that the RTIO has created in businesses exploring development in Eagle Mountain City. In part thanks to the RTIO, we have been viewed as a business-friendly community that understands the needs of business. There are many examples of projects coming to a screeching halt because a city was viewed as difficult to work with or as an impediment to development. Due to the efforts of prior Planning Commissioners and City Councilors, we have been praised for our forward-thinking efforts by businesses and other economic developers. This perception, combined with our advantages in developable land, sets us apart from surrounding communities and aids in our efforts to increase both the financial stability of the City, but also the employment opportunities for our residents.

Proposed Changes

I am in support of the changes being proposed by the Planning Department for the RTIO. Although we have seen tremendous success in the past few years with our efforts, we are always watching for trends or challenges that will put the City at risk. An example of a challenge would be a project that is going to place an extreme burden on our infrastructure or utilities. Although they may otherwise qualify for the RTIO, it would benefit the City to have these projects go through the traditional approval process, to ensure that it has public support.

I am also in support in allowing the RTIO to continue past the originally approved repeal date. This would allow for the benefits I have previously detailed to continue.

I am grateful for the efforts of our Planning Commission and City Council to consider this important tool in our economic development toolbox. By creating this code, you have allowed key projects to move forward more easily



in Eagle Mountain City, while still ensuring they maintain the high standards we expect from businesses. There have been several projects that would not have looked at developing in Eagle Mountain initially but did so when they learned of the RTIO process. Even if they ultimately choose to develop elsewhere, this increases our positive perception as a place that businesses want to develop.

If you have any additional questions regarding the RTIO's impact on our efforts, please do not hesitate to contact me.

Sincerely,



Aaron Sanborn
Economic Development Director



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Eagle Mountain, Utah 84005



**EAGLE MOUNTAIN CITY
CITY COUNCIL MEETING
JANUARY 18, 2022**

TITLE:	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.		
ITEM TYPE:	Discussion		
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.

BACKGROUND:

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 solution 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 \$7.75/ERU, a 55% 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](#)

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 February 2, 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 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

Exhibit A



**EAGLE MOUNTAIN CITY
CITY COUNCIL MEETING
JANUARY 18, 2022**

TITLE:	MOTION - Appointment of a City Councilmember as Mayor Pro Tempore.		
ITEM TYPE:	Motion		
FISCAL IMPACT:			
APPLICANT:			
GENERAL PLAN DESIGNATION	CURRENT ZONE	ACREAGE	COMMUNITY

PUBLIC HEARING:

No

PREPARED BY:

Fionnuala Kofoed, Recorder's Office

PRESENTED BY:

RECOMMENDATION:

Staff recommends that the City Council appoints a member of the City Council as Mayor Pro Tempore to cover for the Mayor in the event of his absence.

BACKGROUND:

ITEMS FOR CONSIDERATION:

REQUIRED FINDINGS:

PLANNING COMMISSION ACTION/RECOMMENDATION:

ATTACHMENTS:

UPCOMING PLANNING-RELATED AGENDA ITEMS

Active Projects

EM Data Center Rezone and Concept Plan
Founders Square Preliminary Plat
Oquirrh Mountain Master Development Agreement
Pinnacles Phase A Preliminary Plat
Rezone of Properties in Expired MDAs
Rush Creek Preliminary Plat
Stonebridge Corner GP Amendment, Rezone, Concept Plan, and Code Amendment
Wildlife Corridor Rezone

Code Amendments

Commercial Vehicle Parking
Community District Node Overlay
Driveway Width Restriction
Expiration of Applications
General Plan Land Use Adjacency Updates
Industrial Zone
Landlord Licensing / Accessory Apartments
Landscape Completion
Multifamily Amenities Distance Requirements
Wash Protection Overlay Zone