



EAGLE MOUNTAIN PLANNING COMMISSION MEETING

January 11, 2022, 5:30 PM

Eagle Mountain City Council Chambers

1650 East Stagecoach Run, Eagle Mountain, Utah 84005

5:30 P.M. - Eagle Mountain City Planning Commission Work Session

1. Discussion Items

- 1.A DISCUSSION - Planning Commission Guidelines
An overview of Planning Commission role, duties, and responsibilities for the benefit of the new Commissioner and refresher for current Commissioners. References include EMMC 17.15.030 and 17.15.040 as well as Utah State Code 10-9a-302.
[PC Rules of Order and Procedure - 1-28-2020.pdf](#)
- 1.B [DISCUSSION - Code Amendment -- New, Draft, Drainages /Washes Overlay Zone](#)
Review and suggest text changes to draft code amendment(s)
[17.45.Drainage Wash Protection Overlay Zone.Dec 2021.docx](#)
- 1.C [DISCUSSION ITEM - Conflict of Interest](#)
A Discussion of Conflict of Interest Standards in Eagle Mountain

6:30 P.M. - Eagle Mountain City Planning Commission Policy Session

2. Pledge of Allegiance

3. Declaration of Conflicts of Interest

4. Approval of Meeting Minutes

- 4.A December 14, 2021 Planning Commission Minutes
[PC Minutes 12.14.21 DRAFT.docx](#)

5. Status Report

6. Action and Advisory Items

- 6.A Election of a Chair and Vice Chair for the Planning Commission
- 6.B [PUBLIC HEARING - Rush Creek Preliminary PlatÂ -REMOVED FROM THE AGENDA](#)

6.C [ACTION ITEM / PUBLIC HEARING - Eagle Point Townhomes Pool and Clubhouse](#)

A proposal amending the site plan for the Pool and Clubhouse area within the Eagle Point Townhomes Project.

[Front view](#)

[Pool View](#)

[Site Plan](#)

[Landscape Plan](#)

6.D [PUBLIC HEARING - Skyline Ridge Phase 2 Plat 6](#)

The applicant is requesting an amendment to the current approved preliminary plat for Skyline Ridge Estates Phase 2 Plat 6 reducing the number of units from 23 to 16.

[Amended Plat](#)

[Current Approved Plat](#)

6.E [PUBLIC HEARING - Fire Station 251](#)

A proposed site plan on 1.25 acres (Parcel 59:045:0504) for a new Fire Station (Fire Station 251). The parcel was recently rezoned to Public Facilities.

[Elevations, Site Plan, & Landscape Plans](#)

[Survey](#)

6.F [PUBLIC HEARING - Antelope Meadows](#)

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.

[Existing Approval](#)

[Proposed Amended Plat](#)

7. **Discussion Items**

7.A [CONCEPT PLAN - Stonebridge Corner Mixed-Use Development](#)

Public meeting review of a Commercial [development] Concept Plan [“Stonebridge Corner”] proposed for enactment on property located at the southwest corner of the intersection of E. Stonebridge Lane and N. Ranches Parkway being an approximately 2.41-acre parcel of land (County Assessor Parcel/Acct. # 58:033:0305) zoned "Commercial" in the City of Eagle Mountain, Utah

[2021_1203 - Stonebridge Corner - Parcel Map.pdf](#)

[2021_1203 - Stonebridge Corner - Concept Plan.pdf](#)

[2021_1203 - Stonebridge Corner - Compatibility Statement.pdf](#)

[2021_1203 - Stonebridge Corner - Color Elevations.pdf](#)

[2021_1203 - Stonebridge Corner -- Design Intent Statement.pdf](#)

8. Next scheduled meeting - January 25th 2022

9. 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 the #th day of Month, 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 Planning Commission
Rules of Order and Procedure

I. ORGANIZATION

- A. Appointment of Chair and Vice Chair: The Commission, at its first regular meeting in January of each year, shall elect a Chair and Vice Chair.
- B. The Chair presides at Commission meetings: The Chair shall preside at all meetings of the Commission and shall provide general direction for the meetings.
- C. Duties of the Chair:
 - 1. To conduct the meeting according to Appendix A of this document "Order of Procedures for Meetings".
 - 2. To call the Commission to order on the day and hour scheduled and proceed with the order of business.
 - 3. To announce the business before the Commission in the order in which it is to be acted upon.
 - 4. To receive and submit in the proper manner all motions presented by the members of the Commission.
 - 5. To put to vote all questions which are properly moved, or necessarily arise in the course of proceedings and to announce the results of motions.
 - 6. To inform the Commission, when necessary, on any point of order or practice. In the course of discharge of this duty, the Chair shall have the right to call upon legal counsel for advice.
 - 7. To authenticate by signature, when necessary, or when directed by the Commission, all of the acts, findings and orders, and proceedings of the Commission.
 - 8. To maintain order at the meetings of the Commission.
 - 9. To move the agenda along, hold down redundancy by limiting time allowed for comments if necessary, set guidelines for public input, and reference handouts and procedures during meetings.
 - 10. Recognize speakers and Commissioners prior to receiving comments and presentations.
 - 11. Oversee the training of the Commissioners.
 - a) Oversee routine training on Eagle Mountain City Code.
 - b) Oversee routine training on Utah State Land Use Code.
 - c) Coordinate opportunities for all Commissioners to attend training conferences regionally with the Planning Director
 - d) Coordinate State mandated training annually(Utah State

Code 52-4-104).

D. Duties of the Vice Chair:

1. The Vice Chair, during the absence of the Chair, shall perform all the duties and functions of the Chair.

E. Temporary Chair: In the event of the absence or disability of both the Chair and Vice Chair, the Chair or Vice Chair shall designate another planning commission member to serve as Temporary Chair. In such event, the Temporary Chair shall preside at the specific meeting to which they were designated.

F. Secretary: The duties of the secretary of the Planning Commission will be carried by city staff.

G. Secretary's Duties:

1. To post public notices of regular and special Planning Commission meetings, consisting of a Quorum, 24 hours prior to the meeting.
2. To attend every session of the Commission, to record roll, to receive and bring to the attention of the Commission all messages and other communications from the public or applicant.
3. To keep the minutes of the proceedings of the Commission and to record them.
4. To keep and maintain a permanent record file of all documents and papers pertaining to the work of the Commission.
5. To ensure Commissioners receive materials pertinent to regularly scheduled Commission meetings the Friday prior to the regularly scheduled Planning Commission meetings.
6. To perform such other duties as may be necessary

II. RIGHTS AND DUTIES OF MEMBERS

A. Meeting Attendance:

1. Every member of the Commission shall attend the sessions of the Commission unless:
 - a) Duly excused.
 - b) Unable to attend because of extenuating circumstances.
2. Any member desiring to be excused shall notify the Chair at least 72 hours in advance of the meeting.
3. The Chair shall inform the Commission Members of excused absences for the record.

B. Conflict of Interest:

1. A Planning Commission Member must declare a conflict of interest on a specific matter on the agenda when required to do so by applicable law, as defined by the Utah State Code 10-3-13 and

Eagle Mountain City Code 2.15.080.

C. Explaining the Vote:

1. After the vote is taken any member of the Commission desiring to explain his/her vote shall be allowed an opportunity to do so.

D. Voting when absent:

1. No member of the Commission shall be permitted to vote on any question unless the member shall be present in person or via phone or teleconference, when the vote on any question is taken and when the result is announced.
2. No member shall give his/her proxy to any other person.

E. Location of Meeting:

1. All meetings of the Commission shall be held at such place as the Commission designates.
 - a) A meeting having been convened at the place designated, may be adjourned by the Commission to any other place within the Eagle Mountain City for the sole purpose of investigating some particular matter of business which may be more conveniently investigated at such other place, or may be adjourned to any other room more convenient for conducting the business of the Commission, so long as proper notice of the meeting location is posted for the general public.

F. Regular Meetings:

1. Time for Notice: Regular meetings of the Commission shall be held on the second and fourth Tuesday of the month at 6:30 p.m. for the regular policy session.
2. Work sessions will be held prior to the policy session at 5:30pm
 - a) Field Trips- When this occurs the Chair will instruct the Secretary to notice and identify the time and place of the field trip on the agenda.

G. Special Meetings:

1. The Secretary shall give public notice of the time and purpose of every special meeting of the Commission at least 24 hours prior to such meeting.

H. Meetings Matters to be Considered:

1. Other business items pertaining to the affairs of the Eagle Mountain City Planning Commission and within the authority and jurisdiction of the Commission may be considered and acted upon at any regular meeting of the Commission.

I. What constitutes a Quorum:

1. Three members of the Commission shall constitute a quorum for the transaction of business.

2. Any member disqualified because of a conflict of interest shall not be considered when determining whether a quorum is constituted.
3. Members abstaining from a vote, however, shall count toward consideration of a quorum.
4. Except as otherwise specifically provided in these rules, a majority vote of the Commission members present at a meeting shall be required and shall be sufficient to transact any business before the Commission.

J. Ratification of Actions Due to lack of Quorum:

1. All actions taken in the absence of a quorum will require ratification of a quorum later in the meeting or at the next meeting attended by a quorum.

III. PROCEDURE - ORDER OF BUSINESS

A. Rules:

1. Meetings will follow the attached Order of Procedure for Meetings (Appendix A)

B. Order of business

1. Work Session.
 - a) Training
 - b) Review of Code requested by commission
 - c) Review of General Plan (Specified by members of the commission or staff)
 - d) Planning Staff items for consideration
2. Field trips:
 - a) On occasions when site inspections are deemed advisable, field trips shall be held prior to the Planning Commission meetings
 - b) The time of the field trips to be posted on the agenda.
 - c) The public shall be allowed at the sites of the field trip but are encouraged to present their case at the Planning Commission meeting, not during the field trip.
 - d) Field trips shall be for the purpose of gathering information, asking questions, not for discussing decisions.
3. Policy Session: The order of business shall be as follows for policy session:
 - a) Pledge of Allegiance.
 - b) Declaration of conflicts of interest.
 - c) Approval of minutes.
 - d) Planning Department report. This report shall contain the

following information:

- (1) Updated status of any previously requested help with Planning Commission business.
- (2) Update of City Council decisions on Planning Commission recommendations.
- e) Agenda items (Public Hearing items Schedule First).
- f) General Discussion/Questions/Announcements.
- g) Adjournment.

C. Agenda for Meetings:

1. The Chair presides in the preparation of the agenda for the Planning Commission meeting.
2. Two members of the Planning Commission may request an item to be added to the agenda by:
 - a) Sending a request by email or in writing to the Planning Director prior to the Wednesday before the next Planning Commission meeting
3. The Chair, with the assistance of the Planning Director (EMMC 17.15.020(D)), will prepare the agenda items including:
 - a) Site Plan review (EMMC 17.100).
 - b) Rezone requests with all application requirements (EMMC 17.90).
 - c) Variances. (EMMC 17.15.040(G), UC 10-9a-702).
 - d) All Conditional Use Permits. (EMMC 17.95).
 - e) Petitions for exceptions to the standards in EMMC 17.65.050 requiring Planning Commission approval before the license may be issued or renewed.
 - f) Any home business currently in operation that constitutes a nuisance may also be required to go before the Planning Commission for continued use of the license and operation of the business. (EMMC 17.65.050).
 - g) Appeals of aggrieved applicants for home businesses
 - (1) Applicants may appeal the decision of the license official, or designee to the Planning Commission within 10 days of the announced decision. (EMMC 17.165.100).
 - h) Accessory Apartment Approval. (EMMC 17.70).
 - i) Development or operation of group day care or preschool center approval. (EMMC 17.75.050).
 - j) Review Temporary Commercial Uses (EMMC 17.75.100).
 - (1) As part of approval of temporary commercial, the

Planning Commission may review length of time requested for the use to be conducted, proposed hours of operation, anticipated parking needs, traffic circulation or impacts on surrounding streets and neighborhoods, or any other regulation or condition necessary for the preservation of the public health, safety, and welfare.

k) Review of ancillary structures whose height is proposed to extend more than 10 feet above the primary structure. (EMMC 17.25.110(F)).

l) Code amendment recommendations (EMMC 17.05.120).

m) General plan or comprehensive general plan amendments (UC 10-9a-403(1)).

n) Appeal authority as designated in (17.05.190 Tables)

D. Agenda Deadline: Requests for Planning Commission consideration must be properly presented by meeting the following criteria:

1. Paying fees.
2. Applications and petitions filed to the Planning Department in the time period as required by the Development Code.
3. A complete application consists of all elements of EMMC 16.20.040, 17.60.050, 17.100.70, 17.95.040(where applicable).
4. Corrections or amendments for submitted applications must be delivered to the Planning Department on the Wednesday prior to the next regularly scheduled Planning Commission meeting by noon.

E. Staff Report: All issues presented to the Planning Commission for their consideration shall be accompanied by a staff report detailing:

1. Overview of Application.
2. Background, if any, of previous applications and vested rights.
3. Analysis of compliance with all applicable code.
4. Staff recommendations based on applicable code and General plan
 - a) Shall address the applicant's compliance with the standards and requirements of the Development Code, City's Construction Specifications and General plan.
5. Recommended motion which shall include findings of fact and conditions for approval that mitigate any code violations.
6. How the application fits within the guidelines of the applicable master development plan and/or master development agreement, where applicable.
7. Staff reports shall be as concise as possible while allowing for adequate coverage of the subject matter and shall be made available to anyone requesting a copy of the staff report.

8. Copies of staff reports and other pertinent materials including applicable Master Development Agreements and Master Development Plans shall be made available to the Planning Commission members the Friday prior to regularly scheduled Planning Commission meetings.

F. Notification of Public Hearings:

1. Notices of all items scheduled for Planning Commission informal hearings shall be mailed to the appropriate parties as required by the Development Code.
2. Anyone wishing to receive notice of Planning Commission meeting agendas may go to the public meeting notice website www.utah.gov/pmn.
3. Persons who wish to have copies of minutes and/or staff reports may request them by contacting the Secretary.

IV. PROCEDURE - ORDER AND DECORUM

A. Order of Consideration of Items: The following procedure will normally be observed, however, it may be rearranged by the Chair for individual items if necessary for the expeditious conduct of business:

1. Item introduction by the Chair.
2. Staff presentation and recommendation.
3. Developer/Applicant presentation of proposal (10 min. max.).
4. Opening of the public portion of hearings.
5. Public Comment:
 - a) Timed by Secretary or a staff member assigned by the Chair.
 - b) 3 min. max. per person.
 - c) 5 min. max. for individuals representing a group.
6. Public hearing closed.
7. Developer response to public questions by invitation of the Chair.
8. Planning Commission discussion.
9. Motions entertained:
 - a) A motion is presented by a member of the Commission and can be:
 - (1) Have no action taken.
 - (2) Postponed Indefinitely by another member of the Commission (See Order of Procedure for meetings basic element 2).
 - (3) Seconded by another member of the Commission.
10. Motion discussion.

11. Vote.

- a) The discussion is closed to staff, the petitioner and public unless the Planning Commission requests additional information of any of these individuals.
 - (1) If additional information is required of the public, the public portion of the meetings may be reopened by a majority vote.
 - (2) If a member would like to ask further questions of the petitioner, the Chair may invite the applicant back to the lectern.
 - (3) Any questions of staff during this time may be done by requesting the time from the Chair.
- b) Chair may outline possible actions:
 - (1) Approval.
 - (2) Denial.
 - (3) Continuation (Table).
 - (4) Approval with conditions.

V. PROCEDURE - MOTIONS

A. Making motions:

- 1. Motions to follow the Order of Procedure for Meetings (Appendix A).
- 2. The motion may refer to the staff report for recommended conditions.

VI. PROCEDURES DEBATE

- A. Interruptions and Questions: No member of the Commission shall interrupt or question another member in debate without obtaining the Commissioner's consent, and to obtain such consent, shall first address the Chair.

VII. PROCEDURES - VOTING

A. Changing a vote:

- 1. No member shall be permitted to change their vote after the decision is announced by the Chair.

B. Conflict of Interest/Disqualification (Utah State Code 10-3-13 and Eagle Mountain City Code 1.15.020, 1.15.040):

- 1. Any member declaring a conflict of interest will normally leave the room and not participate in the discussion nor vote pertaining to that particular matter.
 - a) If a member is acting in the capacity of an applicant, the member will not sit at the dais and will not perform their duties as a planning commissioner, for that specific

application

2. Member that has declared a conflict of interest is not present nor votes.

C. Abstention:

1. Any member abstaining from a vote may remain seated at the table and participate in the discussion.
2. Reasons for abstention must be stated at the time of the abstention and such reason shall not be considered a conflict of interest.

VIII. PROCEDURES - SUSPENSION OF RULES

A. Suspension or alteration of rules:

1. No standing rules of the commission shall be altered, amended, suspended or rescinded without the vote of a majority of all members of the Commission.

B. Amendment of Rules of Procedure: These rules of procedure may be amended at any meeting of the Planning Commission where:

1. A motion has been made by a member of the planning commission
2. The motion has been seconded
3. A majority vote of all planning commissioners is required for the motion to pass

IX. RECORDING OF RULES

A. These rules, bylaws, policies and all subsequent amendments shall be

1. Recorded by the Secretary.
2. Included in the Planning Commission's Handbook.
3. Copies shall be furnished to each member of the Commission.

Signature of Chair

Eagle Mountain Planning Commission

Signature of Vice Chair

Eagle Mountain Planning Commission

APPENDIX A

Order of Procedure for Meetings

Here are the basic elements of the procedure to be used in planning commission meetings:

1. **Motion:** To introduce a new piece of business or propose a decision or action, a motion must be made by a group member ("I move that.....") A second motion must then also be made (raise your hand and say, "I second it.") After limited discussion the group then votes on the motion. A majority vote is required for the motion to pass (or quorum as specified in your bylaws.)
2. **Postpone Indefinitely:** This tactic is used to kill a motion. When passed, the motion cannot be reintroduced at that meeting. It may be brought up again at a later date. This is made as a motion ("I move to postpone indefinitely..."). A second is required. A majority vote is required to postpone the motion under consideration.
3. **Amend:** This is the process used to change a motion under consideration. Perhaps you like the idea proposed but not exactly as offered. Raise your hand and make the following motion: "I move to amend the motion on the floor." This also requires a second. After the motion to amend is seconded, a majority vote is needed to decide whether the amendment is accepted. Then a vote is taken on the amended motion. In some organizations, a "friendly amendment" is made. If the person who made the original motion agrees with the suggested changes, the amended motion may be voted on without a separate vote to approve the amendment.
4. **Commit:** This is used to place a motion in committee. It requires a second. A majority vote must rule to carry it. At the next meeting the committee is required to prepare a report on the motion committed. If an appropriate committee exists, the motion goes to that committee. If not, a new committee is established.
5. **Question:** To end a debate immediately, the question is called (say "I call the question") and needs a second. A vote is held immediately (no further discussion is allowed). A two-thirds vote is required for passage. If it is passed, the motion on the floor is voted on immediately.
6. **Table:** To table a discussion is to lay aside the business at hand in such a manner that it will be considered later in the meeting or at another time ("I make a motion to table this discussion until the next meeting. In the meantime, we will get more information so we can better discuss the issue.") A second is needed and a majority vote required to table the item being discussed.
7. **Adjourn:** A motion is made to end the meeting. A second motion is required. A majority vote is then required for the meeting to be adjourned (ended).

Note: If more than one motion is proposed, the most recent takes precedence over the ones preceding it. For example if #6, a motion to table the discussion, is proposed, it must be voted on before #3, a motion to amend, can be decided.

In a smaller meeting, like a committee or board meeting, often only four motions are used:

- To introduce (motion.)
- To change a motion (amend.)
- To adopt (accept a report without discussion.)
- To adjourn (end the meeting.)

Remember, these processes are designed to ensure that everyone has a chance to participate and to share ideas in an orderly manner. Order of Procedure should not be used to prevent discussion of important issues.

Tips in Order of Procedure

The following summary will help you determine when to use the actions described in Order of Procedure

- **A main motion must be moved, seconded, and stated by the chair before it can be discussed.**
- **If you want to move, second, or speak to a motion,** address the chair.
- **If you approve the motion as is,** vote for it.
- **If you disapprove of the motion,** vote against it.
- **If you approve of the idea of the motion but want to change it,** amend it or submit a substitute for it.
- **If you want advice or information to help you make your decision,** move to refer the motion to an appropriate quorum or committee with instructions to report back.
- **If you feel that the pending question(s) should be delayed so more urgent business can be considered,** move to lay the motion on the table.
- **If you want time to think the motion over,** move that consideration be deferred to a certain time.
- **If you think that further discussion is unnecessary,** move the previous question.
- **If you do not agree with a decision rendered by the chair,** appeal the decision to the commission.
- **If you think that a matter introduced is not germane to the matter at hand,** a point of order may be raised.
- **If you think that too much time is being consumed by speakers,** you can move a time limit on such speeches.
- **If a motion has several parts, and you wish to vote differently on these parts,** move to divide the motion.

Order of Procedure at a glance

TO DO THIS	YOU SAY THIS	MAY YOU INTERRUPT SPEAKER	MUST YOU BE SECONDED	IS MOTION DEBATABLE	WHAT VOTE REQUIRED
Adjourn meeting•	I move that we adjourn	No	Yes	No	Majority
Recess meeting	I move that we recess until ...	No	Yes	No	Majority
Complain about noise, room temperature etc. •	Point of privilege	Yes	No	No	No vote
Suspend further consideration of something•	I move we table it	No	Yes	No	Majority
End debate	I move the previous question	No	Yes	No	Majority
Postpone consideration of something	I move we postpone this matter until...	No	Yes	Yes	Majority
Have something studied further	I move we refer this matter to committee	No	Yes	Yes	Majority
Amend a motion	I move this motion be amended by...	No	Yes	Yes	Majority
Introduce business (a primary motion)	I move that...	No	Yes	Yes	Majority
Object to procedure or personal affront	Point of order	Yes	No	No	No vote, Chair decides
Request information	Point of information	Yes	No	No	No vote
Take up a matter previously tabled	I move to take from the table	No	Yes	No	Majority
Reconsider something already disposed of•	I move we reconsider our action relative to...	Yes	Yes	Yes	Majority
Consider something already out of its schedule*	I move we suspend the rules and consider...	No	Yes	No	Majority
Vote on a ruling by the Chair	I appeal the Chair's decision	Yes	Yes	Yes	Majority

*Not amendable

IN THE MEETING

TO INTRODUCE A MOTION:

Wait when no one else has the floor.

Address the Chair by the proper title.

Wait until the chair recognizes you.

- Now that you have the floor and can proceed with your motion say "I move that...", state your motion clearly.
- Another member may second your motion. A second merely implies that the seconder agrees that the motion should come before the commission and not that he/she is in favor of the motion.
- If there is no second, the Chair says, "The motion is not before you at this time." The motion is not lost, as there has been no vote taken.
- If there is a second, the Chair states the question by saying "It has been moved and seconded that ... (state the motion). . . , is there any discussion?"

DEBATE OR DISCUSSING THE MOTION:

- The member who made the motion is entitled to speak first.
- Every member has the right to speak in debate.
- The Chair should alternate between those "for" the motion and those "against" the motion.
- The discussion should be related to the pending motion.
- Avoid using a person's name in debate.
- All questions should be directed to the Chair.
- Unless there is a special rule providing otherwise, a member is limited to speak once to a motion.
- Asking a question or a brief suggestion is not counted in debate.
- A person may speak a second time in debate with the commission's permission.

VOTING ON A MOTION:

- Before a vote is taken, the Chair puts the question by saying "Those in favor of the motion that ... (repeat the motion)... say "Aye." Those opposed say "No." Wait, then say "The motion is carried," or "The motion is lost."
- If a member is in doubt about the vote, he may call out "division." A division is a demand for a standing vote.
- A majority vote is more than half of the votes cast by persons legally entitled to vote.
- A tie vote is a lost vote, since it is not a majority.



**EAGLE MOUNTAIN CITY
PLANNING COMMISSION MEETING
JANUARY 11, 2022**

TITLE: DISCUSSION - Code Amendment -- New, Draft, Drainages /Washes Overlay Zone

ITEM TYPE: Discussion

APPLICANT: Staff

ACTION ITEM:

No

PUBLIC HEARING:

No

PREPARED BY:

Robert Hobbs, Planning

BACKGROUND:

Commissioners, the attached code draft comprises two disparate parts:

I. In conjunction with the passage of EMC 17.63, it was intended that [the now redundant] EMC 17.62 be repealed and removed from the code once 17.63 was memorialized per Pete Kane, former Planning Manager's January 19, 2021 presentation. However, that action did not take place; accordingly, to clean up the matter, Staff is now proposing 17.62 be stricken from the books as was contemplated.

II. The second portion of the attached code changes present the initial, draft workings to create a new overlay zone design to provide reasonable protection to certain natural, drainage washes. Staff invites the Commission to provide any suggested edits to the same and/or guiding principles etc. that you might feel comfortable offering. We anticipate possibly inviting other relevant parties' input in the future as well before bringing the text back for formal hearing vetting. The sections needing the most attention are probably 17.45.070 and 17.45.100 -- to help identify which washes will be recognized by the code, where those are, and what controls and/or allowances will be applied to development around/adjoining the same....

ITEMS FOR CONSIDERATION:

Portions 1 and 2 of the attached, draft code amendments. Proposed that 17.62 be repealed, and, that a future Section 17.45 be, after it is complete/finished, be codified.

REQUIRED FINDINGS:

N/A -- Discussion Item

RECOMMENDATION:

N/A -- Discussion Item

ATTACHMENTS:

[17.45.Drainage Wash Protection Overlay Zone.Dec 2021.docx](#)

ORDINANCE NO. _____

AN ORDINANCE ENACTED BY THE EAGLE MOUNTAIN CITY COUNCIL, AMENDING TITLE 17, CHAPTER 17.62 BY REPEALING THE SAME; AMENDING TITLE 17 BY ADDING AND ENACTING A NEW CHAPTER 17.45 ENTITLED “DRAINAGE WASH OVERLAY ZONE”; PROVIDING AN EFFECTIVE DATE; PROVIDING FOR SEVERABILITY; AND REPEALING ALL ORDINANCES, RESOLUTIONS, ORDERS AND PARTS THEREOF, IN CONFLICT HEREWITH.

BE IT ORDAINED by the Mayor and Council of Eagle Mountain City, County of Utah, State of Utah:

Section 1. That Title 17 of the Eagle Mountain City Code, table of contents be amended as follows:

**Title 17
ZONING**

Chapters:

Division I. Introduction and General Information

- 17.05 General Provisions
- 17.10 Definitions
- 17.15 Roles and Duties

Division II. Land Use and Density Regulations

- 17.20 Agriculture Zone
- 17.22 Agriculture Protection Areas
- 17.23 Open Space Zones
- 17.25 Residential Zones
- 17.30 ~~Repealed~~
- 17.31 Public Facilities Zone
- 17.35 Commercial Zones
- 17.37 Business Park Zones
- 17.38 Commercial Storage Zone
- 17.40 Industrial Zone
- 17.45 ~~Repealed~~ Drainage Wash Protection Overlay Zone
- 17.48 Regional Technology and Industry Overlay Zone
- 17.49 Wildlife Corridor Overlay Zone
- 17.50 Water Source Protection Overlay Zone
- 17.51 Warehouse Farming Overlay Zone
- 17.52 Equine Overlay Zone
- 17.53 Sweetwater Industrial Overlay Zone
- 17.54 Extractive Industries Overlay Zone

Division III. Generally Applicable Development Standards and Regulations

- 17.55 Off-Street Parking
- 17.56 Outdoor Lighting Standards
- 17.58 Historical Preservation Overlay Zone
- 17.60 Landscaping, Buffering, Fencing and Transitioning

~~17.62~~ — ~~Ridgeline Protection Standards~~ *Repealed*

Division IV. Special Use Development Standards and Regulations

- 17.63** Ridgeline Protection Overlay Zone
- 17.65** Home Businesses
- 17.70** Accessory Apartments
- 17.72** Commercial and Multifamily Design Standards
- 17.75** Standards for Special Uses
- 17.76** Small Wind and Solar Energy Conversion Systems
- 17.80** Sign Regulations and Sign Permits
- 17.85** *Superseded*

Division V. Approvals and Appeals

- 17.90** Rezoning of Property
- 17.95** Conditional Uses
- 17.100** Site Plan Review
- 17.105** Variances
- 17.110** Takings

Prior legislation: Ords. O-20-2005, O-14-2005, O-10-2005, O-06-2005, O-02-2005, O-27-2004, O-22-2004, O-11-2004, O-02-2004, O-18-2003, O-15-2003, O-08-2003, O-20-2002, O-19-2002, O-16-2002, O-10-2002, O-05-2002, O-16-2001, 99-20, 99-17, 99-12, 99-11, 99-09, 99-04, 98-13 and 98-05.

Section 2. That Title 17, Chapter 17.62 of the Nampa City Code, pertaining to Ridgeline Protection Standards, be repealed in its entirety as follows:

~~Chapter 17.62~~
~~RIDGELINE PROTECTION STANDARDS~~

Sections:

- ~~17.62.010 Purpose.~~**
- ~~17.62.020 Definitions.~~**
- ~~17.62.030 Applicability.~~**

~~17.62.040 Ridgeline development standards.~~

~~17.62.050 Exceptions.~~

~~17.62.060 Prominent ridgelines maps.~~

~~17.62.010 Purpose.~~

The purpose of this chapter is to protect significant ridgelines from development that may result in hazardous conditions, reduced quality of life, and the visual scarring of important natural features. [Ord. ~~O-04-2018~~ § 2 (Exh. A)].

~~17.62.020 Definitions.~~

A. "Ridge" means a relatively narrow elevation that is prominent because of the steep angle at which it rises; an elongated crest, or series of crests, with or without individual peaks, significantly higher than the adjoining ground.

B. "Prominent ridge" means a ridge location that is seen as a distinct and important feature in the natural environment. Prominent ridges are designated in the map of prominent ridges found in this chapter.

C. "Close proximity to prominent ridge" means any real estate that is directly adjacent to, and/or is reasonably understood to impact and/or affect, a prominent ridge either physically or visually.

D. "Ridgeline setback" means any area within 50 vertical feet of a prominent ridge.

E. "Significant buildable property" means at least 8,000 square feet of contiguous property with an average (pre-grading) slope of less than 25 percent accessible by a public street that meets all applicable development standards. [Ord. ~~O-04-2018~~ § 2 (Exh. A)].

~~17.62.030 Applicability.~~

The provisions of this chapter shall apply to all lands in the city which contain or lie in close proximity to any areas designated as a prominent ridge within this chapter. The standards found in this chapter are in addition to any other applicable standards found within the city code. In the case of conflict between these standards and other applicable standards, the more restrictive provisions shall apply. [Ord. ~~O-04-2018~~ § 2 (Exh. A)].

~~17.62.040 Ridgeline development standards.~~

The following are standards that apply to all developments that contain or lie in close proximity to designated prominent ridges:

A. Ridgeline Preservation. Property within 50 vertical feet of prominent ridges may be included within private lots; however, shall be deemed unbuildable, and shall provide a public pedestrian easement

~~to the city for the purpose of creating an integrated and connected system of ridgeline trails, which tie into neighboring development.~~

~~No structure, accessory structure, or ancillary structure may be built within the ridgeline setback area, with the exception of public infrastructure, public lookout towers, benches, or other public viewpoint or recreation structures. No cuts, fills, clearing, or grading shall occur within the ridgeline setback, except for public trails, structures, and infrastructure. Development within close proximity to prominent ridges shall comply with ridgeline design standards found within this chapter.~~

~~B. Open Space Credit/Density Transfer.~~

~~1. Developer may be awarded amenity points for public trails, observation structures, and other passive recreation improvements built within the ridgeline setback as approved by the city.~~

~~2. Developer may be granted credit for improved open space area for significant buildable property made unbuildable by this code as approved on a case-by-case basis by the city council.~~

~~3. Developer may transfer density from ridgeline setback areas to other areas within a project or development in the case where significant buildable property is made unbuildable by this code, as approved on a case-by-case basis by the city council.~~

~~C. Existing Lots. If any portion of a lot in an existing subdivision falls within a ridgeline setback, contains a prominent ridgeline, or is in close proximity to a prominent ridge, every effort must be made to place all development on the most suitable portion of the lot. All disturbance and development shall stay out of the ridgeline setback to the maximum extent possible.~~

~~D. Hillside Site Development. All development shall comply with the standards found in Chapter 15.80 EMMC, Hillside Site Development.~~

~~E. Ridgeline Design Standards.~~

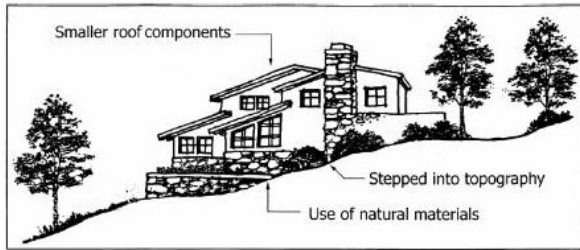
~~1. Building Materials. Reflective metals/materials and highly contrasting colors to the natural landscaping and geology are discouraged.~~

~~2. Landscape Screening. Natural landscaping and plantings shall be utilized to screen development from public rights-of-way, where possible.~~

~~3. Height Restrictions. No roofline in close proximity to a prominent ridge shall be within 15 feet of an adjacent prominent ridge.~~

~~4. Structural Design. The planning commission may require staff to approve structural design to avoid significant adverse visual impacts so that building form reflects hillside form/setting.~~

Structural design may include: height, bulk, size, foundation, siting, and landscaping.



Building form reflects hillside form/setting.

[Ord. ~~O-04-2018~~ § 2 (Exh. A)].

17.62.050 Exceptions.

The Eagle Mountain City planning commission may recommend and the city council may grant specific and limited exceptions to these standards for properties where one or more of the following limitations apply:

A. A new structure or addition is proposed within an approved and platted development, approved prior to the adoption of the ordinance codified in this chapter, where the following is found:

1. There are no feasible building sites on the parcel that avoid ridgeline development.
2. The development will avoid significant adverse visual impacts due to modifications in structural design, including: height, bulk, size, foundation, siting, and landscaping.
3. Where the planning commission and city council find that an applicant has a unique circumstance or equitable claim which makes strict enforcement of the provisions of this title unduly burdensome, it may, after a public hearing, approve a special exception to the zoning provisions of this title so that substantial justice may be done and the public interest secured; provided, that the special exception does not have the effect of nullifying the intent and purpose of this title or the General Plan and is not detrimental to the public health, safety, and welfare.

B. Where the planning commission and city council find that a proposed development plan is well thought out, sensitive to ridgelines, and meets the intent of the code to protect prominent ridgelines from harmful development, while providing for integrated pedestrian connectivity. [Ord. ~~O-04-2018~~ § 2 (Exh. A)].

17.62.060 Prominent ridgelines maps.







[Ord. 0-04-2018 § 2 (Exh. A)].

Section 3. That Title 17 of the Eagle Mountain City Code, be amended by adding a new chapter 17.45 as follows:

Chapter 17.45

DRAINAGE WASH PROTECTION OVERLAY ZONE

Sections:

<u>17.45.010</u>	<u>Purpose.</u>
<u>17.45.020</u>	<u>Definitions.</u>
<u>17.45.030</u>	<u>Applicability.</u>
<u>17.45.040</u>	<u>Drain wash identifiers.</u>
<u>17.45.050</u>	<u>Land use regulations.</u>
<u>17.45.060</u>	<u>Conflicting regulations.</u>
<u>17.45.070</u>	<u>Protection standards.</u>
<u>17.45.080</u>	<u>Exceptions.</u>
<u>17.45.090</u>	<u>Violation(s) – Penalty</u>
<u>17.45.100</u>	<u>Affected drainage washes</u>

17.45.010 Purpose.

The purpose of this chapter is to protect natural drainage washes from development that may result in hazardous conditions, the visual scarring of important natural features, threaten natural wildlife habitat, unnecessarily interrupt or re-channel pre-existing water run-off flow routes.

17.45.020 Definitions.

“Drain Wash” means a naturally occurring storm water cut runoff channel through the earth. While it’s size, length, depth, number of inlet and outlet fingers may vary, it is effectually a ditch or canal or gully etched in the ground by nature through which water, in varying degrees and at sundry times flows. Alternatively referred to in this title as “channel” or “wash”.

“Offset” means a required separation distance between two or more objects. In this case of protecting drain washes, it is typically expressed as the minimum number of feet to be maintained between the top of bank of a/the wash and a nearby house or other structure or man-made improvement. As an offset, versus a setback, its distance is non-negotiable via the land use variance process. Exceptions to standards regarding wash protection(s), where not specifically stated or afforded in this chapter, require planning commission approval.

17.45.030 Applicability.

The provisions of this chapter shall apply to all lands in the city which contain, or lie in close proximity, to any areas designated as a drainage wash by, and within, this chapter. The standards found in this chapter are in addition to any other applicable standards found within the city’s code. In the case of conflict between these standards and other applicable standards, the more restrictive provisions shall apply.

17.45.040 Drain wash identifiers.

For the purposes of this chapter, gullies or gully systems shall include and be characterized by the following features:

A. Being a cut in the earth having embankments, and;

B. Water flow therein following a storm event or in conjunction with snow melt, or from an artesian spring/well or other natural source(s), and;

C. Are channels specifically mapped and identified by the City whose location and length are depicted herein by the maps in this section; and,

D. Are characterized and classed by size and shape, and extent of continuation and/or network. Small gullies are considered less than three feet (3') deep, medium as 3-15' deep, and large as more than 15' deep. Shapes include u, v and trapezoidal. Continuous gullies (which consist of many branch gullies) have a a main gully channel and many mature or immature branch gullies. A gully network system is made up of many continuous gullies. And, a multiple-gully system may be compose of several gully networks. Discontinuous gullies may not initially connect into a gully system or water channel.

17.45.050 Land use regulations.

The land use regulations shall be those of the underlying zoning with which the drainage wash protection overlay zone is combined, unless modified by the overlay zone.

17.45.060 Conflicting regulations.

Where any provision of federal, state, county or city statutes, codes, or laws conflicts with any provision of this chapter, the most restrictive shall govern unless enforcement will result in a violation of the federal, state, county, or city statutes, codes, or laws.

17.45.070 Protection standards.

The following standards are designed to ensure that resources and conditions pertaining to select natural drainage washes are impacted to the least extent possible. The standards ensure that the conditions and wildlife habitat of such water channels is preserved where reasonable.

The following standards are applicable to all development activities and improvements emplacement within the drainage wash protection overlay zone:

A. Offset: A minimum offset (similar to a setback) of twenty -feet (20') shall be maintained between the top of bank of any channel equal to or less than three-feet (3') or less deep and forty-feet (40') deep of distance shall be maintained between top of bank of an channel greater than three-feet in depth to any adjoining primary or accessory structure or substantial yard improvement (e.g., retaining wall, ballcourt, swimming pool, parking pad or driveway, etc. as may be deemed as comparable by the city. Depth shall be measured the lowest point of a wash's channel, usually in the rough middle of the cut.

B. Earthwork: Earthwork activities (e.g. grading, fence installation, structure building, etc.) when conducted shall be kept outside the minimum offset buffer area required on/ for a given property.

C. Landscaping: Riparian fauna and wildlife habitat shall be left as is in the wash and buffer offset(s) -- unless [pre]authorized otherwise by the city.

17.45.080 Exceptions.

The following are allowable exceptions to the fore-going protection standards EMMC § 17.45.070:

A. City Project: At all times, the city shall have the right to alter wash sections not on private property (unless the city has an easement agreeable to allow them on to said property), for a given safety or public improvement (e.g., utility installation, fall hazard reduction, trail or pathway emplacement, emergency action, etc.) purpose or project.

B. Authorized Alterations: When authorization from the city is given to affect one or more washes in a development project's scope under an approved master development plan and/or development agreement, conditional use permit, or site plan.

C. Drain "fingers" that tie into the channel may be filled in, subject to city discretionary disallowance of such action in a given location.

17.45.090 Violation(s) -- Penalty.

Any person or party that violates a restriction, standard, rule or prohibition in this chapter shall be guilty of a Class B misdemeanor and may be punished as provided by Utah law.

17.45.100 Affected drainage washes.

The city may at any time adopt and amend by resolution maps that delineate and demarcate principal drainage washes to which the standards in this chapter apply. They are adopted herewith by reference as being associated with the provisions of this chapter

Section 4. This ordinance shall be in full force and effect from and after its passage, approval, and publication, according to law.

Section 5. This ordinance is hereby declared to be severable. If any portion of this ordinance is declared invalid by a court of competent jurisdiction, the remaining provisions shall continue in full force and effect and shall be read to carry out the purposes of the ordinance before the declaration of partial invalidity.

Section 6. All ordinances, resolutions, orders, and parts thereof in conflict herewith are repealed.

PASSED BY THE COUNCIL OF EAGLE MOUNTAIN CITY, UTAH, this ____ day
of _____, 20__.

APPROVED BY THE MAYOR OF EAGLE MOUNTAIN CITY, this ____ day of _____,
20__.

ATTEST:

Mayor Tom Westmoreland

City Recorder, Fionnuala Kofoed ,
(or Deputy)



**EAGLE MOUNTAIN CITY
PLANNING COMMISSION MEETING
JANUARY 11, 2022**

TITLE: DISCUSSION ITEM - Conflict of Interest

ITEM TYPE: Discussion

APPLICANT: n/a

ACTION ITEM:

No

PUBLIC HEARING:

No

PREPARED BY:

Tayler Jensen, Planning

BACKGROUND:

This is a yearly refresher course on Conflict of Interest Standards for the Eagle Mountain Planning Commission. City Code requires that member's of public bodies disclose conflicts of interest. This discussion is intended to serve as a reminder of Eagle Mountain standards and provide an opportunity for members of the Planning Commission to ask questions about the standards.

Conflict of interest standards are found in [Chapter 1.15](#) of the Eagle Mountain Municipal Code

What is a conflict of interest?

- When one has ownership in a business that has matters under consideration before a public body
- When one has ownership interest in property within Eagle Mountain City for which zoning, conditional use or development approvals are under consideration
- When one represents an agent, professional services contractor or other advisor an individual or organization with matters under consideration before the public body
- When one has ownership interest in a business or property that:
 - has been issued a business license, has a place of business, or otherwise operates a business offering or providing goods, products or services in Eagle Mountain; OR
 - Uses or develops property within the City Limits (other than ones personal residence or property) that:
 - Offers the same goods, products or services OR
 - Would use or develop property in a similar way as a business or property which has matters under

proper consideration before the public body

- When one has ownership interest in property other than a primary residence that might enjoy direct and immediate financial benefit or suffer direct economic harm by zoning, conditional use or development approvals of land before the public body, but is not owned by the official.
- When one has an agreement with a party seeking approval that would financially benefit the public official if such approval were granted.

What to do if you have a conflict of interest?

- Disclose in the meeting it is being considered **before** the matter is considered
 - Don't speak during the item's consideration, and normally would leave the meeting
- If you have a known conflict don't seek to influence staff or other officials outside of the meeting.
- Abstain from voting on the issue

Good to know

- A member with a conflict of interest may attend meetings of other public bodies (which they are not a member of) that may be considering the item. As a resident/applicant only after first declaring the conflict of interest and explaining the nature of the conflict.
- Failure to disclose a conflict of interest may result in removal from office and/or other disciplinary action in accordance with Utah State Code

ITEMS FOR CONSIDERATION:

REQUIRED FINDINGS:

RECOMMENDATION:

ATTACHMENTS:



EAGLE MOUNTAIN Planning Commission MEETING MINUTES

December 14, 2021, 5:30 p.m.
Eagle Mountain City Council Chambers
1650 East Stagecoach Run, Eagle Mountain, Utah 84005

COMMISSION MEMBERS PRESENT: Jeremy Bergener, Matthew Everett, Erin Wells, and Brett Wright. Commissioner Christopher Pengra was excused.

CITY STAFF PRESENT: Steve Mumford, Assistant City Administrator/Community Development Director; Robert Hobbs, Planning Manager; Tayler Jensen, Senior Planner; and Elizabeth Fewkes, Recording Secretary.

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

5:30 P.M. – Eagle Mountain City Planning Commission Work Session

Commissioner Wright called the meeting to order at 5:31 p.m.

1. Discussion Items

1.A. DISCUSSION ITEM – Wildlife Corridor Overlay Rezone

Senior Planner Tayler Jensen presented the item. The City plans to actively rezone property within the designated corridor area with the Wildlife Corridor Overlay beginning in 2022. Staff has spoken with impacted landowners with upcoming projects regarding the plan to rezone their property.

Assistant City Administrator/Community Development Steve Mumford said the City has spoken with several of the property owners, including representatives for the Church of Jesus Christ of Latter-day Saints, and entities with land in the critical areas of the corridor. Staff will continue notification efforts by contacting the impacted owners. The majority of the corridor located in Hidden Valley was already indicated for open space in the master development plan. Other portions of the corridor are along washes that are used by deer and are less desirable for development or are undevelopable per City standards. The northern part of the corridor is narrower but has sufficient width to work with developers to adjust the corridor, if necessary, to provide enough space for wildlife passage. Most of the developers have been amenable to the proposal as long as they are not heavily impacted by the corridor preservation efforts and are compensated for land dedications. Staff has encouraged open space credits rather than density transfers while informing the developers some improved open space or parks will still be required. Although several developers have expressed willingness to work with the City, only one was willing to sign a memorandum of understanding for the Wildlife Corridor Overlay, so the City is pursuing other routes. The Eagle Mountain Wildlife and Nature Alliance citizen group has also been reaching out to landowners regarding the corridor.

Commissioner Everett expressed support of the efforts to notify impacted landowners. He would prefer granting open space credits, while still requiring some improved open space, rather than density transfers.

Commissioner Wells arrived at 5:40 p.m.

Mr. Mumford reviewed the history of the project and the desire of the City to address deer migration. The Division of Wildlife Resources tracking programs to both preserve wildlife and to reduce vehicular collisions with migrating deer have been utilized in designating areas as wildlife corridor. The Mayor met with interested residents that have assisted with the project. Some of the landowners are unable to make commitments until the property is ready to develop. Achieving the full 330-foot recommended width may be difficult in certain areas.

Discussion ensued regarding the areas that might encounter difficulties or have conflicts with application of the overlay.

1.B. DISCUSSION ITEM – Road Standards

Mr. Jensen presented the item and examples of curb extensions in other cities as a potential traffic calming measure that reduces vehicle speed and illegal parking, shortens pedestrian crossing distances, and increases pedestrian space and visibility. Curb extensions are more difficult to maintain, impede snow removal, increase development costs, and may result in motorists increasing speed after passing the curb extension.

Discussion ensued regarding the size of various curb extensions based upon the road type and usage, obtaining statistics to determine the behavior changes in motorists and the impact of curb extensions on auto-pedestrian accidents, potential amendments to current right-of-way width standards, the benefits of curb extensions including mitigating on-street parking issues, adding measures to assist snowplow drivers, the additional benefit of reducing landscaping in park strips and water use, concerns that requiring increased road design standards will result in additional density to offset the expense, limiting the locations for curb extensions to high-pedestrian areas such as school crossing to reduce the maintenance negative impacts, and the impact of curb extensions on emergency vehicle access.

Commissioner Wright advocated for increasing the local right-of-way standards from 53 feet to 62 feet. He recommended increasing the number of parking stalls required for multifamily units, prohibiting private drives, and requiring the minimum of a 62-foot local right-of-way to assist with parking congestion. During a discussion the previous week, a United Fire Authority representative stated that the City could better assist emergency services by requiring improved road access.

Commissioner Everett concurred with prohibiting private roads or creating private road standards, with consideration of private roads becoming a public right-of-way maintained by the City.

Commissioner Wells expressed concern with the maintenance impact of curb extensions and suggested only installing them in high-pedestrian areas such as school crossings. She is hesitant to

require road widths sufficient for street parking along both sides due to resulting conflicts with developers and is unsure if the scope of the issues would justify changing the width standard for all local roads.

Commissioner Wright adjourned the work session at 6:10 pm.

6:30 P.M. – Eagle Mountain City Planning Commission Policy Session

Commissioner Wright called the policy session to order at 6:30 p.m.

2. Pledge of Allegiance

Commissioner Everett led the Pledge of Allegiance.

3. Declaration of Conflicts of Interest

Commissioner Wells said that as the applicant for item 6.A. is the mayor-elect for the city she works for, she will not be participating in the discussion or vote. For transparency purposes, she lives near the proposed Atlas Tower site and is friends with the owners of Salt City Fitness.

4. Approval of Meeting Minutes

4.A. November 9, 2021 Planning Commission Minutes

MOTION: *Commissioner Everett moved to approve the November 9, 2021 minutes. Commissioner Bergener seconded the motion. Those voting aye: Jeremy Bergener, Matthew Everett, and Brett Wright. Those voting nay: None. The motion carried with a vote of 3:0. Commissioner Wells abstained as she was not in attendance at the November 9, 2021 meeting.*

5. Status Report

5.A. Status Report

Mr. Jensen summarized the planning items reviewed and voted upon during the November 16, 2021 and December 7, 2021 City Council meetings.

6. Action and Advisory Items

6.A. ACTION ITEM / PUBLIC HEARING – Eagle Quest East

Commissioner Wells was present for the discussion and vote; however, she elected not to participate due to working for the city where the applicant is the mayor-elect.

Mr. Jensen presented the item. At approximately 163 acres, the project requires a master development plan (MDP), including a preliminary plat, rezone, and General Plan amendment, 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 applicant is proposing a 424-lot preliminary plat and an amendment to the General Plan Map, moving Old Airport Road to the east property line of their parcel. The current Future Land Use and Transportation Map show Old Airport Road as a major arterial that cuts diagonally through the northeast corner of the development.

Compatibility considerations include Neighborhood Residential One and Neighborhood Residential Two uses to the north; a 152-foot right-of-way, Agricultural/Rural Density One, and Agricultural/Rural Density Two to the east; one-quarter to one-third acre lots to the south; and Overland Village 4, with 2.39 dwelling units per acre, to the west. Approximately nine acres of open space is required. The plan provided approximately 9.2 acres of improved open space; however, 4.314 acres is in a retention pond. Municipal Code limits 75% of the retention pond to count towards the improved open space. As such, the plan provides 8.06 acres of approved open space improvements and requires about 46,174 additional square feet or to increase the size of some of the lots to a zone with a lower open space requirement.

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, 9.044 acres to the RD1, 9.028 acres to the R1, 33.630 acres to the R2, and 51.3187 acres to the R3. The remaining 51.05 acres are included in public right-of-way. RD1 is typically anticipated within the Agricultural/Rural Density Two designation. As RD1 is a less dense development pattern, it may be considered appropriate within the Neighborhood Residential One 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 Agricultural/Rural Density Two future land use. RD1 is not an appropriate zone adjacency to R1 per the transition standards. Staff recommends a row of RD2 units be placed between the RD1 and R1 lots, which would also reduce the required acreage of open space.

A recommendation of approval may be made for the General Plan amendment if desired to amend the General Plan Future Land Use and Transportation Map moving Old Airport Road to the eastern edge of the property.

Staff recommends that the Planning Commission motion to recommend approval to the City Council of the rezone to RD1, RD2, R1, R2, R3, and OS-I as shown in the land use, concept site, and phasing plane with the following condition:

1. A row of RD2 lots shall be included between the RD1 and R1 zoned property.

Staff recommends that the Planning Commission motion to recommend approval of the master development plan and preliminary plat to the City Council for the reasons set forth in the staff report and in the meeting with the following conditions:

1. Additional improved open space shall be 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 road stub to Old Airport Road shall be moved to be a least 1,320 feet from any other intersection.

Applicant representative Kurt Ostler explained their reason for requesting to relocate Old Airport Road to the east of the project is in order to meet the Utah Department of Transportation (UDOT) traffic light spacing standards. Even though Old Airport Road will not be a UDOT roadway, they believe following UDOT standards will increase safety and connectivity and reduce traffic on Lake Mountain Road and neighboring subdivisions. Aviator Avenue has been increased in width to a collector road. They have increased the width of the southern road in their project accordingly.

Commissioner Wright opened the public hearing at 6:47 p.m. As there were no comments, Commissioner Wright closed the hearing.

Commissioner Wright expressed concerns with the number of R3 units; he proposed increasing the R1 and R2 units to have about a third of each housing type. He prefers the alignment in the Future Lane Use and Transportation Plan as he feels it would be onerous to require the owner of the northern property to accommodate the entirety of the road curvature in that development. He requested for civic uses to be indicated on the plan, preferably in an R3 area. He agrees with the staff recommendation regarding community mailboxes and adding a row of RD2 units as a transition between the RD1 and R1 zones. He expressed concern with the one-acre lots being adjacent to a major arterial road.

Commissioner Everett concurred with indicating potential locations for civic uses and mailboxes. He is open to either option for the road as he understands the benefits of relocating the road but also understands concerns with the impacts to development to the north.

Commissioner Bergener said the distribution of the unit types is consistent with many of the plans presented and the Commission is challenged with encouraging balancing product type. He agrees with the thoughts expressed by the other Commissioners regarding reducing the R3 product to accommodate civic uses and concerns regarding the impact of the road adjustment to the northern property owner. Transitioning standards would allow for a density reduction in the R3 units.

Mr. Mumford explained the factors leading to the currently proposed curvature of the road in the Future Land Use and Transportation Plan, as indicated since 2004, including a land dedication by the School and Institutional Trust Lands Administration in 2003. A slight alignment change occurred in 2018, as a reaction to the Sunset Flats development and the powerline crossing of the road. He noted the placement of the RD1 lots on the east side of the project was due to City Council feedback regarding transitioning and road alignment.

Discussion ensued regarding the potential positive and negative impacts of the applicant's request to locate Old Airport Road on the east side of the development and the feedback given to the applicant by the City Council during the concept plan review.

MOTION: *Commissioner Wright moved to recommend approval to the City Council of the General Plan amendment for Eagle Quest East including an amendment to the General Plan Future Land Use and Transportation Map 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. Commissioner Everett seconded the motion. Those voting aye: Jeremy Bergener, Matthew Everett, and Brett Wright. Those voting nay: None. The motion carried with a vote of 3:0. Commissioner Wells abstained.

MOTION: *Commissioner Wright moved to recommend approval to the City Council of the rezone to RD1, RD2, R1, R2, R3, and OS-I as shown on the land use concept and phasing plan 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.*

Commissioner Everett seconded the motion. Those voting aye: Jeremy Bergener, Matthew Everett, and Brett Wright. Those voting nay: None. The motion carried with a vote of 3:0. Commissioner Wells abstained.

MOTION: *Commissioner Wright moved to recommend approval to the City Council of the master development plan and preliminary plat for Eagle Quest East 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.*

Commissioner Bergener seconded the motion. Those voting aye: Jeremy Bergener, Matthew Everett, and Brett Wright. Those voting nay: None. The motion carried with a vote of 3:0. Commissioner Wells abstained.

6.B. ACTION ITEM / PUBLIC HEARING – Atlas Tower – Sunset Flats

Mr. Jensen presented the item. Atlas Tower is proposing an 80-foot wireless cell tower, with the appearance of a grain silo, to be constructed on 2,500 square feet within parcel 59:007:0077,

located to the north of the Rocky Mountain Power Substation, west of Lake Mountain Road between the two powerline corridors.

Staff recommends that the Planning Commission motion to recommend approval of the Atlas Tower – Sunset Flats site plan to the City Council for the reasons set forth in the staff report and the meeting 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 to the City prior to a building permit being issued; and
3. Generators or noise-producing venting systems shall not be used in compliance with EMMC 17.75.091(9).

Applicant representative Michael Powers noted that the zoning for the property is Agriculture. They have met all the zoning requirements. The maximum height for this type of structure is 120 feet and the proposal is for an 80-foot tower. He explained that they build, maintain, and provide communication infrastructure that they lease to communication providers which is the dominant model in the United States. Their goal is to maximize both personal and community benefits, including facilitating emergency services, by leasing to various wireless providers. The dominant, most utilized method to provide backup power is a small, diesel generator, anticipated to produce 40 to 50 decibels, with a minimal amount of fuel stored on-site. Other less-effective methods could be used if the generator should be prohibited. The silo façade hides the electrical equipment. This is their safest design option and the most suitable for the surrounding area. Taller towers allow space for multiple tenets reducing the number of towers in a city.

Discussion ensued regarding the size and noise level created by an emergency generator, the color and design of the silo, and the height of the tower.

Applicant representative Carri Wullner said they would be amenable to painting the silo.

Commissioner Wright opened the public hearing at 7:33 p.m. As there were no comments, Commissioner Wright closed the hearing.

Commissioner Bergener stated that although some residents may have concerns, this use benefits many residents and first responders.

Commissioner Everett concurred with the benefits of the use. He feels the location is appropriate and the ambiguity in the standards regarding generators could be interpreted to allow an emergency generator. He requested for the applicant to paint the silo to make it look as aesthetically pleasing as possible.

Commissioner Wells supported painting the tower to mimic the style of a farm silo.

MOTION: *Commissioner Bergener moved to recommend approval to the City Council of the site plan for the Atlas Tower at Sunset Flats 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 to the City prior to a building permit being issued;**
 - 3. Allowing a small, on-site generator with use limited to emergency conditions and testing periods; and**
 - 4. Renderings to demonstrate the painting proposal for the silo shall be included in the submission materials for the City Council review.**
- Commissioner Wells seconded the motion. Those voting aye: Jeremy Bergener, Matthew Everett, Erin Wells, and Brett Wright. The motion passed with a unanimous vote.**

6.C. ACTION ITEM / PUBLIC HEARING – Salt City Fitness

Mr. Jensen presented the item. The applicant is proposing an 8,000-square-foot fitness equipment repair facility to be located on 42,304 square feet of property within parcel 59:056:0048. The property was rezoned to Industrial with the added Sweetwater Industrial Overlay Zone on April 20, 2021. As a light manufacturing and assembly use, Salt City Fitness is a permitted use in the Sweetwater Industrial Overlay. The Planning Commission shall determine if additional design features should be required. The plan provides 16 parking spaces, thus no more than 16 employees should be employed per shift. All of the shown landscaping is waterwise.

Staff recommends that the Planning Commission motions to recommend approval of the site plan for Salt City Fitness to the City Council for the reasons set forth in the staff report and in the meeting with the following conditions:

1. The applicant shall confirm that no more than 16 individuals shall be employed within a single shift; and
2. Any changes to the elevations the Planning Commission finds appropriate.

Applicant representative Scot Hazard stated that the business is currently operating out of the Meadow Ranch subdivision. The owner desires to relocate because they have outgrown their current home-based location. The elevations took into consideration the feedback received by the City Council and Planning Commission regarding the LBISat building.

Applicant Summer Mercado stated that the business currently has seven full-time employees including herself.

Commissioner Wright opened the public hearing at 7:46 p.m. As there were no comments, Commissioner Wright closed the hearing.

Commissioner Wells said that she appreciates the water-wise landscaping and the design features that are included in light of the building being in an industrial area.

MOTION: ***Commissioner Everett moved to recommend approval to the City Council of the site plan for Salt City Fitness with the condition that the applicant shall confirm that no more than 16 individuals shall be employed within a single***

shift. Commissioner Wells seconded the motion. Those voting aye: Jeremy Bergener, Matthew Everett, Erin Wells, and Brett Wright. The motion passed with a unanimous vote.

6.D. ACTION ITEM / PUBLIC HEARING – Antelope Meadows Pool and Clubhouse

Mr. Jensen presented the item. The applicant is proposing to add a pool and clubhouse, that will be open to the residents of the Antelope Meadows Homeowner's Association on property owned by the applicant adjacent to Autumn Ridge Park on parcel 59:044:0509. Antelope Meadows contains two Church of Jesus Christ of Latter-day Saint chapel sites and only one will be developed as a church. The applicant will be bringing forth a proposal to add approximately ten lots to the undeveloped church site. They request that the pool and clubhouse count towards the amenities for those units, should the amendment be approved. However, approving this site plan will not vest any approval of an amended preliminary plat.

Staff recommends that the Planning Commission motion to recommend approval of the site plan for the Antelope Meadows pool and clubhouse for the reasons set forth in the staff report and the meeting with the following conditions:

1. A portion of the property left in its current state shall be dedicated to the City as open space; and
2. The pool and clubhouse shall be permitted to count toward the required amenity points for any future amended preliminary plat.

Applicant representative Robert Lusk with Fieldstone Homes said the additional ten lots, if approved, would bring the total number of units in Antelope Meadows to 165 single-family units. The pool will be 30 feet by 40 feet or 1,200 square feet.

Discussion ensued regarding the size of the pool in relation to the number of units it is meant to serve and clarifying that neither a pool nor a clubhouse is required for single-family units.

Mr. Jensen noted that pools are required to provide four square feet of pool space for each unit for multifamily developments.

Commissioner Wright opened the public hearing at 7:54 p.m. As there were no comments, Commissioner Wright closed the hearing.

Discussion ensued regarding the standards for egresses and ingresses for roundabouts.

Commissioner Wright requested for the Planning Commission to contemplate standards for roundabout egresses and ingresses. He has no concerns with the proposal and views the added amenities as a gift to the residents. The amenity points awarded for the pool and clubhouse will likely far exceed the requirements for the ten additional units if granted.

Commissioner Everett clarified that although he recognizes that the amenities are not required, he still desired to evaluate the size of the amenities to ensure the useability for the benefit of the residents prior to recommending approval of the application.

MOTION: *Commissioner Everett moved to recommend approval to the City Council of the site plan for the Antelope Meadows pool and clubhouse with the following conditions:*

- 1. A portion of the property left in its current state shall be dedicated to the City as open space; and*
- 2. The pool and clubhouse shall be permitted to count toward the required amenity points for any future amended preliminary plat.*

Commissioner Wells seconded the motion. Those voting aye: Jeremy Bergener, Matthew Everett, Erin Wells, and Brett Wright. The motion passed with a unanimous vote.

6.E. ACTION ITEM / PUBLIC HEARING – Eagle Ridge

Mr. Jensen presented the item. Parcel 58:044:0011 was annexed into Eagle Mountain on November 17, 2020, as Agriculturally zoned property with a future land use designation of Agriculture/Rural Density One. The applicant is proposing a General Plan amendment to designate the property Agriculture/Rural Density Two, a rezone to RD1, and a preliminary plat with 17 units. The development fails to meet the connectivity requirements as it exceeds the allowed block length and has a cul-de-sac. However, per EMMC 16.30.090(4), the Planning Commission may waive this requirement as the plat creates no new nodes, and can be considered landlocked because the surrounding properties have no remaining development rights, and there is no other access into the Arrival subdivision to create a loop road. The Fire Marshal reviewed this proposal, and with the inclusion of a turnaround sufficient for fire apparatus, has no concern with the block length in this location.

Staff recommends that the Planning Commission motion to recommend approval of the General Plan amendment, rezone, and preliminary plat to the City Council for the reasons set forth in the staff report and in the meeting with any conditions that the Planning Commission finds appropriate.

Applicant Kim Rindlisbacher said they have sought direction from the City Engineer regarding stormwater mitigation. They are adding berms to the west and north sides of the property for runoff from the mountain to channel the water to 25 acres of land with a developable grade that they are leaving natural due to its proximity to Camp Williams. The detention pond, on Parcel A, will capture stormwater from the developed portion of the property. The City Engineer has indicated that the higher well site to the northwest is the more desirable of the potential well locations. The agreement with Camp Williams provides for access roads to both wells sites. They combined two of the original 18 lots to provide enough buildable area due to grade limitations.

Commissioner Wright opened the public hearing at 8:07 p.m. As there were no comments, Commissioner Wright closed the hearing.

MOTION: *Commissioner Wells moved to recommend approval to the City Council of the General Plan amendment, rezone, and preliminary plat for Eagle Ridge. Commissioner Everett seconded the motion. Those voting aye: Jeremy*

Bergener, Matthew Everett, Erin Wells, and Brett Wright. The motion passed with a unanimous vote.

6.G. ACTION ITEM / PUBLIC HEARING – Triumph

This item was discussed prior to item 6.F.

Planning Manager Robert Hobbs presented the item. The property made the subject of this application package comprises 161.99 acres of land currently zoned Agriculture/Rural Density and designated as Agricultural/Rural Density Two per the City's adopted General Plan Future Land Use Map. The applicant proposes emplacement of a Foothills Residential General Plan designation on the property and the assignment of Foothill Residential (FR) zoning to the land to facilitate development of a 235-lot development with 233 single-family detached residential homesites divided into one-third to one-acre sized lots. The right-of-way widths, alignment, and dedication needs have been evaluated and changes have already been made to the preliminary plat civil drawings to accommodate the development review committee (DRC) comments.

Triumph proposes an average of 1.36 dwelling units per acre compared to a density of 4.31 detached houses per acre average in Ault Farms to the northwest and 1.36 detached houses per acre in Scarlet Ridge Estates to the east. The property is bordered on the west by an approximately 600-foot-wide power line corridor. Ault Farms has a zoning mix that includes FR, R1, R2, R3, MF1, MF2, and Commercial. Areas zoned FR, R1, R2, R3 and open space areas of that development are juxtaposed against the west/northwest portion of Triumph. The utility corridor could be determined to serve as a sufficient buffer and barrier between the non-compatible adjacencies in Ault Farms and Triumph.

Staff recommends that the Planning Commission motion to recommend approval of the General Plan Map amendment, master development plan, rezone, and preliminary plat application to the City Council for the reasons set forth in this staff report and in the meeting, subject to applicant/project compliance with the following condition:

1. The project shall be developed in accordance with the approved preliminary plat of/for the same, including dedication of requisite, City required right-of-way;
2. The project shall comply with any requirement(s) from the Eagle Mountain City Engineer as are, or may be, set forth for the project;
3. Open space development in the project's common lots shall comply with requirements listed in EMMC 16.35.105;
4. The developer's engineer shall correct any spelling, grammar and punctuation, and numbering errors that may be evident on the plat 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 Planning Commission.

Possible additive conditions, not included in the packet materials:

- A condition to cause a walkway connection at or near lots 190 or 191;
- A correction condition that the developer's engineer identify their drainage land across Old Airport Road as a parcel;

- A correction condition that they label the apparent building lot # 148 on plat page C1 that has an/its identifier missing; and/or,
- A correction condition that to make plain the purpose/function of Parcel C.

Applicant representative Scot Hazard explained that the plan has been updated to incorporate feedback previously received from the City. Additional expenses are inherent in the project due to the requirements for road dedications of millions of dollars' worth of land and the inability to load houses on major transportation corridors. The storm drain pond will have minimal improvements as it will be located between the utility corridor and a freeway. Developing the entire parcel as Foothill Residential facilitates transition with Scarlet Ridge and simplifies the agreement. They are working with staff to develop a more robust than required park utilizing the fee-in-lieu paid by Scarlett Ridge to provide park space for residents in both developments. Walkways are provided along the side of strategic lots to offer pedestrian connectivity to the parks and open space. Acre lots are used to serve as a buffer around an existing two-acre lot indicated as Parcel C. He is working with Rocky Mountain Power to possibly bury the powerlines servicing the existing homes; however, the plan has been outlined to provide for the existing power poles should the lines not be buried.

Commissioner Wright opened the public hearing at 8:28 p.m.

Marion Bingham said he built a home 22 years ago on the site identified as Parcel C on the preliminary plat. His main concern is that his home faces east based upon the information he had been given regarding the development of the area and the proposed road adjacent to his property would be on the west. He is concerned that he will lose access to his home when the development is completed.

Commissioner Wright closed the hearing at 8:32 p.m.

Mr. Hazard said he had been unaware that Mr. Bingham had been utilizing the neighboring property to access his home as there is no record of an easement but he will work with Mr. Bingham to provide access. A portion of property Mr. Hazard owns to the east of Parcel C had been intended to be added to lots 264 and 259 and could possibly be adjusted to provide access to the existing home.

Commissioner Wells explained that the additional conditions added to the staff report were due to concerns she had discussed with Mr. Hobbs. The discussion with the applicant clarified that the walkway connection near lots 190 or 191 is not needed. After discussion, she is still in favor of adding the other additional conditions.

Discussion ensued clarifying the suggested condition to label the apparent building on lot 148.

MOTION: ***Commissioner Wells moved to recommend approval to the City Council of the General Plan amendment, master development plan, rezone, and preliminary plat with the following conditions:***

1. *The project shall be developed in accordance with the approved preliminary plat of/for the same, including dedication of requisite, City required right-of-way;*
2. *The project shall comply with any requirement(s) from the Eagle Mountain City Engineer as are, or may be, set forth for the project;*
3. *Open space development in the project's common lots shall comply with requirements listed in EMMC 16.35.105;*
4. *The developer's engineer shall correct any spelling, grammar and punctuation, and numbering errors that may be evident on the plat and/or in the proposed project plat development notes;*
5. *The developer/development shall comply with any other conditions as may be levied by the Planning Commission;*
6. *The developer's engineer shall identify their drainage land across Old Airport Road as a parcel;*
7. *The applicant shall label the building lot # 148 on plat page C1 that has an/its identifier missing;*
8. *The use of Parcel C shall be clarified; and*
9. *The applicant shall work with the owner of Parcel C to ensure ingress and egress to provide access to the existing home.*

Commissioner Bergener seconded the motion. Those voting aye: Jeremy Bergener, Matthew Everett, Erin Wells, and Brett Wright. The motion passed with a unanimous vote.

6.F. ACTION ITEM / PUBLIC HEARING – RTI Overlay Zone (Code Amendment)

This item was discussed after item 6.G.

Mr. Mumford presented the item. The RTI Overlay Zone is intended to promote large-scale development of technological, clean industrial, distribution, and high-tech manufacturing uses. The zone allows properties that have received the overlay to go through a streamlined approval process if they permanently employ over 100 people or include a minimum of 100,000 square feet of building floor area in the first phase of development. The RTI Overlay has been utilized for Facebook, Tyson, and Google and has an automatic repeal date of May 31, 2022. The City received an Award of Merit from the Utah Chapter of the American Planning Association for the overlay.

Economic Development Aaron Sanborn stated that the RTI Overlay has been beneficial to City economic development efforts as the allowances save time, reduce uncertainty and risk for the businesses, and set the City apart from other cities. Retaining the zone will help with promoting economic interests and amendments can address concerns to ensure that the types of businesses that are a benefit to the City and residents are attracted.

Site plans are administrative applications and should be approved if they comply with the ordinance/Municipal Code. A public approval process can create frustration for residents or others that have concerns that are not validated because the project complies with requirements. The Commission and Council are in a difficult situation, having to approve projects amidst complaints from neighbors/residents because denial due to public clamor can breed lawsuits or other issues.

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

Mr. Hobbs stated that other cities have staff and/or a design review committee approve proposed site plans if it meets code and extra measures of review with the Planning Commission and City Council require additional staff time and can disincentives applicants. When interested developers learn that the site plan process in Eagle Mountain City requires around three months compared to a few days or weeks with other cities, it can cause frustration.

Discussion ensued clarifying that the RTI Overlay has been approved for portions of areas designated as Employment Center/Campus on the Future Land Use and Transportation Map including the southeast portion of the southern area of the City and the west portion of the Pole Canyon area including the land purchased by Google. Additional portions of Employment Center/Campus or other areas of the City could potentially be rezoned with the overlay after Planning Commission and City Council review and approval.

Commissioner Wright opened the public hearing at 8:58 p.m. As there were no comments, Commissioner Wright closed the hearing.

Commissioner Everett said the overlay has resulted in beneficial corporate partnerships that give the City an in-state, regional, and national competitive advantage for economic development. Nevertheless, he recommends including a provision such as an automatic repeal in order for the City to review the overlay periodically, about every five to six years, to verify the City feels it is still appropriate and desirable and to allow the City to amend or repeal the overlay. Although he understands the advantage of expediting applications, he expressed concern that the perception is that information is being withheld or hidden from the public. His personal frustration as a Planning Commissioner is being asked to review an application excluding the use and user information. He advocated for the Planning Commission to be trusted with and included in the discussions and privy to the same information as the City Council and able to sign nondisclosure agreements if needed. He would like to allow for an accelerated, public process while still retaining private information regarding the use and user. He suggested calling special, single-item Planning Commission and City Council meetings to approve or deny RTI items. He advocated for the City to implement an Economic Development Board and clarified, as a member of the Eagle Mountain City Chamber of Commerce Board of Directors, that the Chamber of Commerce does not function in that capacity. The Chamber serves as an advocacy group for City businesses. He recommended for the verbiage in EMMC 17.48.020 indicating for the Planning Director or "his" designee to chair the DRC to be changed to "his/her or their."

Commissioner Wright recessed the meeting from 9:08 to 9:11 p.m.

Commissioner Bergener said that he appreciates the insight offered by Commissioner Pengra during the previous meeting regarding the importance of the overlay. He believes that the overlay is important to attracting businesses to locate in Eagle Mountain. Because the purview of the Planning Commission is to evaluate whether an application complies with Municipal Code, he feels the overlay meets the spirit of the process. Due to issues with discouraging potential businesses and losing knowledge regarding the purpose, the reason for, and success with the overlay, he would be more in favor of a review mechanism that excluded an automatic repeal date.

Commissioner Wells agrees with staff regarding the difficulty in a public site plan review process for both the residents and City Councilmembers with projects that meet Municipal Code requirements that individuals dislike that would result in legal ramifications should the Council deny compliant applications in response to public clamor. As such, she concurs with approving site plans for the overlay administratively, especially considering that a rezone request would include a public process to approve the overlay for new locations. She feels that the automatic repeal is unnecessary because the reason to make changes would be in response to an unfavorable agreement which would trigger a review and amendment of the overlay standards and a set repeal date can potentially result in deterring desired users in the City.

Mr. Sanborn noted that the perimeters stipulated in Municipal Code eliminate undesired or problematic uses and projects. The City currently has about ten large-scale, industrial projects in process and about half would qualify for the overlay. Three entities are interested in rezoning their properties with the overlay and are awaiting the result of this review before moving forward.

Commissioner Wright recognized the need for a simple, quick process, the benefits of attracting users to the City, and the protections provided by the qualifications and prohibitions in the overlay requirements. Nevertheless, he understands public concerns with feeling eliminated from the process and believes that a process, as suggested by Commissioner Everett, could be implemented as long as it was not a deterrent for businesses. He is in favor of the overlay if it can compel an outcome that is beneficial to the City. The requirements for the overlay reduce some of his concerns; however, he wishes to examine the standards to identify and repair any oversights that could lead to undesired, unintended results. He recommended for both the primary and secondary Planning Commission liaisons to participate in the DRC meetings due to variances in the opinions of individual Councilmembers.

Discussion ensued regarding potential resident concerns with projects, standards to mitigate or prevent undesired elements, and whether to include a review and automatic repeal date and/or have two Councilmembers attend DRC meetings.

MOTION: *Commissioner Wells moved to recommend approval to the City Council of the development code amendment for the RTI Overlay Zone Chapter 17.48. with the following changes:*

- 1. In EMMC 17.48.020, the Councilmember serving as the City Council liaison to the Planning Commission and the Chair of the Planning Commission shall serve as DRC liaisons for projects within the RTI Overlay Zone review; and*

2. *EMMC 17.48.020 shall be amended to the “Development review committee or “DRC” shall be chaired by the planning director, or his/her designee.”*

Commissioner Bergener seconded the motion. Those voting aye: Jeremy Bergener and Erin Wells. Those voting nay: Matthew Everett and Brett Wright. The motion failed with a vote of 2:2.

MOTION: *Councilmember Wright moved to reconsider the development code amendment for the RTI Overlay Zone Chapter 17.48. Councilmember Wells seconded the motion. Those voting aye: Jeremy Bergener, Matthew Everett, Erin Wells, and Brett Wright. The motion passed with a unanimous vote.*

AMENDED MOTION: *Commissioner Wright moved to recommend approval to the City Council of the development code amendment for the RTI Overlay Zone Chapter 17.48. with the following changes:*

1. *In EMMC 17.48.020, the Councilmember serving as the City Council liaison to the Planning Commission and the Chair of the Planning Commission shall serve as DRC liaisons for projects within the RTI Overlay Zone review;*
2. *EMMC 17.48.020 shall be amended to the “Development review committee or “DRC” shall be chaired by the planning director, or his/her designee;” and*
3. *The RTI Overlay will have a May 31, 2027, automatic repeal date with a compelled review date of May 31, 2026.*

Commissioner Bergener seconded the motion. Those voting aye: Jeremy Bergener, Erin Wells, and Brett Wright. Those voting nay: Matthew Everett. The motion carried with a vote of 3:1.

7. [Discussion Items](#)

8. [2022 Meeting Schedule](#)

8.A. [2022 Planning Commission Schedule](#)

Discussions ensued regarding the meeting scheduled on November 22, 2021, due to the proximity to the Thanksgiving holiday and potentially working with the City Council to amend the date of the November meeting.

MOTION: *Commissioner Everett moved to approve the 2022 Planning Commission Schedule. Commissioner Wells seconded the motion. Those voting aye: Jeremy Bergener, Matthew Everett, and Erin Wells. Those voting nay: None. The motion carried with a vote of 3:0. Commissioner Wright abstained as he will not be on the Planning Commission in 2022.*

9. [Recognition](#)

Mr. Mumford recognized Chairman Wright's election to the City Council. The Commission and staff congratulated him and thanked him for his service on the Planning Commission.

Commissioner Wright thanked the staff members and Commissioners he has worked and served with during his tenure.

10. Adjournment

MOTION: *Commissioner Wright moved to adjourn the meeting at 10:00 p.m. Commissioner Everett seconded the motion. Those voting aye: Jeremy Bergener, Matthew Everett, Erin Wells, and Brett Wright. The motion passed with a unanimous vote.*

The meeting was adjourned at 10:00 p.m.

Approved by the Planning Commission on January 11, 2022.

Steve Mumford, AICP
Assistant City Administrator/Community Development Director



**EAGLE MOUNTAIN CITY
PLANNING COMMISSION MEETING
JANUARY 11, 2022**

TITLE: PUBLIC HEARING - Rush Creek Preliminary Plat **-REMOVED
FROM THE AGENDA**

ITEM TYPE: Preliminary Plat

APPLICANT: Dan Ford

ACTION ITEM:

Yes

PUBLIC HEARING:

Yes

PREPARED BY:

Robert Hobbs, Planning

BACKGROUND:

ITEMS FOR CONSIDERATION:

REQUIRED FINDINGS:

RECOMMENDATION:

ATTACHMENTS:



**EAGLE MOUNTAIN CITY
PLANNING COMMISSION MEETING
JANUARY 11, 2022**

TITLE: ACTION ITEM / PUBLIC HEARING - Eagle Point Townhomes Pool and Clubhouse

ITEM TYPE: Site Plan

APPLICANT: DR Horton

ACTION ITEM:

Yes

PUBLIC HEARING:

Yes

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:

- A. Use of Property: The applicant is proposing to develop the entire site in compliance with this provision.
- B. Screening Requirements: The proposed use for a swimming pool and clubhouse does not require any screening.
- C. 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:

We recommend the Planning Commission make a motion to recommend approval of the Eagle Point Townhomes Pool and Clubhouse to the City Council, for the reasons set forth in the staff report and in the meeting.

ATTACHMENTS:

[Front view](#)

[Pool View](#)

[Site Plan](#)

[Landscape Plan](#)





EAGLE POINT TOWNHOMES CLUBHOUSE

SITE PLAN APPLICATION



DRAWING NOTES:

GENERAL NOTES

- 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.
- 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.
- 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)
- THE TERM CONTRACTOR SHALL MEAN ALL CONTRACTORS, SUBCONTRACTORS, AND ALL FOLLOW ON CONTRACTORS. REQUIREMENTS FOR ONE SHALL APPLY TO ALL.
- ADDITIONAL NOTES THAT ARE SHOWN ON DESIGN OR DETAIL DRAWINGS ARE TO BE ADHERED TO IN THEIR ENTIRETY.
- 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.
- GEOTECHNICAL INFORMATION FOR THIS PROJECT HAS BEEN PROVIDED BY OTHERS. THE CONTRACTOR IS REQUIRED TO OBTAIN, REVIEW, AND ADHERE TO THIS DOCUMENT.
- THE CONTRACTOR SHALL PROVIDE EAGLE MOUNTAIN CITY WITH A COPY OF THE FILED NOTICE OF INTENT (NOI) PRIOR TO CONSTRUCTION.

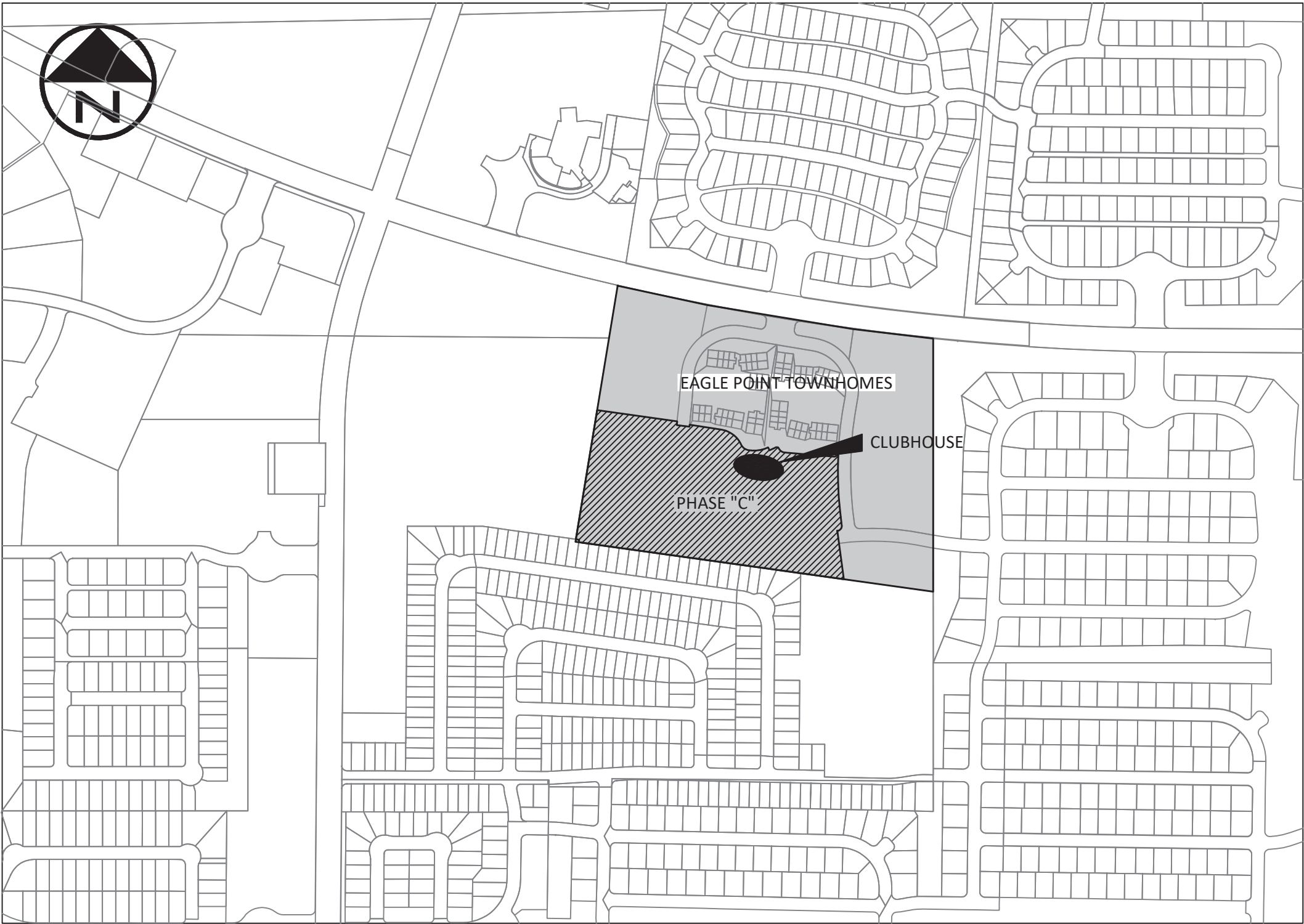
PROJECT BASIS OF BEARING AND BENCHMARK

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.

VICINITY MAP



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"

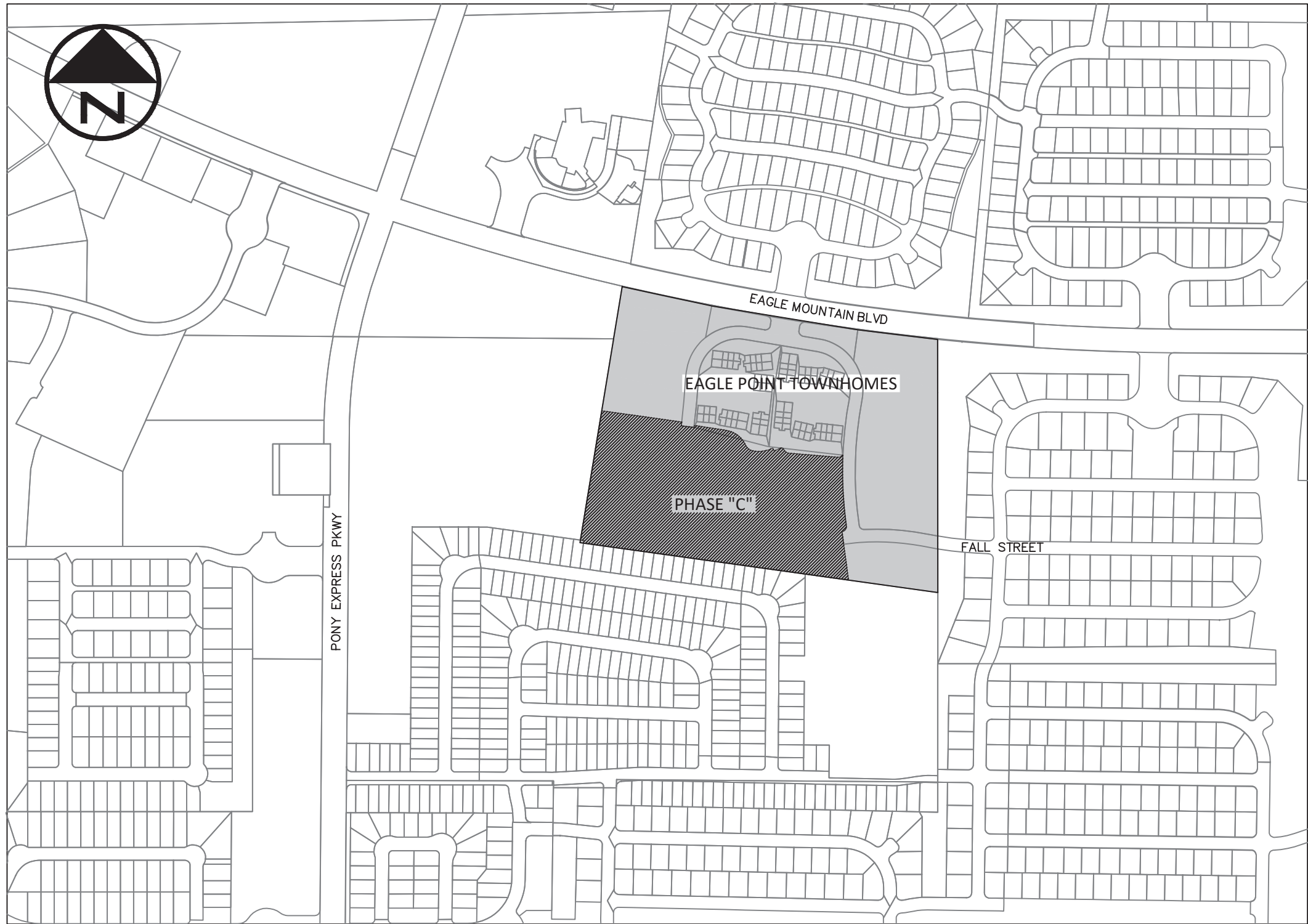
A RESIDENTIAL SUBDIVISION

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

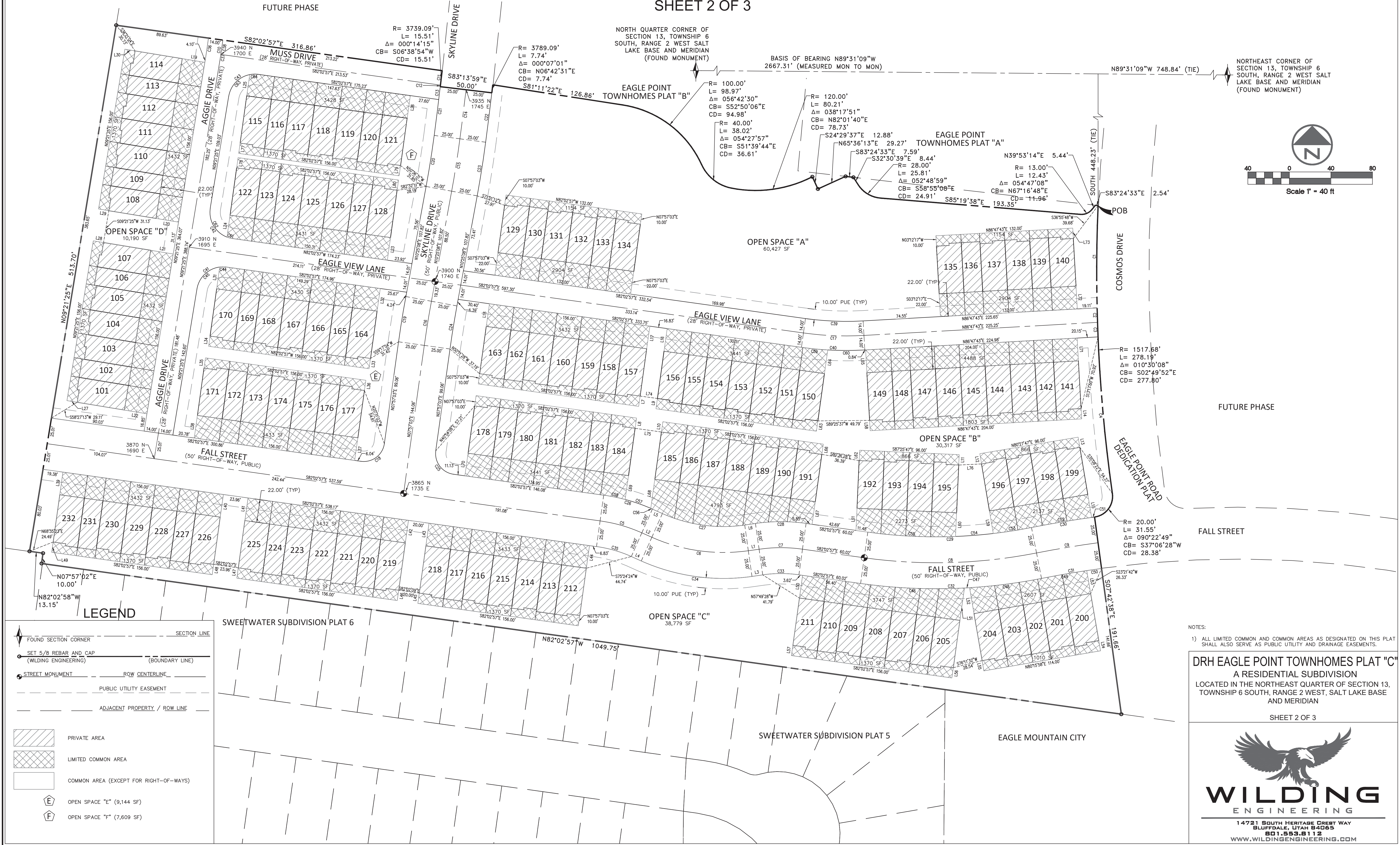
SURVEYOR'S SEAL	NOTARY PUBLIC SEAL	CITY ENGINEER SEAL	CLERK-RECORDER SEAL

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



NOTES:
1) ALL LIMITED COMMON AND COMMON AREAS AS DESIGNATED ON THIS PLAT SHALL ALSO SERVE AS PUBLIC UTILITY AND DRAINAGE EASEMENTS.

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 2 OF 3



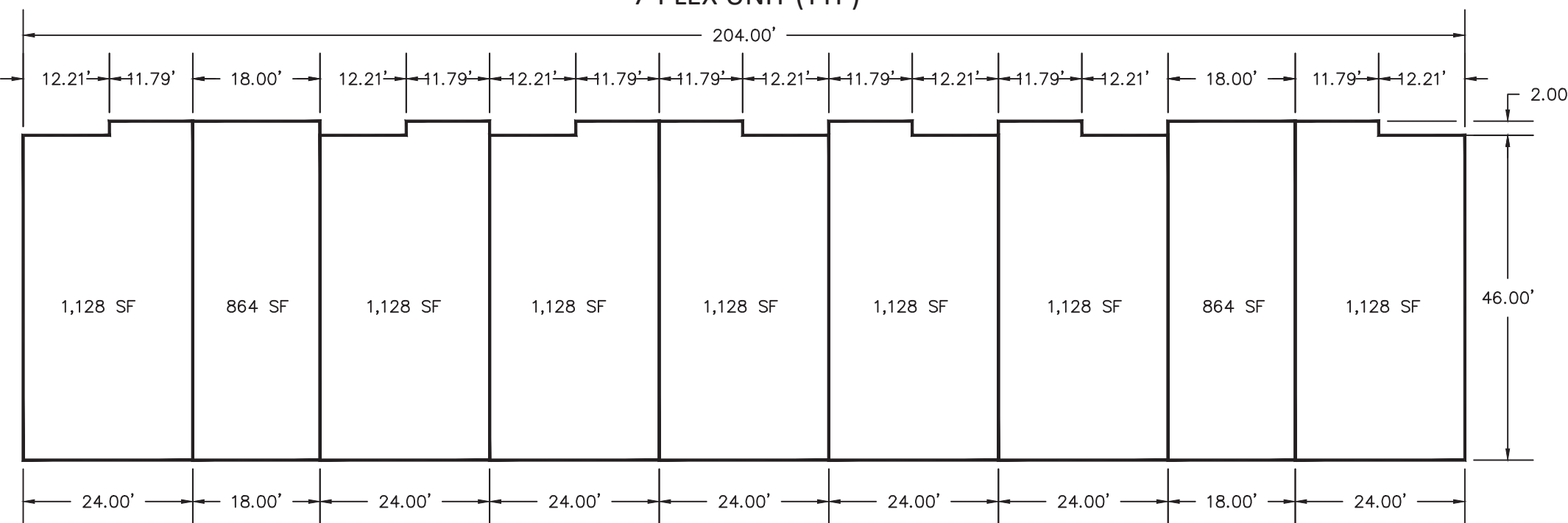
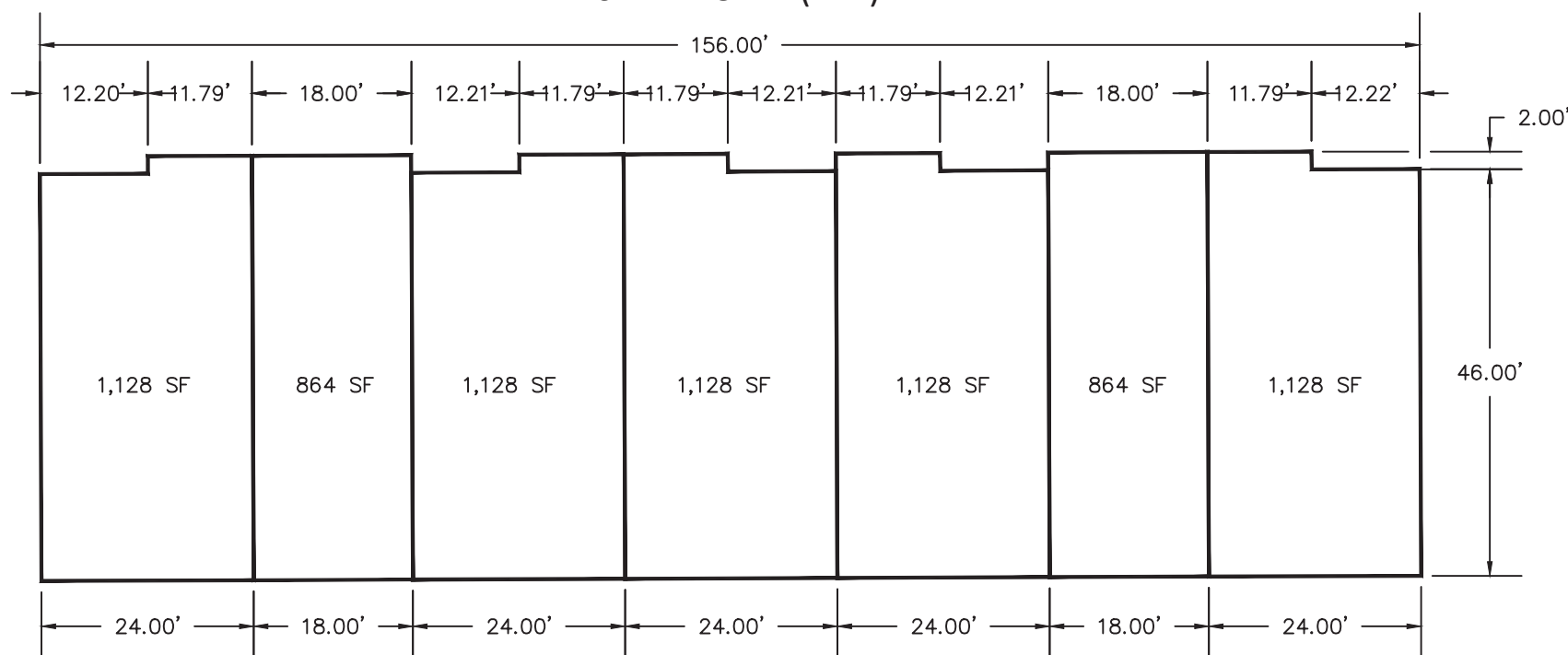
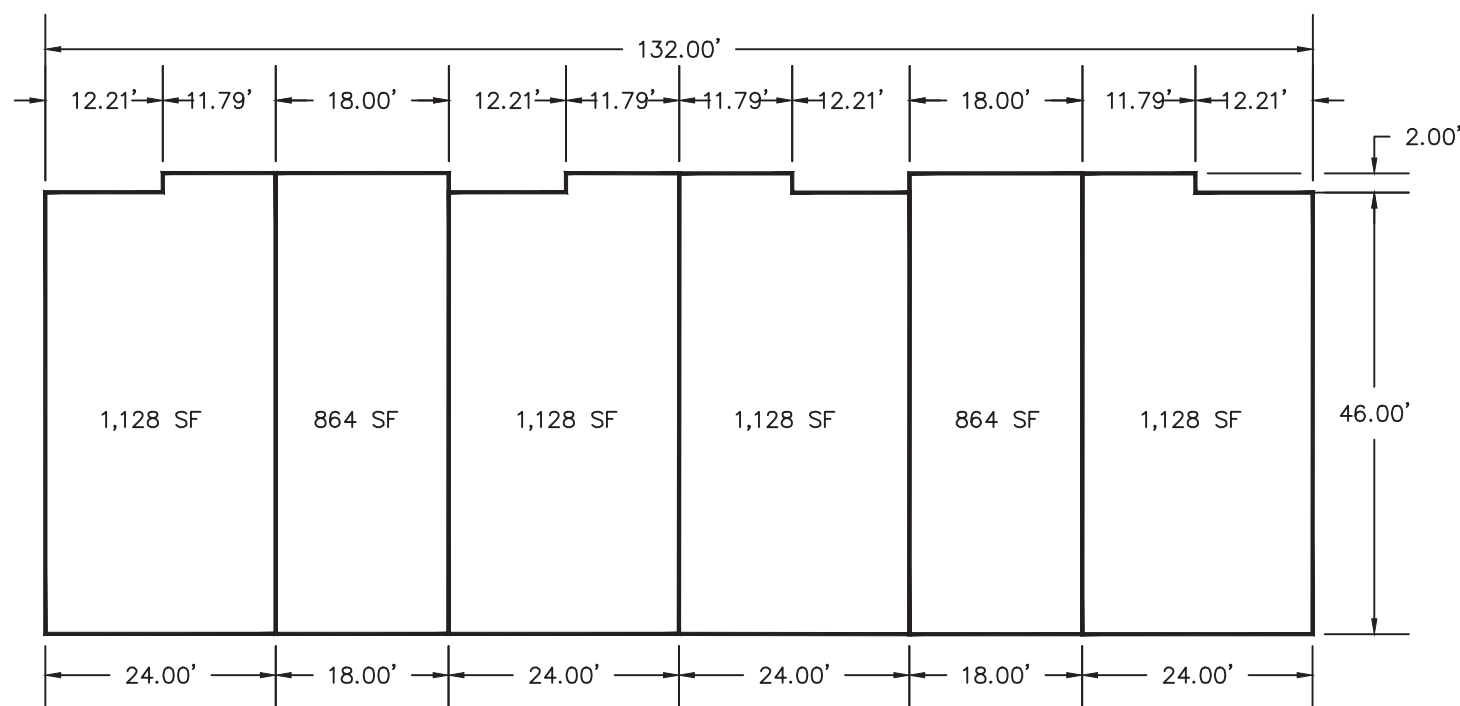
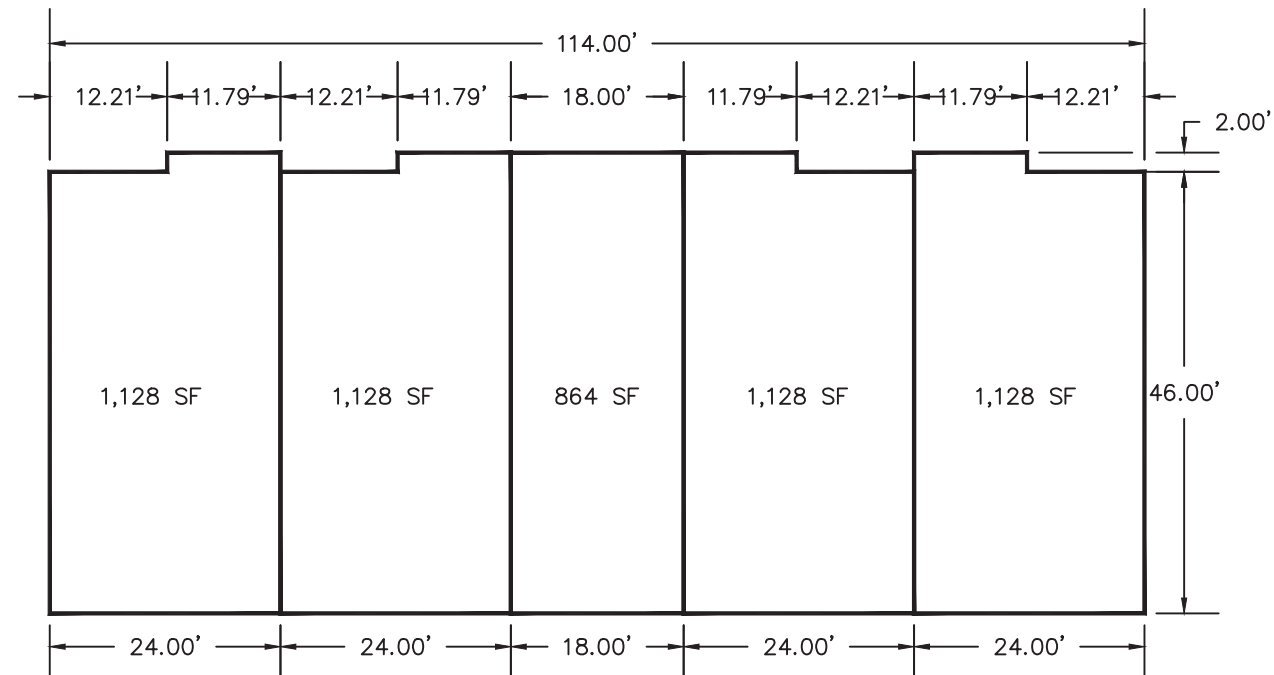
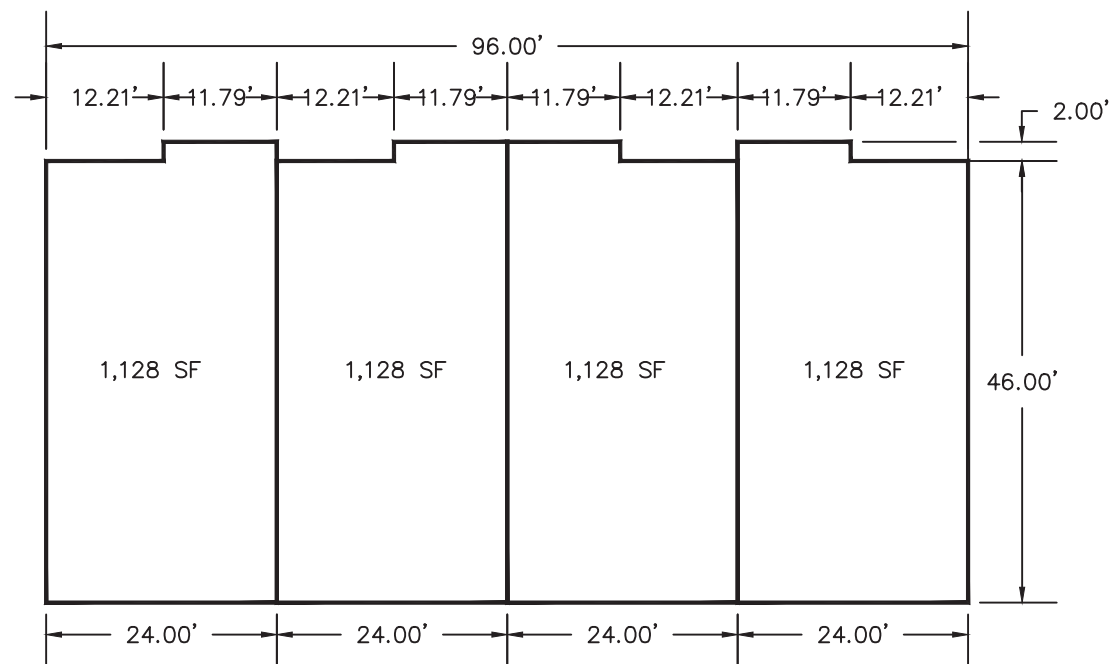
DRH EAGLE POINT TOWNHOMES PLAT "C"

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EAGLE MOUNTAIN CITY, UTAH COUNTY, UTAH

SHEET 3 OF 3



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
196	1845 E FALL STREET
197	1849 E FALL STREET
198	1853 E FALL STREET
199	1857 E FALL STREET
200	1858 E FALL STREET
201	1854 E FALL STREET
202	1850 E FALL STREET
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

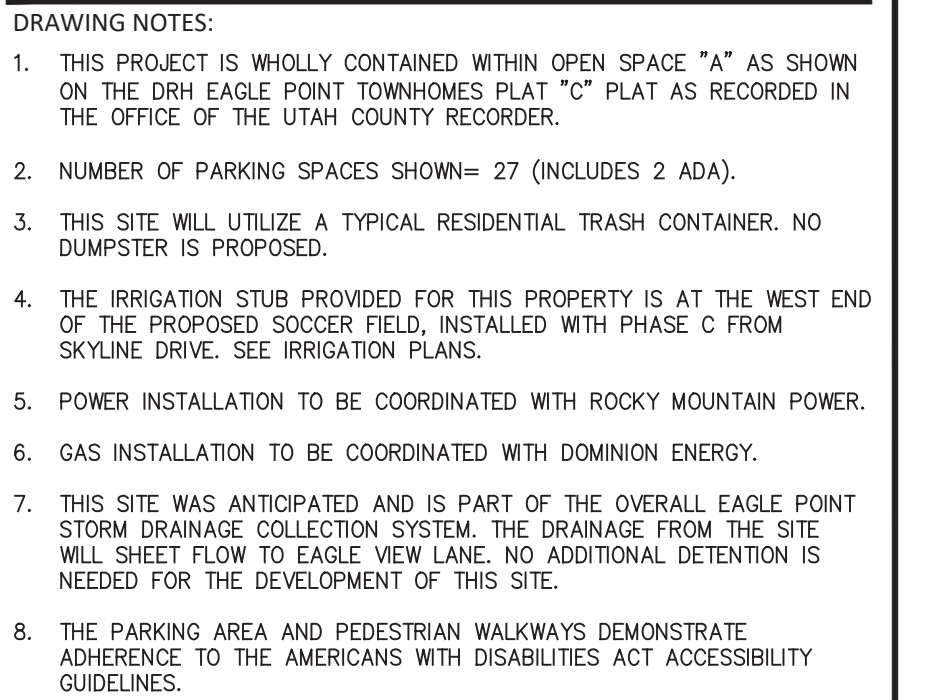
CURVE TABLE				
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING
C33	34.94'	125.00'	16°00'57"	S89°56'34"W
C34	109.02'	195.00'	32°01'55"	S82°02'57"E
C35	34.94'	125.00'	16°00'57"	N74°02'28"W
C36	19.57'	486.00'	2°18'27"	N08°12'11"E
C37	5.92'	500.00'	0°40'40"	N09°01'05"E
C38	14.00'	500.00'	1°36'16"	N07°52'37"E
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	N80° 38' 35.19"W	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

EROSION CONTROL PLAN
EAGLE MOUNTAIN, UTAH

DRAWN MEC	CHECKED	PROJECT # 20317
		
DATE 11/17/21		
SCALE 1" = 20'		
SHEET C104		

S:\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
	1-01 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
	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
	1-10 PLAYGROUND SURFACE: 50% FALL ENGINEERED WOOD.	45.76 cy
	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

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
PLANNING COMMISSION MEETING
JANUARY 11, 2022**

TITLE:	PUBLIC HEARING - Skyline Ridge Phase 2 Plat 6
ITEM TYPE:	Amended Preliminary Plat
APPLICANT:	Shaun Athey

ACTION ITEM:

Yes

PUBLIC HEARING:

Yes

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:

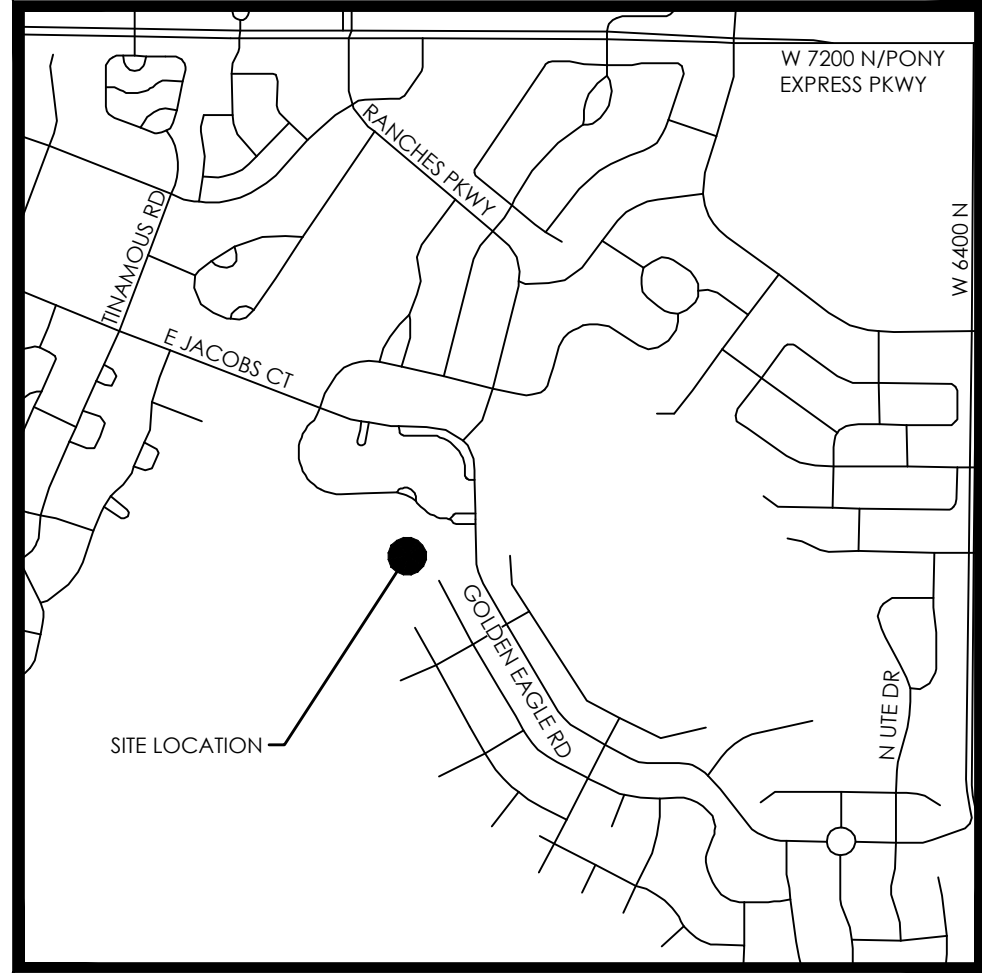
We recommend the Planning Commission make a motion to recommend approval of the Skyline Ridge Phase 2 Plat 6 Amended Preliminary Plat to the City Council, for the reasons set forth in the staff report and in the meeting with the following conditions:

1. 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% of greater shall be removed.
6. All retaining walls, drainage, and required fence along the top of retaining walls shall be completed before home construction.

ATTACHMENTS:

[Amended Plat](#)

[Current Approved Plat](#)



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.

GENERAL NOTES

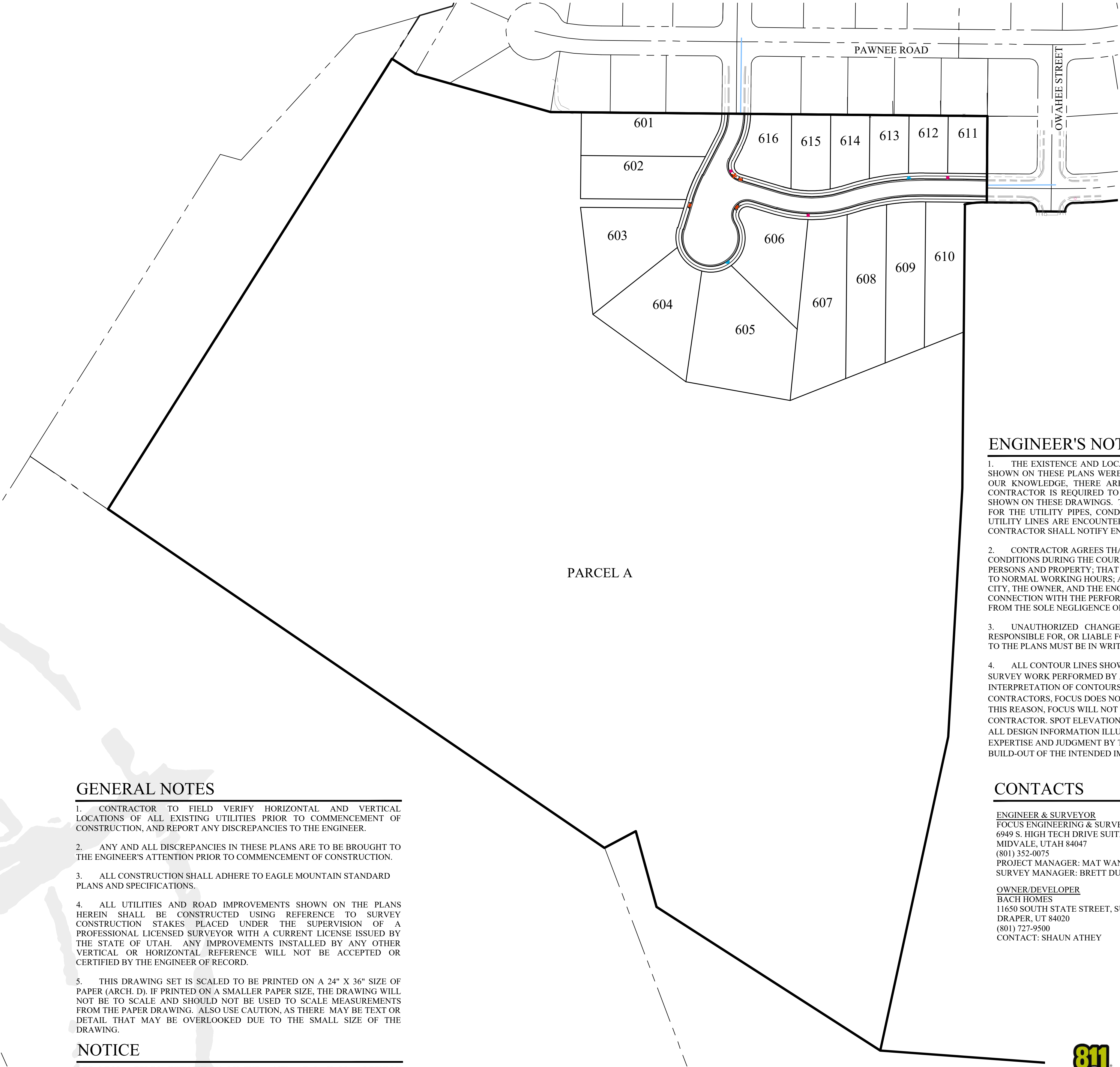
- CONTRACTOR TO FIELD VERIFY HORIZONTAL AND VERTICAL LOCATIONS OF ALL EXISTING UTILITIES PRIOR TO COMMENCEMENT OF CONSTRUCTION, AND REPORT ANY DISCREPANCIES TO THE ENGINEER.
- ANY AND ALL DISCREPANCIES IN THESE PLANS ARE TO BE BROUGHT TO THE ENGINEER'S ATTENTION PRIOR TO COMMENCEMENT OF CONSTRUCTION.
- ALL CONSTRUCTION SHALL ADHERE TO EAGLE MOUNTAIN 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.

SKYLINE RIDGE PHASE 2 PLAT 6

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



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

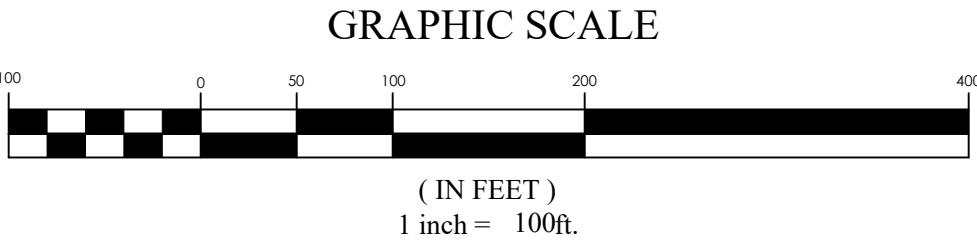
ENGINEER'S NOTES TO CONTRACTOR

- 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 LINWORK. 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



FOR
REVIEW
ONLY

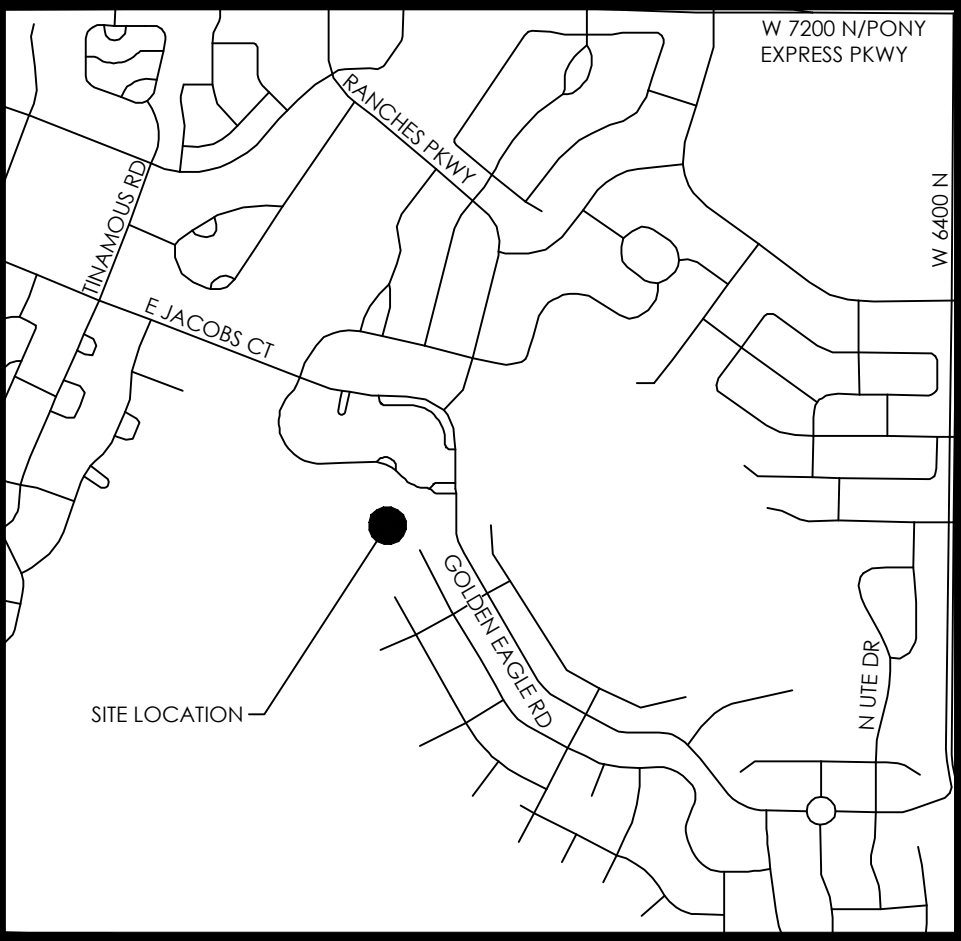
SKYLINE RIDGE PHASE 2 PLAT 6
EAGLE MOUNTAIN CITY, UTAH
COVER SHEET

REVISION BLOCK		DESCRIPTION
#	DATE	
1	----	----
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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.

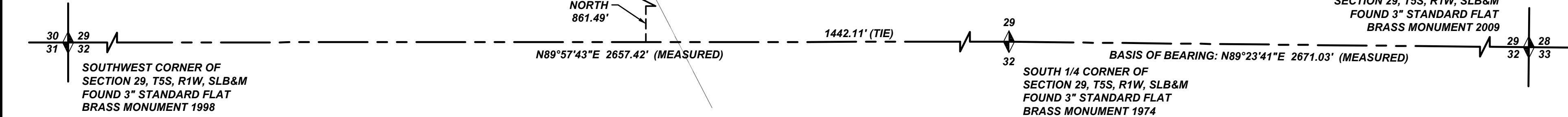
LEGEND

- 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 N. 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) _____

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 _____

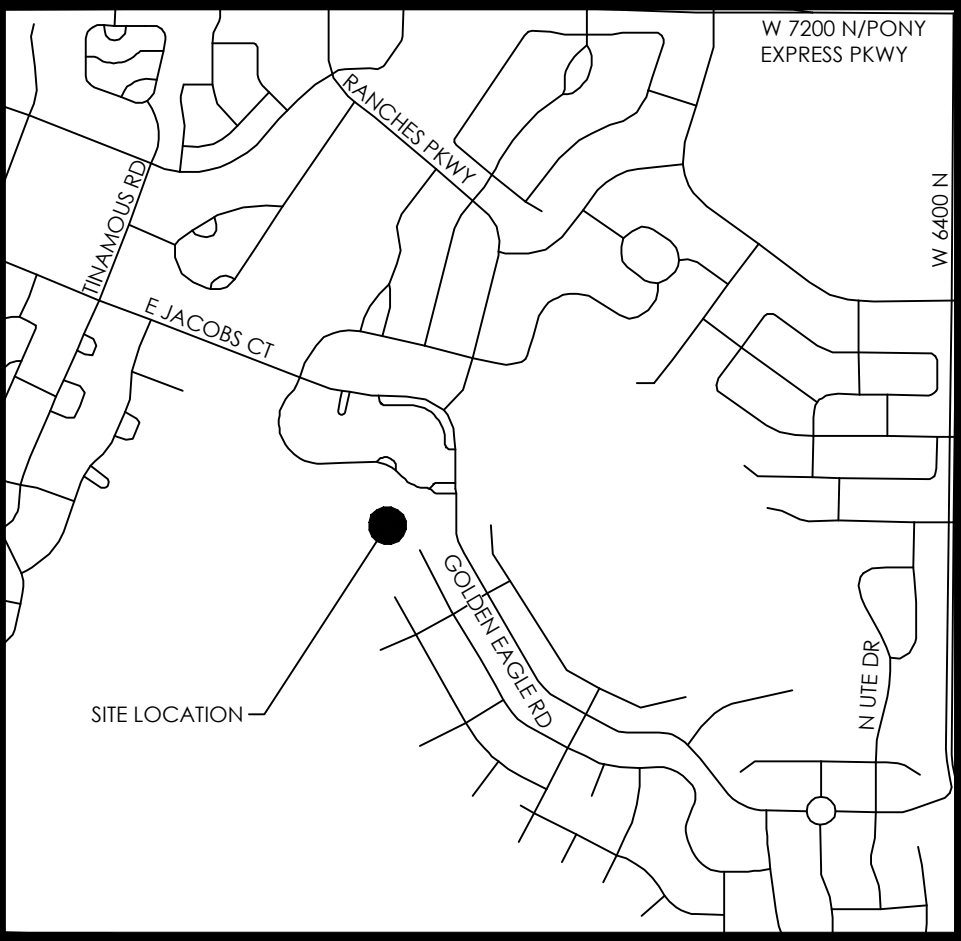
APPROVED BY CITY ENGINEER _____ ATTEST BY CITY RECORDER _____
(SEE SEAL BELOW) (SEE SEAL BELOW)

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

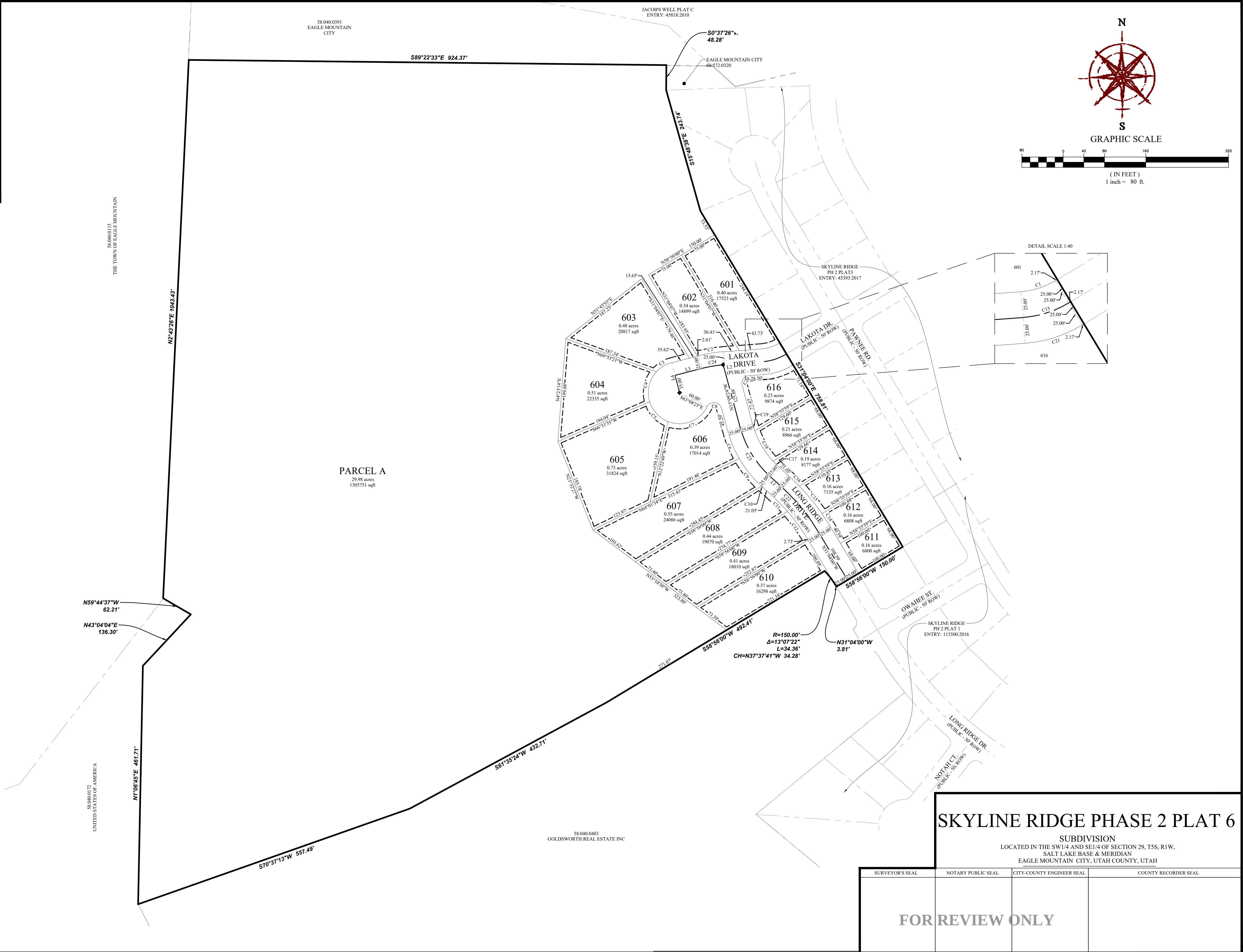
ENGINEERING AND SURVEYING, LLC

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

PREPARED FOR

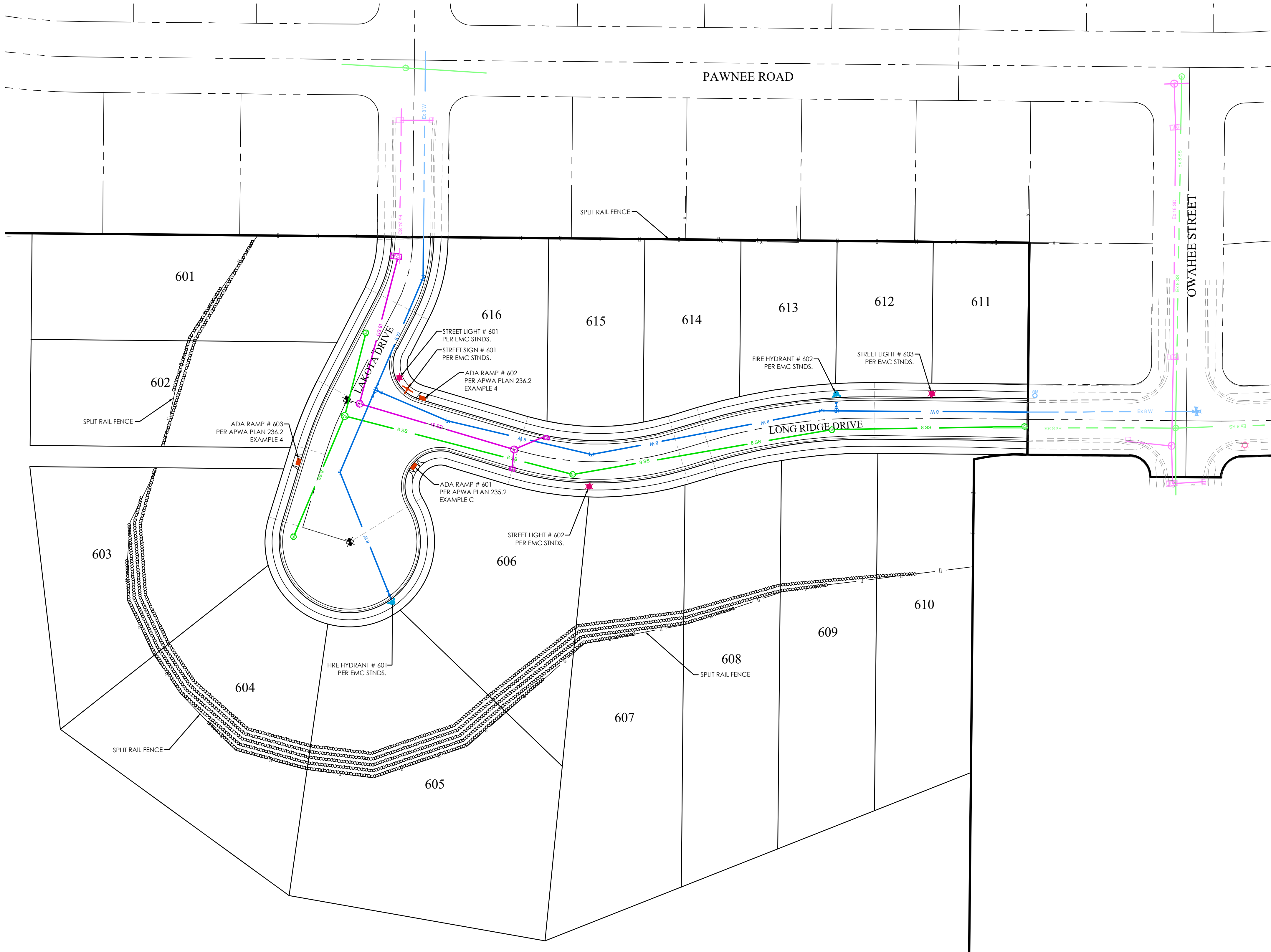
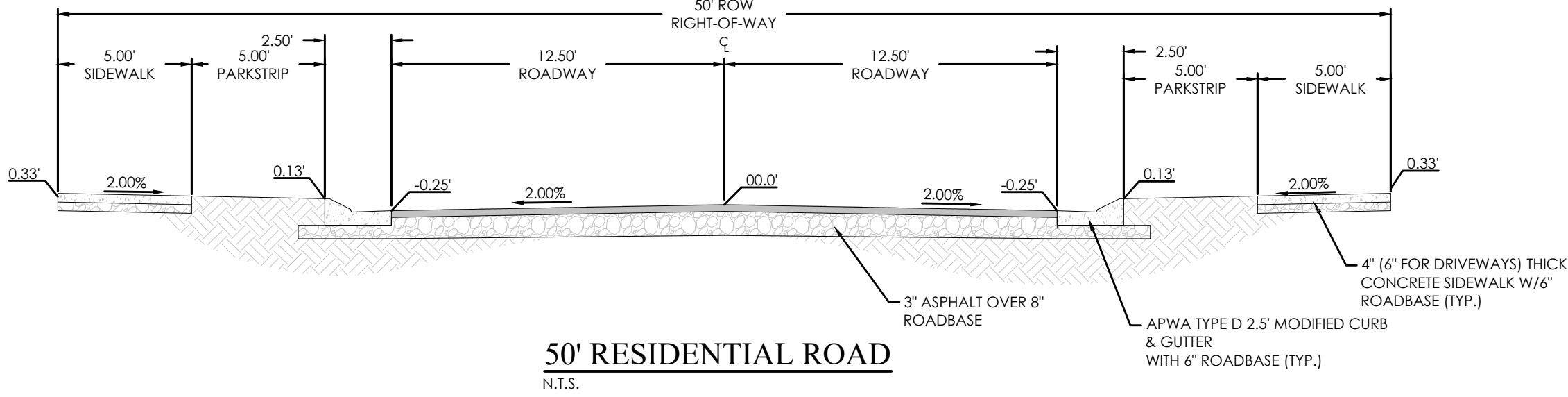
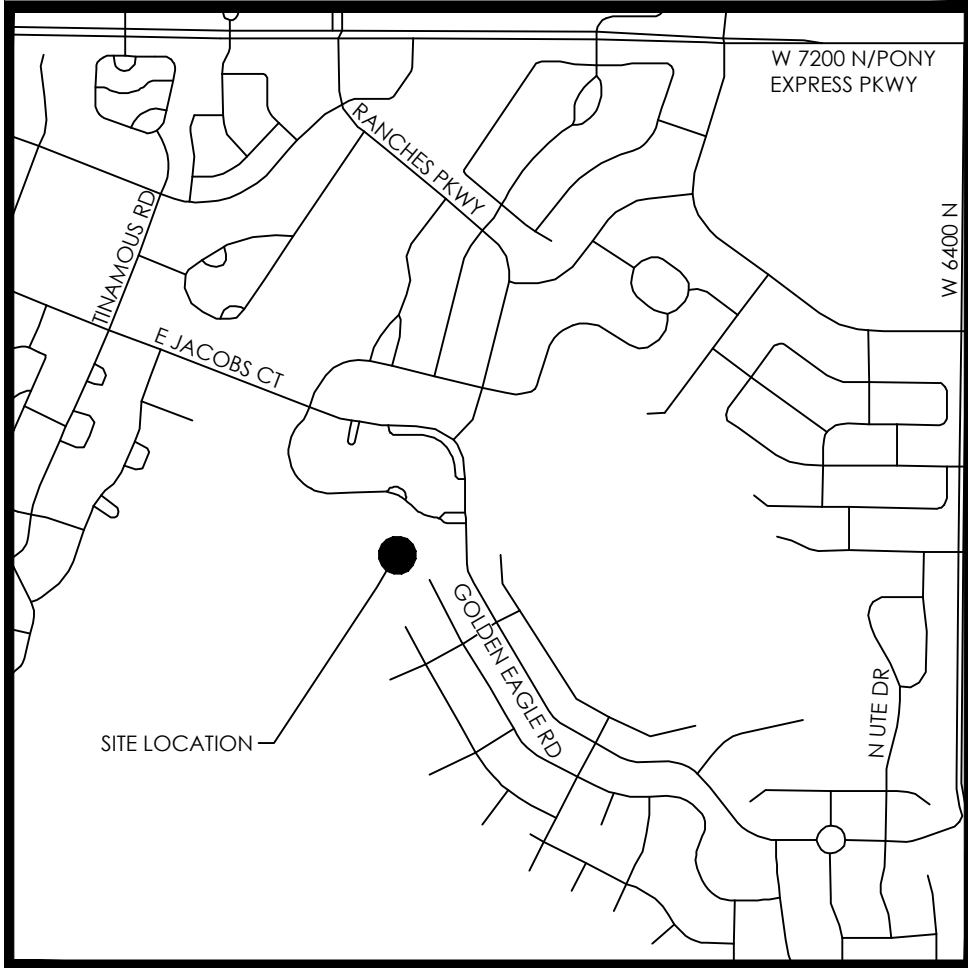
BACH HOMES

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

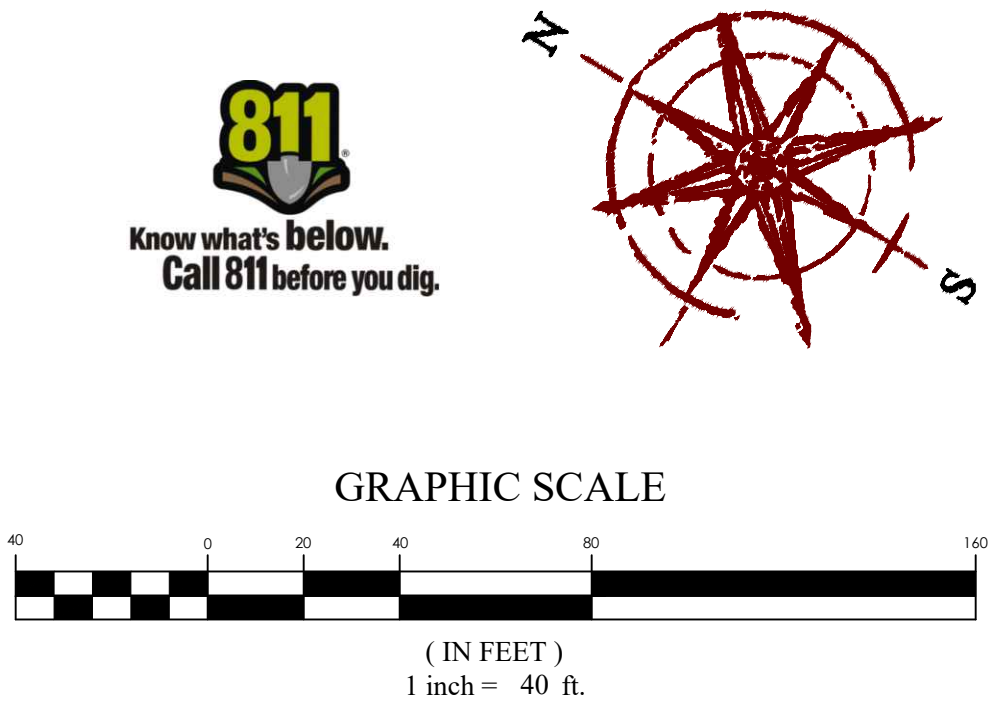


SKYLINE RIDGE PHASE 2 PLAT 6
SUBDIVISION
LOCATED IN THE SW1/4 AND SE1/4 OF SECTION 29, T5S, R1W,
SALT LAKE BASE & MERIDIAN
EAGLE MOUNTAIN CITY, UTAH COUNTY, UTAH

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



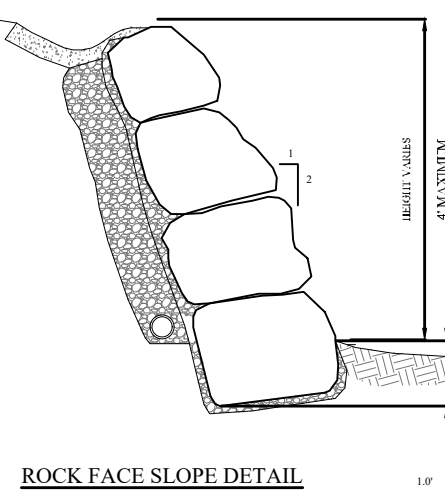
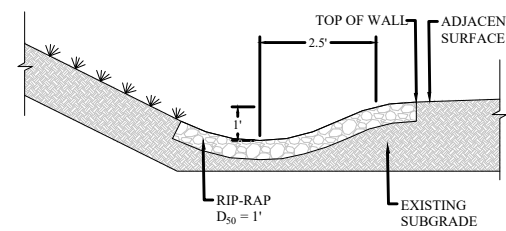
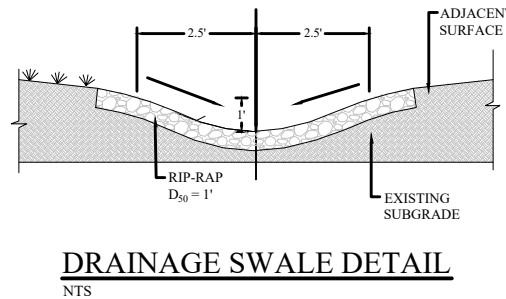
LEGEND	
	BOUNDARY
	CENTERLINE
	LOT LINE
	EASEMENT
	15" STORM DRAIN
	8" SANITARY SEWER
	8" CULINARY WATER
	8" SECONDARY WATER
	CONTOUR MAJOR
	CONTOUR MINOR
	EXIST. STORM DRAIN
	EXIST. SANITARY SEWER
	EXIST. CULINARY WATER
	EXIST. FENCE
	EXIST. CONTOUR MAJOR
	EXIST. CONTOUR MINOR
	SIGN
	STREET LIGHT
	SD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



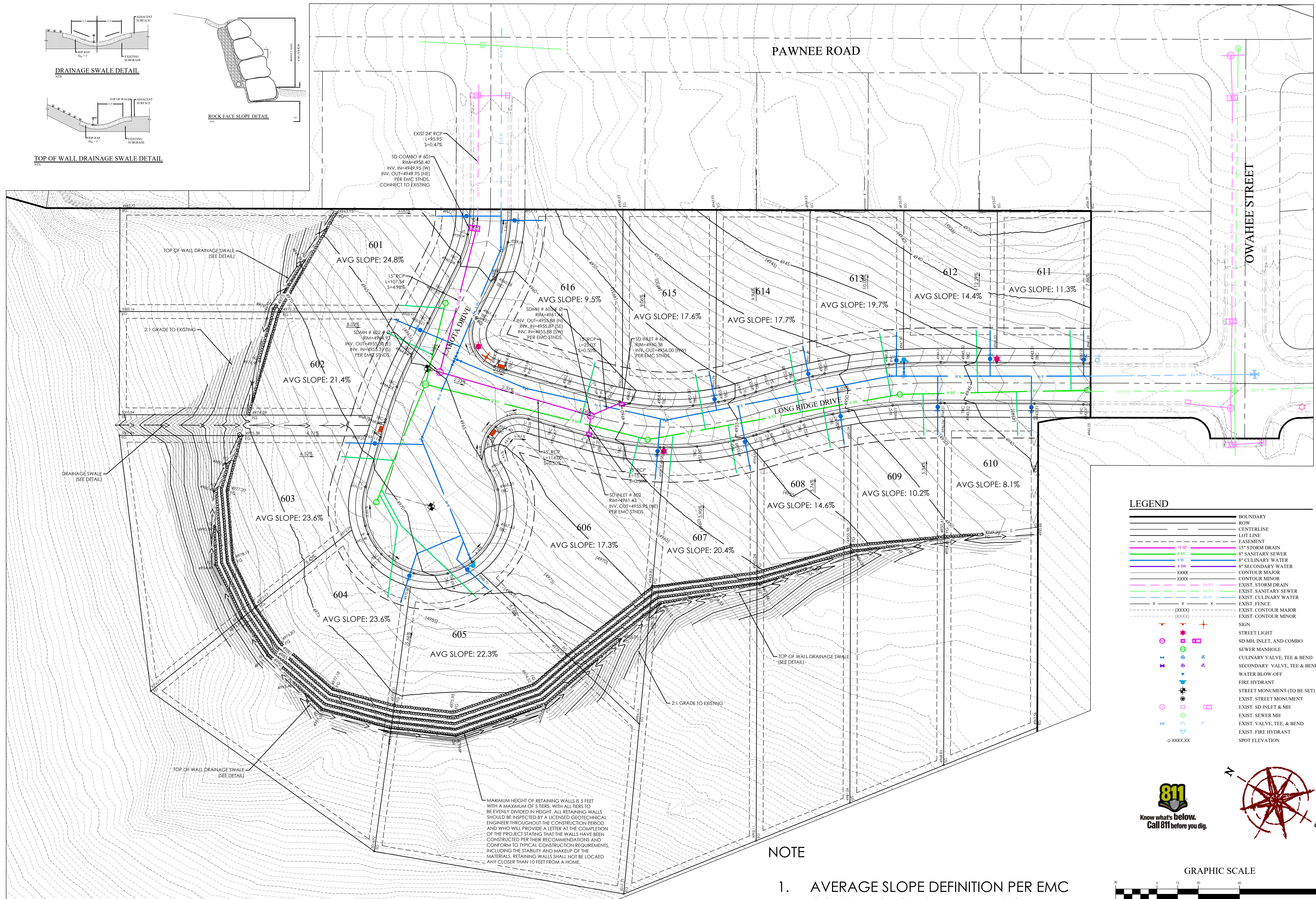
SKYLINE RIDGE PHASE 2 PLAT 6
EAGLE MOUNTAIN CITY, UTAH
SITE PLAN

REVISION BLOCK	
#	DESCRIPTION
1	
2	
3	
4	
5	
6	

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



TOP OF WALL DRAINAGE SWALE DETAIL



LEGEND

15 SD	BOUNDARY
8 SD	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
XXXX	SIGN
XXXX	STREET LIGHT
XXXX	SD MH, INLET, AND COMBO
XXXX	SEWER MANHOLE
XXXX	CULINARY VALVE, TEE & BEND
XXXX	SECONDARY VALVE, TEE & BEND
XXXX	WATER BLOW-OFF
XXXX	FIRE HYDRANT
XXXX	STREET MONUMENT (TO BE SET)
XXXX	EXIST. STREET MONUMENT
XXXX	EXIST. SD INLET & MH
XXXX	EXIST. SEWER MH
XXXX	EXIST. VALVE, TEE, & BEND
XXXX	EXIST. FIRE HYDRANT
XXXX	SPOT ELEVATION



NOTE

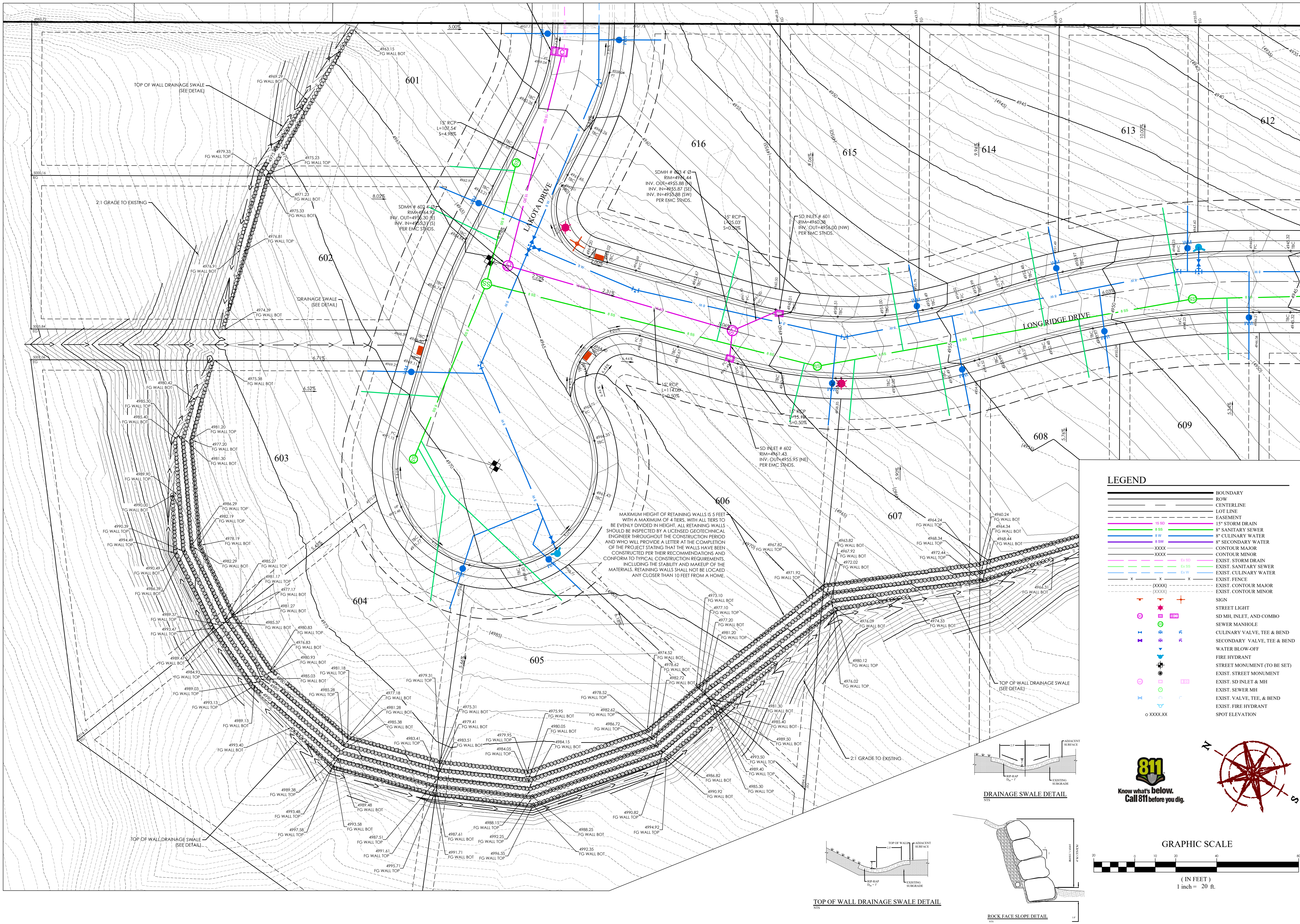
1. AVERAGE SLOPE DEFINITION PER EMC CONSTRUCTION STANDARDS CHAPTER 14. HILLSIDE SITE DEVELOPMENT SECTION 16.010

FOR
REVIEW
ONLY

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

REVISION BLOCK	DATE	DESCRIPTION
1	01/05/22	ISSUED FOR PERMIT
2	01/05/22	REVISED PER COMMENTS
3	01/05/22	REVISED PER COMMENTS
4	01/05/22	REVISED PER COMMENTS
5	01/05/22	REVISED PER COMMENTS
6	01/05/22	REVISED PER COMMENTS

GRADING & DRAINAGE PLAN	
Scale: 1"=30'	Drawn: RRH
Date: 01/05/22	Job #: 21-0221
Sheet:	C4



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.

REVISION BLOCK

#	DATE	DESCRIPTION
1		
2		
3		
4		
5		
6		

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

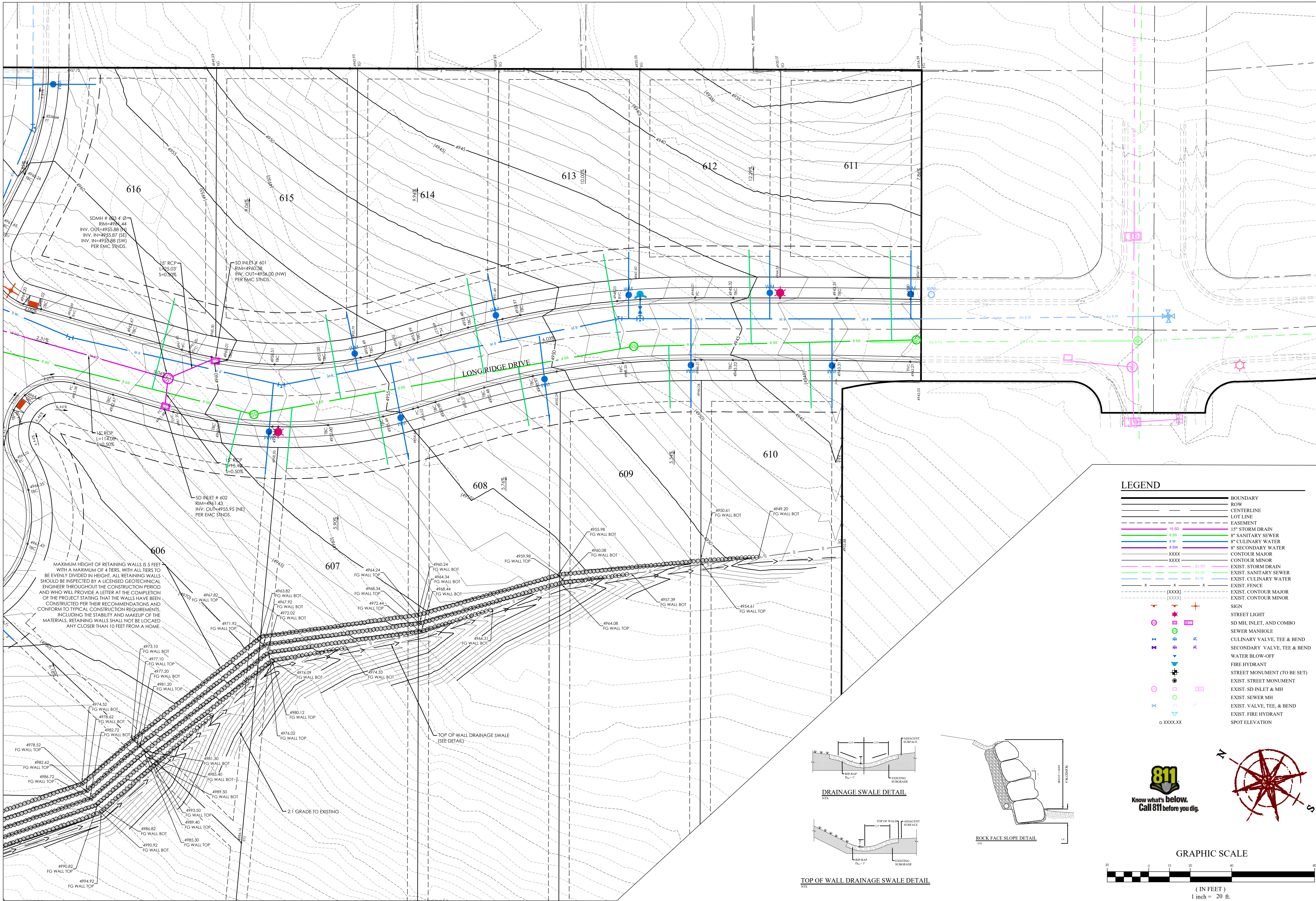
FOR REVIEW ONLY

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

GRADING & DRAINAGE PLAN

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Date: 01/05/22
Sheet: C4.1

Drawn: RRH
Job #: 21-0221



FOR
REVIEW
ONLY

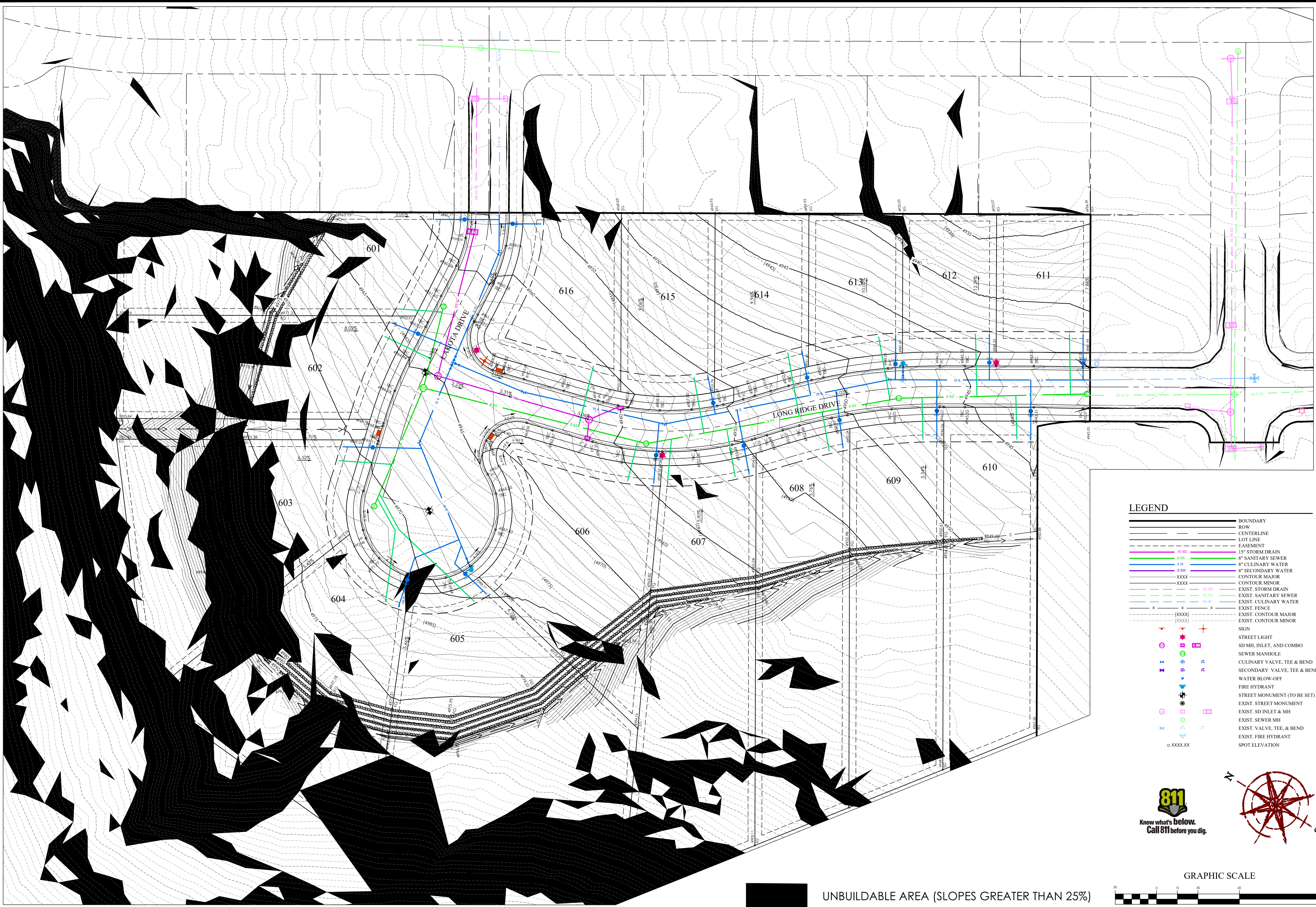
SKYLINE RIDGE PHASE 2 PLAT 6
EAGLE MOUNTAIN CITY, UTAH
GRADING & DRAINAGE PLAN

REVISION BLOCK		DESCRIPTION
#	DATE	
1		
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GRADING & DRAINAGE PLAN

Scale: 1"=20'	Drawn: RRH
Date: 01/05/22	Job #: 21-0221
Sheet:	C4.2

Z:\21\21-0221 Skyline Ridge Plat 6.dgn 21-0221 (GWS) Streets V4.2 - GRADING & DRAINAGE PLAN.dwg



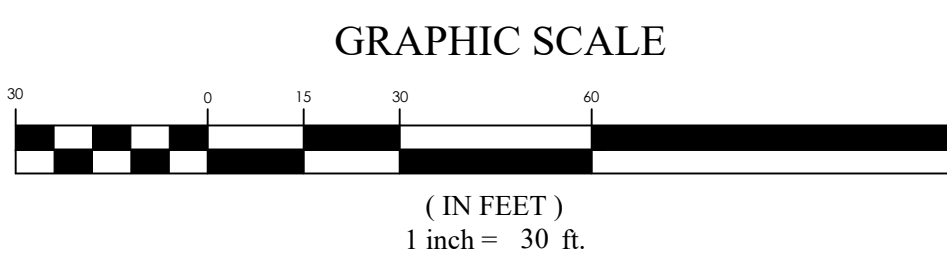
UNBUILDABLE AREA (SLOPES GREATER THAN 25%)

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

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
BUILDABLE SLOPE ANALYSIS

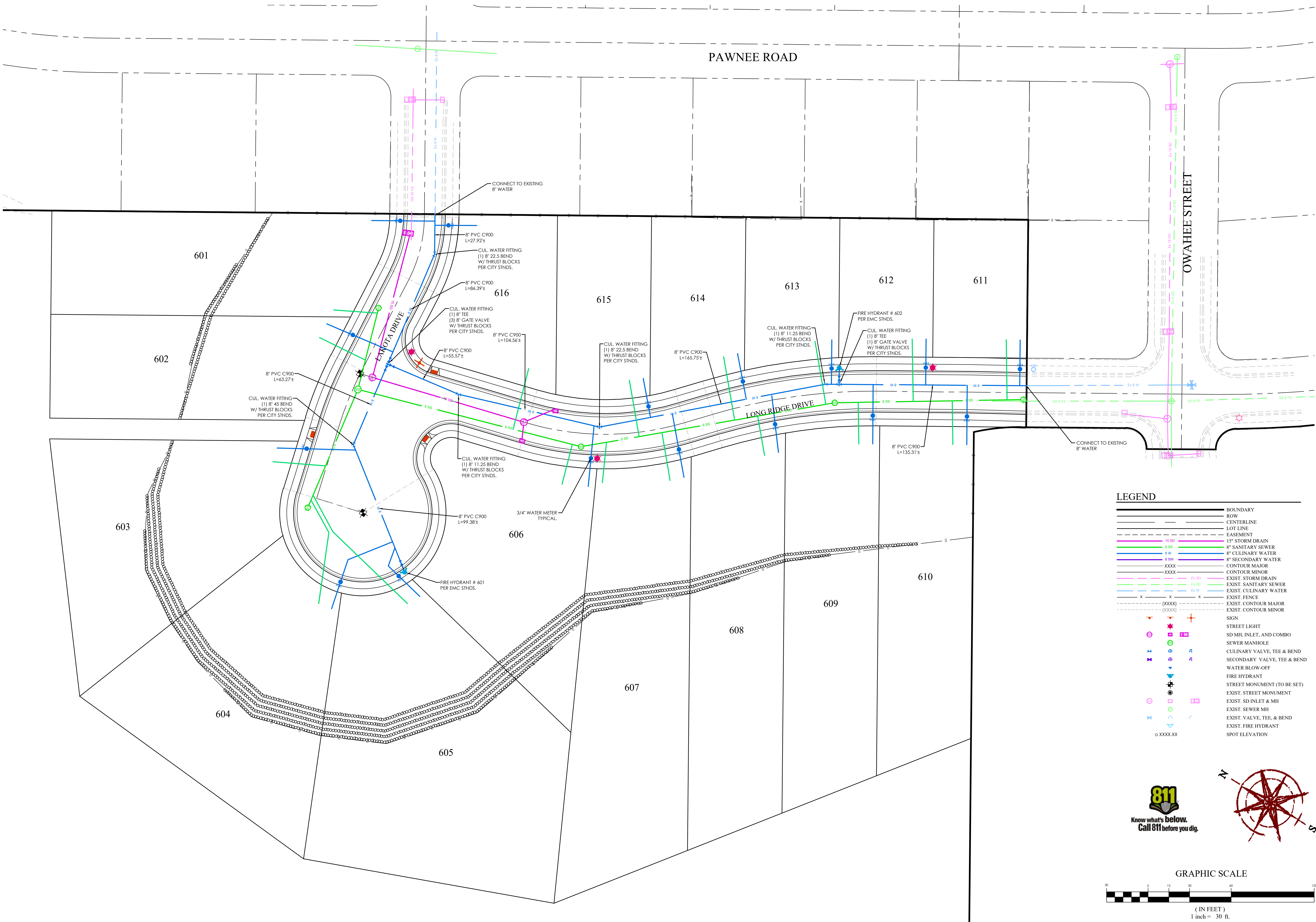
REVISION BLOCK		DESCRIPTION
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BUILDABLE SLOPE ANALYSIS

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

Drawn: RRH
Job #: 21-0221

C4.3



LEGEND

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

GRAPHIC SCALE
(IN FEET)
1 inch = 30 ft.

FOR
REVIEW
ONLY

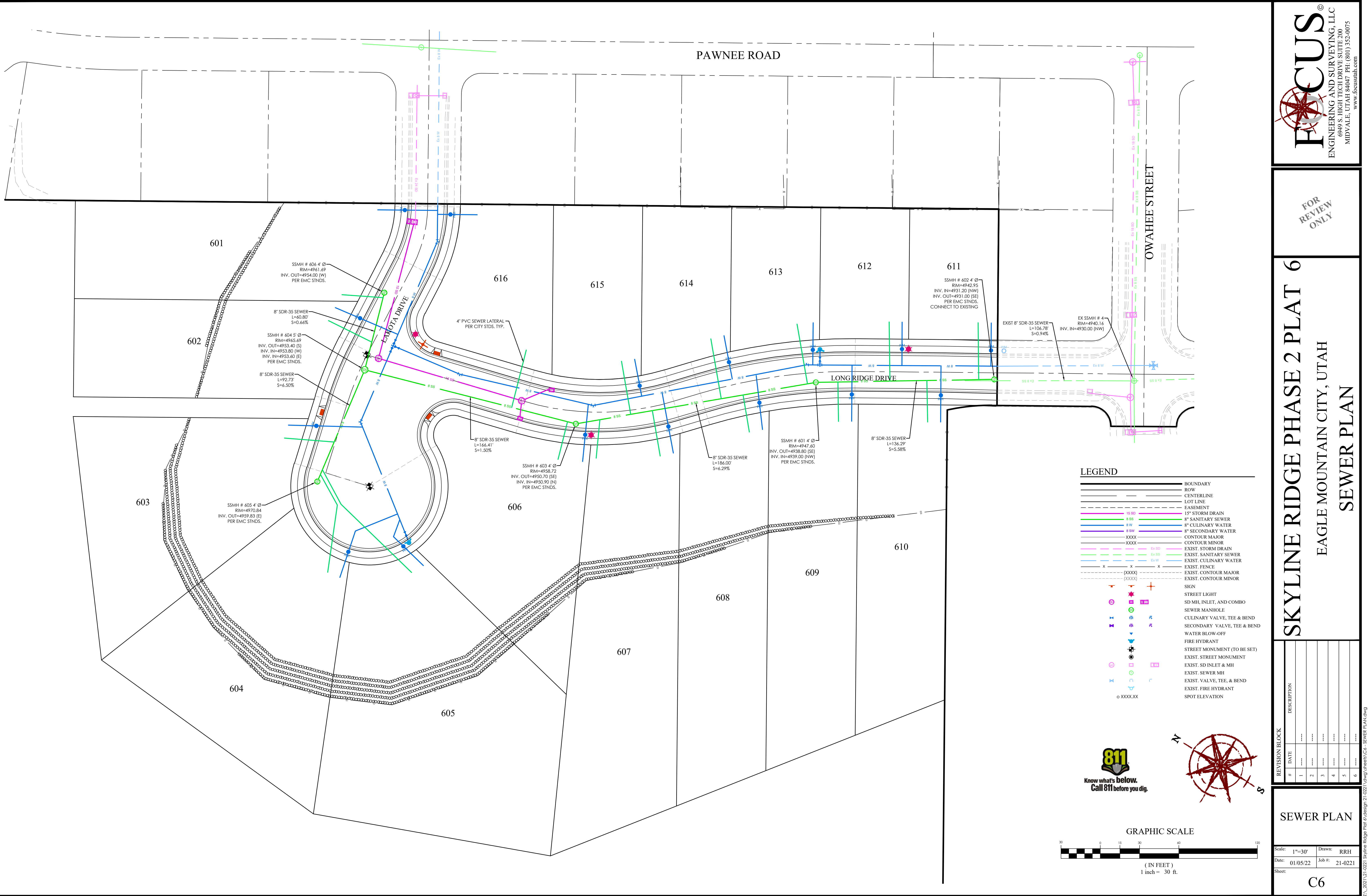
SKYLINE RIDGE PHASE 2 PLAT 6
EAGLE MOUNTAIN CITY, UTAH
WATER PLAN

REVISION BLOCK		DESCRIPTION
#	DATE	
1		
2		
3		
4		
5		
6		

WATER PLAN

Scale: 1"=30'	Drawn: RRH
Date: 01/05/22	Job #: 21-0221
Sheet:	C5

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FOR
REVIEW
ONLY

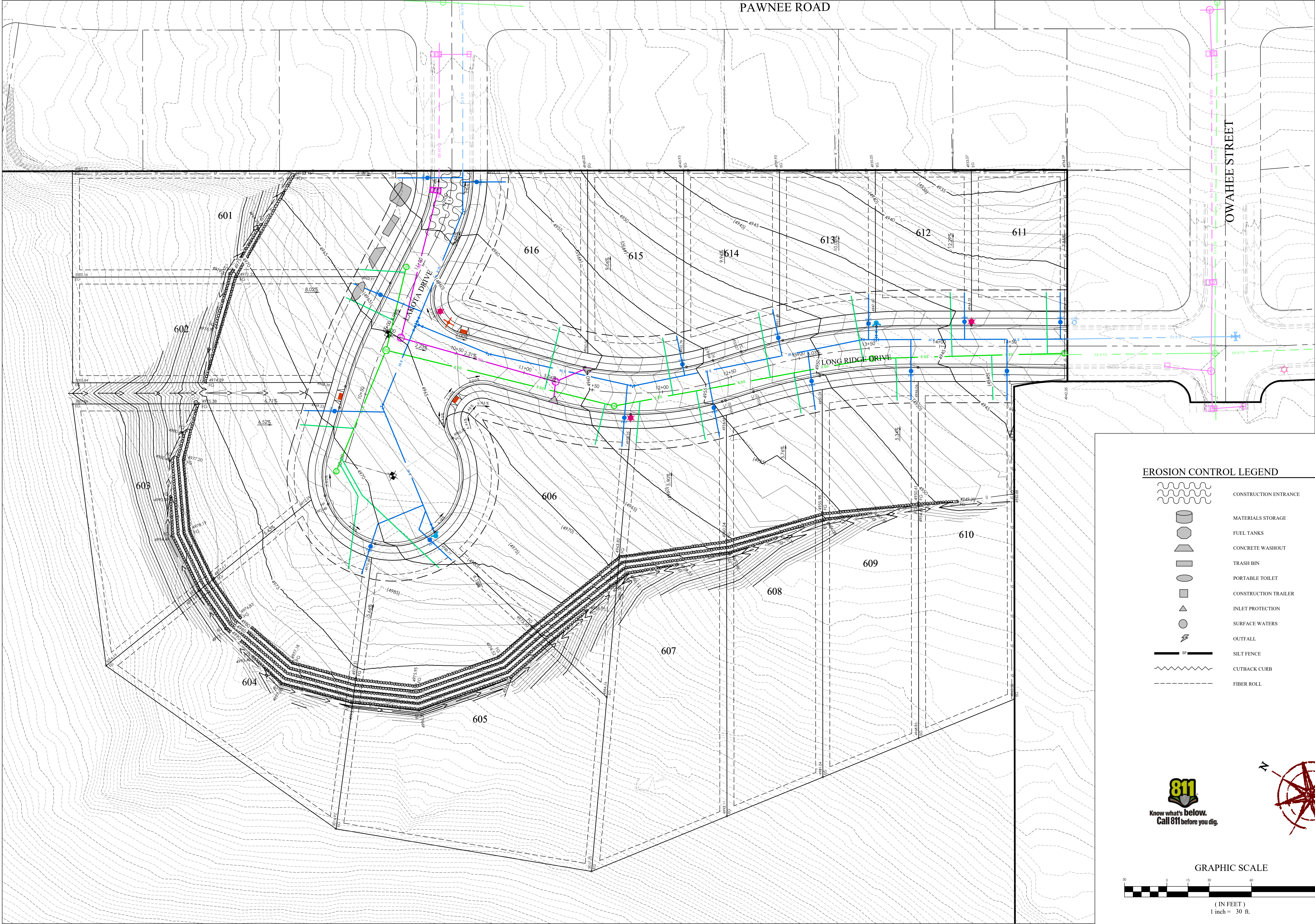
SKYLINE RIDGE PHASE 2 PLAT 6
EAGLE MOUNTAIN CITY, UTAH
SEWER PLAN

REVISION BLOCK	
#	DESCRIPTION
1	
2	
3	
4	
5	
6	

SEWER PLAN

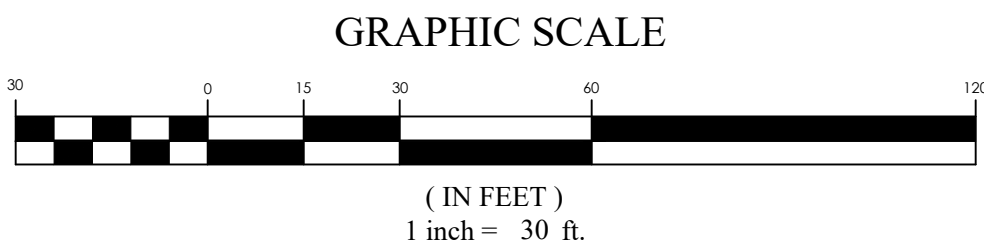
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Date: 01/05/22	Job #: 21-0221
Sheet:	C6

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	DATE	DESCRIPTION
1		
2		
3		
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6		

EROSION CONTROL PLAN

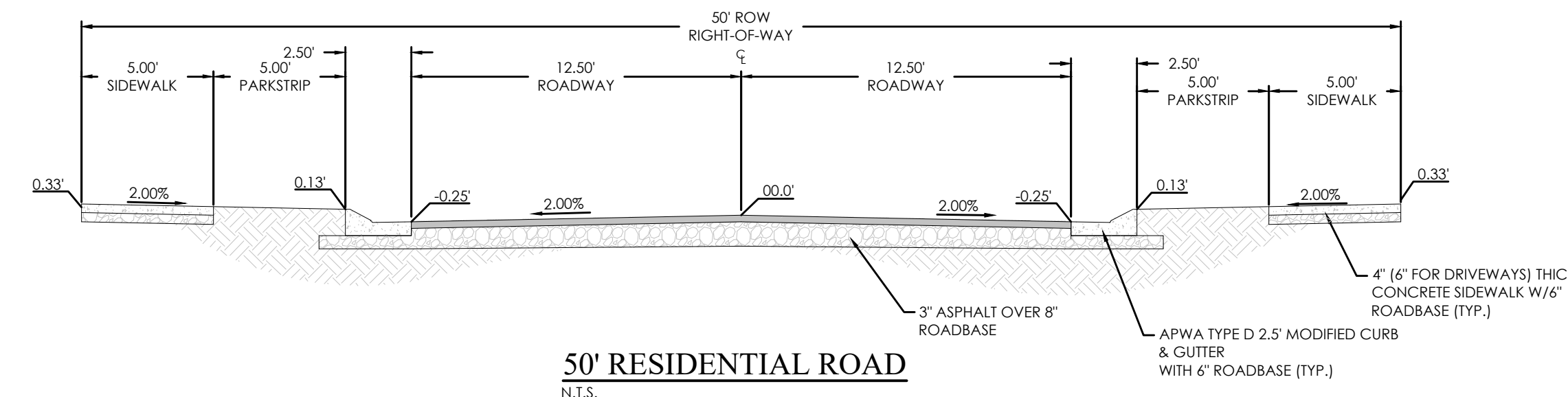
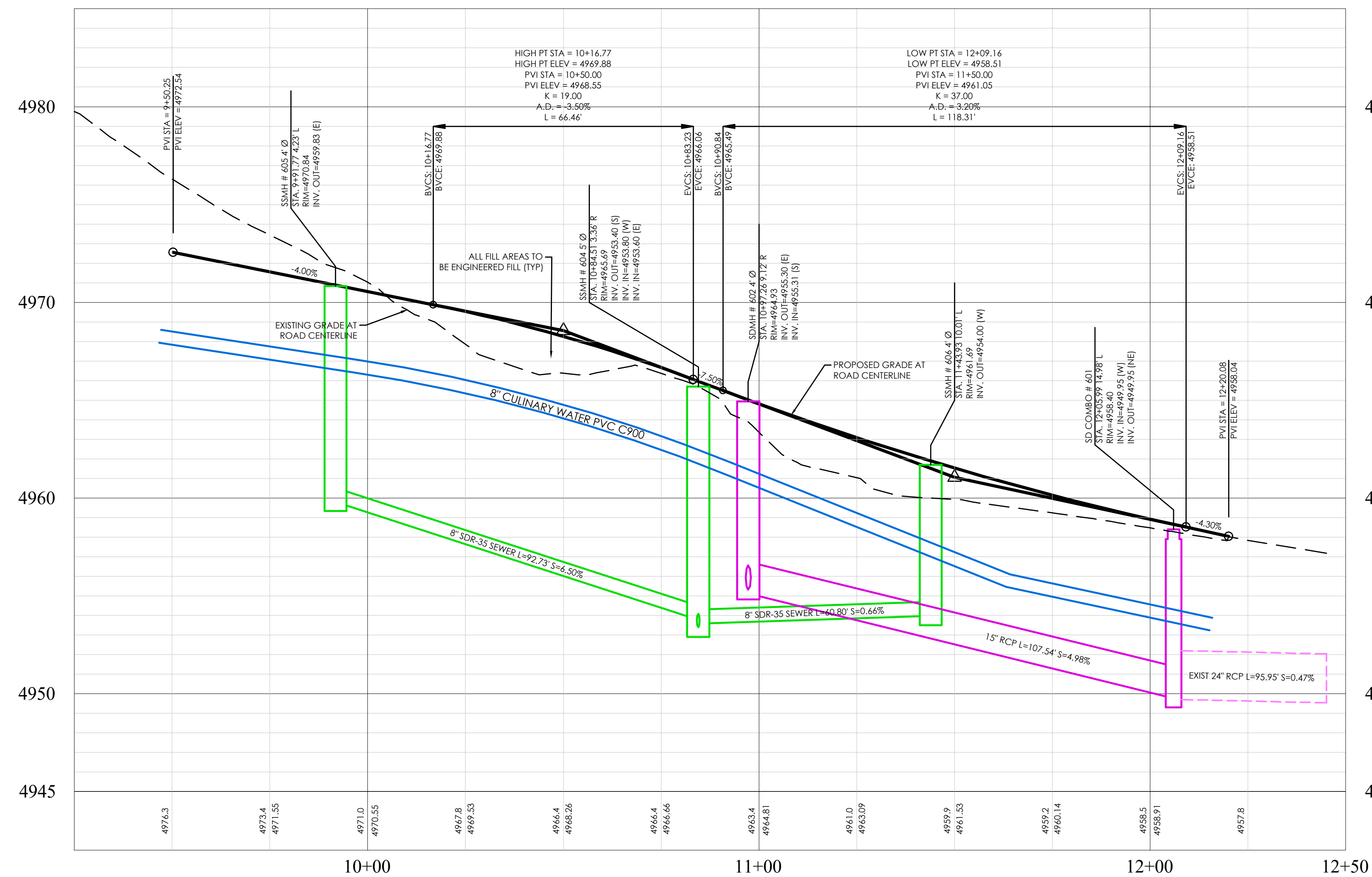
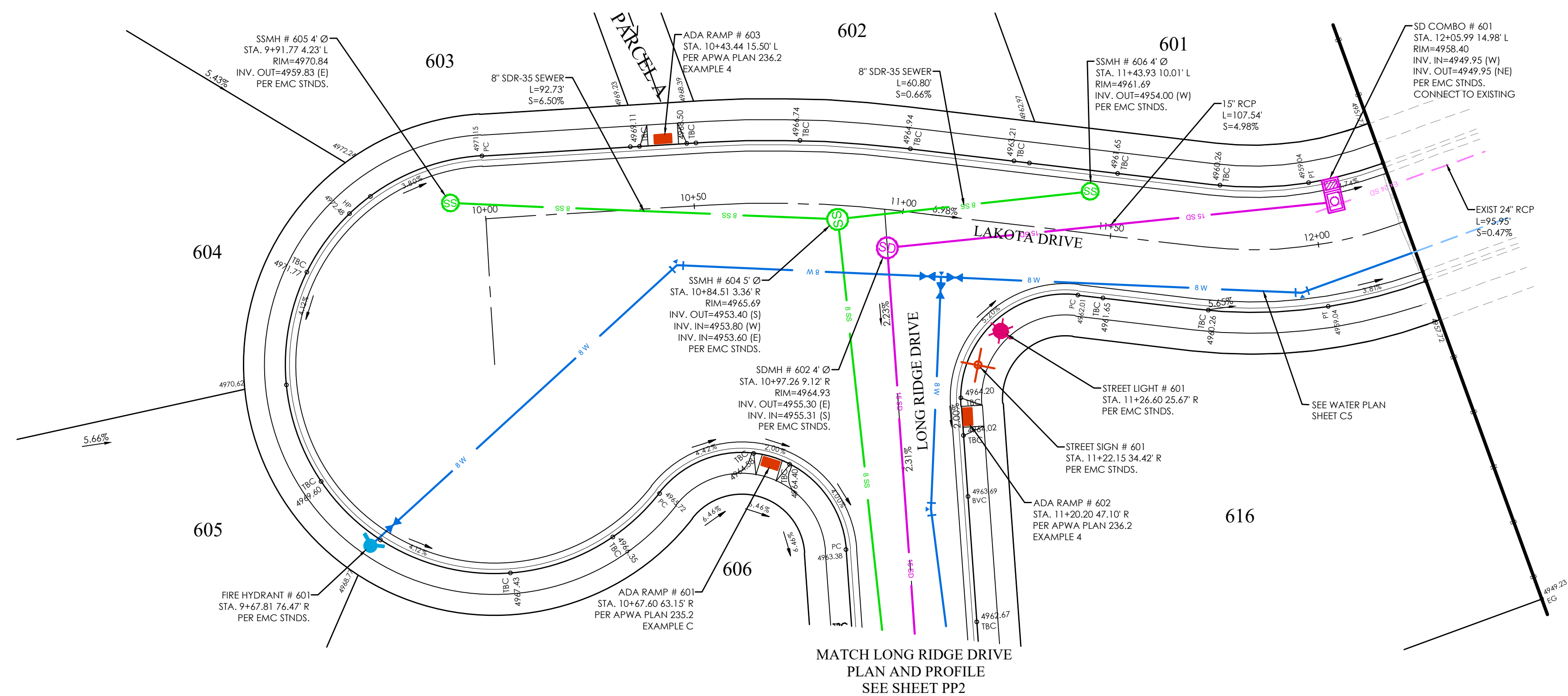
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Date: 01/05/22 Job #: 21-0221

Sheet: C7

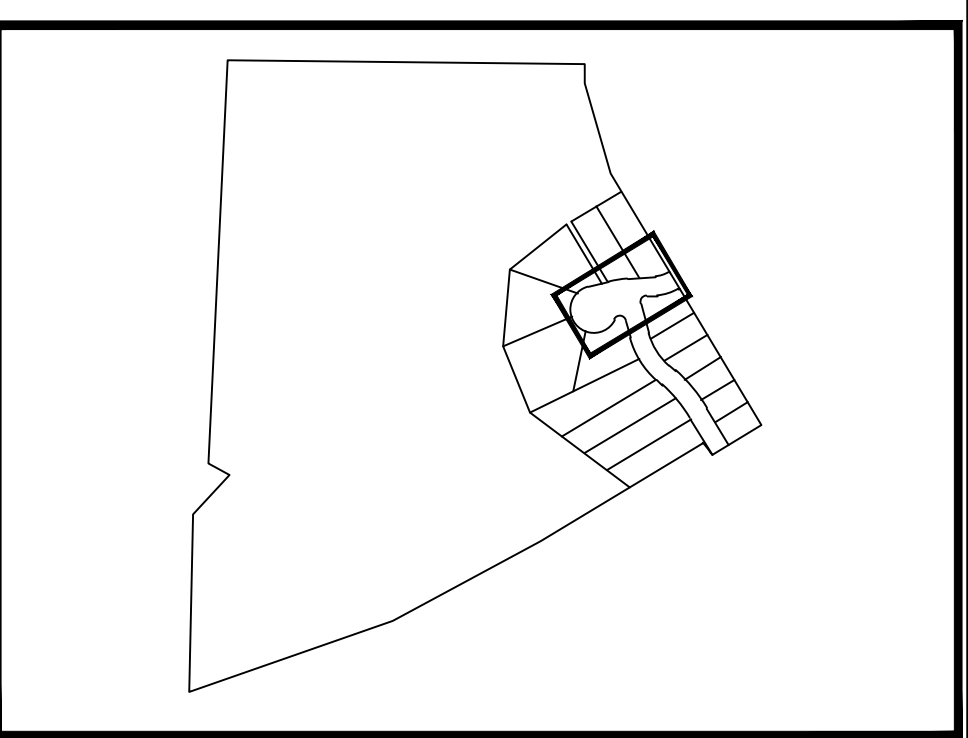
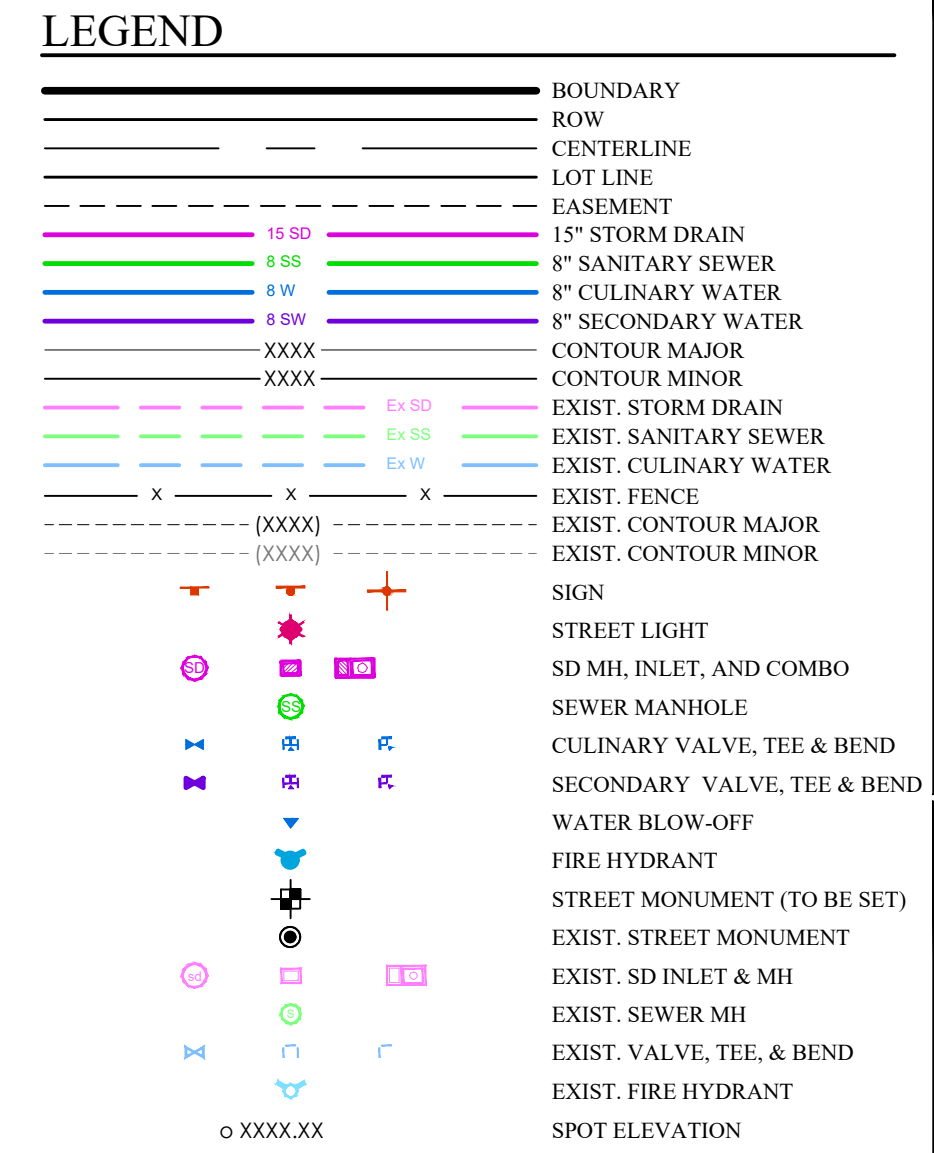
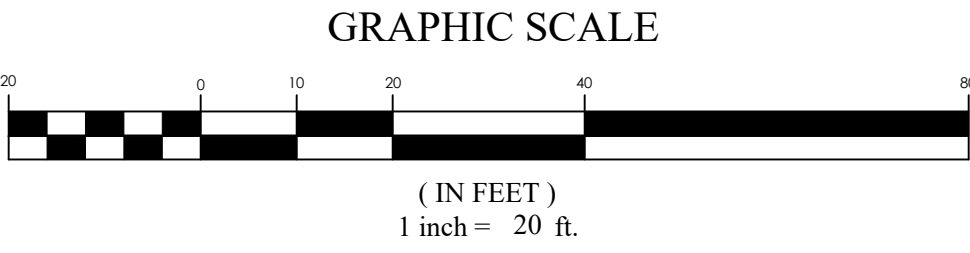
FOR REVIEW ONLY

Z:\2021\2021 Skyline Ridge Plat 6.dgn 21-0221 (wmg) Sheets\C7 - EROSION CONTROL PLAN.dwg



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

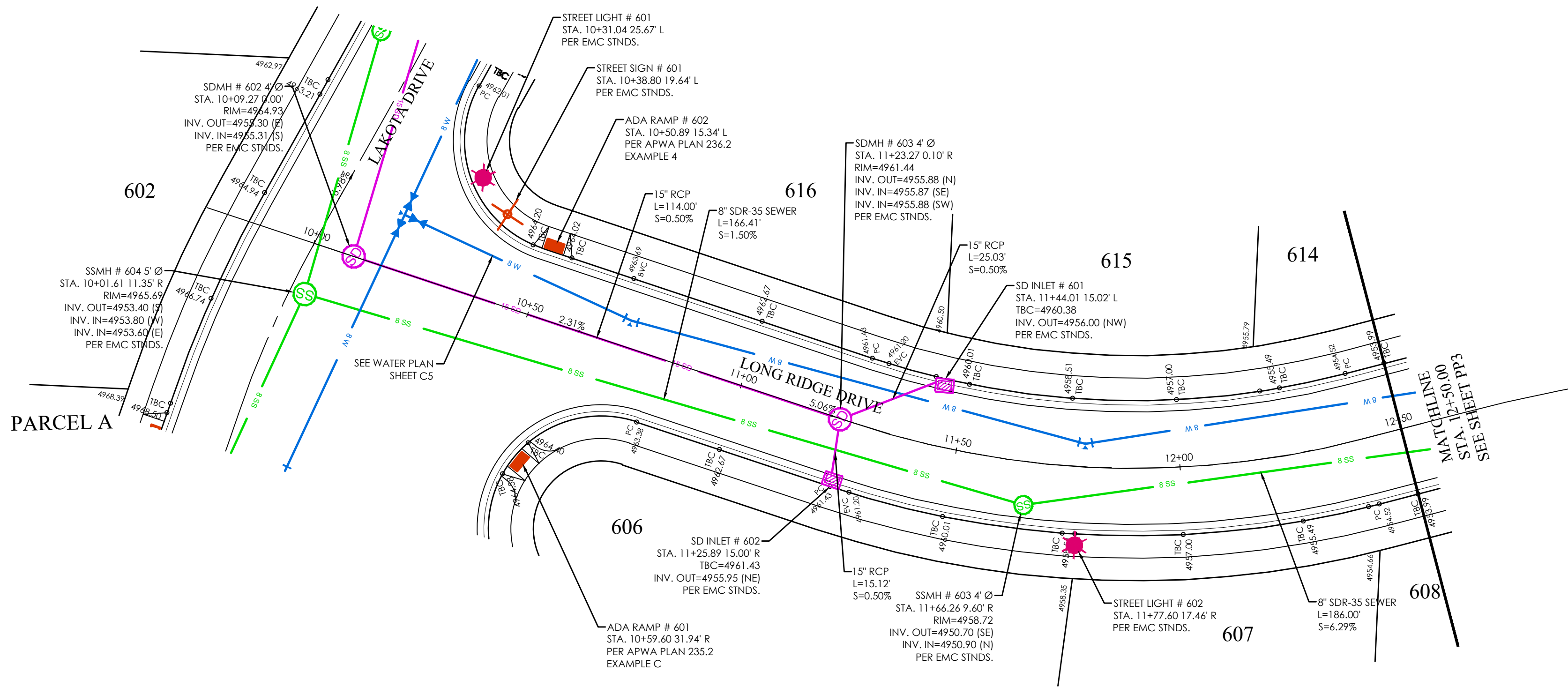
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2	MM/DD	
3	MM/DD	
4	MM/DD	
5	MM/DD	
6	MM/DD	

LAKOTA DRIVE	
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Date: 01/05/22	Job #: 21-0221
Sheet:	
PP1	

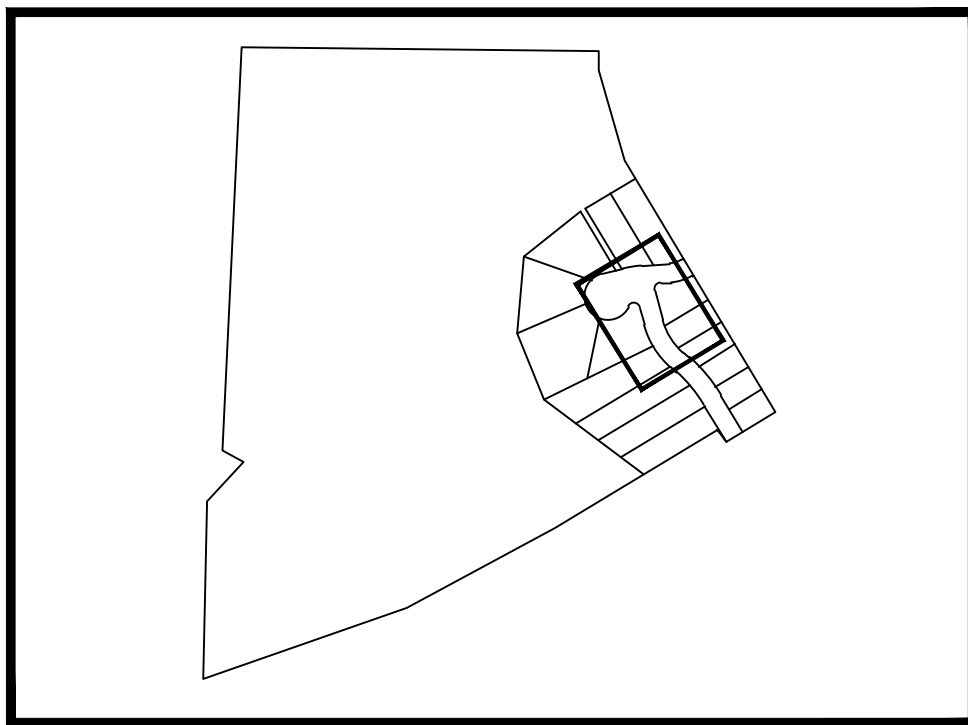
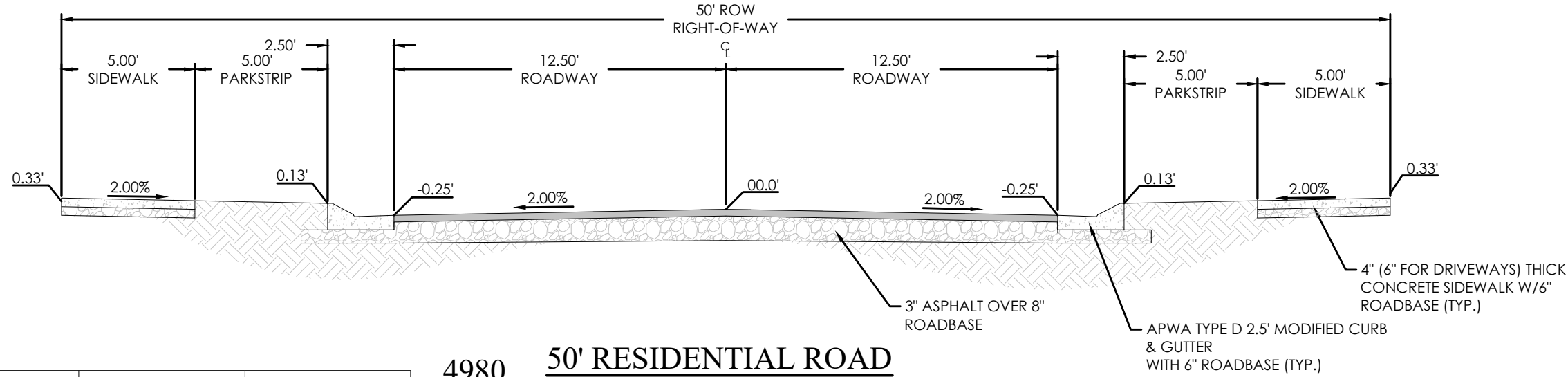
FOCUS[®]
ENGINEERING AND SURVEYING, LLC
6949 S. HIGH TECH DRIVE SUITE 200
MIDVALE, UTAH 84047 PH: (801) 352-0075
www.focusnh.com

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REVIEW
ONLY

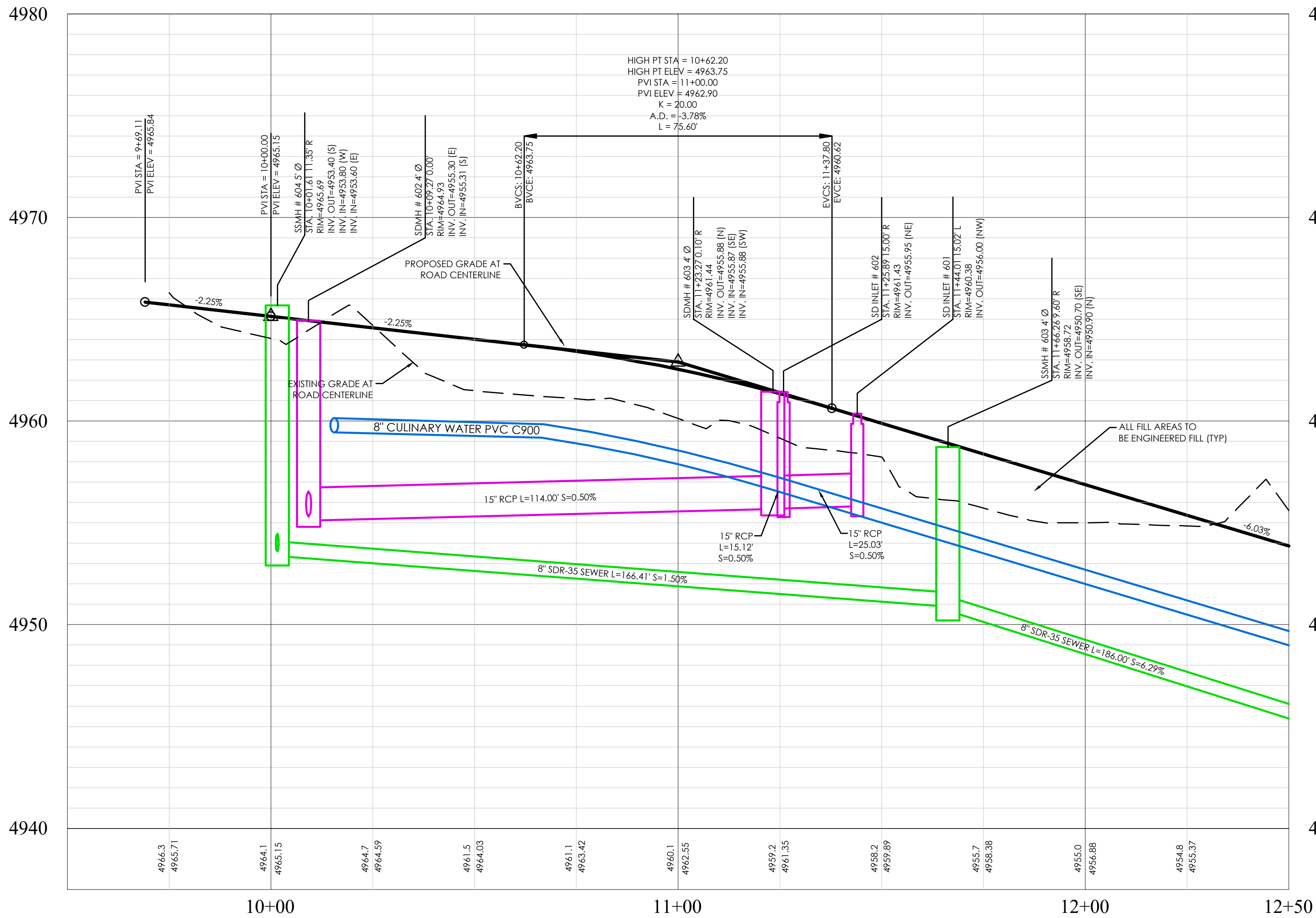
\\2021\21-0221 Skyline Ridge Plat 6\design 21-0221\dwg\sheets\PP1 - LAKOTA DRIVE.dwg



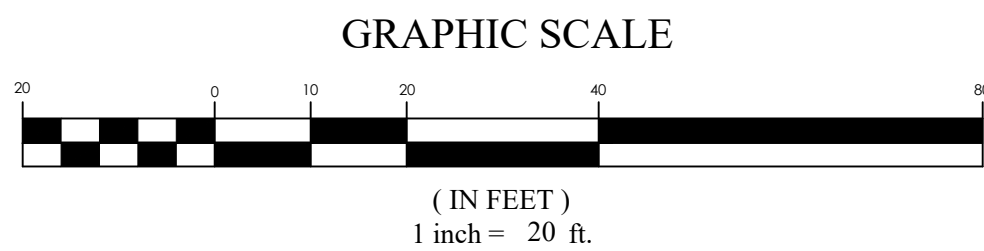
LONG RIDGE DRIVE PLAN



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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ENGINEERING AND SURVEYING, LLC
6949 S. HIGH TECH DRIVE, SUITE 200
MIDVALE, UTAH 84047 PH: (801) 352-0075
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FOR REVIEW ONLY

SKYLINE RIDGE PHASE 2 PLAT 6

EAGLE MOUNTAIN CITY, UTAH

LONG RIDGE DRIVE

REVISION BLOCK	
#	DESCRIPTION
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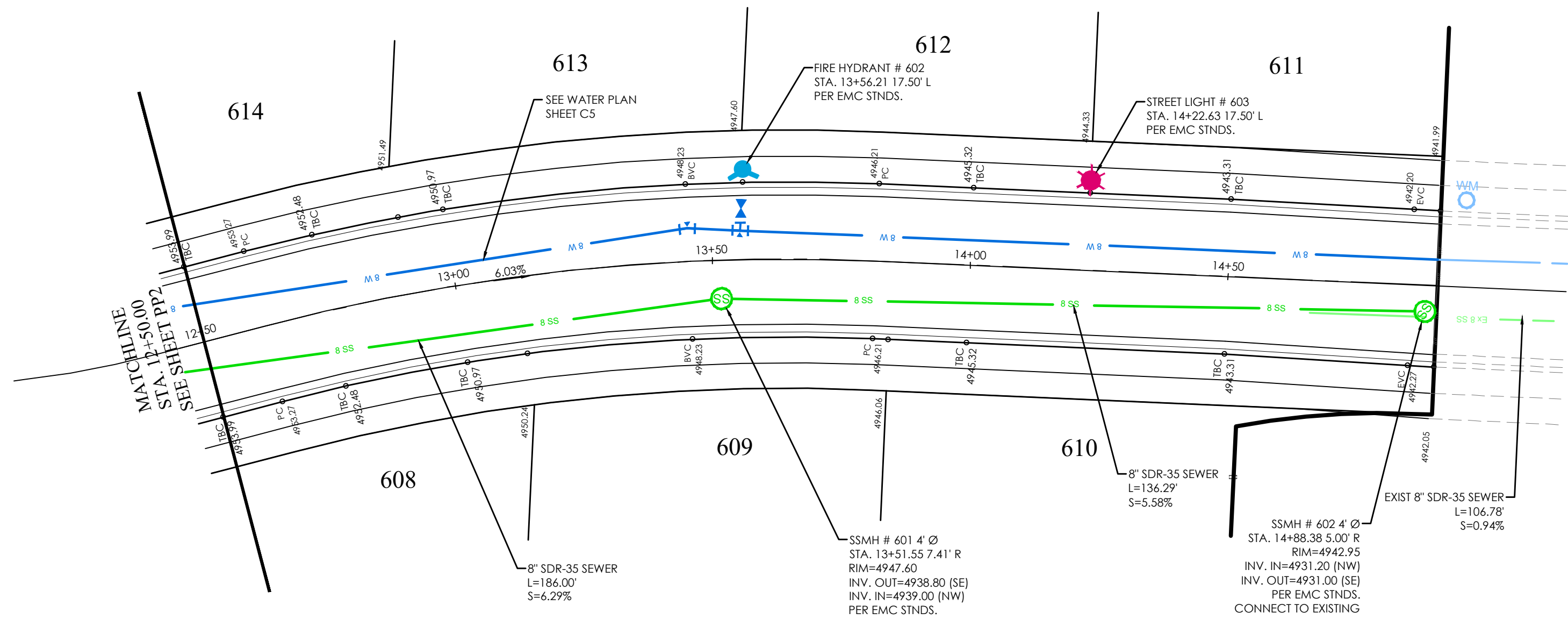
LONG RIDGE DRIVE

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Date: 01/05/22
Sheet: PP2

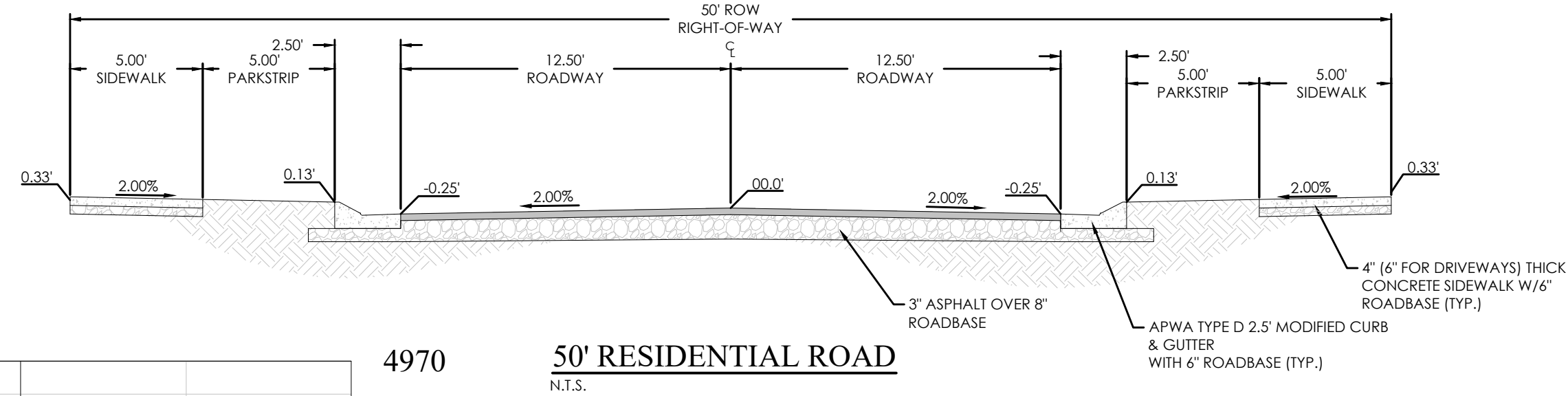
Drawn: RRH
Job #: 21-0221

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

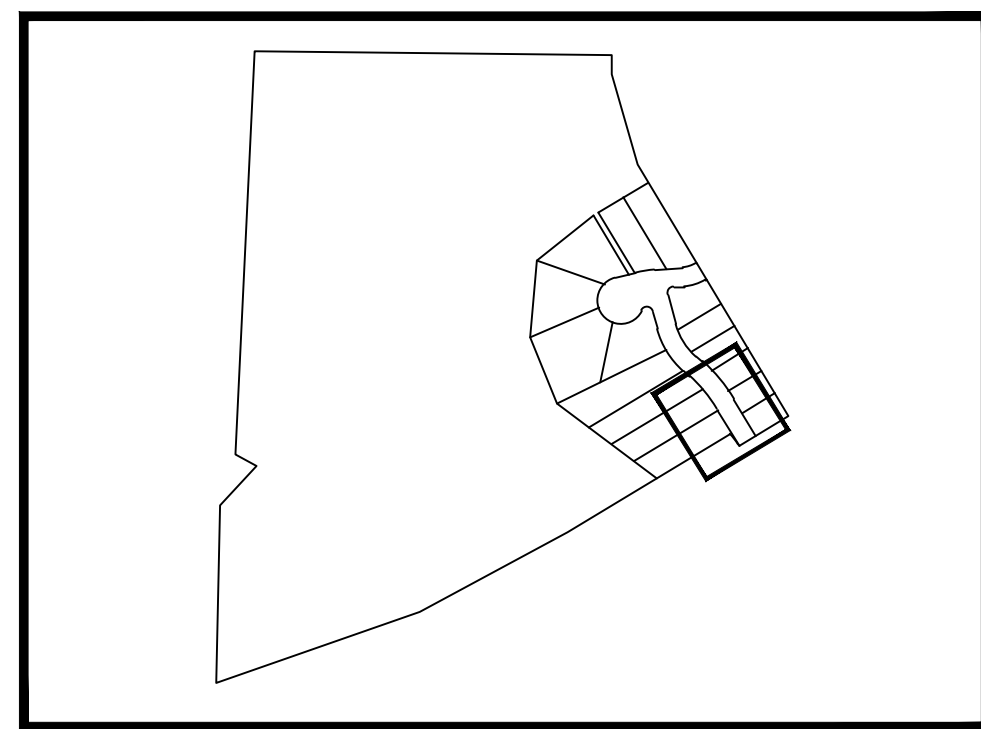
21-0221 Skyline Ridge Plat 6.dwg
21-0221 Skyline Ridge Plat 6.dwg
21-0221 Skyline Ridge Plat 6.dwg



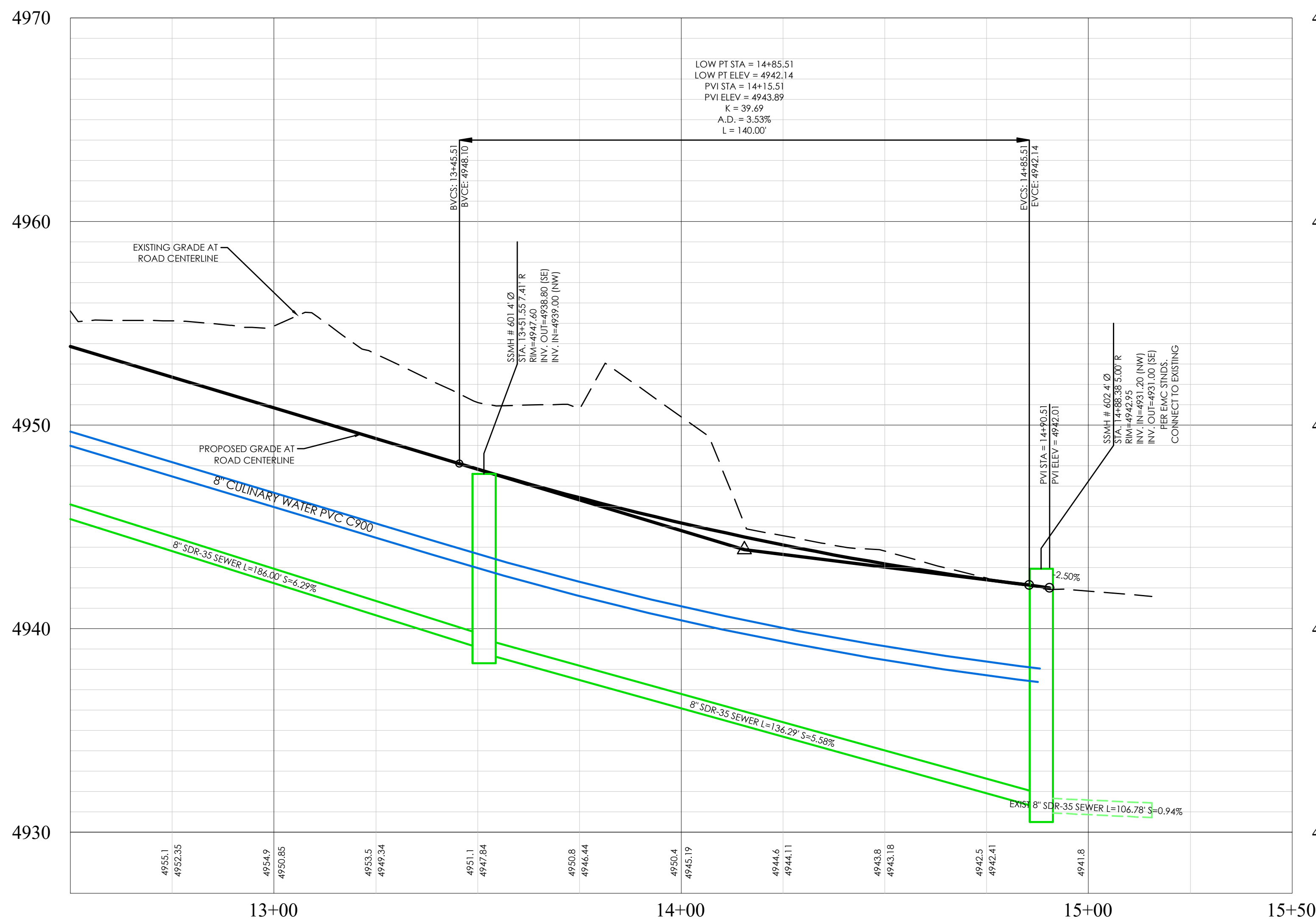
LONG RIDGE DRIVE PLAN



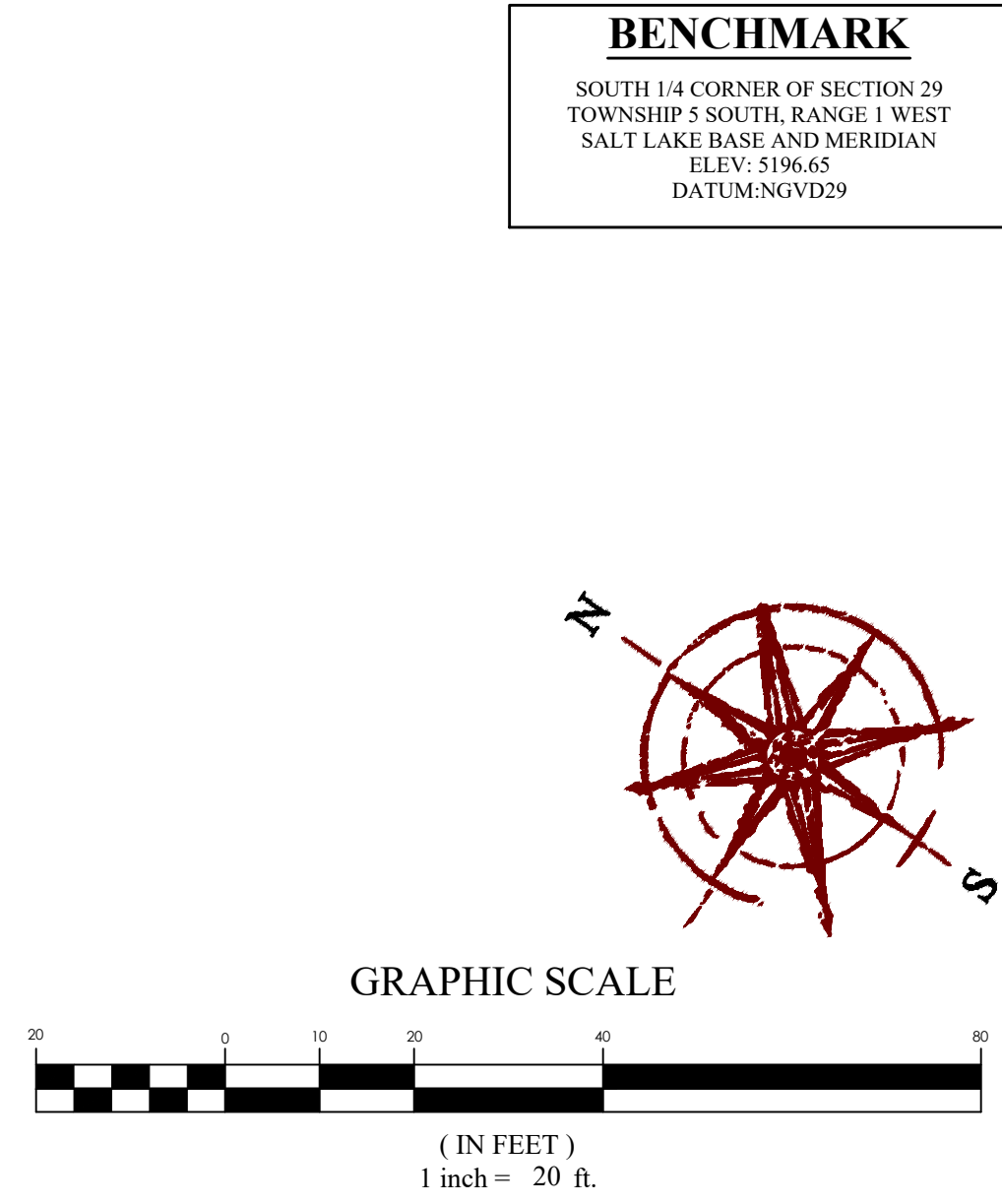
50' RESIDENTIAL ROAD
N.T.S.



KEY MAP
N.T.S.



LONG RIDGE DRIVE PROFILE



LEGEND	
—	BOUNDARY
—	ROW
—	CENTERLINE
—	EASEMENT
—	LOT LINE
—	15" SDR
—	8" SDR
—	8" W
—	8" SW
—	8" SDR
—	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
LONG RIDGE DRIVE

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

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 (Gwg) 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.

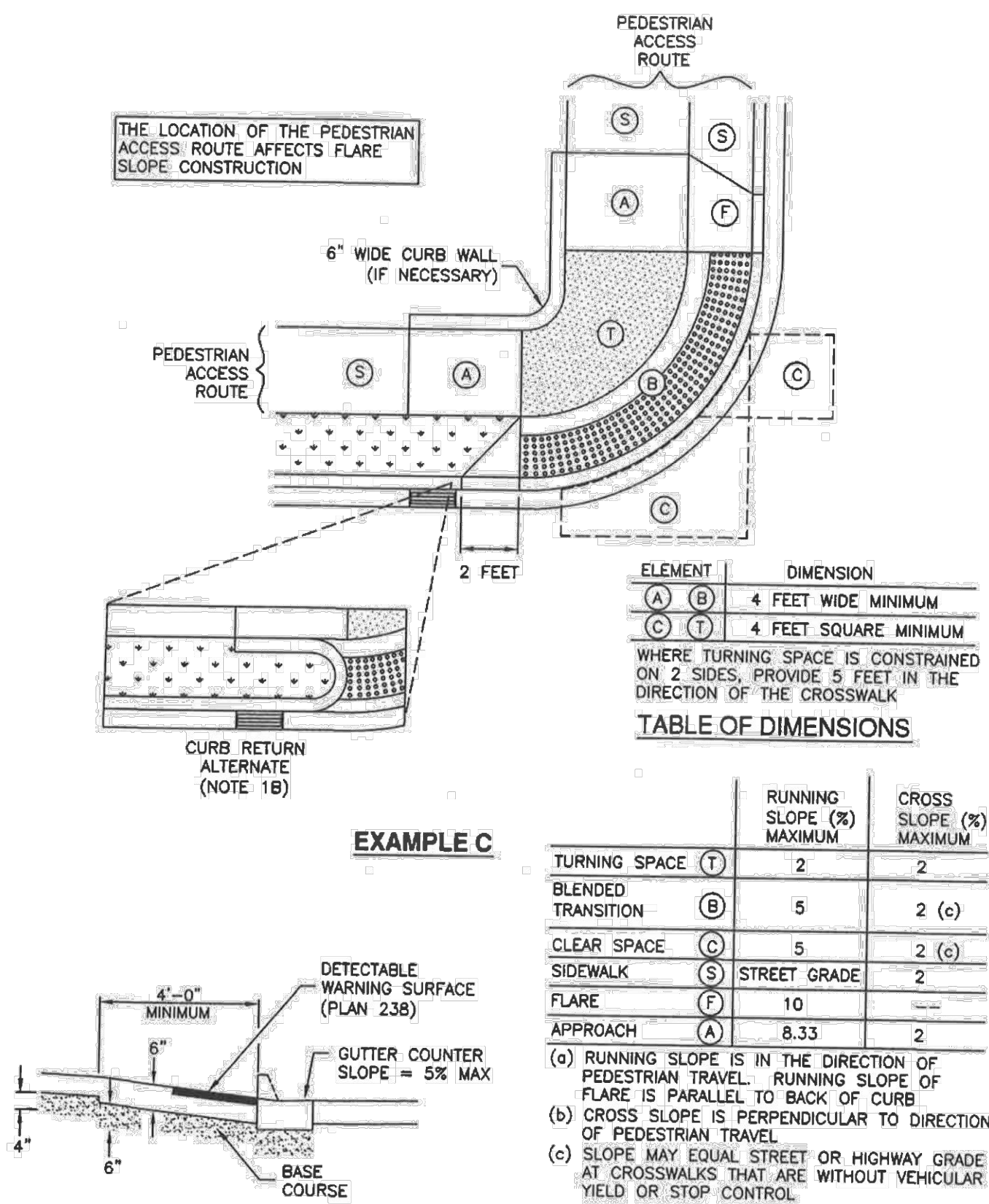
235.2

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



MATERIALS

SLOPE TABLE



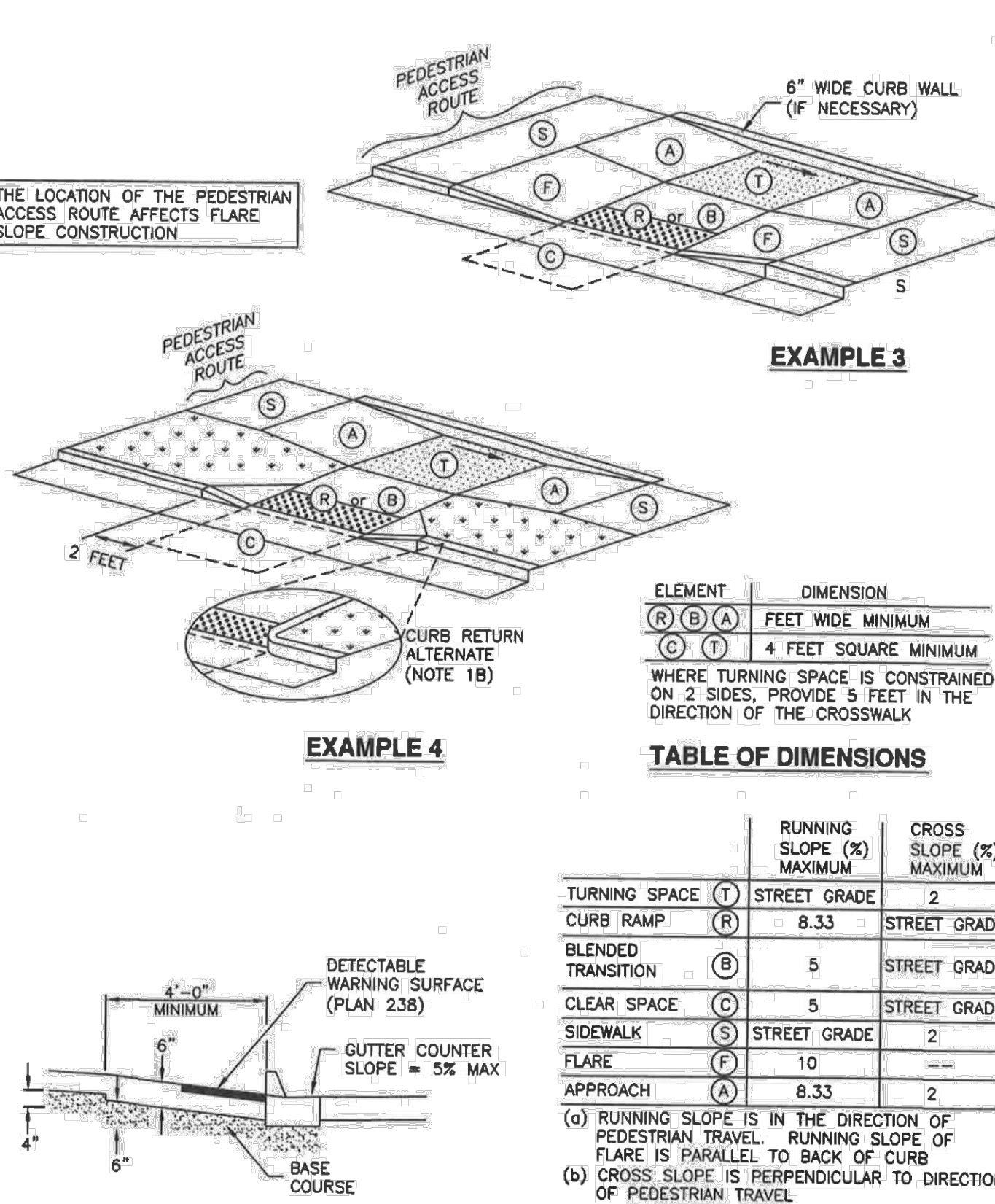
Corner curb cut assembly

Plan

235.2

September 2011

TURNING SPACE BETWEEN SIDEWALK AND STREET LEVELS



MATERIALS

SLOPE TABLE

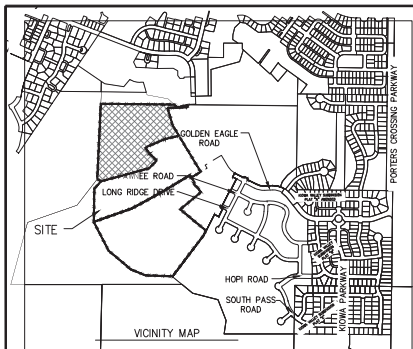


Mid-block curb cut assembly

Plan

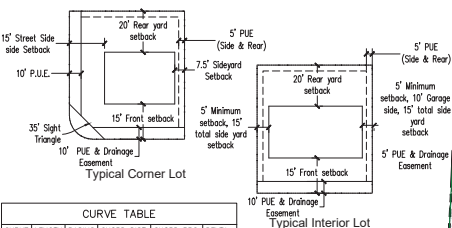
236.2

September 2011



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	13.49	200.00	129.32	N62°12'12"E	37°42'42"
C3	134.37	200.00	183.05	N60°07'12"W	22°51'24"
C4	86.00	175.00	85.15	N81°07'12"W	38°12'24"
C5	186.27	175.00	186.47	N67°14'12"W	64°27'36"
C6	14.30	150.00	34.28	N27°32'12"E	13°27'24"
C7	124.12	150.00	129.77	N89°48'24"W	51°14'00"
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°27'00"
C10	10.54	200.00	52.52	N49°22'12"E	5°42'00"
C11	75.98	200.00	75.91	N57°22'12"W	8°17'36"
C12	81.76	200.00	81.72	N49°19'12"W	8°44'24"
C13	14.78	15.00	14.19	N74°42'12"E	58°58'24"
C14	2.52	40.00	2.52	S79°14'12"W	2°24'12"
C15	84.52	60.00	77.71	S89°09'12"E	80°14'24"
C16	44.87	60.00	43.87	S1°37'24"W	42°50'24"
C17	23.68	60.00	23.53	N34°21'24"E	22°37'12"
C18	58.47	60.00	57.26	S74°42'12"W	15°26'36"
C19	14.00	15.00	13.50	S74°02'12"W	53°28'00"
C20	1.12	15.00	1.12	N47°09'12"E	4°17'00"
C21	53.68	225.00	53.55	N51°50'42"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°59'12"W	18°51'00"
C27	10.54	200.00	52.52	S79°12'12"E	5°42'00"
C28	43.26	175.00	69.87	S72°22'48"W	24°42'36"
C29	81.87	175.00	81.78	S53°31'24"W	17°00'24"
C30	23.56	15.00	23.21	S50°07'12"W	8°00'00"
C31	15.67	475.00	53.64	S49°12'12"E	4°28'24"
C32	76.72	475.00	76.66	S58°12'44"E	9°29'36"
C33	55.14	475.00	55.11	S64°08'24"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	15°00'00"
C36	66.52	200.00	66.23	S88°53'12"E	19°50'36"
C37	10.31	200.00	89.50	S63°39'36"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 AGRATIFICATION 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 _____

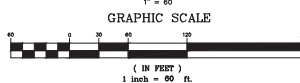
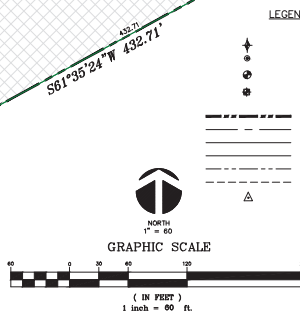
DOMINION ENERGY _____

APPROVED THIS _____ DAY OF _____, 20____

BY _____

TITLE _____

DOMINION ENERGY QUESTAR CORPORATION



APPROVAL AS TO FORM

APPROVED AS TO FORM THIS _____

DAY OF _____ A.D., 20____

EAGLE MTN CITY ATTORNEY

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 861.37' 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.

Said 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' 50" 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 296.30 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 41.14 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.

Said 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

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 } S.S.
COUNTY OF UTAH }

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)

Acceptance by the City of Eagle Mountain

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____

Map 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

COUNTY RECORDER SEAL

SURVEYORS SEAL

NOTARY PUBLIC SEAL

CIVIL ENGINEERS SEAL

CLERK-RECORDER SEAL



**EAGLE MOUNTAIN CITY
PLANNING COMMISSION MEETING
JANUARY 11, 2022**

TITLE: PUBLIC HEARING - Fire Station 251

ITEM TYPE: Site Plan

APPLICANT: Steve Simmons (UFA)

ACTION ITEM:

Yes

PUBLIC HEARING:

Yes

PREPARED BY:

Tayler Jensen, Planning

BACKGROUND:

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:

We recommend the Planning Commission make a motion 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](#)



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

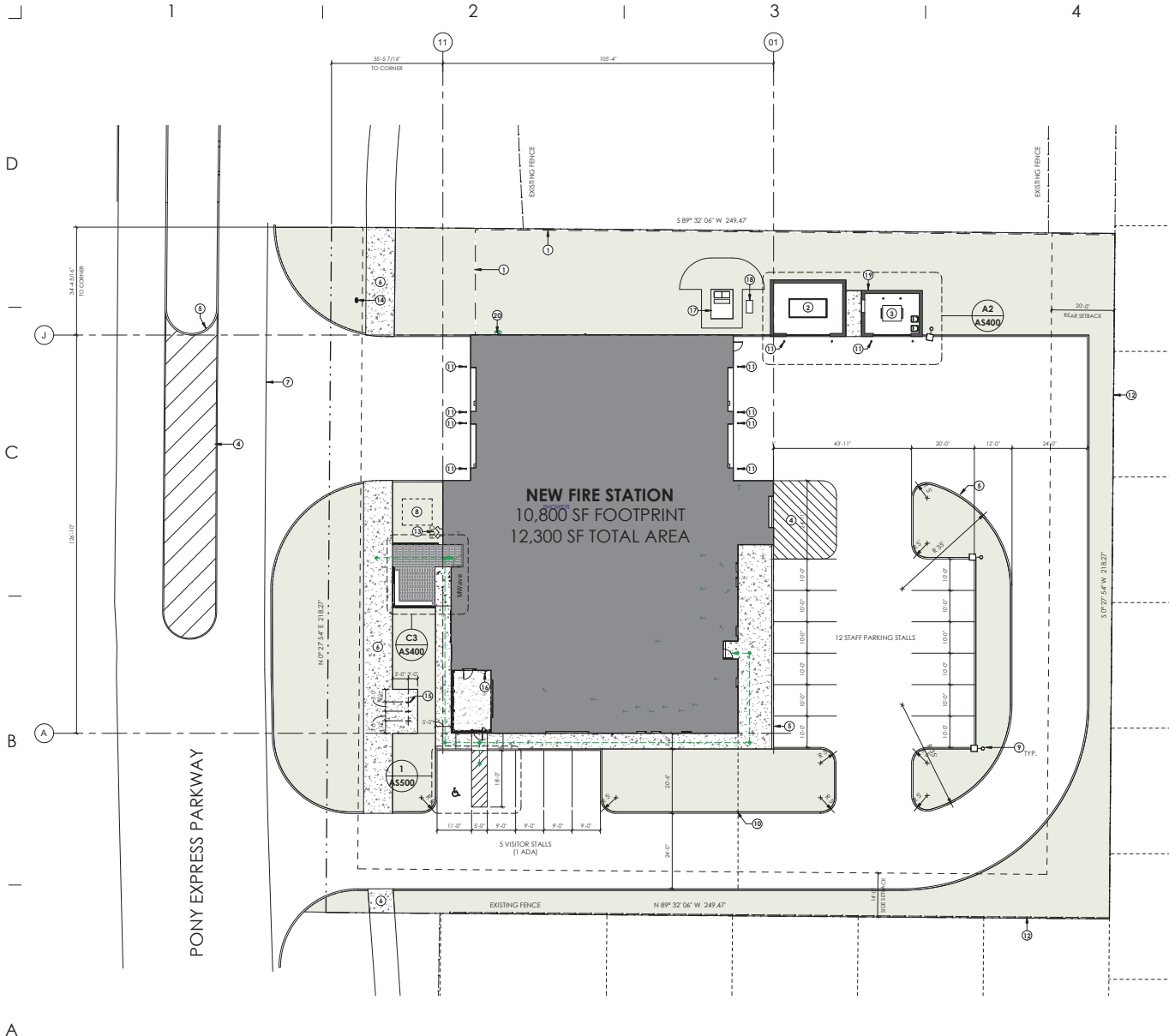
REVISIONS		
MARK	DATE	DESCRIPTION

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 AJO ARCHITECTS AND ENGINEERS. NO PART OF THIS DRAWING IS TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT THE WRITTEN PERMISSION OF AJO ARCHITECTS AND ENGINEERS. THE USER OF THIS DRAWING AGREES TO HOLD AJO ARCHITECTS AND ENGINEERS HARMLESS FROM AND AGAINST ALL CLAIMS, DAMAGES, LOSSES AND EXPENSES, INCLUDING REASONABLE ATTORNEY'S FEES, THAT MAY BE ASSERTED AGAINST OR INCURRED BY AJO ARCHITECTS AND ENGINEERS OR ANY OF ITS EMPLOYEES, AGENTS OR SUBCONTRACTORS, IN CONNECTION WITH THE USE OF THIS DRAWING. THE USER OF THIS DRAWING AGREES TO HOLD AJO ARCHITECTS AND ENGINEERS HARMLESS FROM AND AGAINST ALL CLAIMS, DAMAGES, LOSSES AND EXPENSES, INCLUDING REASONABLE ATTORNEY'S FEES, THAT MAY BE ASSERTED AGAINST OR INCURRED BY AJO ARCHITECTS AND ENGINEERS OR ANY OF ITS EMPLOYEES, AGENTS OR SUBCONTRACTORS, IN CONNECTION WITH THE USE OF THIS DRAWING.



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 STUB OUT, SEE MECHANICAL DRAWINGS.
- TRANSFORMER, SEE ELECTRICAL DRAWINGS.
- ELECTRICAL EQUIPMENT, SEE ELECTRICAL DRAWINGS.
- IRRIGATION CONTROLLER, SEE LANDSCAPE DRAWINGS.
- GAS METER, SEE MECHANICAL & CIVIL DRAWINGS.

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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

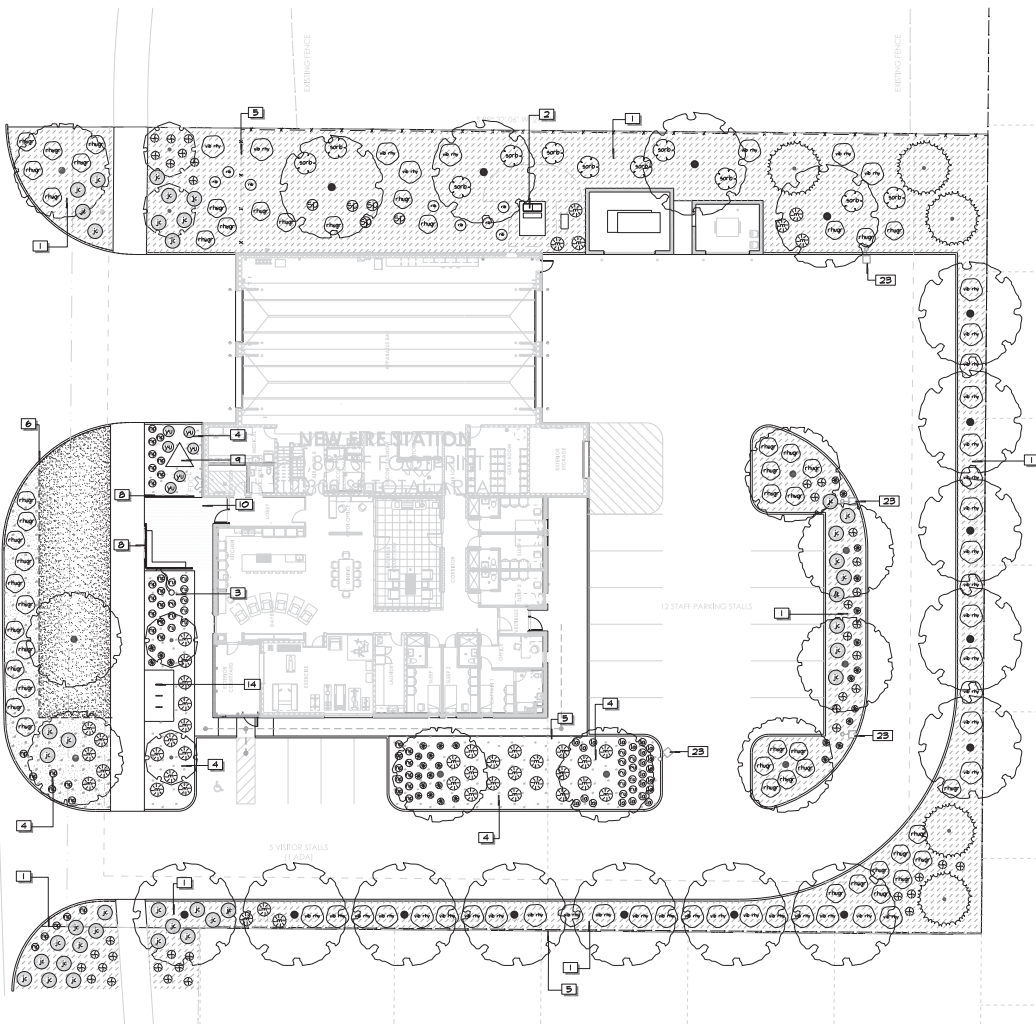
REVISIONS		
MARK	DATE	DESCRIPTION

ISSUE DATE: 11/12/21
ISSUE TYPE: 50% CD
DRAWN BY: DG
CHECKED BY: K. RIGBY
PROJECT#: 2021-04

SHEET NUMBER:

C230

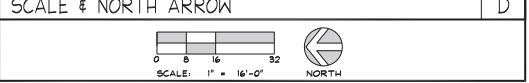




PLANT SCHEDULE							A
DECIDUOUS TREES	BOTANICAL NAME	COMMON NAME	GHNT	GAL	QTY		
1	Morus x Spring Snow	Spring Snow	B & B	2"	4		
2	Ulmus parvifolia	Chinese Lacebark Elm	B & B	2"	16		
3	Zelkova serrata 'Green Vase'	Sawed Zelkova	B & B	2"	4		
EVERGREEN TREES	BOTANICAL NAME	COMMON NAME	GHNT	GAL	QTY		
4	Cedrus 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-Lov'	Sera-Lov 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		15		
GRASSES	BOTANICAL NAME	COMMON NAME	SIZE				
15	Calamagrostis acutifolia 'Overdam'	Overdam Reed Grass	1 gal		41		
16	Festuca mini	Atlas Fescue	1 gal		32		
17	Miscanthus sinensis 'Brassilia'	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 SOO) 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 1/2" 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	392 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.			



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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.

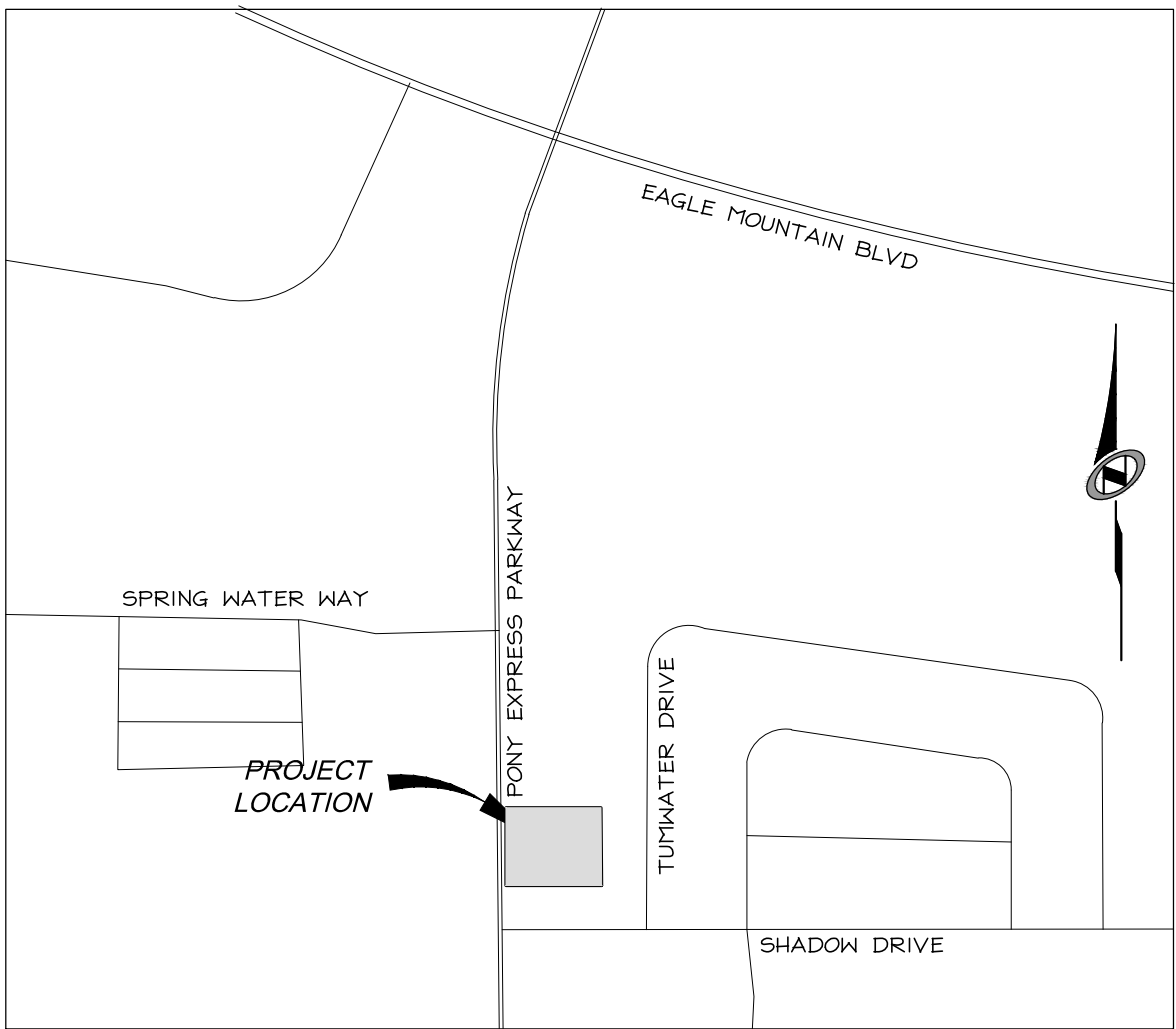
CONTAINS 54,450 S.F. OR 1.250 AC.

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



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
PLANNING COMMISSION MEETING
JANUARY 11, 2022**

TITLE: PUBLIC HEARING - Antelope Meadows

ITEM TYPE: Amended Preliminary Plat

APPLICANT: Fieldstone Homes

ACTION ITEM:

Yes

PUBLIC HEARING:

Yes

PREPARED BY:

Tayler Jensen, Planning

BACKGROUND:

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 Residential Lots
- 2.85 DU/AC
- 2 LDS Church Sites

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 Dwelling Units (10 additional lots)
- 3.01 DU/AC (increase of .16 du/ac)
- 1 LDS Church site (1 fewer site)

It should be noted the proposed amendment does not move or change any roadways or infrastructure in the development.

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:

We recommend the Planning Commission make a motion 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 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 26S, 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" W 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" W 73.16 FEET) TO THE BEGINNING OF A REVERSE CURVE HAVING A RADIUS OF 100.00 FEET; (CHORD 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" W 70.24 FEET); THENCE S53°14'34" W 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" W 110.42 FEET); THENCE S49°48'33" W 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" W 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" W 144.05 FEET) TO A POINT ON THE SOUTH BOUNDARY LINE OF STEVEN G. SMITH & LEONE KAY 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" W 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" W 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" W 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" W 101.97 FEET; THENCE N74°29'22" W 182.00 FEET; THENCE S89°33'55" W 107.623 FEET; THENCE S49°48'33" W 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

1. FIRE GENERAL NOTES:
2. (1) NINETEEN FIRE HYDRANTS AS MARKED
3. MINIMUM FIRE 1000 GPM RESIDENTIAL
4. ALL LOTS TO HAVE ADDRESSES THROUGH
5. CONSTRUCTION TO FINAL C of O.
6. FIRE HYDRANTS INSTALLED AND WORKING PRIOR
7. TO COMBUSTIBLE CONSTRUCTION.
8. 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.P.	Scale: 1" = 100'
---------------------	---------------------

PRELIMINARY PLAT

D.W.F.		07/10/00
Checked by:		

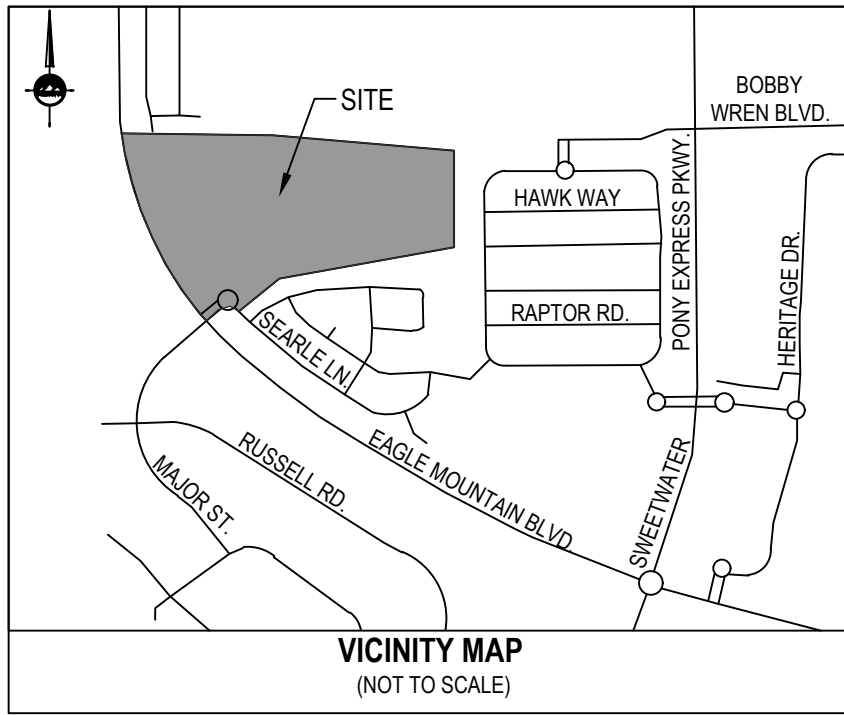
Scale:

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

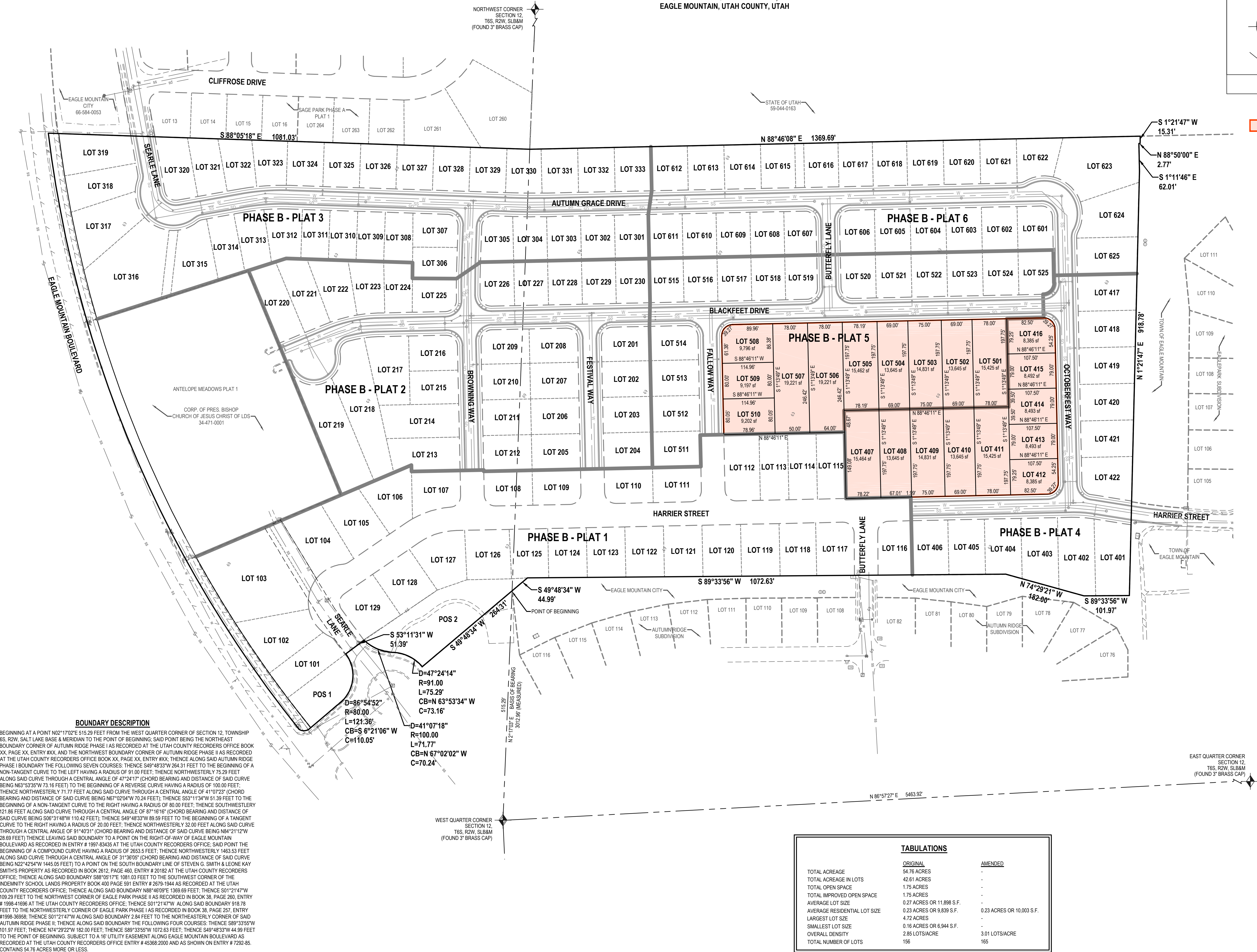
CEDAR CITY
Phone: 435.865.1453

RICHFIELD
Phone: 435.896.2983

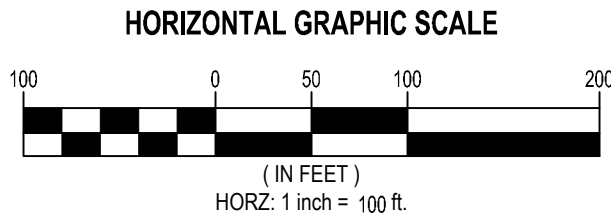
WWW.ENSIGNENG.COM

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



- AMENDED AREA





**EAGLE MOUNTAIN CITY
PLANNING COMMISSION MEETING
JANUARY 11, 2022**

TITLE:	CONCEPT PLAN - Stonebridge Corner Mixed-Use Development
ITEM TYPE:	Concept Plan
APPLICANT:	Scot Hazard

ACTION ITEM:

No

PUBLIC HEARING:

No

PREPARED BY:

Robert Hobbs, Planning

BACKGROUND:

The parcel made the subject of this report comprises some 2.41-acre parcel of raw ground (identified as County Parcel/Acct. # 8:033:0305 – hereinafter the “Property”) is located on/at the southwest corner of Stonebridge Lane and Ranches Parkway. The Property was once included in the Ranches Master Plan (now expired) and was represented as being an area set aside for a golf course hole.

On February 02, 2010, the City’s Council approved conversion of the Property into a commercial site, overlaying a “Mix-Use Commercial” setting thereon and approving an associated request to assign the then codified “Commercial Zone” to the Property. The City’s portrayal of the Property as being in a “Parks & Open Space General Plan “setting” is a mapping [scrivener’s] error.

The Planning Division has received an application for Conceptual Site Plan review of a mixed-use development slated for build-out on the land. Since the plan features a combined residential and commercial use, a Conditional Use Permit (CUP) will have to be applied for to entertain allowing the residential element on the Property. Nevertheless, it is agreeable to consider the Applicant’s idealized plans at this time to help them adjust their design(s) pre-CUP submittal.

ITEMS FOR CONSIDERATION:

Concept Development Plan (the listed Conclusions of Law, required findings, standards and requirements for the proposed Concept Plan may be found in/at EMMC §§ 17.100/16.15)

[The] Concept Plan Review:

Is an optional process (except when making application for a master development plan) that is offered as a means for applicants, developers or property owners to receive input from the planning director, planning commission, and city council on a proposed development prior to incurring the costs associated with further stages of the approval process.... [Ord. O-10-2019 § 2 (Exh. A); Ord. O-23-2005 § 3 (Exh. 1(2) § 3.2)]. (EMC § 16.15.020)

The concept plan review does not create any vested rights to proceed with development in any particular configuration and developers may anticipate that the planning director, planning commission, and/or city council will raise other issues not addressed at the concept plan stage. [Ord. O-10-2019 § 2 (Exh. A); Ord. O-23-2005 § 3 (Exh. 1(2) § 3.3)]. (EMC § 16.15.030)

Proposed Concept Aspects:

It is proposed that a commercial pad or lot area be established at the western end of the site with a mixed-use commercial [bottom floor] and multi-residential [top floor] structure with another small restaurant pad be placed along, and fronting, the parkway. Carports or garages are provided as vehicle shelters to serve the residential units proposed. At the western [tail] end of the Property another pad site (or possible future lot) is shown with a 1,600 sq. ft. building demarcated. A parking tabulations table is provided as well as landscape, parking, building footprint and overall site layout depictions.

The parking space/stall allocation agrees with current code. (EMMC § 17.55.120 Tables) The landscape buffers around the site perimeter are largely code compliant (save for the western side of the Property abutting the residential lots fronting Skye Loop which detail may be still modified to increase the same from circa 10' to 20'+). (EMMC § 17.060.170 Tables). A six-foot (6') masonry or decorative concrete wall will be required along the west side of the Property where it abuts residential lots in the Ranches development.

The building design proposed for the main structure matches (or

nearly so) the building design approved by the City for construction at the southeast corner of the intersection N. Ranches Parkway and E. Pony Express Parkway.

REQUIRED FINDINGS:

N/A -- Conceptual Site Plan Reviews are handled in response to a submitted request. To repeat, concept plan review is an optional process (except when making application for a master development plan) that is offered as a means for applicants, developers or property owners to receive input from the planning director, planning commission, and city council on a proposed development prior to incurring the costs associated with further stages of the approval process.... [Ord. O-10-2019 § 2 (Exh. A); Ord. [O-23-2005](#) § 3 (Exh. 1(2) § 3.2)]. (EMC § 16.15.020)

The concept plan review does not create any vested rights to proceed with development in any particular configuration and developers may anticipate that the planning director, planning commission, and/or city council will raise other issues not addressed at the concept plan stage. [Ord. O-10-2019 § 2 (Exh. A); Ord. [O-23-2005](#) § 3 (Exh. 1(2) § 3.3)]. (EMC § 16.15.030) Contrarily, Preliminary/Final Site Plan Approval Applications are effectually administrative checklist items to be approved if all required elements and proper design are provided in their drawings.

RECOMMENDATION:

N/A at this juncture; plan is conceptual [non-binding] at this time...

ATTACHMENTS:

[2021_1203 - Stonebridge Corner - Parcel Map.pdf](#)

[2021_1203 - Stonebridge Corner - Concept Plan.pdf](#)

[2021_1203 - Stonebridge Corner - Compatibility Statement.pdf](#)

[2021_1203 - Stonebridge Corner - Color Elevations.pdf](#)

[2021_1203 - Stonebridge Corner -- Design Intent Statement.pdf](#)

58:033:0257

Rockwell
Charter
High School

ROCKWELL CHARTER HIGH SCHOOL...
3435 E STONEBRIDGE LN - EAGLE MOUNTAIN
Value: \$0 -- 10.07 acres
Entry# 92377-2008

66:403:0102

TOD COR HOLDINGS LLC...
9159 N RANCHES PKWY - EAGLE MOUNTAIN
Value: \$1,804,300 -- 4.51 acres
Entry# 86246-2013

58:033:0297

TOD COR HOLDINGS LLC...
Value: \$607,700 -- 1.5 acres
Entry# 11799-2014





△	MARK	REVISION	DATE

58:033:0297
TOD COR HOLDINGS LLC...
Value: \$607,700 -- 1.5 acres
Entry# 11799-2014

PARKING TABULATIONS	
TOTAL RESTAURANT BUILDING AREA:	9896 SF + 2080 SF = 10,856 SF
PARKING BASIS:	1 STALL PER 250 SF
PARKING STALLS REQUIRED:	48 STALLS
RESIDENTIAL UNITS:	
PARKING BASIS:	12 UNITS
PARKING STALLS REQUIRED:	2.33 STALLS / UNIT
TOTAL PARKING STALLS REQUIRED:	28 STALLS
TOTAL PARKING STALLS PROVIDED:	76 STALLS
 233 SOUTH PLEASANT GROVE BLVD. SUITE #105 PLEASANT GROVE, UTAH 84062 PHONE: (801) 769-3000 FAX: (801) 769-3001 cmaul@cmnaul.com PROJECT #: PROJ. MAN.: CHECKED BY: DATE: 11/19/21 CMA 21-088 JSJ CM	
THE INFORMATION HEREIN IS THE PROPERTY OF CURTIS MINER ARCHITECTURE AND MAY NOT BE REPRODUCED WITHOUT WRITTEN CONSENT. © 2016 CURTIS MINER ARCHITECTURE, LLC	

PROJECT:	STONEBRIDGE MIXED-USE STONEBRIDGE EAGLE MOUNTAIN, UTAH 84005	
SHEET DESCRIPTION:	ARCHITECTURAL SITE PLAN	SHEET: AS101

Rezoning Application Compatibility Statement

The subject property is currently zoned as open space. Surrounding uses are:

East: The Ranches Parkway, the primary feeder to The Ranches planned community, the Ranches Golf Course and the Eagle Mountain Business Campus office complex.

North: To the North, the current zoning is commercial, currently with an existing Maverick store, a proposed future car wash, and a propose future preschool.

West: To the west there is no real bordering property, but the Rockwell Charter School is located NW of the subject property.

South: Primary uses are existing residential (Highlands at The Ranches), the Ranches Golf Course and residential (Stonebridge).

The subject property is compatible with the retail center that is currently anchored by a Maverick convenience store. This commercial center has an approved pad for a Montesorri school, and a Tagg car wash is currently under consideration. The possible future commercial uses for the subject property are: Bank, office, convenience store, fast food restaurants, stand alone restaurants, or a possible strip center.

The subject property is located at the entrance of The Ranches planned community and the proposed commercial use is consistent with the other commercial uses found at the entrance of The Ranches.







Stonebridge Corner Design Intent

The conceptual design of the proposed Stonebridge Corner is intended to be consistent with neighboring commercial uses. To the south is golf course. To the SW at a higher elevation is a portion of the Stonebridge residential neighborhood. To the north is the approve Montessori Academy (to be built), a proposed Tagg Car Wash, and a Maverick, together with other similar future commercial uses. To the NW is Rockwell Charter School. To the east is Ranches Parkway.

The subject parcel's current zoning and approved land use is still being confirmed by Eagle Mountain City. It was originally part of the golf course property in The Ranches Master Plan. In 2010, the property owner processed applications for general plan amendment and rezone. The property owner has represented that the City approved these applications and that the parcel bears the historic zone of Mixed Use Residential, which was consistent with the then-current Future Land Use and Transportation Corridors Map.

The concept plan application under current consideration by the City is consistent with a Mixed-Use intent. The main building proposed for the SE corner is a mixed use building, very similar to the recently approved mixed use center in the Parkway Crossroads project; commercial (retail/office) uses on the main floor, with approximately 11 apartment units (single ownership) for rent on the second floor. In the NE corner is a proposed drive-thru only (perhaps limited walk-up service) building, intended for a drink or coffee shop application. On the west side of the project's commercial utilization, is a small, roughly 1600 sqft restaurant building. West of this building to the western boundary is improved open space. Because of the odd shape of the parcel, this area is difficult to improve for public use other than as improved open space. The concept would be incorporate this open space with the 1600 sqft restaurant. The open space would be improved and maintained by the property owner and not be a public dedication. Some informal outdoor dining seating is contemplated within this space.

A 20' landscaped buffer between single family residential and commercial uses is typically required. The applicant is asking for feedback on consolidating the open space into usable space on the west as described above rather than using a 20' wide linear transition buffer. A narrower 9' wide tree-lined linear buffer is being proposed adjacent to the Stonebridge single family lots. A masonry wall transition would have limited benefit inasmuch as there is a significant elevation difference between the single family homes and the subject property. The homes sit quite a bit higher and will overlook the subject property and any wall or fencing provided. One of the bordering lots in the adjacent neighborhood is an unimproved storm drain pond.