



EAGLE MOUNTAIN CITY COUNCIL MEETING

AUGUST 6, 2024, 4:00 PM

EAGLE MOUNTAIN CITY COUNCIL CHAMBERS

1650 EAST STAGECOACH RUN, EAGLE MOUNTAIN, UTAH 84005

4:00 PM WORK SESSION - CITY COUNCIL CHAMBERS

1. DISCUSSION AND INFORMATION ITEMS

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

1.A. PRESENTATION - 2024 Eagle Mountain Community Survey Report

1.B. DISCUSSION - REDKOR Marketing Plan

1.C. DISCUSSION - City Code Amendments

1.D. DISCUSSION - Public Art

2. AGENDA REVIEW

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

3. ADJOURN TO A CLOSED SESSION

The City Council will adjourn into a Closed Session for the purpose of discussion of pending or reasonably imminent litigation; the character, professional competence, or physical or mental health of an individual; and/or the purchase, lease, or exchange of real property, pursuant to Section 52-4-205(1) of the Utah Code, Annotated.

7:00 PM POLICY SESSION - CITY COUNCIL CHAMBERS

4. CALL TO ORDER

5. PLEDGE OF ALLEGIANCE

6. INFORMATION ITEMS/UPCOMING EVENTS

7. PUBLIC COMMENTS

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

8. CITY COUNCIL/MAYOR ITEMS

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

9. APPOINTMENTS

9.A. Library Advisory Board

1. Joshua Biagio - Completing a Term Through December 2025

10. INTRODUCTIONS AND OATH OF OFFICE

10.A. Eagle Mountain City Youth Council

1. Youth Council Mayor Benjamin Bird
2. Youth Councilmember Ericcson Ansah-Antwi
3. Youth Councilmember Eliza Bird
4. Youth Councilmember KJ Call
5. Youth Councilmember Ed Vanisi
6. Youth Councilmember Lucy Washburn

CONSENT AGENDA

11. BOND RELEASES

11.A. Parkway Fields Phase A, Plat 2.1 - Into Warranty

11.B. Parkway Fields Phase A, Plat 2.2 - Into Warranty

11.C. Parkway Fields Phase A, Plat 2.3 - Into Warranty

11.D. Ranches Estates Plat A - Out of Warranty

11.E. Ranches Estates Plat C - Out of Warranty

12. CHANGE ORDERS

12.A. Change Order #2 - Smith Ranch Community Park - S & L Inc.

12.B. Change Order #2 - Smith Ranch Community Park - Big T Recreation

13. PRELIMINARY PLATS & SITE PLANS

13.A. PRELIMINARY PLAT - Ranches Crossing

13.B. SITE PLAN - Ranches Crossing Drive Through

14. RESOLUTIONS

14.A. RESOLUTION - A Resolution of Eagle Mountain City, Utah, Approving an Amendment to the Adobe Value Incentive Plan Terms and Conditions

14.B. RESOLUTION - A Resolution of Eagle Mountain City, Utah, Amending the Eagle Mountain City Policy for Approval of Minutes.

14.C. RESOLUTION - A Resolution of Eagle Mountain City, Utah, Approving a Cooperative Agreement between Eagle Mountain City and the Utah Department of Natural Resources, Division of Wildlife Resources for the Completion of the Eagle Mountain Wildlife Migration Corridor Preservation FY25 Project.

14.D. RESOLUTION - A Resolution of Eagle Mountain City, Utah, Approving an Interlocal Cooperation Agreement with Utah County for Funding for Airport Road from Pony Express Parkway to State Road 73.

SCHEDULED ITEMS

15. RESOLUTIONS

15.A. RESOLUTION - A Resolution of Eagle Mountain City, Utah, Approving the Proposal for the Creation of a New School District, Pursuant to Utah Code 53G-3-301.4, Scheduling Final Action on the Creation of a New School District, and Related Matters.

16. LEGISLATIVE ITEMS

16.A. UPDATE - Legislative Priorities List

17. CITY COUNCIL/MAYOR'S BUSINESS AND LIAISON REPORTS

This time is set aside for the City Council's and Mayor's comments on City business, and for Councilmembers to report on the boards they are assigned to as liaisons to the City Council.

18. COMMUNICATION ITEMS

18.A. Department Updates

18.B. Upcoming Agenda Items

19. ADJOURNMENT

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

By the Americans with Disabilities Act, Eagle Mountain City will make reasonable accommodations 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 1st day of August, 2024, on the Eagle Mountain City bulletin boards, the Eagle Mountain City website www.emcity.org, posted to the Utah State public notice website <http://www.utah.gov/pmn/index.html>, and was emailed to at least one newspaper of general circulation within the jurisdiction of the public body.

Fionnuala B. Kofoed, MMC, City Recorder



**EAGLE MOUNTAIN CITY
CITY COUNCIL MEETING
AUGUST 6, 2024**

TITLE:	PRESENTATION - 2024 Eagle Mountain Community Survey Report
ITEM TYPE:	Presentation
FISCAL IMPACT:	
APPLICANT:	

CURRENT GENERAL PLAN DESIGNATION & ZONE	ACREAGE

PUBLIC HEARING

No

PREPARED BY

Elle Compton
Emmu Salo

PRESENTED BY

Elle Compton, Emmu Salo

RECOMMENDATION:

BACKGROUND:

Eagle Mountain City each year issues a survey to its residents covering a range of topics. Our Management Interns assemble, distribute, and analyze the survey. This presentation will provide the City Council a brief overview of the results of the survey.

ITEMS FOR CONSIDERATION:

PLANNING COMMISSION ACTION/RECOMMENDATION:

ATTACHMENTS:

None



**EAGLE MOUNTAIN CITY
CITY COUNCIL MEETING
AUGUST 6, 2024**

TITLE:	DISCUSSION - REDKOR Marketing Plan
ITEM TYPE:	Discussion Item
FISCAL IMPACT:	N/A
APPLICANT:	City Staff

CURRENT GENERAL PLAN DESIGNATION & ZONE	ACREAGE
N/A	N/A

PUBLIC HEARING

No

PREPARED BY

Tyler Maffitt, Communications
Manager

PRESENTED BY

Tyler Maffitt

RECOMMENDATION:

Engage in discussion with representatives of REDKOR Brand Campaigns to facilitate dialogue around the City's Marketing Plan.

BACKGROUND:

City Council recently entered into a contract with REDKOR Brand Campaigns for marketing services targeting key areas. This is a discussion item that is designed to receive council feedback around how best to target key audiences and prioritize marketing efforts.

ITEMS FOR CONSIDERATION:

PLANNING COMMISSION ACTION/RECOMMENDATION:

N/A

ATTACHMENTS:

None

5.30.010 Purpose.

The purpose of the Rental Dwelling licensing program is to address aspects of property management that help eliminate code violations and public nuisances while controlling and preventing illegal activity on rental properties that impact the quality of life within City neighborhoods. The licensing program is also meant to protect current and potential rental tenants through establishing standards for property maintenance and landlord-tenant relationships.

5.30.020 Definitions.

For the purpose of administering and enforcing the provisions of this chapter the following definitions shall apply:

“Accessory dwelling unit (ADU)” and **“Accessory structure or building”** are defined by the criteria listed in EMMC 17.10.030.

“Apartment Building” means a building containing five (5) or more dwelling units

“Apartment” means a dwelling unit located in an apartment building, (except when used with the term “accessory apartment”).

“Dwelling” means a building or portion thereof designed and used for residential occupancy, including one-family, two-family, multi-family, and apartment buildings; but shall not include boarding, rooming, or lodging houses, tents, trailers, mobile home parks, motels, motor courts, motor lodges, cottage camps, or similar structures designed or used primarily for transient residential uses.

“Guest” means any person or persons staying, for a time period not to exceed thirty (30) days, within a dwelling unit without payment or compensation or remuneration to the owners, tenants, or full-time inhabitants of said dwelling unit.

“Owner” means any person who alone, jointly or severally with others, or in a representative capacity (including, without limitation, an authorized agent, executor or trustee) has legal or equitable title to any property as indicated on the records of the Utah County Recorder’s Office, or who retains any reversionary or remainder interest or right of forfeiture under an installment contract.

“Owner occupant” means, except as set forth in Subsection (C) of this definition:

A. An individual who:

1. possesses, as shown by a recorded deed, fifty (50) percent or more ownership in a dwelling unit; and
2. occupies the dwelling unit with a bona fide intent to make it his or her primary residence; or

B. an individual who:

1. is a trustor of a family trust which:
 - a. possesses fee title ownership to a dwelling unit;
 - b. was created for estate planning purposes by one (1) or more trustors of the trust; and
2. occupies the dwelling unit owned by the family trust with a bona fide intent to make it his or her primary residence. Each living trustor of the trust shall so occupy the dwelling unit except for a trustor who temporarily resides elsewhere due to a disability or infirmity. In such an event, the dwelling unit shall

nevertheless be the domicile of the trustor during the trustor's temporary absence.

C. A person who meets the requirements of Subsections (a) and (b) of this definition shall not be deemed an owner occupant if the property on which the dwelling unit is located has more than one (1) owner and all owners of the property do not occupy the dwelling unit with a bona fide intent to make the dwelling unit their primary residence.

"Person" means an individual, an association, a firm, a copartnership, a corporation, company, or any similar legal entity.

"Primary residence" means:

A. The place where a person resides and which has the same address as the address shown on the person's:

1. current driver's license;
2. current vehicle registration;
3. voter registration card, if any;
4. last filed state tax return, and;
5. last filed federal tax return.

B. If the addresses shown on the above-referenced documents are not all the same, then the person whose name appears on such documents shall be deemed to have no primary residence.

"Rental dwelling" means a building or portion of a building that is:

A. Used or designated for use as a residence by one or more persons; and

B. either:

1. Available to be rented, loaned, leased, or hired out for a period of one month or longer; or
2. Arranged, designed, or built to be rented, loaned, leased, or hired out for a period of one month or longer.

“Short-Term Rental” means any rental dwelling unit available for rental or lease for a period of less than thirty days.

5.30.030 License Required.

A. It is unlawful for any person, as owner, lessee, or agent thereof to keep, conduct, operate, or maintain any rental dwelling within the limits of the City, unless such person holds a current, unrevoked business license for such dwelling.

1. An owner of multiple rental dwellings or multiple buildings containing rental dwellings is required to obtain only one regulatory business license for the operation and maintenance of all such rental dwellings.

2. Rental Dwelling licenses shall not be valid as permits for short-term rentals

B. All business licenses shall be subject to the following conditions:

1. A business license for a rental dwelling is not transferable between persons or structures;

2. Any person holding such license shall give written notice within thirty (30) days to the business license official after having transferred or otherwise disposed of ownership of any rental dwelling licensed under this Chapter;

- a. Such notice of transferred ownership interest shall be deemed a request to cancel an existing business license for such rental dwelling and shall include the name, address, and information regarding the person(s) succeeding to the ownership or control thereof;

b. The new owner shall obtain a business license as required by this Chapter.

C. An exception to the licensing requirement for rental dwellings shall be made when a dwelling unit that is ordinarily owner-occupied is temporarily rented because:

1. The owner is placed in a hospital, nursing home, assisted living facility or other similar facility, or
2. The owner has a bona fide, temporary absence of three (3) years or less for activities such as temporary job assignments, sabbaticals, or voluntary service. Indefinite periods of absence from the dwelling shall not qualify for this exception.

D. If there is more than one owner, including purchases under contract, each owner shall be jointly and severally liable to pay the business license fee and the variable fees as set forth in the consolidated fee schedule.

5.30.040 License Application.

A. An application for a business license shall conform to the requirements of EMMC Section 5.05 as applied to business licenses and shall include the following additional information:

1. The address of each building containing rental dwellings which are owned, operated or maintained by the applicant;
2. The number of rental dwelling units in each building;
3. The occupancy status of each rental dwelling unit;
4. The number of parking spaces provided on the premises;
5. Proof of liability insurance for the dwelling or units to be rented;
6. Property ownership information which shall include the following:

a. The name, address, telephone number, and valid e-mail of each of the following, if applicable:

- i. The owner of the fee title interest;
- ii. The owner of any equitable interest;
- iii. The manager/local operating agent, residing in the State of Utah, who is authorized by the owner for service of process; and
- iv. The agency the manager/local operating agent is employed by.

b. A government issued form of identification that bears a photograph from all owners; and

c. The business entity type (corporation, partnership, LLC, etc.)

6. If the owner of the rental dwellings is not a Utah resident, the name, address, and both home and business telephone numbers of a legal representative and agent who resides in the State of Utah for service of process is required;

7. The name, address, and both home and business telephone numbers of a local agent who:

- a. resides not more than twenty (20) miles from the rental dwelling(s), and
- b. is authorized to manage the rental dwelling(s) in question;

8. Proof of liability insurance for the rental dwellings to be licensed; and

9. The signature of the owner of the rental dwelling(s):

- a. certifying, to the best of the owner's knowledge or belief, that the use and occupancy of the rental dwelling(s) conforms to applicable ordinances; and
- b. agreeing to comply with applicable ordinances.

10. Attached self-inspection form(s) that includes a signed statement certifying, to the best of the owner's or manager's knowledge or belief, that the use and occupancy of all such rental dwellings comply with safety, building, and other applicable ordinances.

5.30.050 License Procedures.

A. A rental dwelling business license shall be issued pursuant to the requirements of EMMC 5.05 except as modified by this Chapter.

B. No business license shall be issued or renewed for a rental dwelling unless the owner:

1. If not a Utah resident, designates in writing a power of attorney, in the name of a resident agent, for:

a. receipt of service for notice of violation of the provisions of this Chapter or any other applicable code requirement; and

b. service of process, acknowledged by such agent;

2. Possesses current liability insurance for all units to be rented

3. Certifies, to the best of the owner's knowledge or belief, that the use and occupancy of the rental dwelling(s) conforms to applicable ordinances; and

4. Agrees to comply with applicable ordinances.

C. All real property used for a rental dwelling unit must have proper landscaping, regular cleaning, securing, ongoing repair, and maintenance of the premises in a manner that will:

1. Prevent fire hazards.

2. Prevent insect, rodent, and other vermin harborage.

3. Prevent introduction of hazardous pollutants into the air.
4. Prevent spreading of vegetation that threatens the public health, safety, or welfare.
5. Abate weeds, junk, unsightly objects, dilapidated structures, and solid waste.
6. Promptly and properly repair and maintain buildings, improvements, and landscaping.
7. Enhance the appearance of property, increase property values, and encourage neighborhood creation and maintenance within the City.
8. Foster or improve the City's image, property values, and neighborhood success.
9. Lawfully dispose of cuttings from grass, weeds, or solid waste.
10. Effectively secure any vacant structure.
11. Prevent the continued existence of and lawfully dispose of any unsightly or deleterious objects or structures upon property resulting from lack of maintenance, repair, or cleaning.

D. The owner or operator of any rental dwelling has an ongoing obligation to:

1. Properly maintain real property including, but not limited to, concrete, fencing, lighting, unattached structure items, retaining walls, sheds, or mailboxes;
2. Maintain, repair or replace fencing and to clear any weeds or other noxious plant material that is growing through and around, under or up into fences;
3. Maintain any fencing that is falling down, hazardous, being used as a retaining wall or is unsightly;
4. Prohibit the parking of any motorized or non-motorized vehicle, camper, trailer or boat on any landscaped area or other non-approved or no parking location.

E. It shall be unlawful for any person owning or operating a rental dwelling unit in the City to:

1. Allow the growth of injurious and noxious weeds on the property;
2. Fail to lawfully dispose of cuttings from weeds or solid waste;
3. Fail to effectively secure any vacant structure;
4. Fail to maintain or repair any unsightly or deleterious objects or structures on the premises;
5. Fail to lawfully dispose of any unsightly or deleterious objects or structures; and
6. Fail to promptly remove or erase graffiti on any structure located on the premises.

F. It shall be unlawful for any person owning or operating a rental dwelling unit in the City to fail to:

1. Maintain all buildings and other structures to the minimum standards required by the applicable Code;
2. Maintain each exterior window of a building with an intact and unbroken windowpane with an appropriate screen that shall remain in place at all times;
3. Provide each exterior doorway with an appropriate door as required by Code;
4. Provide and maintain weatherproofing on all exterior surfaces that protect the building such as paint, masonry, siding, stucco, roof coverings, rain gutters, garage doors, and carports as required by the applicable Code; and
5. Provide a carbon monoxide detector in each residential dwelling unit.

G. Lessor contact information shall be conspicuously posted at or near the unit as well as provided to lessees as part of the Rental Disclosure should issues with the rented unit arise.

1. If the lessor is not local to the rental dwelling unit in question, the lessee must be provided with the contact information of a local agent responsible for addressing issues with the unit.

a. The local agent shall be located not farther than 25 miles from the unit in question.

5.30.060 Minimum Health and Safety Requirements.

A. After the effective date of this Chapter, and notwithstanding that a rental dwelling qualifies for a business license under Section 17.XX.050 of this Chapter, each rental dwelling shall meet the building code requirements necessary to achieve, or be mitigated to the satisfaction of the Chief Building Official to achieve:

1. structural integrity;
2. proper installation, maintenance and operational condition of all plumbing, electrical, and mechanical systems;
3. appropriate exiting;
4. properly constructed and located stairways, including consistent rise and run of stair treads;
5. appropriate bedroom egress windows, including proper sill height and size of window openings and window wells for basement rooms;
6. minimum bedroom floor area;
7. adequate guardrails;
8. proper backflow prevention devices;
9. appropriately located and operational smoke alarms;
10. watertight and sound roofing systems;

11. fire-rated separation between dwelling units; and

12. properly placed street addressing.

B. After the effective date of this Section, parking for a rental dwelling shall conform to the following parking requirements:

1. Parking and driveway areas for a rental dwelling shall be built as specified in Section 15.10, EMMC, and maintained in good condition.

a. Paving shall be maintained so as to eliminate dust or mud, and shall be sealed, resurfaced, graded and drained to dispose of or infiltrate all surface water. Surface water drainage shall not cross a public sidewalk.

b. In no case shall the paved width of a driveway be less than eight and one-half (8 1/2) feet.

c. The requirements of this Subsection (1) shall not apply to a detached one-family rental dwelling. Provided, however, that any legally existing on-site parking for such a dwelling shall be maintained in good condition.

2. The size of each parking space shall be:

a. Eight and one-half (8 1/2) feet by eighteen (18) feet; or

b. If smaller than eight and one-half (8 1/2) feet by eighteen (18) feet, the size required when the parking space was created. Provided, however, that a parking space subject to this Subsection shall always be at least seven and one-half (7 1/2) feet by fifteen (15) feet.

3. Pavement thickness for a parking space shall be as follows:

a. Asphalt: minimum of two (2) inches of asphalt and six (6) inches of road base.

b. Concrete: minimum of four (4) inches.

4. Each rental dwelling shall have on-site parking spaces which equal the greater of:

a. The number of parking spaces required by applicable codes when the rental dwelling was created; or

b. The number of parking spaces required to provide a parking space for every motor vehicle used by occupants of the rental dwelling. Vehicles owned or operated from such premises shall not exceed the number of legal off-street parking spaces required to provide a parking space for every motor vehicle used by occupants of a rental dwelling.

5. Parking areas containing five (5) or more spaces shall be striped to clearly demarcate required parking spaces. Striping shall be at least three (3) inches wide and shall consist of white or yellow paint designed for this purpose.

6. No off-street parking shall be permitted in a required front yard or street side yard except as follows:

a. Tandem parking spaces for a one-family dwelling or a two-family dwelling may be located on a driveway in a required front or side yard provided such driveway leads to the minimum number of required covered off-street parking spaces which are located behind any required front or side yard setback.

b. Nonconforming parking that has been established for front yard, side yard, or tandem parking not leading to covered parking, if permitted by applicable codes in effect when the rental dwelling was created, shall be permitted. A public sidewalk shall not be used for any portion of a parking space.

7. An existing carport or garage may continue to serve as required off-street parking subject to the standards in effect when the carport or garage was created; provided, that the interior dimensions of a garage or carport shall in no case be less than nine (9) feet wide and fifteen (15) feet deep.

8. Off-street parking for a rental dwelling shall be located on the same lot as the dwelling which it is required to serve. Required parking for multiple residential developments shall not be rented, leased or otherwise utilized by another dwelling unit or development with the intent of increasing the occupancy of a dwelling unit.

9. In the case of mixed uses in a building or on a lot (commercial and residential uses), the total requirement for off-street parking spaces shall be the sum of the parking required for each use present in the building or on the lot.

10. Plans for proposed changes or additions to parking existing as of the effective date of this Section shall be submitted to the Development Department and approved prior to paving. Such plans shall be drawn to a recognized scale indicating the proposed parking including location, size, shape, design, curb cuts and shall show all structures located on the property

5.30.070 License Violations and Suspension.

A. Any violation of this Chapter shall be subject to the review and evaluation of an enforcement officer, as defined in Title 4 of the Eagle Mountain Municipal Code.

B. The notice of any violation shall be in writing and comply with the requirements of EMMC Section 4.10.020.

C. If the owner or operator of a rental dwelling unit fails to comply with this chapter the City may, in addition to other remedies allowed by law:

1. Revoke or suspend the Rental Dwelling License of the property in question;
2. Undertake or cause the required maintenance to be made at the expense of the owner or operator;
3. Repair, replace, or maintain landscaping that exists or is required to exist; and

4. Recover any costs associated with the failure to comply with this section in accordance with applicable law.

a. Upon completion of any work to correct a violation, the City shall prepare an itemized statement of all costs, including administrative expenses, which shall be sent to the owner or operator of the rental dwelling unit who shall immediately reimburse the City.

b. If the owner or operator of the rental dwelling unit fails to make full payment within twenty (20) days of the date of mailing of the itemized statement of costs, the appropriate authority may either:

i. Collect the expenses through the court by filing suit and obtaining a judgment for all expenses, together with reasonable attorney fees, interest, and court costs. The City may execute or levy any judgment obtained in the manner provided by law.

ii. Refer collection to the City Treasurer for inclusion in the tax notice of the real property owner based upon the itemized statement of all expenses incurred who shall deliver the appropriate number of copies of said statement to the County Treasurer pursuant to State law.

D. The City may suspend or revoke a rental dwelling business license for any of the reasons set forth in this Title and for any of the following reasons:

1. The licensee does not meet the qualifications for a license as provided under this Title;

2. The licensee gave false or incomplete information on the licensee's application;

3. The licensee has allowed the licensed premises to be occupied or operated in a manner contrary to the conditions set forth in the license; or

4. The licensee's agents or employees have violated the provisions of the license, this Title or any other law while acting as an agent or employee of the licensee.

5.30.080 License Application Fees.

A. The fee for a rental dwelling business license shall be as on the Consolidated Fee Schedule adopted by the City Council.

B. A rental dwelling license may be suspended or revoked at any time as provided in this section.

5.30.090 Inspections.

A. As a condition of the issuance, continuation, or renewal of a license, an applicant shall, upon demand, permit continuing inspections of the place of business or other activity to ensure compliance with all applicable zoning, health, or safety regulations.

1. Eagle Mountain City may refuse to issue a license or may suspend or revoke a license if an applicant or licensee should, for any reason, fail, or refuse to cooperate with such an inspection.

2. No fee shall be charged for inspection of a rental dwelling.

B. If a rental dwelling is inspected pursuant to this Section and the rental dwelling is later approved for a business license, such rental dwelling shall not be inspected during the next thirty-six (36) months unless reasonable cause exists to believe the rental dwelling is in violation of an applicable law or ordinance.

C. Any rental dwelling shall be subject to inspection if reasonable cause exists to believe the rental dwelling is in violation of an applicable law or ordinance.

5.30.100 Rental Disclosure Required.

A. For purposes of this Section, the following definitions shall apply:

1. “**Lessor**” means any person leasing to another person a rental dwelling or any interest therein.
2. “**Lessee**” means any person leasing from another person a rental dwelling or any interest therein.
3. “**Rental Disclosure**” means a document provided by the Eagle Mountain City Development Services Department in accordance with this Section.
4. “**Rental dwelling**” has the meaning defined in this code section, but also includes a mobile home rental dwelling as defined in EMMC 17.10.

B. Every lessor, or the lessor’s agent, shall provide to each lessee of the lessor’s property a Rental Disclosure signed by the lessor, or lessor’s agent, and shall obtain the lessee’s signature thereon.

C. Every adult lessee shall obtain a Rental Disclosure from the lessor, or lessor’s agent, of the leased property and shall sign the same. It is an affirmative defense to a violation of this Subsection if the lessee requests in writing the Rental Disclosure from the lessor, or lessor’s agent, and the lessor, or lessor’s agent, fails to provide it.

D. The Rental Disclosure shall contain the following:

1. A copy of the rental dwelling license for the lease property;
2. A statement advising the lessee that if the lessee subleases or assigns any portion of the leased property to another, then, as a sublessor, the lessee is obligated to meet a lessor’s obligations under this Section with regard to the sublessee;
3. A statement of the rights and responsibilities of lessees; and

4. A place for the signature of both the lessor and lessee acknowledging the lease of the property.

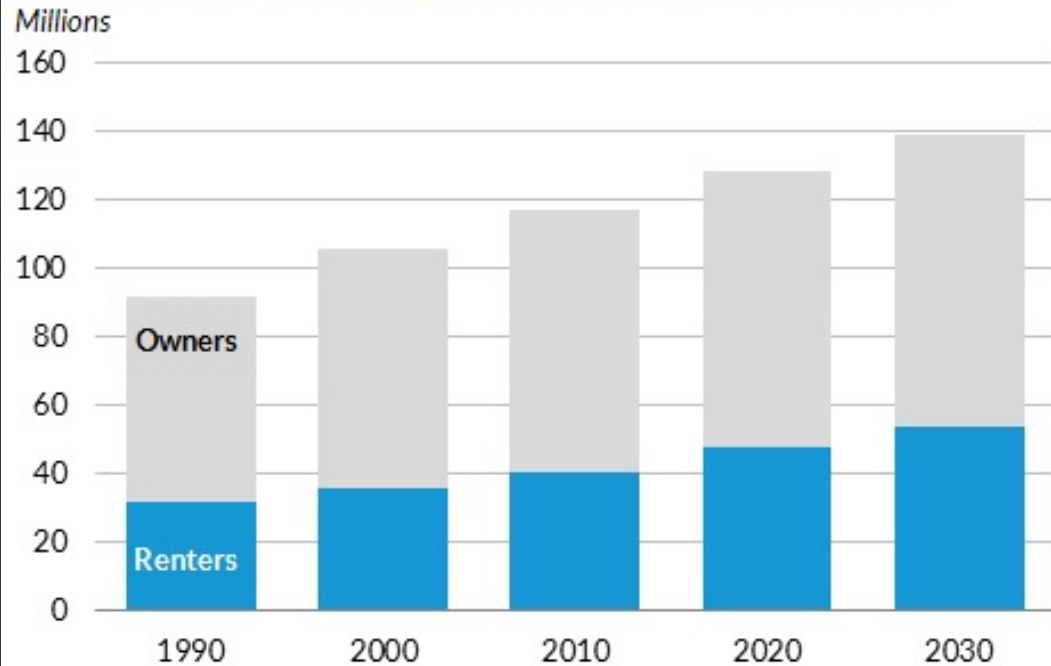
E. A lessor, lessor's agent, or lessee shall make the Rental Disclosure available to City officials upon request when reasonable cause exists to believe that there is a violation of this Chapter or of Title 17 of the Eagle Mountain Municipal Code.

F. It shall be unlawful for any lessor, lessor's agent, lessee, or other individual to violate the requirements of this Section.

Rental Dwelling Licensing



Number of Owners and Renters Over Time



RENTERS AS A SHARE OF ALL HOUSEHOLDS



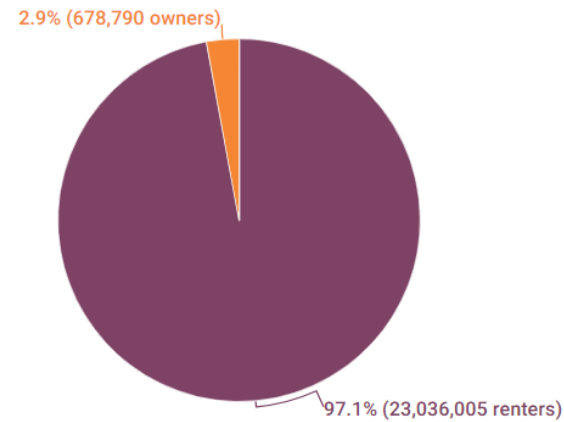
Sources: Decennial Censuses and Urban Institute projections.

URBAN INSTITUTE

“Homeowners are considerably less likely to migrate than renters. This is partly the result of the fact that the transaction costs of moving are much higher for owners than for renters” - UNECE Committee on Housing and Land Management

US Population Growth

2006 - 2016



Data Source: U.S. Census





There are currently over 1,000 rental dwellings in Eagle Mountain and that number is projected to proportionally increase with our population.



Why Implement Rental Dwelling Licensing?

The Mountainland Association of Governments currently projects a population increase of nearly 200 percent from the year 2010 to 2030, with an anticipated population of approximately 57,000 - 2023 Eagle Mountain General Plan

Before Eagle Mountain experiences this significant population growth, it's important to have a **proactive** system for ensuring compliance with health, safety, and quality of life standards in place

Rental Dwelling Licensing has been empirically proven to be the most resource-efficient method to enforce City regulations for rental properties



Why Implement Rental Dwelling Licensing?

“A rental license system is the most resource conserving and effective means for municipalities to regulate the rental market” - Targeted Rental Licensing Programs: A Strategic Overview 48 Urb. Law. 639 (2016)

“Licensing facilitates efforts to move from a reactive and complaint driven code enforcement system to one that is strategic and designed to improve the entire rental stock, not just the properties that trigger complaints” -

Raising the Bar: Linking Landlord Incentives and Regulation through Rental Licensing. Washington, DC: Center for Community Progress.

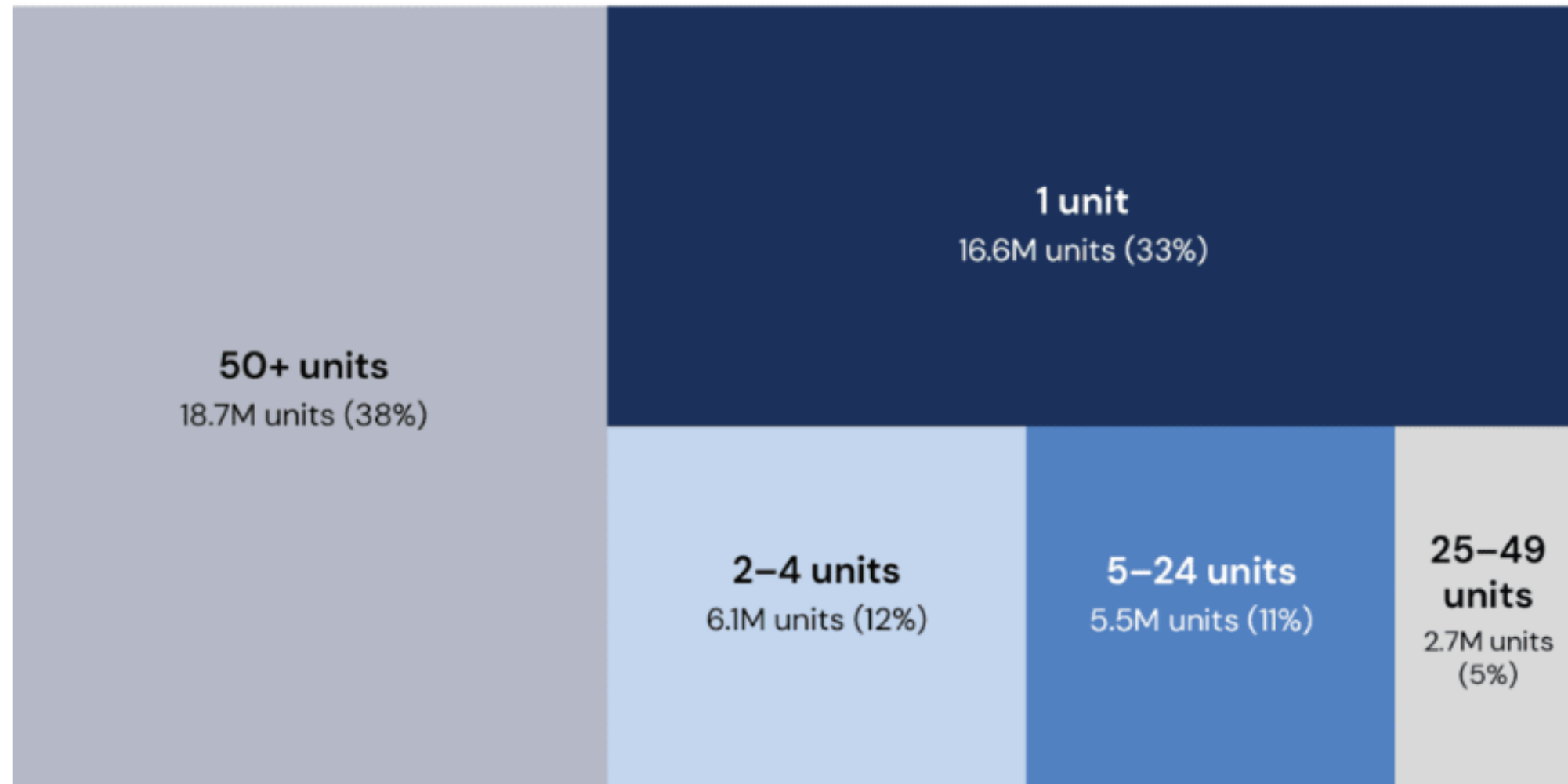


Program Goals

- ❑ Reducing code violations
- ❑ Providing a clear mechanism for health and safety inspections
- ❑ Giving landlords and tenants straightforward expectations for code enforcement.
- ❑ Providing peace of mind to current and future residents as to the quality of housing in Eagle Mountain.



Distribution of rental housing units by building size, 2020



Source: U.S. Census Bureau 2021.

Note: This figure uses data from the Rental Housing Finance Survey (RHFS), a survey of a nationally representative sample of rental properties conducted every three years.

Anticipated Fee Schedule

This yearly fee schedule aligns with our neighbor cities in Utah County and reflects approximately one-tenth of the average

9.7. | OTHER VIOLATIONS, NOT OTHERWISE SPECIFIED

Last Revision: 03/21/2023

First Notice	Written Notice
Second Notice.....	\$50/day until Rectified
Abatement.....	Owner's Expense

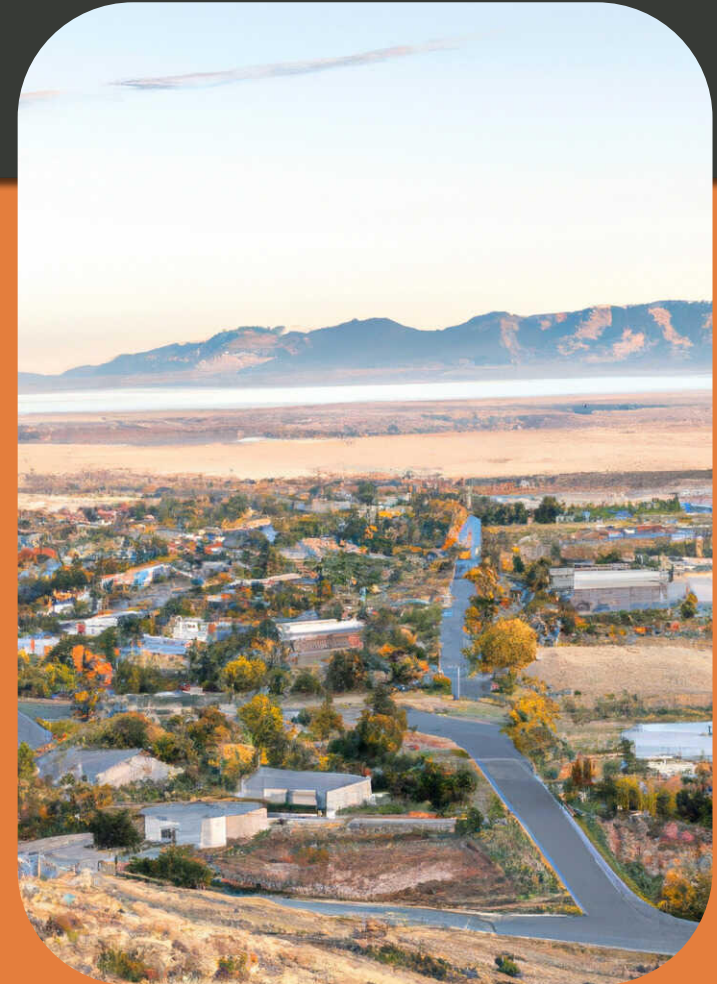
Consolidated Fee Schedule.
The fees will reasonably subsidize the licensing and enforcement mechanisms.

All Others: Garden Condominium, High-Rise Condominium, & Piggy-Back Units	\$75.00
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Application Procedures

- ❑ Applications can be completed online through the OpenGov software.
- ❑ Applications will require consent to future safety inspections if needed but an initial inspection is not required for license approval.
- ❑ An applicant must register every property they own and plan to rent with their license.



Required Information

1. The address of each building containing rental dwellings
2. The number of rental dwelling units and their occupancy status
3. The number of parking spaces provided on the premises
4. Proof of liability insurance for the dwelling or units to be rented
5. Property ownership information, including all individuals with interest.
6. Proof that utility billing of the rental dwellings is in the name of the property owner
7. Self-inspection form that includes a signed statement certifying, to the best of the owner's knowledge or belief, that the dwelling meets health and safety standards



Affected Departments

Community Development

- Rental Dwelling enforcement can be easily done through current mechanisms used for businesses and dwellings (courtesy notices, form letters...etc
- Because inspections will be discretionary or based on tenant complaints, our Building Inspectors are confident the workload will be manageable.

Business Licensing

- Due to the increasing volume of business license applications as well as the anticipated amount of Rental Dwelling License applications, the head of Business licensing recommends hiring a part-time staffer.



Code Features

An amnesty period of up to 6 months to provide time for property owners to gather application materials and ensure their properties meet City standards.

Preemptive consent to health and safety inspections as needed, removing the need for a warrant or law enforcement resources.

Convenient digital application processing through the City's current OpenGov software.

A registry of property owner names and contact information able to be used for code enforcement purposes.



Questions and Comments



**EAGLE MOUNTAIN CITY
CITY COUNCIL MEETING
AUGUST 6, 2024**

TITLE:	Eagle Mountain City Public Art Plan
ITEM TYPE:	Discussion Item
FISCAL IMPACT:	N/A
APPLICANT:	Staff

CURRENT GENERAL PLAN DESIGNATION & ZONE	ACREAGE
N/A	N/A

PUBLIC HEARING

No

PREPARED BY

Natalie Winterton, Grants
Coordinator/Management
Analyst

PRESENTED BY

Natalie Winterton

RECOMMENDATION:

It is recommended that the City Council give staff direction and feedback about public art so that the plan may later return to the Council for a vote.

BACKGROUND:

Staff have previously presented to the Council about public art. The feedback given during that meeting was taken under consideration and incorporated into the updated plan presented here. The attached plan includes more details about what a holistic public art process would look like. It also includes a recommendation for a public art project.

ITEMS FOR CONSIDERATION:

PLANNING COMMISSION ACTION/RECOMMENDATION:

N/A

ATTACHMENTS:

1. Eagle Mountain Public Art Proposal Draft



Eagle Mountain City

Public Art Proposal





Table of Contents

Executive Summary.....	2
Introduction.....	3
Vision	4
What? Goals for Public Art.....	4
Why? Benefits of Public Art.....	5
How? Catch the Vision in EM	7
When? Timing.....	11
Process.....	12
Citizen Involvement	12
Citizen Involvement Process Recommendation.....	13
Limited Citizen Involvement Process Recommendation	15
Critical Components of a Proposal.....	16
Funding	19
Funding Options.....	19
Funding Recommendation	20
Recommendation & Timeline	20
Appendices.....	22
Appendix A. Public Art Vision in Eagle Mountain City.....	22
Appendix B. Annual Public Art Action Plan Template.....	24
Appendix C. Public Art Process Visuals	25
Appendix D. Public Art Proposal Template.....	28
Appendix E. Evaluation Criteria.....	29
Appendix F. Public Art Proposal Option 1	30
Appendix G. Public Art Proposal Option 2	35



Executive Summary

This document outlines the importance and benefits of public art in the community as well as some long- and short- term actions to increase art opportunities. This is not a cohesive plan, but simply options for consideration that would allow the City to accept and engage in public art if and when the opportunity arises.

Purpose. Public art has been proven to strengthen a City's identity, economy, quality of life, and youth. The benefits of public art are lasting and far-reaching. With a population approaching 65,000, the City should evaluate if it wants to incorporate these benefits and values into the fabric of the community. The time is right for Eagle Mountain to once again consider adding public art to its initiatives.

Vision. The vision of public art in Eagle Mountain City is to create a visual representation of the values and atmosphere present in the community. It enforces those values and uplifts the community. Public art benefits communities in many ways. Eagle Mountain should be intentional about its implementation. The four elements should be considered as part of the public art process: details, theme, capital projects, and measured steps.

Process. There are almost infinite ways the City can approach the implementation of public art in the community. However, the presence of options should not deter the City from acting and trying out its methods through an iterative process. The process may also evolve over time. This document outlines various options and procedures that the City may employ.

Funding. Funding can make or break a project. There are many ways to fund public art and this section outlines the most common ones. Staff also makes a recommendation to consider a percent-for-art program.

Recommendation

Immediate Action

1. Consider the funding of one specific public art project as a step forward and a test run at public art facilitated by the City.

Long-Term Action

1. Consider a percent-for-art program.
2. Consider the establishment of an Eagle Mountain Public Art and Culture Commission.



Introduction

“Art is the signature of civilizations” – Beverly Sills. Public art provides insight into ideas, accomplishments, behaviors, and traditions of a people. Since ancient times, it has existed in various forms as sculptures, paintings, architecture, and more. Public art was synonymous with a high quality of life and a well-educated and skilled people. In modern times, public art still signifies a vibrant and thriving community. A city’s successful incorporation of the arts is done through a series of defined visions, methods, and processes. This document provides information regarding the vision, processes, and funding recommendations for public art in Eagle Mountain City.

Public art uses public spaces to introduce artistic elements into the community. Art can take many forms and be incorporated into a variety of places like parks, plazas, or government buildings. It can even be incorporated into infrastructure itself such as light posts, utility cabinets, architectural enhancements, and more. Public art can be either permanent or temporary; either incorporated into or separate from existing structures.

Previously, the City created the Eagle Mountain Community Art Board in the year 2000. However, it was dissolved only four years later due to the Art Board’s inactivity and the City Council’s belief that private organizations would be more equipped to increase artistic efforts in the city. Twenty years later, we have found that not to be the case. Private groups have not maintained enough stability to take the lead in widespread public art initiatives. As a result, the City has little art on display and few regular arts programs compared to cities of similar size.

However, the City has experienced success in other areas such as recent economic development, strong financial stability, and a newly defined identity resulting from the rebranding exercise. Despite a previously unsuccessful arts effort, the City is in a place now that it is recommended to once again consider pursuing public art in Eagle Mountain City.

The idea is definitely not to take away from the private sector. Rather, City efforts should empower other organizations by providing processes and resources to contribute to public art more effectively within the City. Collaboration between the public, City Council, City staff, non-profit organizations, local arts groups, Alpine School District, State arts organizations, and so forth could lead to a robust public art scene in Eagle Mountain.

The following Public Art Strategy is the first step in ushering in a renewed culture of art into Eagle Mountain City. The anticipated long-term outcomes of this document are that, in the future, and if desired by Council, the City can proactively pursue and facilitate public art initiatives and opportunities. Though Eagle Mountain City has little public art, it has great potential. Eagle Mountain is a blank canvas, brimming with possibility for public art to be incorporated into the City in many meaningful ways.



Vision

Before details of a public art strategy can be defined, it is important to establish a unified vision for this effort. This section, though not comprehensive, sheds light on the potential trajectory of public art in Eagle Mountain City. It also paints a picture of what a robust art program could look like in the community.

What? Goals for Public Art

This section addresses the intended outcomes of public art in Eagle Mountain City.

Though public art can be beautiful, beauty itself is not the sole purpose of incorporating art into a city. Art can serve many purposes in a community. Any effort is found to be less effective without guiding goals and vision. This section recommends what goals and purposes public art can fulfil in the City. Additionally, it aligns public art with the City's established strategic vision and strategic goals. The underlined words and phrases in the following section indicate areas that can be affected or enhanced by public art.

Strategic Vision

Eagle Mountain is a safe, growing city with a small town feel that serves families and individuals by creating reliable services and infrastructure, cultivating economic and recreational opportunities, and harmonizing protected space with the flourishing of all life.

Unique Reputational Evolution

Eagle Mountain is known and respected for its commitments toward, and achievements in, meeting the expectations of residents through efforts to embrace its family-centric and rural heritage, engaging in creative solutions to accomplish its goals, and its contributions to the prosperity of the state.

Dynamic Service Enhancement

Eagle Mountain is a full-service community that delivers extraordinary services and amenities to residents by attracting and retaining passionate employees, innovating throughout the organization to increase efficiency and remain fiscally conservative, and developing highly responsive communication channels to improve resident experiences.

Aside from the City's strategic vision and goals, public art should have its own specific set of goals. Through public art, Eagle Mountain City may aim for some of the following goals:

- Encourage the integration of public art concepts, artwork, and artists into community and neighborhood planning processes as deemed appropriate by the City Council.
- Enrich the individual's experience of public spaces.
- Enhance the community's sense of spirit and pride.
- Establish cultural tourism within the City.



- Develop a consistent atmosphere and experience throughout the city.
- Beautify and celebrate the landscapes and environment in which we live.
- Create an inviting atmosphere and gathering places for all ages to enjoy.
- Defend proactively against the decay of urban centers, neighborhoods, and public places.
- Provide opportunities for local artists to advance their art forms.
- Recognize and celebrate significant historical people and events in Eagle Mountain City.

Why? Benefits of Public Art

This section addresses why public art is important to a community.

Over the past twenty years since the position was taken that the arts would be in the hands of the private sector, Eagle Mountain City has had a noticeable lack of art and culture. Public places in Eagle Mountain are limited to parks; tourism is limited to outdoor enthusiasts; art is seen almost nowhere; and we have continued to experience uncertainty from a lack of identity. Public art can be a step toward the expansion of art and culture in the City which has been shown to provide many advantages such as economic benefits, youth involvement, quality of life, and sense of identity.

Economic Benefits

Research has shown that the arts give residents a desire to stay, tourists a reason to visit, and businesses a draw for customers and the means of attracting a strong workforce. The Project for Public Spaces group helps us understand how this is possible in an article titled, “How Art Economically Benefits Cities”:

“Industries that are planning relocation or expansion place great emphasis on a healthy cultural climate. In a past survey conducted by the Joint Legislative Committee on Cultural Affairs, 99% of the chief executive officers who were questioned stated that the availability of cultural activities in an area is an important consideration in choosing a new location.”

Art and culture need not be found in only high-traffic areas. The economic benefits of public art are experienced by large cities and small towns alike. Eagle Mountain City’s well-preserved environment and landscapes, open spaces, and dark skies create an exquisite environment for the arts to thrive. Studies have shown that tourists will travel for art whether found in galleries, productions, or architecture. Businesses, especially small businesses, thrive in these environments where municipalities become a highly desirable place to live, and tourists seek an experience.

Youth development

Youth benefit greatly from increased exposure to the arts. The Arts Fund found that at-risk students involved in the arts are 23 percentage points more likely to attend college than peers with low arts involvement. Exposing youth to the arts encourages experimentation with the arts



and early achievements and creativity in life. A study performed by the Arts Fund titled “Social Impact of the Arts Study” also affirms the following:

“Research shows the arts promote academic and life outcomes by providing opportunities to learn critical thinking skills and build technical capacity for expression. This suggests that arts education plays a key role in the development of local talent and a 21st century workforce. Integrating art disproportionately benefits low-income students, demonstrating out-size gains in English and Math scores, fewer behavioral challenges, college attendance, voting, and volunteering in their community.”

Presently, Eagle Mountain City youth are exposed to the arts in only specific locations such as schools, or small performances by local arts groups. By merely increasing the opportunities for exposure to the arts, our City is improving the outcomes of our youth. In a community where half the population is under the age of 26, the benefit to children and youth cannot be overlooked and should be considered carefully.

Quality of life

The rapid growth of Eagle Mountain City is expected to continue for many years, quickly turning what was once a few houses on a hill into a vibrant community. Although the growth of a city does not have direct causation with a diminishing quality of life, the speed of that growth can certainly create burdens upon cities that may lead to sacrifices in quality of life to maintain basic City services. To preserve a positive quality of life throughout its growth, the City can be proactively engaged in quality-of-life improvements as early as possible in its development. Doing so will likely reduce the costs of improvements in the future as they will be incorporated during initial expansion.

Public art also has the power to transform cities in a way that can have significant social impacts upon its residents. In a research study performed by the Social Impact of the Arts Project it was discovered that:

“In lower-income neighborhoods, cultural resources are “significantly” linked to better health, schooling, and security. The research, which was controlled for economic wellbeing, race, and ethnicity, found the presence of cultural resources is associated with:

- *A 14% decrease in cases of child abuse and neglect,*
- *A 5% decrease in obesity,*
- *An 18% increase in kids scoring in the top stratum on English and math exams,*
- *An 18% decrease in the serious crime rate.”*

Public art lifts all in the community. It creates spaces and events where traditions are formed, friendships are created or enhanced, and opportunities are provided to those who would use art to better themselves and others.



Identity

In addition to quality of life, public art also serves to define a community's identity. Art reflects a City's history and values. Eagle Mountain is a young city and has been working hard to establish a unified sense of identity in the community. The City has recently completed a rebranding effort and staff continues to make strategic efforts to encourage widespread adoption and support for the new Eagle Mountain identity. Public art would augment those efforts and help the residents embrace and understand that new identity.

According to Princeton University's Center for Arts and Cultural Policy Studies, participating and partaking in public art, "Builds community identity and pride [and] leads to positive community norms such as diversity, tolerance and free expression." An article by Americans for the Arts also states:

"Public art can be a key factor in establishing a unique and culturally active place. Public art can create civic icons, but it also can transform our playgrounds, train stations, traffic circles, hospitals, water treatment facilities, and airports into more vibrant expressions of human imagination. By building and reinforcing community culture, public art can act as a catalyst for community generation or regeneration... Public art matters."

Public art is a subtle and cost-efficient effort that can have transformative results in a community. Its benefits are impossible to ignore. Art unites a community, celebrates differences, and honors our common, human identity.

How? Catch the Vision in EM

This section addresses how public art benefits can be achieved in Eagle Mountain.

The goals and benefits listed in previous sections certainly sound nice, but what does that look like in practice? It is recommended that Eagle Mountain City take a careful and deliberate approach to public art. That approach can be described in four main strategies: details, themes, capital projects, and measured steps. These may have some overlap, but considering each one individually could be helpful.

Details

In order to create an effective public art strategy, the City should be careful not to overlook the details. Even small details can create enormous impact.

Details are often the things you don't notice right away. If the details stand out, it is usually because they are dirty or too over-the-top. One company that is known for its attention to detail is the Walt Disney Company. While walking down Main Street of Disneyland, it's not the wall tiles or the font of the numbers on the clock that stand out. And those details are not what most people remember after they leave. Instead, all the details work together to create an

unforgettable atmosphere and experience. That is the aim of public art in Eagle Mountain, to enhance the community environment through attention to detail.

Focusing on the details in Eagle Mountain City would look like intentionally incorporating art into the often-mundane aspects of a City. It looks like simply upgrading elements that the City would be installing or building anyway.

For example, the City is likely to install bike racks at key locations regardless of public art efforts. However, those public facilities can be elevated by incorporating art. Some cities subtly add a symbol to the bike racks, while other cities turn the bike rack into a work of art itself (see Images 1-2).

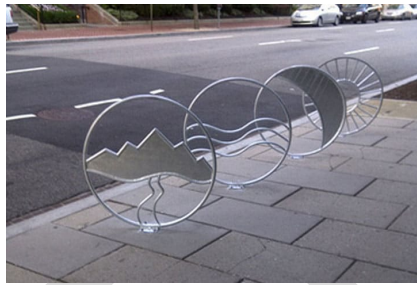


Image 1. Bike rack example



Image 2. Bike rack example

Another example of improving the details are artful designs on storm drain or manhole covers. Whether or not it the cities that implemented it intended for it to be art or to serve some practical purpose, it still adds to the overall atmosphere of a city (see Images 3-5).



Image 3. Sewer cover in Gatlinburg, TN



Image 4. Storm drain and sewer cover in Peoria, AZ



Image 5. Commemorative storm drain cover in Salt Lake City, UT

These are just two examples of the kinds of small city details in which public art can be incorporated. Attention to detail also elevates the perception of the City leading to increased resident ownership and decreased crime. It is recommended that Eagle Mountain place a portion of its focus on enhancing the details of the City in order to elevate the overall atmosphere of the community.

Theme

Another element to consider when envisioning the future of public art is the application of themes throughout the City. Before delving into this topic, it is important to note that not all pieces of art need to be a part of a theme. However, it can be powerful to see themes repeated throughout the community, especially since Eagle Mountain is such a geographically large city. Intentionally repeated themes can help lead to a consistent atmosphere across the community.

One example could be the incorporation of gazebo structures throughout the City. To help paint the picture of this hypothetical situation, here are some additional details:

The gazebos could be made of stone, wood, and iron to reflect the natural environment in which we live. They could be located along the trail system to create gathering places among the trails. They could have historical or educational plaques that teach of the significance of the area.

Images 6-9 were AI generated to show what this might look like at various points in the city.

Image 6. An AI generated gazebo located on the south side of lake mountain

Image 7. A gazebo located along Pony Express Parkway (AI Generated)

Image 8. Another view of an AI generated gazebo located along Pony Express Parkway

Image 9. An AI generated gazebo located along the Tickville Wash



Another example of a themed element could be utility boxes. Many cities have participated in the trend of painting their utility boxes. Doing so turns what could be an eyesore into a community benefit. This could be another opportunity to employ a theme throughout the community. For example, the city could choose to employ an educational nature theme. For sake of the example, the boxes could be painted in the style of botanical posters, each box featuring a different native plant or animal species.



These are just a couple of examples of what theming could look like throughout the city. Incorporating the concept of themes in the community could help lead to increased cohesiveness in image and atmosphere around the community.

Image 10. A botanical poster example

Image 11. A topographic map pattern example

Image 12. An ornithological poster example

Image 13. A painted power box

Capital Projects

One strategy for incorporating public art throughout the city is to focus on capital projects. Many cities have a policy that public art be integrated into all of their large capital projects. These projects present an opportunity to include unique details, themes, or specific art installations. For instance, Image 14 shows a bridge in American Fork, UT, which has been enhanced by public art. Another example is a fountain outside one of an office building in Sunnyvale, California, shown in Image 15, where the fountain was planned alongside the building's construction. Additionally, freeway sound barriers along Interstate-15 around Salt Lake City feature a stamped mountain pattern instead of plain concrete (see Image 16), subtly elevating the area's aesthetic. By considering public art during the planning stages of capital projects, art can be incorporated more purposefully, potentially reducing costs as the structure is designed to include art from the start rather than being modified later.

Incorporating art into capital projects also ensures that art is distributed throughout different areas of the city, preventing the need to choose between capital projects and art. This approach allows both to hold significant importance in project management and budgeting. It ensures that public art is a consistent and integrated element of the city's development, enhancing various public spaces without requiring additional funding or extensive alterations to existing projects.

Furthermore, this method provides a framework for planning art throughout the city's future civic campus. By embedding art into the planning and execution of civic structures and spaces, the city can create a cohesive and culturally enriched environment. This strategic approach not only enhances the visual appeal of public spaces but also fosters a sense of community and pride among residents, showcasing the city's commitment to integrating art into everyday urban life.



Image 14: Bridge in American Fork, UT



Image 15: Office Fountain in Sunnyvale, CA



Image 16: Salt Lake City I-15 Corridor

Measured Steps

Another strategy for the employment of public art in the city is the selection of specific, unique projects that are deemed fitting by the city's planners and community leaders. This approach involves identifying opportunities for standout, one-of-a-kind art installations that can become landmarks or focal points within the community. These projects, which could include large

sculptures, intricate murals, or innovative installations, are chosen to enhance particular areas or to commemorate significant events or themes relevant to the city.

This method, referred to as "measured steps," emphasizes the importance of careful and deliberate planning. Each project should be thoughtfully designed and executed to ensure it aligns with the city's aesthetic, cultural, and social goals. By taking a measured approach, the city can ensure that these art installations are impactful and meaningful, avoiding hasty or ill-considered projects that may not resonate with the community or stand the test of time.

While this strategy focuses on unique, high-impact projects, it also calls for a level of regularity in implementation. By periodically introducing new art pieces, the city can maintain a dynamic and evolving cultural landscape, continually enriching the community experience for residents and visitors alike. This balance of careful planning and regular implementation ensures that public art remains a vibrant and integral part of the city's identity, contributing to its cultural vitality and visual appeal. Images 17 and 18 below show examples of "measured step" projects.



Image 17. Art display lining a hallway.

Image 18. Statue at Unity Pass (AI Generated).

When? Timing

This section introduces a recommended timeline of public art efforts in Eagle Mountain.

It has been noted that Eagle Mountain City had one previous attempt at forming a public art committee, but due to a variety of reasons, that endeavor was abandoned. There were many reasons to disband that effort, but the time is prime to try again.

Since early 2024, the City has been focused on a rebranding effort. Not only were logos and flags altered, but the identity of Eagle Mountain City was defined. The City now has the opportunity to decide if public art is going to be a part of that identity.

The circumstances surrounding the collapse of the previous art committee have changed drastically – the City is financially stable, infrastructure is in place, and community involvement is increasing. Now that Eagle Mountain has grown to about 35% of its capacity, the City is established enough to support the arts effort, but small enough that the City still has flexibility in

its implementation. Considering the City's stable state along with its recent, successful rebrand, now is the perfect time to evaluate public art and its place in the future of Eagle Mountain City.

Process

Now that the vision of public art in Eagle Mountain has been established, the next step is to consider what processes staff and Council should follow in order to ensure a fair and unbiased method of art distribution. This section discusses what those process options are and how the community can be involved.

Citizen Involvement

In late 2023, the City Council passed a Public Art Code (EMCC 12.35) that outlines procedures for the acquisition, management, and disposal of art in the City. Those policies were intended to create transparency and equality in the public art process. It places Council at the helm of placemaking and cultural tourism.

Right now, public art is a staff- and Council-led endeavor. This is a great option for the City, especially since its long-term commitment to public art is unsolidified. In the future, the City may also consider delegating management to an Arts and Culture board, with Council still acting as the final decision-maker. This board could be formed using residents, artists, etc. and would be a viable future option if the City continues to take on a more proactive role in public arts.

In order to manage and facilitate the processes associated with public art, it is recommended that the City form the Eagle Mountain Public Art and Culture Board (EMPACC) at a strategically optimal time.

Roles and responsibilities

The EMPACC could function similar to other boards and commissions within the City. It is recommended that the board undertake the following responsibilities:

- Develop an annual public art action plan for submission to the City Council.
 - Based on a template from staff. See Appendix B.
- Make project recommendations to the City Council
 - Based on a template from staff. See Appendix D.
- If requested by Council, aid in the artist/art selection process.
- Collaborate with other organizations to facilitate art in all corners of Eagle Mountain City.
- Review and provide recommendations to the City Council for the deaccession of artwork, acceptance of artwork gifts and loans, and proposals for memorials on City-owned property, in accordance with EMCC 12.35.
- If requested by the Council, advocate for the Eagle Mountain Art and Culture Program to the City, the public, the County, and other arts groups.



Composition

It is recommended that the EMPACC be comprised of seven voting members appointed by the City Council, each of whom has knowledge and experience in visual or performing arts and who lives or works in Eagle Mountain City.

Similar to other boards within the City the EMPACC could function under three-year, staggered terms. It is recommended that no individual be permitted to serve more than two consecutive terms, if possible.

Like other City boards, a staff member should be assigned to liaise between staff, Council, and residents. A Council member would also be assigned as a liaison. The staff member and Councilmember would not be voting members of the Commission, unless in the event of a tie (resulting from an absence of one of the voting members or the abstention of voting because of a conflict of interest), in which case the Councilmember would be encouraged to vote.

It is recommended that the commission meet at least quarterly. At least one member of the commission would be encouraged to attend all public art events in the city.

Conflict of interest

Like other boards in the City, the members should be honest and transparent. The Commission should have conflict of interest policies requiring members to disclose any real or perceived conflicts of interest and abstain from voting when appropriate. It is also recommended that the members themselves not be eligible to submit for any public art applications during their tenure.

Timing

An art board should only be created after public art has a consistent funding source. Until funding is established, a board may not have enough work to keep them busy. With intermittent art projects, the board may become frustrated or bored due to lack of progress or projects. This may discourage future public involvement in public art.

Citizen Involvement Process Recommendation

This section addresses recommended processes if the City decides to establish a public art and culture board. There are two ways that art projects or events can be initiated. One is a resident-led proposal, and the other is a city-led proposal.

Resident-initiated project

The following process is a recommendation. Please see Appendix C for a visual representation of this process.

A resident has an idea for a public art project and approaches the EMPACC. The EMPACC keeps all proposals to be evaluated semi-annually. The EMPACC evaluates the public art idea based on the current public arts mission and goals (see Appendix E). If the commission determines that it would like to pursue the idea, it determines the “public art basics” of the project: finding a location



for the project, selecting an art form, determining a budget, and selecting a topic. Those are summarized in a public art proposal (see Appendix D).

The EMPACC submits the idea to Staff who determines whether or not the idea is feasible given City safety and engineering standards (see Appendix E).

After the details have been worked out with Staff, both Staff and the EMPACC submit the idea to Council in the form of a memo and/or work session presentation. At this point, Council would need to either approve or deny the idea. By approving the idea, Council is allowing the process to continue.

Staff would then determine whether or not a budget amendment is needed. If so, that would be pursued.

Together, staff and the EMPACC would follow the established public art code (EMMC 12.35) to issue a call for artists or follow the procedures for a gift/loan.

Once a selection has been made, the EMPACC would submit all materials and its recommendation to Council.

Council would then have the choice to approve or deny the project. Denial could be whole or partial, asking staff and the EMPACC to revisit a previous step of the public art process.

After Council approval, the City would then solidify a contract with the artist and installation would begin.

City-initiated project

The following process is a recommendation. Please see Appendix C for a visual representation of this process.

In this situation, a project is initiated by Council, staff, or the EMPACC. If Council or staff identifies a need, the EMPACC is notified. If the commission determines that it would like to pursue the idea, it determines the “public art basics” of the project: finding a location for the project, selecting an art form, determining a budget, and selecting a topic. Those are summarized in a public art proposal (see Appendix D).

The EMPACC submits the idea to Staff who determines whether or not the idea is feasible given City safety and engineering standards (see Appendix E).

After the details have been worked out with Staff, both Staff and the EMPACC submit the idea to Council in the form of a memo and/or work session presentation. At this point, Council would need to either approve or deny the idea. By approving the idea, Council is allowing the process to continue.



Staff would then determine whether or not a budget amendment is needed. If so, that would be pursued.

Together, staff and the EMPACC would follow the established public art code (EMCC 12.35) to issue a call for artists or follow the procedures for a gift/loan.

Once a selection has been made, the EMPACC would submit all materials and its recommendation to Council.

Council would then have the choice to approve or deny the project. Denial could be whole or partial, asking staff and the EMPACC to revisit a previous step of the public art process.

After Council approval, the City would then solidify a contract with the artist and installation would begin.

Limited Citizen Involvement Process Recommendation

The following process is a recommendation. Please see Appendix C for a visual representation of this process.

Under this scenario, a public arts board does not exist. There would be no formal way for a citizen to initiate a public art project. However, that does not limit them in their ability to contact staff and council with ideas and feedback. The following is a recommendation for a process that would take place under a city-initiated effort with no public art board.

The first step is that a need is identified by either staff or Council (who would then give the assignment to staff). If staff decides that it would like to pursue the idea, it determines the “public art basics” of the project: finding a location for the project, selecting an art form, determining a budget, and selecting a topic. Those are summarized in a public art proposal (see Appendix D).

Staff submits the idea to Council in the form of a memo and/or work session presentation. At this point, Council would need to either approve or deny the idea. By approving the idea, Council is allowing the process to continue.

Staff would then determine whether or not a budget amendment is needed. If so, that would be pursued.

Staff would then follow the established public art code (EMCC 12.35) to issue a call for artists or follow the procedures for a gift/loan.

Once a solution has been reached, staff would submit all materials and its recommendation to Council.

Council would then have the choice to approve or deny the project. Denial could be whole or partial, asking staff to revisit a previous step of the public art process.

After Council approval, the City would then solidify a contract with the artist and installation would begin.

This process is the one that Staff would recommend initiating at this time. Appendix F includes a full proposal following the processes outlined above.

Critical Components of a Proposal

Mentioned in the process recommendations above, determining the “basics” of a public art project is an important step in the public art process. This section breaks that down and explains the purpose and significance of each piece.

Before a work of art can be commissioned by the City, there are certain decisions that need to be made. However, not all details need to be determined. This section outlines what information is critical before a project is announced in a call for artists.

Art Form

The chosen art form should be strategically considered during the public art process. The City should determine the art form before issuing a call for artists. Different artists may respond based on the art form desired. These forms may include, but are not limited to:

- Sculpture in the round, bas relief, mobiles, fountains, kinetic and electronic work in any approved material or combination of materials.
- Paintings in all media, including oils and acrylics, which are portable or permanently affixed, such as murals.
- Graphic arts, such as printmaking, drawing and banners.
- Mosaics, including works executed in tile, glass, stone, or other materials.
- Crafts using clay, fiber and textiles, wood, metal, plastics, stained glass, and other materials, both functional and ornamental.
- Photography, including digital and traditional photographic print media.
- Mixed media, which may include any combination of two- and three-dimensional forms of media, including collage.
- Earth works, environmental installations, and environmental art.
- Ornamental or functional decorative elements designed by practicing artists or other persons submitting as artists.
- Light-based or luminal art that is experiential, site-specific, or installation-based work that explores optical phenomena or work composed of transmitted light, artificial or natural light sources, projections or sculpture that incorporates light sources as major compositional and expressive elements.
- Sound art or media with primarily aural-based expressive elements, including electronic, audio media, found or experimental sound sources.
- Video and animation projected or displayed on a video monitor.



- Portable art that may be displayed at locations other than a substantially permanent location or adjacent to the project site.
- Temporary performance or time-based art.

Although this list is nearly exhaustive, it is important to emphasize that the City Public Art Code provides Council with complete discretion as to the type and location of any future artwork.

Art Site

The location of public art is almost as important as the artwork itself. It should be taken into careful consideration. The City should have a location chosen before issuing a call for artists. It would be beneficial to the artists and their proposals if they knew where the art would be located. The surrounding area may play into the proposed artwork. The following aspects should be considered when determining the location of a public art installation.

Artistic Consideration. In some public art types or projects, the location is a significant factor in its impact or proper presentation. Sunlight and shadows, angles of presentation and viewing, relative proximity to other artwork or impactful structures or landscapes, and so forth can all affect the effectiveness of public art. The City should gather input from the artist to fully understand the impacts of potential sites on presentation.

Balanced Distribution. Public art is beneficial to all Eagle Mountain City residents and therefore should be found in various locations throughout the City. The City should consider where public art is not already found within the City to ensure a good distribution of public art, similar to the distribution of public parks.

Ease of Maintenance. Art requires regular cleaning and maintenance. Maintenance requirements will vary depending upon the type of art, but the site should allow for routine maintenance to be performed with relative ease.

Future Development. Future development around a public art installation should be considered for its impact on the public art installation including access, environmental effects, and so forth.

Gathering Places. Public art can be used to create or enhance gathering spaces. The City can use art strategically as it develops a future downtown and other gathering places.

Public Access. Public art should be accessible to the general public. Public art should not be located in a place that restricts any particular individuals or groups from accessing the art.

Safety. Public art should not be sited in locations where public safety may be compromised. Public art should not hang over sidewalks or roadways, impede clear-vision triangles, conceal traffic signage, or otherwise create a hazardous environment for motorists, pedestrians, and so forth.

Art Topic

The topic of art should also be determined prior to issuing a call for artists. A topic could be as specific or as broad as the City deems fit. For example, the City may choose to ask for a mural. It makes sense to let the artist design the mural, but providing some guidance may help ensure that the mural meets the goals of the City. The City may ask that the mural fit in the topic of “History of Eagle Mountain” or “Pony Express” or “The Spirit of Eagle Mountain” or “Community”. Specifying a topic could help achieve a balance between City guidance and artistic freedom.

Art Budget

A budget must also be determined prior to issuing a call for artists. This may seem a bit backwards, but most of the time, cities tell artists how much they are willing to spend before the artist designs the art installation.

Let’s say, for example, that the City is willing to spend \$50,000 on a mural. Based on what the artist determines he or she can accomplish for the budgeted amount will affect what ultimately comes to the City in the art proposal. It may be a simpler design than if the city was willing to spend \$100,000 on a mural.

If the City receives proposals and determines that none of them are to the level of detail or scale hoped for, the City may consider increasing the budget and then resubmitting the call for artists.

It is also possible that the City could allow artists to counter offer a budget for the project they submit. For example, if the City asks for a \$50,000 mural, an artist may submit a design but ask for \$75,000. The City then has the opportunity to choose to increase the budget if it is interested in that particular proposal.

No matter how the City decides to respond to artist design applications, a budget is important to include in the initial call for artists to provide more context and information to the interested artists.

Example

To put all of these concepts together, let’s use a hypothetical example. The AI generated image below is an example of what public art might look like in the city. In this case, it is a pony express statue at Cory Wride Park. In order to achieve this, the City may issue a call for artists using these four critical components:

- Art form: statue
- Art site: Cory Wride Park
- Art topic: Pony Express
- Art Budget: \$250,000

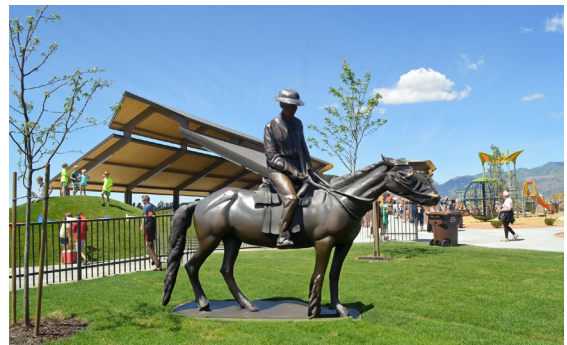


Image 19. Statue at Cory B. Wride Memorial Park (AI Generated)



This information will help artists prepare a thorough and accurate art proposal for the City. It equips the artists with necessary information while allowing them creative freedom for the work of art itself.

Funding

As with any government endeavor, funding is often a determining factor of the project. Due to Eagle Mountain City's budget being spread thin across many programs due to its rapid growth, it must be wise in the allocation of funds to ensure maximum positive impact. This section discusses funding options for public art as well as staff's recommendations.

Funding Options

There are many options for the municipal funding of public art. This section outlines these alternatives. Staff understands that not every option may be favorable to this City or at this particular time. However, a strategic decision requires the consideration and understanding of all possibilities.

Individual Project Allocation

The City, from time to time, may choose to allocate funds toward a public art project. This would be a unique, one-time allocation. The Council may choose to fund public art projects only occasionally. This is the current format used by Eagle Mountain City.

General Fund

The City may choose to create a special purpose fund within the general fund. This fund may or may not be utilized each year, but having a dedicated space for public art funds ensures that it is at least considered each year during the budget process. Creating a place in the budget would be a very non-committal action that could keep public art in the minds of staff and Council.

Percent-for-Art

This funding mechanism gives cities the option to allocate *up to* 1% of its capital projects fund to public art. The art would need to be tied into the capital improvement project itself. Sometimes, this decreases the cost of art because it would be initially incorporated into the infrastructure instead of added later. This could be a required or optional part of capital projects, giving Staff the ability to propose art improvements and Council the opportunity to accept or deny them.

RAP Tax

Some cities enact a Recreation, Arts, and Parks tax. This increases sales tax by *up to* an additional 0.1%. The funds would be restricted to Recreation, Arts, and Parks. Salt Lake County has a similar tax, but it is levied as a County. In Utah County, the commissioners have decided to leave a RAP tax to the discretion of each individual city. The City may or may not be interested in this option, but understanding its use and availability is important.



Community Fundraising

Another option for funding is to allow for partnerships with private entities. For example, a business may want to sponsor a city art project. If interested, the business and the City could then work together throughout the public art process. The business's sponsorship could be announced or anonymized, depending on the wishes of the donor.

Funding Recommendation

Staff recommends the consideration of the Percent-for-Art program. As part of this program, the City would create policies to give itself the option to allocate *up to* 1% of its capital projects fund to public art. Some cities start with 0.5% or give themselves a window of 0.5% - 1%.

This is a common funding mechanism for public art. Eagle Mountain can learn from many other cities that have employed similar policies.

The city can require that commercial or residential developers allocate a percentage of their funds to public art as well. It is recommended that if the City wishes to place art requirements on the private sector, that it also place the same requirements on itself as a gesture of partnership.

Employing a percent-for-art policy ensures that public art is consistently integrated into the fabric of the City. It also prevents the City from having to decide between necessary capital projects for Eagle Mountain's rapidly growing population and creating a beautiful and uplifting community.

Furthermore, the City is seriously considering the structure and layout of its future civic campus. By establishing a percent-for-art program, the City can ensure that art is integrated into the future campus. Starting the program sooner than later allows the City to experiment with and learn from less visible projects.

This proposal does not call for any action on a percent-for-art program. However, staff is learning about and researching other cities' programs to learn best practices on implementation of a similar program.

Recommendation & Timeline

This section helps to clarify the timeline of recommendations made throughout this memo as Council considers the potential future of public art in Eagle Mountain City.

It is recommended that the City Council approve the pursuance of a measured step public art project. See full proposal in Appendix F. Moving forward with a public art project at this time would be a huge step forward towards increased art in Eagle Mountain City. Doing so does not commit the City to long-term public art action. However, it allows the City to learn about the public art process. Only so much information can be gathered from research. Experience will help the City understand how public art impacts Eagle Mountain City's unique community.



In the near future, it is recommended that the City Council consider a percent-for-art program. Staff is researching best practices of other cities and programs and will bring more information to Council in the coming months. Even if Council does not wish to approve a percent-for-art program, it is worth considering soon. Exploring funding options in the near future would help increase future public art efforts and allow the City to learn and practice its processes before the future civic campus is developed. That will be a highly visible and visited area, and it is recommended that the City smooth out its public art processes prior to its development. Considering a percent-for-art program soon could also allow for more art to be integrated into the future construction of various areas of the City.

It is recommended that in the long-term future, the City consider the creation of the Eagle Mountain Public Art and Culture Commission. Timing of this commission would relate to available funding, as discussed earlier in this report.

Public art plays many roles within a community. This report was intended to paint a picture of the possibility of public art in Eagle Mountain City as well as clarify what processes might help the City achieve those benefits. As Eagle Mountain continues to develop and grow, the ease in which public art can be incorporated into development diminishes. Acting now will help the City integrate public art in a more cost effective and meaningful way into the community.

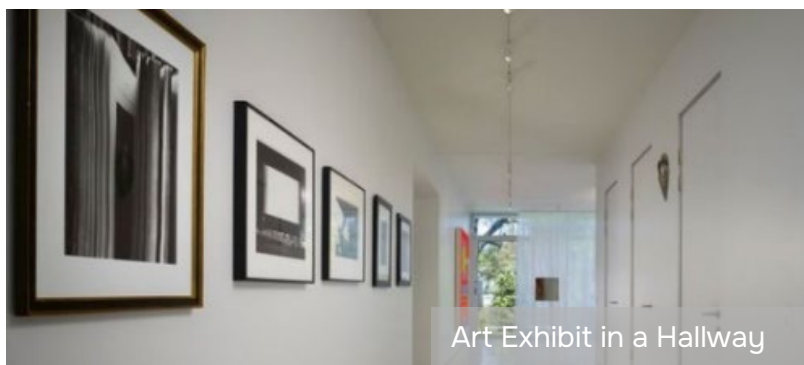
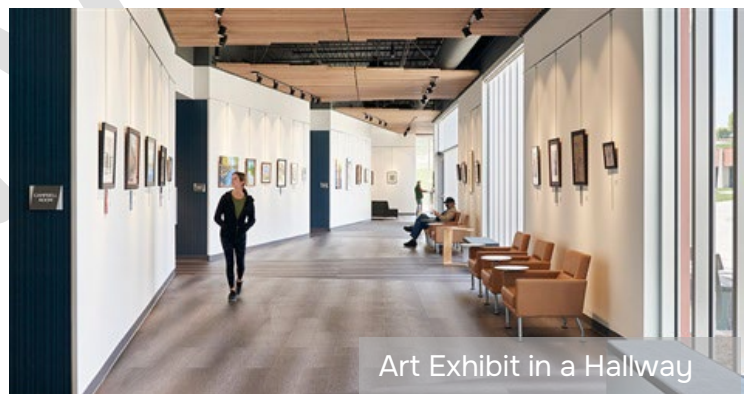
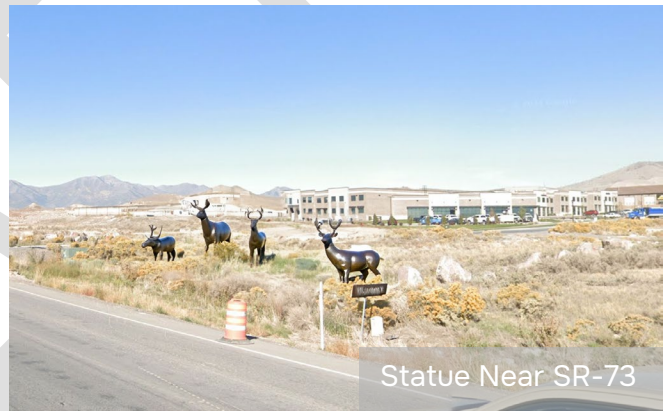
In conclusion, public art is not just about aesthetics; it is an integral part of placemaking, shaping the identity of Eagle Mountain City, and fostering unity among its residents. By investing in public art, the City can create shared spaces that reflect its unique character and values, while also bringing people together in celebration of their community. As Eagle Mountain City grows, prioritizing public art will ensure that it remains a vibrant, cohesive, and inspiring place to live. Embracing public art now lays the foundation for a future where creativity and community spirit flourish hand in hand.



Appendices.

Appendix A. Public Art Vision in Eagle Mountain City

These images are either found on Bing Images or AI generated.







Appendix B. Annual Public Art Action Plan Template

As the Eagle Mountain Public Arts and Culture Commission, please complete the following worksheet to outline the Action Goals for the EMPACC this year. Council will receive a copy for review.

Date: ____ / ____ / ____

For Fiscal Year 20__

Commissioners: _____

Council Liaison: _____

Staff Liaison: _____

What details are lacking within the City?

What themes are lacking within the City?

What capital projects are forthcoming?

What measured steps can the city take right now?

What locations are lacking public art?

What art forms are lacking within the City?

What art topics are lacking within the City?

What new public art ideas do you have for the City?

How can you increase public involvement?

How can you increase donor involvement?

How can you increase youth involvement?

How can you increase positive media attention?

How can you increase or enhance gathering places?

How does your plan add to the details of the City?

How does your plan add to themes within the City?

How does your plan improve capital projects in the City?

How does your plan increase measured steps in the City?

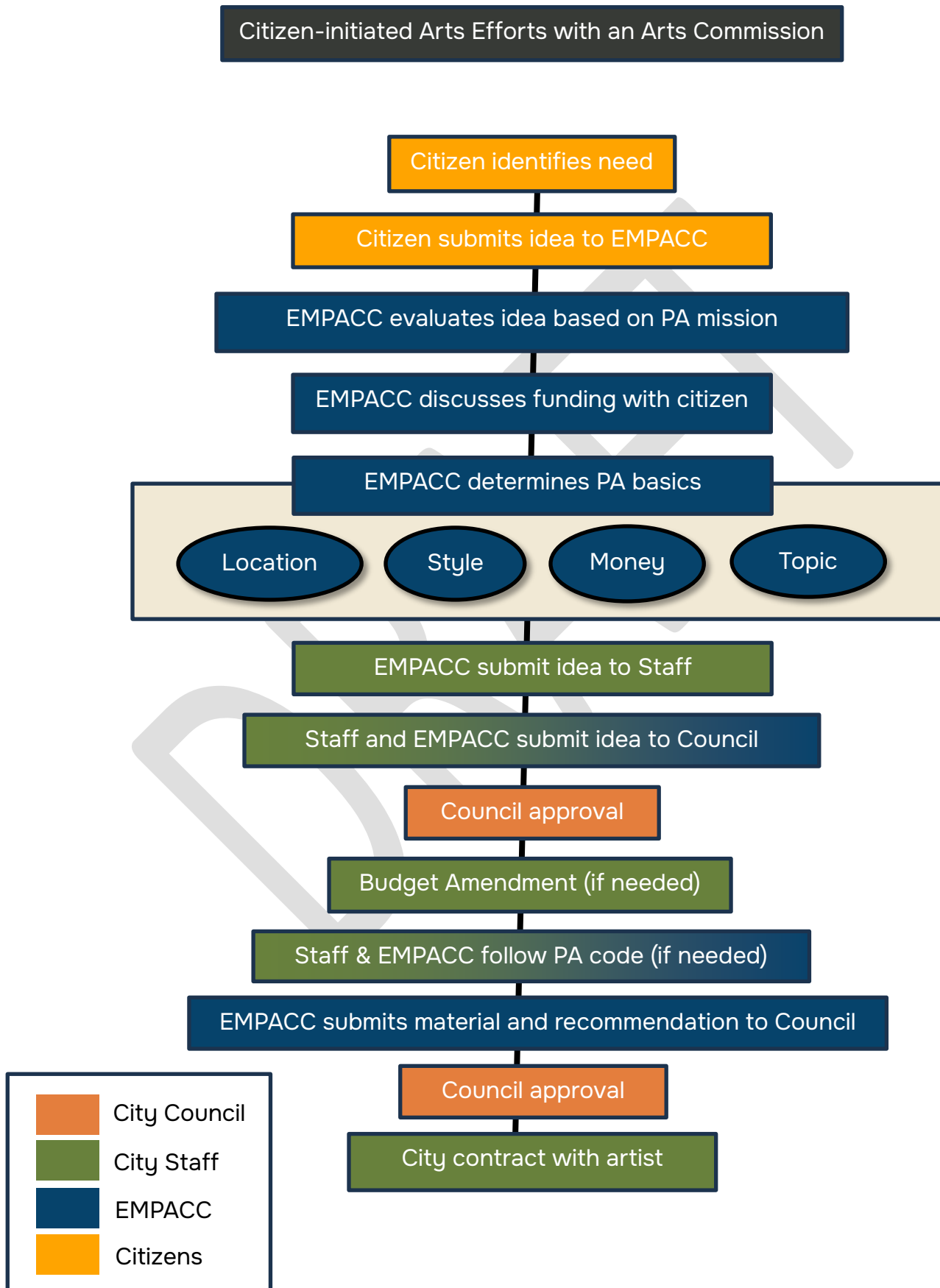
What locations will be impacted by public art?

What art forms will be involved?

What topics will be addressed?

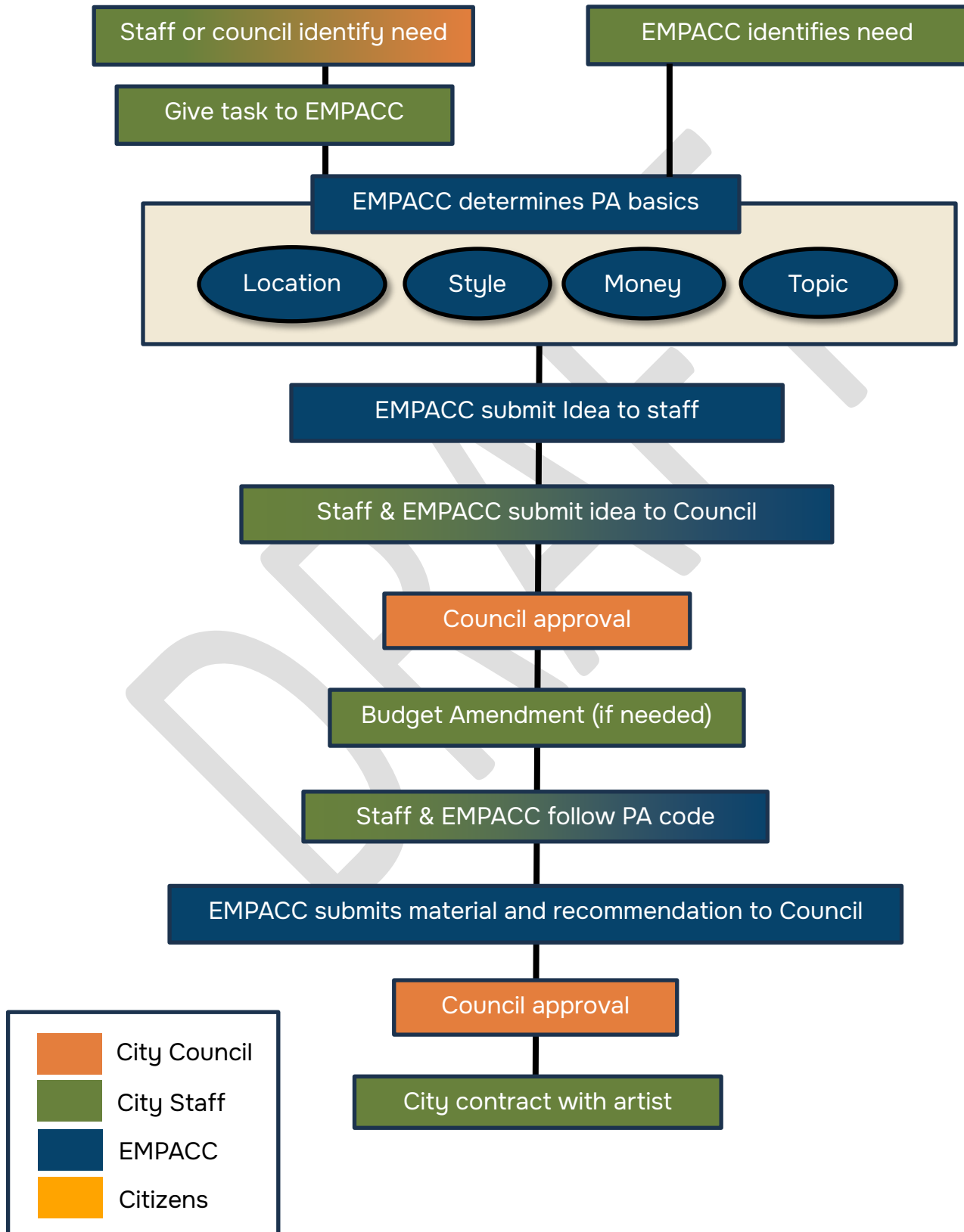
What actions, though not feasible for this year, are included in the hopes and visions of the arts commission?

Appendix C. Public Art Process Visuals



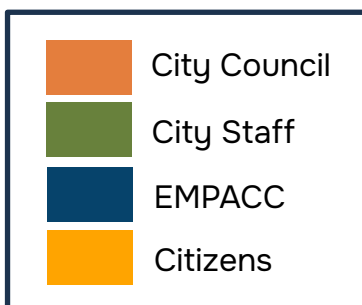
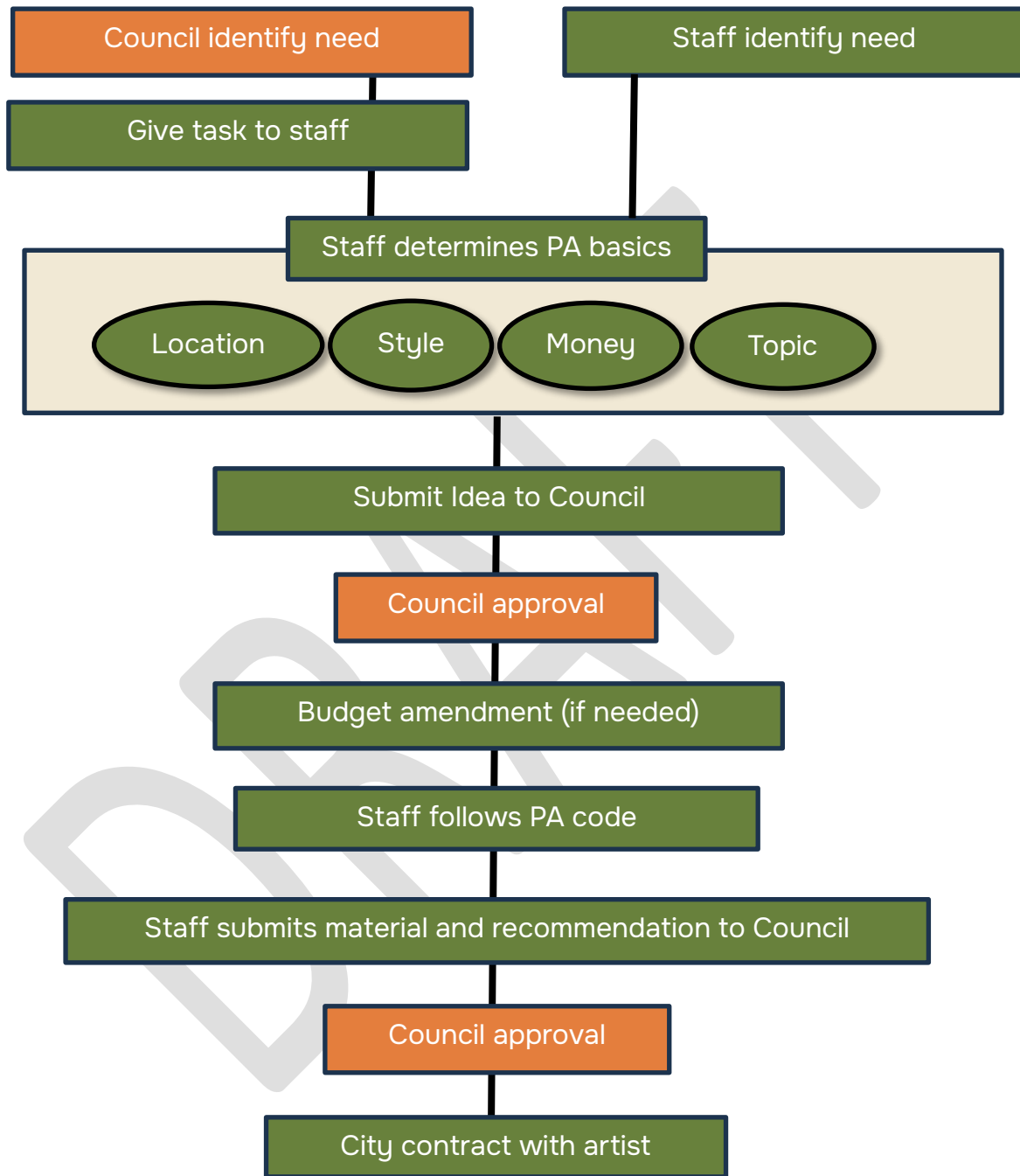


City-initiated Art Efforts with an Arts Commission





City-initiated Art Efforts without an Arts Commission





Appendix D. Public Art Proposal Template

Brief Description of Proposed Project:

Location:

- Why does this location need art?
- Does the City own this land? If not, can a MOU be established with the landowner?

Form:

- What purpose does this art form serve for the community?
- Why was this art form selected?

Money:

- Find 3 similar items and the cost of it.
- Find anticipated maintenance costs.

Topic:

- Why is this topic impactful in the community?
-

Details:

- Will this project contribute to details in the City? If so, how?

Theme:

- Will this project be part of a theme? If so, which one?

Capital Project:

- Will this project be part of a capital project? If so, which one?

Measured steps:

- Will this project be considered a measured step? If so, how?
-

Gathering Place:

- Will this project contribute to the establishment or enhancement of a gathering place? If so, how?

Additional Information:

- What other information should be considered as part of this proposal?

Anticipated Outcome and Benefits:

- What are the anticipated outcomes of this project?
 - What are the anticipated benefits of this project?
-

Additional Documentation:



Appendix E. Evaluation Criteria

The following evaluation criteria are recommended to be used in the processes proposed above.

EMPACC Evaluation Criteria of Citizen Idea

The EMPACC evaluates the public art idea based on the current public arts mission and goals.

- Does this project help fulfill the overall vision of the EMPACC?
- Does this project enhance or create a gathering space?
- Is the timing right for this project?
- Should the idea be disregarded, stored away for later, or added to a priority consideration list?
- How does this project involve and engage the public?
- Are there any outside donors tied to this project?

Staff Evaluation Criteria

- Will the location of this public art project create a safety hazard?
- Will the location of this public art project violate the clear vision triangle?
- Will the maintenance of this public art project create a financial burden for the City?
- Will the maintenance of this public art project create a personnel burden for the City?
- Does Staff have any concerns regarding this project?
- Does Staff give its recommendation in favor of the public art project?

Appendix F. Public Art Proposal Option 1

Brief Description of Proposed Project:

- This project will be a gazebo, established along one of the City's trails or future trails/park. It should be made of material that fits in with City's the natural environment. It should also include information plaques so that visitors can learn about the environment and history of the areas they can see from the structure.

Location:

- Why does this location need art?
 - o There is not much art throughout Eagle Mountain City aside from Cory Wride Park and Smith Ranch Park. Putting art near unity pass will help uplift an area of the City that doesn't have much art.
- Does the City own this land? If not, can a MOU be established with the landowner?
 - o Yes, the City owns this land. See map below.

Form:

- What purpose does this art form serve for the community?
 - o A gazebo serves to create a gathering place for the community. It should be made of stone, wood and metal, tying into the other stone, wood, and metal elements throughout the City.
- Why was this art form selected?
 - o This form was selected to create a gathering place in the community.
 - o It was also selected to create a connection between wildlife, history and EM visitors.

Money:

- Find at least 3 similar items and the cost of it. Chat GPT was used to estimate the costs of six separate gazebos (pictured below).
 - o Estimated cost of gazebo 1: \$18,000 - \$38,000
 - o Estimated cost of gazebo 2: \$21,000 - \$47,000
 - o Estimated cost of gazebo 3: \$18,000 - \$36,000
 - o Estimated cost of gazebo 4: \$28,000 - \$59,000
 - o Estimated cost of gazebo 5: \$18,000 - \$37,000
 - o Estimated cost of gazebo 6: \$22,000 - \$43,000
- Find anticipated maintenance costs.
 - o Maintenance costs are expected to be minimal and manageable.



**Topic:**

- Why is this topic impactful in the community?
 - This topic will help connect residents and visitors to the wildlife and history of this area. It will also help them create new connections by giving them a space to meet new people.
-

Details:

- Will this project contribute to details in the City? If so, how?
 - This project will not directly add to the details in the City. However, the materials of the gazebo will add to the overall aesthetic of the City.

Theme:

- Will this project be part of a theme? If so, which one?
 - This project will be the establishing element of a theme throughout the City. Staff recommends that similar gazebos be built in other areas throughout the city.

Capital Project:

- Will this project be part of a capital project? If so, which one?
 - No.
 - However, in the future, a trail may connect from the street to the petroglyph park nearby. The gazebo could be a part of that larger park area.
 - However, it is part of a larger project within the City. Although the Pony Express Trail is not considered a current capital project, the addition of a gazebo would enhance that area as a gathering place.

Measured steps:

- Will this project be considered a measured step? If so, how?
 - Yes, this project would be considered a measured step. It is currently a stand-alone project.
-

Gathering Place:

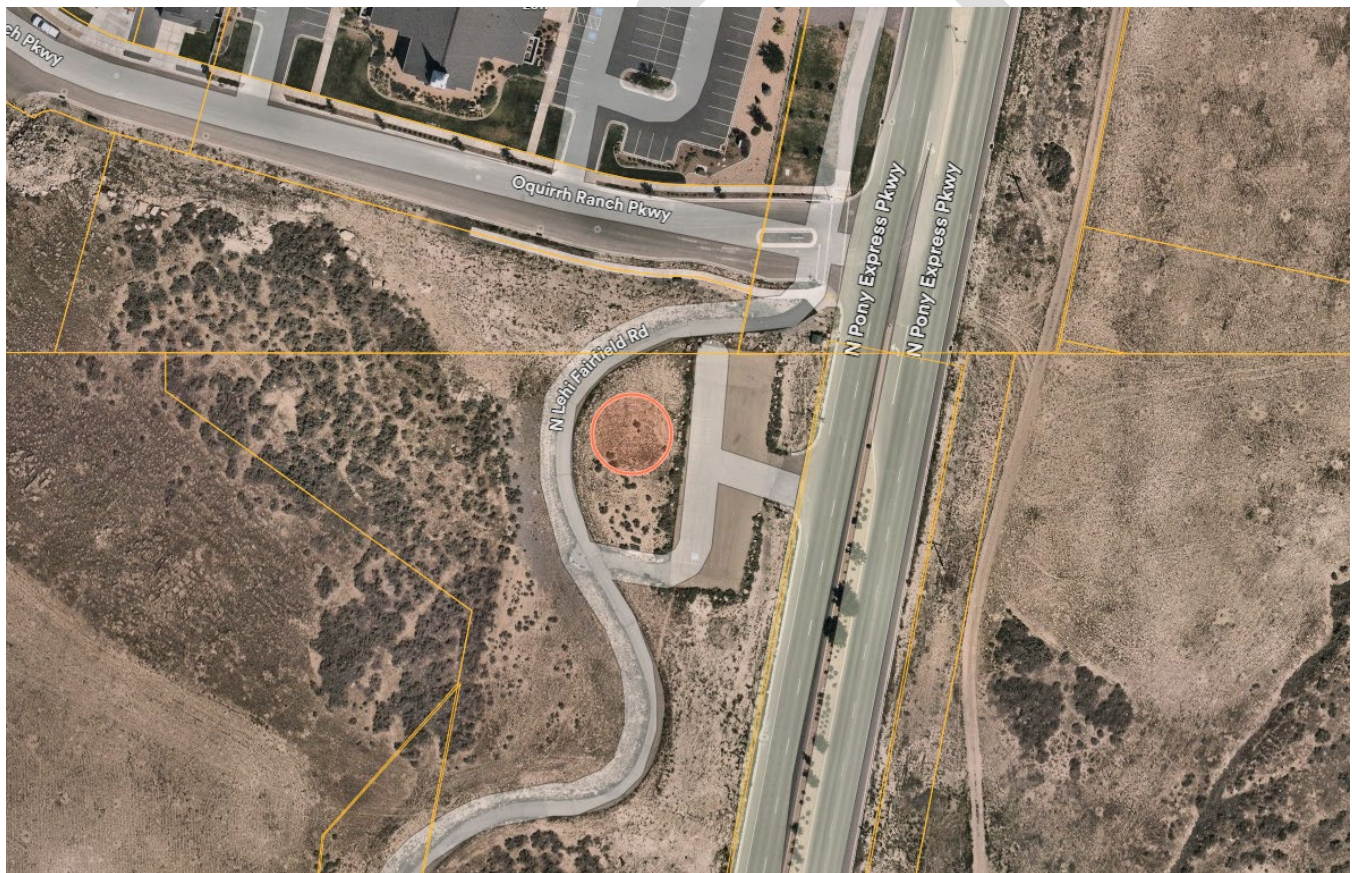
- Will this project contribute to the establishment or enhancement of a gathering place? If so, how?
 - Yes, this project will create a place where others can gather.

Additional Information:

- What other information should be considered as part of this proposal?
 - It is recommended that meaningful symbols should be stamped into the concrete of the gazebo or its cement foundation. An example is an eagle, horse rider, mule deer, etc. This would be up to the discretion of the artist, but strongly encouraged by the City. Doing so would add a level of discovery in the public art project. It could also connect it to other art elements throughout the City.

Anticipated Outcome and Benefits:

- What are the anticipated outcomes of this project?
 - It is anticipated that the construction of a gazebo near unity pass will encourage exploration of the Pony Express trail and the nearby petroglyphs. It is anticipated that it will encourage gathering along the City's outdoor trails.
 - What are the anticipated benefits of this project?
 - It is anticipated that the overall aesthetic of Eagle Mountain City will be enhanced; friendships will be built; and history and wildlife will be explored.
-

Additional Documentation:*Location*



Land Ownership

Entry# 18556-2021

Parcel ID - 58:054:0006

Serial:	58:054:0006
Owner:	EAGLE MOUNTAIN CITY
Address:	
Subdivision:	
Acreage:	3.1006
Value:	\$0
Tax District:	038 - EAGLE MOUNTAIN
Detail:	Property Information
Aerial Image:	View EagleView Aerial Image

Add Map Graphic for Print Zoom to

Parcel ID - 48:513:0211

Serial:	48:513:0211
Owner:	EAGLE MOUNTAIN CITY
Address:	EAGLE MOUNTAIN, UT
Subdivision:	OQUIRRH MOUNTAIN RANCH PHASE A, PLAT 2
Acreage:	0.9116
Value:	\$0
Tax District:	038 - EAGLE MOUNTAIN
Detail:	Property Information
Aerial Image:	View EagleView Aerial Image

Add Map Graphic for Print Zoom to

View



AI Generated Image



Appendix G. Public Art Proposal Option 2

Brief Description of Proposed Project:

- This project would add a mosaic background to the splash pad at Cory Wride Park. The City could request that it be nature themed and that it fit in with the rest of the park.

Location:

- Why does this location need art?
 - o Cory Wride Park is such a well-loved and iconic gathering place for the community. Its playground and splashpad are used often. By improving this area, a resident's experience could be enhanced.
- Does the City own this land? If not, can a MOU be established with the landowner?
 - o Yes, the City owns this land. See map below.

Form:

- What purpose does this art form serve for the community?
 - o A mosaic serves to create a unified image and values for the community. It should depict something that is significant to Eagle Mountain City (at the artist's discretion and Council's approval).
- Why was this art form selected?
 - o This form was because it would be a unique addition to art in Eagle Mountain.
 - o It also seems the most appropriate art form specifically for the splash pad.

Money:

- Find 3 similar items and the cost of it.
 - o Chat GPT was used to estimate the cost of six different mosaics (pictured below) but in the same size needed at the splash pad
 - Estimated Cost of Mosaic 1: \$6,500 - \$13,000
 - Estimated Cost of Mosaic 2: \$6,000 - \$12,000
 - Estimated Cost of Mosaic 3: \$6,000 - \$12,000
 - Estimated Cost of Mosaic 4: \$8,000 - \$15,000
 - Estimated Cost of Mosaic 5: \$6,500 - \$12,500
 - Estimated Cost of Mosaic 6: \$9,000 - \$17,000
- Find anticipated maintenance costs.
 - o Maintenance costs are expected to be manageable and minimal.





Topic:

- Why is this topic impactful in the community?
 - o This topic will help connect residents and visitors to what it means to live in Eagle Mountain. This should be left up to the artist to use his or her creative vision but should be significant for the community.
-

Details:

- Will this project contribute to details in the City? If so, how?
 - o This project will not directly add to the details in the City. However, this project would add to the overall aesthetic of the City.

Theme:

- Will this project be part of a theme? If so, which one?
 - o This project will not be part of a theme. Though it may become part of a theme in the future, there is no current vision for that at this time.

Capital Project:

- Will this project be part of a capital project? If so, which one?
 - o No.
 - o The park, during its construction, could have been considered a capital project. However, since the project is complete, enhancing it with art would not make it part of a 'capital project.'

Measured steps:

- Will this project be considered a measured step? If so, how?
 - o Yes, this project would be considered a measured step. It is currently a stand-alone project.
-

Gathering Place:

- Will this project contribute to the establishment or enhancement of a gathering place? If so, how?
 - o Yes, this project will enhance a place where others gather often.

Additional Information:

- What other information should be considered as part of this proposal?
 - o None.

Anticipated Outcome and Benefits:

- What are the anticipated outcomes of this project?
 - o It is anticipated that the installation of a mosaic art piece will enhance the atmosphere of Cory Wride Park. It will bring art to an area of the city that is often visited by many families and children.
- What are the anticipated benefits of this project?

- It is anticipated that the overall aesthetic of Eagle Mountain City will be enhanced; and that the shared values of the community will be strengthened.

Additional Documentation:

Location





Site



Land Ownership

Parcel ID - 59:033:0011

Serial:	59:033:0011
Owner:	EAGLE MOUNTAIN CITY
Address:	
Subdivision:	
Acreage:	23.5237
Value:	\$0
Tax District:	038 - EAGLE MOUNTAIN
Detail:	Property Information
Aerial Image:	View EagleView Aerial Image

Add Map Graphic for Print Zoom to

Parcel ID - 59:033:0012

Serial:	59:033:0012
Owner:	EAGLE MOUNTAIN CITY
Address:	
Subdivision:	
Acreage:	10.0037
Value:	\$0
Tax District:	038 - EAGLE MOUNTAIN
Detail:	Property Information
Aerial Image:	View EagleView Aerial Image

Add Map Graphic for Print Zoom to

AI Generated Image





2565 N PONY EXPRESS PKWY
EAGLE MOUNTAIN, UT 84005
EAGLEMOUNTAINCITY.ORG

ENGINEERING

Thursday, July 11, 2024

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

SUBJECT: Parkway Fields phase 'A' plat 2.1 into warranty Bond Release

City Recorder:

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

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

Sincerely,

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

Cc: Fionnuala Kofoed, City Recorder



BOND RELEASE REQUEST LETTER
Parkway Fields phase "A" plat 2.1
Reduced

Engineering Division
2565 North Pony Express Parkway
Eagle Mountain City, Utah 84005
(801) 789-8671

1st Bond Release	
Original Bond Amount:	\$ 143,184.56
Previous Release Amount:	\$ -
Amount to Release this Period:	\$ 1,144.80
Amount Remaining in Bond:	\$ 142,039.76

Bond Releases Summary	
#1	\$ 1,144.80
#2	\$ -
#3	\$ -
#4	\$ -
TOTAL	\$ 1,144.80

7/11/2024

ITEM	DESCRIPTION	ORIGINAL QUANTITY	REDUCED QUANTITY	UNIT	UNIT COST	TOTAL	QUANTITIES COMPLETED			MONIES RELEASED	
							Previous Period	This Period	% to date	This Period	To Date
1	SITE PREP.										
a	Mobilization	1	0.05	LS	\$2,500.00	\$125.00	0	1	100%	\$125.00	\$125.00
b	Clear & grub	533142	0	SF	\$0.05	\$0.00	0	533142	100%	\$0.00	\$0.00
c	Traffic control	1	0.05	LS	\$4,500.00	\$225.00	0	1	100%	\$225.00	\$225.00
d	Site/cut fill	644	32.2	CY	\$4.25	\$136.85	0	644	100%	\$136.85	\$136.85
e	Const entrance	1	0.05	EA	\$1,750.00	\$87.50	0	1	100%	\$87.50	\$87.50
f	Sill fence	1503	75.15	LF	\$3.00	\$225.45	0	1503	100%	\$225.45	\$225.45
g	Inlet protection	23	1.15	EA	\$300.00	\$345.00	0	23	100%	\$345.00	\$345.00
2	ROADWAY IMPROVEMENTS										
a	Rough grade	137579	0	SF	\$0.15	\$0.00	0	137579	100%	\$0.00	\$0.00
b	3" Asphalt Roadway	59330	0	SF	\$1.55	\$0.00	0	59330	100%	\$0.00	\$0.00
c	8" base	59330	0	SF	\$1.10	\$0.00	0	59330	100%	\$0.00	\$0.00
d	9" sub base	3550	0	TON	\$16.00	\$0.00	0	3550	100%	\$0.00	\$0.00
e	8" sidewalk	3287	0	SF	\$5.15	\$0.00	0	3287	100%	\$0.00	\$0.00
f	5' sidewalk	17972	0	SF	\$5.15	\$0.00	0	17972	100%	\$0.00	\$0.00
g	Sidewalk prep	21260	0	SF	\$1.52	\$0.00	0	21260	100%	\$0.00	\$0.00
h	ADA ramps & placards	8	0	EA	\$1,925.00	\$0.00	0	8	100%	\$0.00	\$0.00
i	30" Curb & Gutter prep	3912	0	LF	\$5.00	\$0.00	0	3912	100%	\$0.00	\$0.00
j	30" Curb & Gutter type "D"	3912	0	LF	\$19.75	\$0.00	0	3912	100%	\$0.00	\$0.00
k	Valve collars	17	0	EA	\$525.00	\$0.00	0	17	100%	\$0.00	\$0.00
l	Manhole collars	19	0	EA	\$625.00	\$0.00	0	19	100%	\$0.00	\$0.00
m	Stop/street signs	5	0	EA	\$400.00	\$0.00	0	5	100%	\$0.00	\$0.00
3	CULINARY WATER										
a	8" C-900 water line	2180	0	LF	\$47.10	\$0.00	0	2180	100%	\$0.00	\$0.00
b	8" gate valve	12	0	EA	\$2,175.00	\$0.00	0	12	100%	\$0.00	\$0.00
c	8" cross	1	0	EA	\$1,687.00	\$0.00	0	1	100%	\$0.00	\$0.00
d	8" tee	2	0	EA	\$1,500.00	\$0.00	0	2	100%	\$0.00	\$0.00
e	8" bend	5	0	EA	\$1,000.00	\$0.00	0	5	100%	\$0.00	\$0.00
f	18" C-900 water line	355	0	LF	\$165.00	\$0.00	0	355	100%	\$0.00	\$0.00
g	18" X16" CW reducer	1	0	EA	\$4,500.00	\$0.00	0	1	100%	\$0.00	\$0.00
h	2" blow off 8" stubs	1	0	EA	\$750.00	\$0.00	0	1	100%	\$0.00	\$0.00
i	2" temp blow off	1	0	EA	\$1,300.00	\$0.00	0	1	100%	\$0.00	\$0.00
j	Stub & cap	2	0	EA	\$795.00	\$0.00	0	2	100%	\$0.00	\$0.00
k	3/4" service	35	0	EA	\$1,620.00	\$0.00	0	35	100%	\$0.00	\$0.00
l	Fire Hydrant	5	0	EA	\$7,540.00	\$0.00	0	5	100%	\$0.00	\$0.00
m	Connect to existing (cut in)	1	0	EA	\$2,625.00	\$0.00	0	1	100%	\$0.00	\$0.00
n	Connect to existing	1	0	EA	\$535.00	\$0.00	0	1	100%	\$0.00	\$0.00
o	1" PI service	1	0	EA	\$1,895.00	\$0.00	0	1	100%	\$0.00	\$0.00
p	2" PI service	1	0	EA	\$2,500.00	\$0.00	0	1	100%	\$0.00	\$0.00
q	PI sleeve	25	0	LF	\$22.00	\$0.00	0	25	100%	\$0.00	\$0.00
4	SEWER										
a	8" sewer main	1169	0	LF	\$52.95	\$0.00	0	1169	100%	\$0.00	\$0.00
b	10" sewer main	441	0	LF	\$75.00	\$0.00	0	441	100%	\$0.00	\$0.00
c	60" Sewer manholes	1.5	0	EA	\$6,865.00	\$0.00	0	1.5	100%	\$0.00	\$0.00
d	48" Sewer manholes	8	0	EA	\$5,065.00	\$0.00	0	8	100%	\$0.00	\$0.00
e	4" Sewer services	30	0	EA	\$1,345.00	\$0.00	0	30	100%	\$0.00	\$0.00
f	Connect to existing	1	0	EA	\$2,670.00	\$0.00	0	1	100%	\$0.00	\$0.00
g	Connect to existing w/60" CIP manhole	1	0	EA	\$7,125.00	\$0.00	0	1	100%	\$0.00	\$0.00
5	STORM DRAIN										
a	Pond grading	1	0	LS	\$2,462.50	\$0.00	0	1	100%	\$0.00	\$0.00
b	12" storm drain pipe	300	0	LF	\$56.95	\$0.00	0	300	100%	\$0.00	\$0.00
c	15" storm drain pipe	1005	0	LF	\$74.30	\$0.00	0	1005	100%	\$0.00	\$0.00
d	18" storm drain pipe	735	0	LF	\$81.30	\$0.00	0	735	100%	\$0.00	\$0.00
e	18" perforated storm drain pipe	50	0	LF	\$100.00	\$0.00	0	50	100%	\$0.00	\$0.00
f	24" storm drain pipe	420	0	LF	\$103.45	\$0.00	0	420	100%	\$0.00	\$0.00
g	24" storm drain FES	1	0	EA	\$462.50	\$0.00	0	1	100%	\$0.00	\$0.00
h	60" storm drain manhole	11	0	EA	\$4,985.00	\$0.00	0	11	100%	\$0.00	\$0.00
i	Combo box	10	0	EA	\$6,425.00	\$0.00	0	10	100%	\$0.00	\$0.00
j	Curb inlet box/tie in	11	0	EA	\$3,090.00	\$0.00	0	11	100%	\$0.00	\$0.00
TOTAL CONSTRUCTION COST						\$1,144.80					
Original 10% Bond Coverage						\$142,039.76					
TOTAL BOND AMOUNT:						\$143,184.56					
							Released This Period		\$1,144.80		

Christopher T. Trusty P.E.
Engineering Director

7/11/24
Date

Robert Ballif
Engineering Tech. II

7/11/24
Date



DATE: Thursday, July 11, 2024
TO: Bronson Tatton
FROM: Robert Ballif – Engineering Assistant
SUBJECT: Parkway Fields phase A plat 2.1 entering warranty-Updated

A walk-thru was performed on the above subdivision. Those in attendance were the following:

Robert Ballif-Engineering Tech. 1

After performing the walk-thru of the subdivision, have the following comments:

General Notes:

- ~~1. ACAD as build files.~~
2. All water cans to be checked at time of meter install, the water cans will need to meet Eagle MTN City standards, i.e. level to 1 inch above the plane of the curb & sidewalk and the setters are to be 18 to 22 inches from top of lid to top of setter. Setters to be centered in the can. All water cans have collar and EM City lid w/2 inch hole.

Black Bear Ave:

1. Lot #201 sections of sidewalk to be replaced, broken. Check at exit.
2. ~~Intersection of Bison sewer manhole clean.~~
3. ADA ramps at intersection of Bison are hollow and need to be fixed, also concrete is coming apart at the ADA's. check at exit.
4. ~~Lot #234 sewer manhole clean and lid to be vented.~~
5. Lot #234 across the road sections of sidewalk and curb to be replaced. Check at exit.
6. Lot #235 sections of sidewalk to be replaced. Check at exit.
7. ~~Lot #236 clean sewer manhole.~~
8. ~~Lot #'s 235 & 236 across the road fire hydrant is too high, lower hydrant and location wire is missing.~~
9. Lot #235 & 236 Section of sidewalk to be replaced. Check at exit.

Bison Dr.:

1. Lot #233 section of curb to be replaced. Check at exit.
2. Lot #'s 201 to 211 sidewalk is spalling, will need to be looked at exit warranty to be replaced.
3. Lot #'s 201 & 202 sections of sidewalk to be replaced. Check at exit.
4. Lot #232 sections of sidewalk to be replaced. Check at exit.
5. ~~Lot #'s 204 & 205 fire hydrant missing location wire.~~
6. Lot #207 asphalt heaved in the road, looks like a bore & will need to be fixed. Check at exit.
7. Intersection of Redfox check the collar of the sewer & storm check at exit, workmanship.
8. ~~ADA ramps at intersection of Redfox are hollow and need to be fixed also tripping hazards.~~
9. Lot #'s 210 & 211 sections of sidewalk to be replaced. Check at exit.

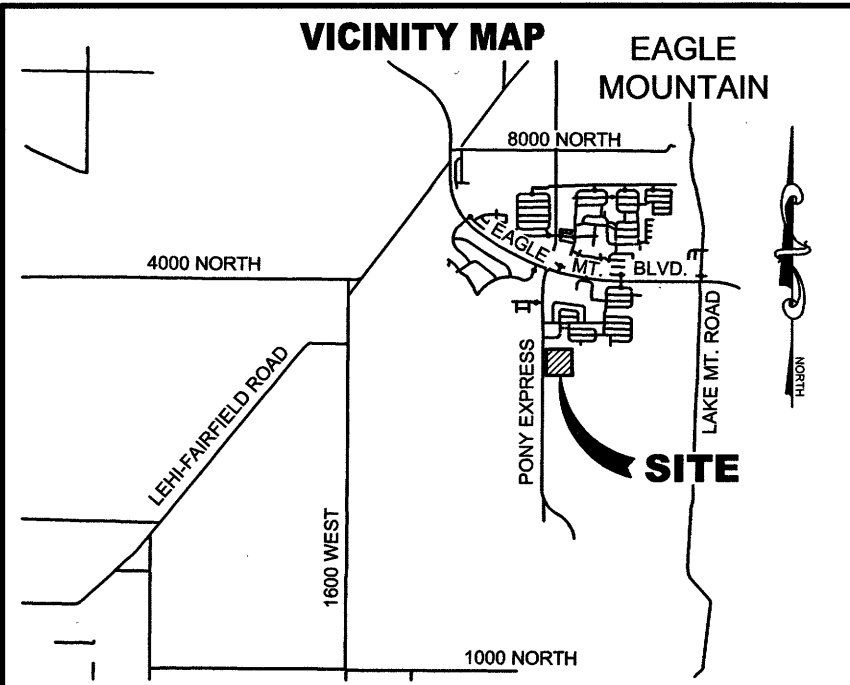
Pronghorn Dr.:

1. ~~Lot #222 fire hydrant to be fixed, leaking, and location wire missing.~~
2. ~~Lot #218 sewer manhole remove the band on the step.~~

Pony Express Pkwy:

- ~~1. Check for old storm drain line that is east of the pathway and expose and raise any manholes.~~
 - ~~2. Behind lot #'s 213 & 214 fire hydrant location wire missing.~~
 - ~~3. Behind lot #213 storm drain manhole clean.~~
 - ~~4. All concrete pads on the asphalt trail to be crack seal between the asphalt and the concrete.~~
- ~~Completed in April 2024.~~

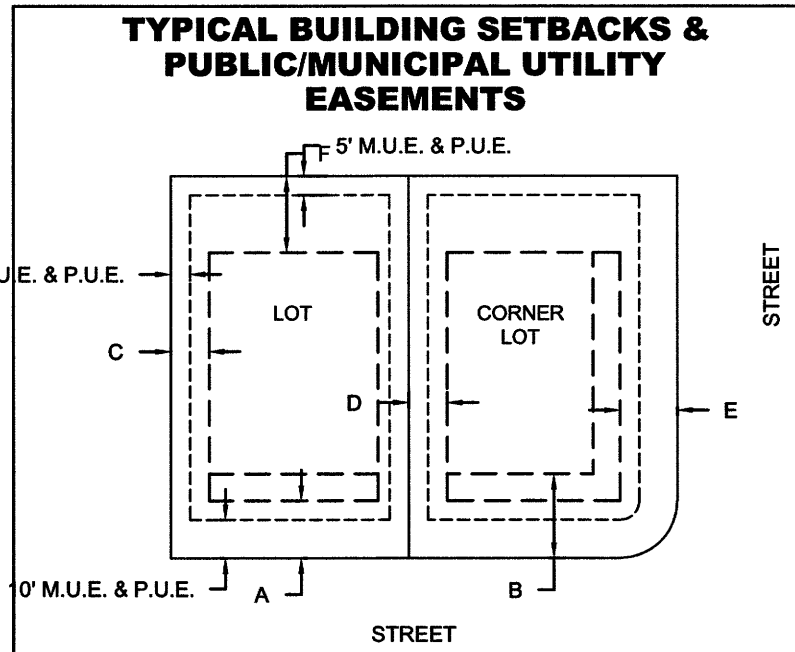
Please provide us with your schedule to correct the above-listed items. Once the punch list items have been verified for completion, the subdivision can be presented to the city for the entering warranty release amount.



LEGEND

—	BOUNDARY LINE
—	CENTERLINE
- - -	EASEMENT LINE
- - -	FUTURE LOT LINES
- - -	PROPOSED LOT LINES
●	EXISTING MONUMENT
○	PROPOSED MONUMENT
N/A	NO ACCESS

- NOTES:
- #5 REBAR & CAP TO BE SET AT ALL LOT CORNERS, NAIL AND BRASS WASHER TO BE SET IN TOP OF CURB @ PROJECTION OF SIDE LOT LINES.
 - ALL COMMON AREAS TO BE MUNICIPAL UTILITY AND DRAINAGE EASEMENTS.
 - PARCEL A OWNED AND MAINTAINED BY THE HOA.
 - DRIVEWAYS FOR BUILDABLE LOTS SHALL BE DESIGNED TO AVOID CONFLICT WITH STORM WATER INLETS WHERE APPLICABLE.



SINGLE FAMILY LOTS	R2 LOTS 219-232	R3 LOTS 233-236	RC LOTS 201-218
FRONT LIVING SETBACK (A)	25 Ft	15 Ft	15 Ft
FRONT GARAGE SETBACK (B)	25 Ft	22 Ft	22 Ft
GARAGE SIDE SETBACK (C)	10 Ft	10 Ft	10 Ft
INTERIOR SIDE (D)	8 Ft	8 Ft	8 Ft
STREET SIDE SETBACK (E)	15 Ft	15 Ft	15 Ft
REAR SETBACK (F)	20 Ft	20 Ft	20 Ft

TABULATIONS

TOTAL ACREAGE:	10.30 ACRES
TOTAL ACREAGE IN LOTS:	7.81 ACRES
TOTAL ACREAGE IN ROW:	2.37 ACRES
TOTAL COMMON AREA:	0.12 ACRES
TOTAL IMPROVED OPEN SPACE:	0.12 ACRES
TOTAL IMPROVED ROAD SURFACE (TBC TO TBC):	64,030 SF - 1.47 ACRES
OVERALL DENSITY:	3.5 LOTS/ACRE
TOTAL # OF LOTS:	36 LOTS
RC - SMALLEST LOT SIZE:	6,090 SF - 0.14 ACRES
RC - LARGEST LOT SIZE:	11,074 SF - 0.25 ACRES
RC - AVERAGE LOT SIZE:	8,862 SF - 0.16 ACRES
R2 - SMALLEST LOT SIZE:	9,600 SF - 0.22 ACRES
R2 - LARGEST LOT SIZE:	15,568 SF - 0.36 ACRES
R2 - AVERAGE LOT SIZE:	12,538 SF - 0.29 ACRES
R3 - SMALLEST LOT SIZE:	8,842 SF - 0.20 ACRES
R3 - LARGEST LOT SIZE:	14,189 SF - 0.33 ACRES
R3 - AVERAGE LOT SIZE:	10,240 SF - 0.24 ACRES

DIRECT COMMUNICATIONS APPROVAL

DIRECT COMMUNICATIONS CEDAR VALLEY, LLC CERTIFIES THAT IT WILL PROVIDE TELECOMMUNICATIONS SERVICES TO THIS SUBDIVISION UTILIZING THE TRENCHES PROVIDED BY THE DEVELOPER AS PER THE DIRECT COMMUNICATIONS CEDAR VALLEY P.S.C. UTAH NO. 1 TARIFF.

11-29-22

DIRECT COMMUNICATIONS

DOMINION ENERGY UTAH ACCEPTANCE

QUESTAR GAS COMPANY DBA DOMINION ENERGY UTAH APPROVES THIS PLAT FOR THE PURPOSE OF APPROXIMATING THE LOCATION, BOUNDARIES, COURSE AND DIMENSIONS OF THE RIGHTS-OF-WAY AND EASEMENT GRANTS AND EXISTING UNDERGROUND FACILITIES. NOTHING HEREIN SHALL BE CONSTRUED TO WARRANT OR VERIFY THE PRECISE LOCATION OF SUCH ITEMS. THE RIGHTS-OF-WAY AND EASEMENTS ARE SUBJECT TO NUMEROUS RESTRICTIONS APPEARING ON THE RECORDED RIGHT-OF-WAY AND EASEMENT GRANT(S). DOMINION ENERGY UTAH ALSO APPROVES THIS PLAT FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS; HOWEVER, 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 ACKNOWLEDGMENT 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 801-366-8532.

QUESTAR GAS COMPANY DBA DOMINION ENERGY UTAH

APPROVED THIS 29 DAY OF November, 20 22

BY: *Deborah Eldredge*

TITLE: *Pre-Con*

ROCKY MOUNTAIN POWER APPROVAL

1. PURSUANT TO UTAH CODE ANN. § 54-3-27 THIS PLAT CONVEYS TO THE OWNER(S) OR OPERATORS OF UTILITY FACILITIES A PUBLIC UTILITY EASEMENT ALONG WITH ALL THE RIGHTS AND DUTIES DESCRIBED THEREIN.

2. PURSUANT TO UTAH CODE ANN. § 17-27a-603(4)(c)(i) ROCKY MOUNTAIN POWER ACCEPTS DELIVERY OF THE PUE AS DESCRIBED IN THIS PLAT AND APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS AND APPROXIMATES THE LOCATION OF THE PUBLIC UTILITY EASEMENTS, BUT DOES NOT WARRANT THEIR PRECISE LOCATION. ROCKY MOUNTAIN POWER MAY REQUIRE OTHER EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT AFFECT ANY RIGHT THAT ROCKY MOUNTAIN POWER HAS UNDER:

(1) A RECORDED EASEMENT OR RIGHT-OF-WAY.

(2) THE LAW APPLICABLE TO PRESCRIPTIVE RIGHTS.

(3) TITLE 54, CHAPTER 8a, DAMAGE TO UNDERGROUND UTILITY FACILITIES

(4) ANY OTHER PROVISION OF LAW.

11-28-22

ROCKY MOUNTAIN POWER

DATE

SURVEYOR'S CERTIFICATE

I, CHAD POULSEN, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 501182 IN ACCORDANCE WITH TITLE 58, CHAPTER 22, OF UTAH STATE CODE. I FURTHER CERTIFY BY AUTHORITY OF THE OWNER(S), THAT I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS PLAT IN ACCORDANCE WITH SECTION 17-23-17, OF SAID CODE, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, BLOCKS, STREETS, AND EASEMENTS, AND THE SAME HAS, OR WILL BE, CORRECTLY SURVEYED, STAKED, AND MONUMENTED 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 SOUTHEAST QUARTER OF SECTION 13, TOWNSHIP 6 SOUTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT LOCATED N00°28'02"E ALONG THE SECTION LINE 1770.59 FEET AND WEST 1793.10 FEET FROM THE SOUTHEAST CORNER OF SECTION 13, TOWNSHIP 6 SOUTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN (BASIS OF BEARING: N89°54'05"W BETWEEN THE SOUTH QUARTER CORNER AND THE SOUTHWEST CORNER OF SECTION 18, T6S, R1W, SLB&M); THENCE S05°49'14"W 32.81 FEET; THENCE ALONG THE ARC OF A CURVE TO THE LEFT 88.86 FEET WITH A RADIUS OF 463.50 FEET THROUGH A CENTRAL ANGLE OF 10°59'04"; CHORD: S00°19'43"W 88.72 FEET; THENCE ALONG THE ARC OF A CURVE TO THE LEFT 244.92 FEET WITH A RADIUS OF 1763.50 FEET THROUGH A CENTRAL ANGLE OF 07°57'27"; CHORD: S09°08'33"E 244.73 FEET; THENCE ALONG THE ARC OF A CURVE TO THE LEFT 45.52 FEET WITH A RADIUS OF 1463.50 FEET THROUGH A CENTRAL ANGLE OF 01°46'56"; CHORD: S14°00'44"E 45.52 FEET; THENCE S75°05'48"W 187.67 FEET; THENCE N11°41'33"W 59.02 FEET; THENCE S77°08'40"W 190.59 FEET; THENCE ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT 9.51 FEET WITH A RADIUS OF 2139.50 FEET THROUGH A CENTRAL ANGLE OF 00°15'17"; CHORD: N12°45'55"W 9.51 FEET; THENCE N89°32'52"W 432.36 FEET; THENCE N00°23'36"E 18.00 FEET; THENCE N89°36'24"W 105.00 FEET; THENCE N00°23'36"E 506.30 FEET; THENCE ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT 12.36 FEET WITH A RADIUS OF 15.00 FEET THROUGH A CENTRAL ANGLE OF 47°13'32"; CHORD: N66°50'22"E 12.02 FEET; THENCE S69°17'04"E 65.19 FEET; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT 321.88 FEET WITH A RADIUS OF 1200.00 FEET THROUGH A CENTRAL ANGLE OF 15°22'07"; CHORD: S81°51'49"E 320.91 FEET; THENCE S74°10'46"E 53.83 FEET; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT 20.94 FEET WITH A RADIUS OF 15.00 FEET THROUGH A CENTRAL ANGLE OF 80°00'00"; CHORD: S34°10'46"E 19.28 FEET; THENCE S69°17'04"E 65.19 FEET TO THE POINT OF BEGINNING.

CONTAINS: ±10.30 ACRES
448,651 SQ. FT.

11-29-22

DATE

11-29-22

SURVEYOR

OWNERS DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WE, ALL OF THE UNDERSIGNED OWNERS OF ALL OF THE PROPERTY DESCRIBED IN THE SURVEYOR'S CERTIFICATE HEREON AND SHOWN ON THIS MAP, HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, BLOCKS, STREETS AND EASEMENTS AND DO HEREBY DEDICATE THE STREETS, EASEMENTS AND OTHER PUBLIC AREAS AS INDICATED HEREON FOR PERPETUAL USE OF THE PUBLIC. PURSUANT TO UTAH CODE 10-9A-604(D), THE OWNER(S) HEREBY CONVEYS PAYMENT TO THE PARKWAY FIELDS PHASE A, PLAT 2.1, TO THE PARKWAY FIELDS PHASE A OWNERS ASSOCIATION, INC., WITH A REGISTERED ADDRESS OF 2940 WEST MAPLE LOOP DRIVE, SUITE 102, LEHI, UTAH 84043.

IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HANDS THIS 28th DAY OF November, A.D. 2022

BCP Development, Inc., President

CORPORATE ACKNOWLEDGMENT

STATE OF UTAH

S.S.

COUNTY OF Utah

ON THIS 28th DAY OF November, 2022, PERSONALLY APPEARED BEFORE ME *Nate Hutchinson* WHOSE IDENTITY IS PERSONALLY KNOWN TO ME OR PROVEN IN THE BASIS OF SATISFACTORY EVIDENCE AND WHO BY ME DULY SWORN/AFFIRMED, DID SAY THAT HE/SHE IS THE President of BCP Development Inc. AND THAT SAID DOCUMENT WAS SIGNED BY HIM/HER IN BEHALF OF SAID CORPORATION BY AUTHORITY OF ITS BYLAWS, OR RESOLUTION OF ITS BOARD OF DIRECTORS, AND SAID *Nate Hutchinson* ACKNOWLEDGED TO ME THAT SAID CORPORATION EXECUTED THE SAME.

NOTARY PUBLIC FULL NAME: *Matt Rasband*
COMMISSION NUMBER: *718363*
MY COMMISSION EXPIRES: *01/11/25*
A NOTARY PUBLIC COMMISSIONED IN UTAH

ACCEPTANCE BY LEGISLATIVE BODY

THE *City Council* OF *Eagle Mountain* 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 28th DAY OF November, A.D. 2022

APPROVED BY *Mayor*

APPROVED BY *City Attorney*

APPROVED *Christopher Todd* ENGINEER (See Seal Below)

ATTEST *Matthew Rasband* CLERK-RECORDER (See Seal Below)

PLANNING COMMISSION APPROVAL

APPROVED THIS DAY OF A.D. 20, BY THE PLANNING COMMISSION

DIRECTOR/SECRETARY

CHAIR, PLANNING COMMISSION

PARKWAY FIELDS PHASE A, PLAT 2.1

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 13, TOWNSHIP 6 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN
EAGLE MOUNTAIN CITY, UTAH COUNTY, UTAH

SCALE: 1" = 100'

SHEET 1 OF 2

SURVEYOR'S SEAL

NOTARY PUBLIC SEAL

CITY-COUNTY ENGINEER SEAL

COUNTY-RECORDER SEAL

CHAD A. POULSEN
NOTARY PUBLIC-STATE OF UTAH
No. 501182
COMMISSION# 718363
COMM. EXP. 06-11-2025

MATT RASBAND
NOTARY PUBLIC-STATE OF UTAH
No. 246952
COMMISSION# 718363
COMM. EXP. 06-11-2025

CHRISTOPHER TODD
ENGINEER
No. 246952
COMMISSION# 718363
COMM. EXP. 06-11-2025

CORPORATE SEAL

EAGLE MOUNTAIN CITY

EST. 1998

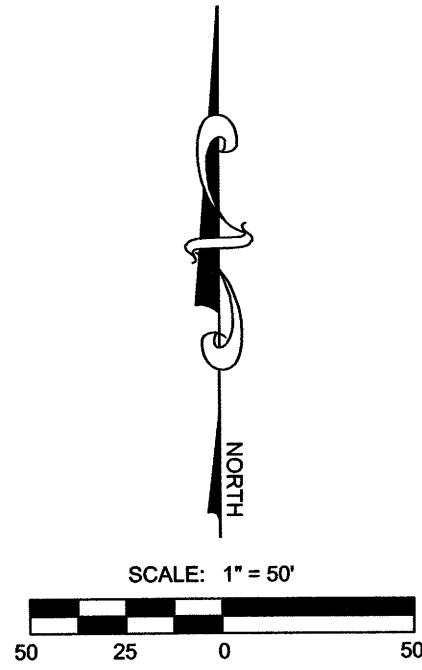
STATE OF UTAH

This form approved by Utah County and the municipalities therein.

LEI #19-0046



LEGEND	
	BOUNDARY LINE
	CENTERLINE
	EASEMENT LINE
	FUTURE LOT LINES
	PROPOSED LOT LINES
	EXISTING MONUMENT
	PROPOSED MONUMENT
	NO ACCESS



CURVE TABLE				
CURVE	RADIUS	DELTA	LENGTH	CHORD
C1	1200.00	2°55'38"	61.31	N88°05'03"W 61.30
C2	1200.00	3°17'54"	69.08	N84°58'17"W 69.07
C3	1200.00	3°02'11"	63.59	N81°48'15"W 63.58
C4	1200.00	3°02'11"	63.59	N78°46'04"W 63.58
C5	1200.00	3°02'11"	63.59	N75°43'54"W 63.58
C6	1200.00	0°02'03"	0.72	N74°11'47"W 0.72
C7	1095.00	2°55'38"	55.94	N88°05'03"W 55.94
C8	1095.00	3°17'54"	63.03	N84°58'17"W 63.03
C9	1095.00	3°02'11"	58.03	N81°48'15"W 58.02
C10	1095.00	3°02'11"	58.03	N78°46'04"W 58.02
C11	1095.00	3°02'11"	58.03	N75°43'54"W 58.02
C12	1095.00	3°33'25"	67.98	N72°28'06"W 67.97
C13	15.00	108°34'40"	27.90	N56°03'17"E 24.05
C14	526.50	3°03'18"	28.07	S4°17'36"W 28.07
C15	1042.00	2°33'52"	46.64	N88°15'56"W 46.64
C16	15.00	87°16'34"	22.85	N43°20'43"W 20.70
C17	15.00	97°55'14"	25.64	S48°42'29"W 22.63
C18	1042.00	6°50'29"	124.42	N78°54'39"W 124.35
C19	1042.00	6°38'39"	120.83	N72°10'05"W 120.77
C20	1042.00	13°29'08"	245.25	N75°35'19"W 244.69
C21	15.00	63°13'24"	16.55	N37°14'03"W 15.72
C22	1068.50	4°44'19"	88.37	N87°10'43"W 88.34
C23	1068.50	17°21'25"	323.69	N76°07'51"W 322.45
C24	500.00	9°45'51"	85.21	S0°56'19"W 85.11
C25	500.00	1°13'12"	10.65	S4°33'13"E 10.65
C26	1068.50	22°05'44"	412.08	N78°30'00"W 409.51
C27	500.00	10°59'04"	95.86	S0°19'43"W 95.71
C28	786.50	4°54'41"	67.42	S2°42'29"E 67.40
C29	813.00	8°11'20"	116.20	S1°04'09"E 116.10
C30	839.50	5°27'23"	79.95	S2°26'08"E 79.92
C31	2139.50	7°43'45"	288.61	S9°01'42"E 288.39
C32	2113.00	7°43'46"	285.05	S9°01'42"E 284.84
C33	2086.50	7°43'48"	281.50	S9°01'43"E 281.28
C34	2086.50	1°01'59"	37.62	S8°40'49"E 37.62
C35	2086.50	2°14'02"	81.35	S7°18'49"E 81.34
C36	2086.50	2°14'04"	81.37	S9°32'52"E 81.36
C37	2086.50	2°13'44"	81.16	S11°46'45"E 81.16
C38	1826.50	2°23'58"	76.49	S6°49'20"E 76.48
C39	1826.50	2°18'03"	73.34	S8°10'20"E 73.34
C40	2139.50	2°16'56"	85.22	S11°29'49"E 85.22
C41	2139.50	2°15'17"	84.19	S9°13'42"E 84.18
C42	2139.50	2°17'10"	85.36	S6°57'29"E 85.36
C43	2139.50	0°39'05"	24.33	S5°29'22"E 24.33
C44	15.00	90°03'32"	23.58	S45°25'22"W 21.22
C45	41.50	90°03'32"	65.23	S45°25'22"W 58.72
C46	68.00	38°51'31"	46.12	S71°01'22"W 45.24
C47	68.00	38°23'47"	45.57	S32°23'43"W 44.72
C48	68.00	12°48'13"	15.20	S6°47'42"W 15.16
C49	68.00	90°03'32"	106.88	S45°25'22"W 96.22
C50	1826.50	7°29'55"	238.05	S9°22'19"E 238.88
C51	1826.50	2°08'53"	68.48	S11°23'48"E 68.47
C52	1826.50	0°39'02"	20.74	S12°47'45"E 20.74
C53	1528.50	1°46'56"	47.48	S14°00'44"E 47.48
C54	1500.00	1°46'56"	46.66	S14°00'44"E 46.66
C55	1800.00	7°57'27"	249.99	S9°08'33"E 249.79
C56	1095.00	18°53'29"	361.04	N80°06'08"W 359.41

PONY EXPRESS PARKWAY
(PUBLIC - 122' WIDE)

R=15.00
Δ=47°13'32"
L=12.36
CH=N66°50'22"E 12.02

PARKWAY FIELDS BOULEVARD
(PUBLIC - 77' WIDE)

R=1200.00
Δ=15°22'07"
L=321.88
CH=S81°51'49"E 320.91

R=15.00
Δ=80°00'00"
L=20.94
CH=S34°10'46"E 19.28

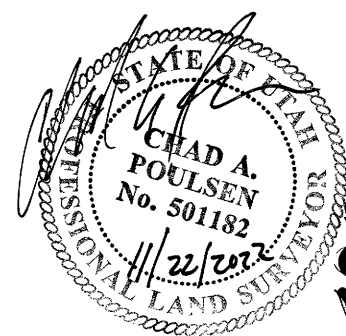
POINT OF BEGINNING
WEST
1793.10

R=463.50
Δ=10°59'04"
L=89.86
CH=S0°19'43"W 88.72

R=1763.50
Δ=7°57'27"
L=244.92
CH=S9°08'33"E 244.73

R=1463.50
Δ=1°46'56"
L=45.52
CH=S14°00'44"E 45.52

SOUTHEAST CORNER
SECTION 13, T6S, R2W, SLB&M
(FOUND 1913 G.L.O. MONUMENT)



PARKWAY FIELDS PHASE A, PLAT 2.1

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 13, TOWNSHIP 6 SOUTH,
RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN
EAGLE MOUNTAIN CITY, UTAH COUNTY, UTAH

SCALE: 1" = 50'

SHEET 2 OF 2



2565 N PONY EXPRESS PKWY
EAGLE MOUNTAIN, UT 84005
EAGLEMOUNTAINCITY.ORG

ENGINEERING

Thursday, July 11, 2024

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

SUBJECT: Parkway Fields phase 'A' plat 2.2 into warranty Bond Release

City Recorder:

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

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

Sincerely,

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

Cc: Fionnuala Kofoed, City Recorder



BOND RELEASE REQUEST LETTER
Parkway Fields phase "A" plat 2.2
Reduced

Engineering Division
2565 North Pony Express Parkway
Eagle Mountain City, Utah 84005
(801) 789-8671

1st Bond Release	
Original Bond Amount:	\$ 203,486.79
Previous Release Amount:	\$ -
Amount to Release this Period:	\$ 1,479.38
Amount Remaining in Bond:	\$ 202,007.41

Bond Releases Summary	
#1	\$ 1,479.38
#2	\$ -
#3	\$ -
#4	\$ -
TOTAL	\$ 1,479.38

7/11/2024

ITEM	DESCRIPTION	ORIGINAL QUANTITY	REDUCED QUANTITY	UNIT	UNIT COST	TOTAL	QUANTITIES COMPLETED			MONIES RELEASED	
							Previous Period	This Period	% to date	This Period	To Date
1	SITE PREP.										
a	Mobilization	1	0.05	LS	\$3,200.00	\$160.00	0	1	100%	\$160.00	\$160.00
b	Clear & grub	682422	0	SF	\$0.05	\$0.00	0	682422	100%	\$0.00	\$0.00
c	Traffic control	1	0.05	LS	\$5,760.00	\$288.00	0	1	100%	\$288.00	\$288.00
d	Site/cut fill	850	42.5	CY	\$4.25	\$180.63	0	850	100%	\$180.63	\$180.63
e	Const entrance	1	0.05	EA	\$2,240.00	\$112.00	0	1	100%	\$112.00	\$112.00
f	Silt fence	1925	96.25	LF	\$3.00	\$288.75	0	1925	100%	\$288.75	\$288.75
g	Inlet protection	30	1.5	EA	\$300.00	\$450.00	0	30	100%	\$450.00	\$450.00
2	ROADWAY IMPROVEMENTS										
a	Rough grade	176100	0	SF	\$0.15	\$0.00	0	176100	100%	\$0.00	\$0.00
b	3" Asphalt Roadway	75942	0	SF	\$1.55	\$0.00	0	75942	100%	\$0.00	\$0.00
c	8" base	75942	0	SF	\$1.10	\$0.00	0	75942	100%	\$0.00	\$0.00
d	9" sub base	4544	0	TON	\$16.00	\$0.00	0	4544	100%	\$0.00	\$0.00
e	8' sidewalk	4208	0	SF	\$5.15	\$0.00	0	4208	100%	\$0.00	\$0.00
f	5' sidewalk	23005	0	SF	\$5.15	\$0.00	0	23005	100%	\$0.00	\$0.00
g	Sidewalk prep.	217213	0	SF	\$1.52	\$0.00	0	217213	100%	\$0.00	\$0.00
h	ADA ramps & placards	10	0	EA	\$1,925.00	\$0.00	0	10	100%	\$0.00	\$0.00
i	30" Curb & Gutter prep	5008	0	LF	\$5.00	\$0.00	0	5008	100%	\$0.00	\$0.00
j	30" Curb & Gutter type "D"	5008	0	LF	\$19.75	\$0.00	0	5008	100%	\$0.00	\$0.00
k	Valve collars	22	0	EA	\$525.00	\$0.00	0	22	100%	\$0.00	\$0.00
l	Manhole collars	25	0	EA	\$625.00	\$0.00	0	25	100%	\$0.00	\$0.00
m	Stop/street signs	12	0	EA	\$400.00	\$0.00	0	12	100%	\$0.00	\$0.00
3	CULINARY WATER										
a	8" C-900 water line	2790	0	LF	\$47.10	\$0.00	0	2790	100%	\$0.00	\$0.00
b	8" gate valve	15	0	EA	\$2,175.00	\$0.00	0	15	100%	\$0.00	\$0.00
c	8" cross	1	0	EA	\$2,250.00	\$0.00	0	1	100%	\$0.00	\$0.00
d	8" tee	3	0	EA	\$1,500.00	\$0.00	0	3	100%	\$0.00	\$0.00
e	8" bend	6	0	EA	\$1,000.00	\$0.00	0	6	100%	\$0.00	\$0.00
f	18" C-900 water line	454	0	LF	\$165.00	\$0.00	0	454	100%	\$0.00	\$0.00
g	16" CW tee	1	0	EA	\$4,000.00	\$0.00	0	1	100%	\$0.00	\$0.00
h	2" blow off 8" stubs	1	0	EA	\$960.00	\$0.00	0	1	100%	\$0.00	\$0.00
i	2" temp blow off	1	0	EA	\$1,300.00	\$0.00	0	1	100%	\$0.00	\$0.00
j	3/4" service	46	0	EA	\$1,620.00	\$0.00	0	46	100%	\$0.00	\$0.00
k	Fire Hydrant	7	0	EA	\$7,540.00	\$0.00	0	7	100%	\$0.00	\$0.00
l	Connect to existing (cul in)	1	0	EA	\$3,360.00	\$0.00	0	1	100%	\$0.00	\$0.00
m	Connect to existing	1	0	EA	\$685.00	\$0.00	0	1	100%	\$0.00	\$0.00
n	1" PI service	1	0	EA	\$1,212.80	\$0.00	0	1	100%	\$0.00	\$0.00
o	PI sleeve	32	0	LF	\$22.00	\$0.00	0	32	100%	\$0.00	\$0.00
4	SEWER										
a	8" sewer main	1496	0	LF	\$52.95	\$0.00	0	1496	100%	\$0.00	\$0.00
b	10" sewer main	64	0	LF	\$75.00	\$0.00	0	64	100%	\$0.00	\$0.00
c	60" Sewer manholes	2	0	EA	\$6,865.00	\$0.00	0	2	100%	\$0.00	\$0.00
d	48" Sewer manholes	1	0	EA	\$5,065.00	\$0.00	0	1	100%	\$0.00	\$0.00
e	4" Sewer services	38	0	EA	\$1,345.00	\$0.00	0	38	100%	\$0.00	\$0.00
f	Connect to existing	2	0	EA	\$2,670.00	\$0.00	0	2	100%	\$0.00	\$0.00
g	Connect to existing w/60" CIP manhole	1	0	EA	\$9,120.00	\$0.00	0	1	100%	\$0.00	\$0.00
5	STORM DRAIN										
a	Pond grading	1	0	LS	\$3,152.00	\$0.00	0	1	100%	\$0.00	\$0.00
b	12" storm drain pipe	384	0	LF	\$56.95	\$0.00	0	384	100%	\$0.00	\$0.00
c	15" storm drain pipe	1286	0	LF	\$74.30	\$0.00	0	1286	100%	\$0.00	\$0.00
d	18" storm drain pipe	941	0	LF	\$81.30	\$0.00	0	941	100%	\$0.00	\$0.00
e	18" perforated storm drain pipe	64	0	LF	\$100.00	\$0.00	0	64	100%	\$0.00	\$0.00
f	24" storm drain pipe	538	0	LF	\$103.45	\$0.00	0	538	100%	\$0.00	\$0.00
g	24" storm drain FES	1	0	EA	\$462.50	\$0.00	0	1	100%	\$0.00	\$0.00
h	60" storm drain manhole	13	0	EA	\$4,965.00	\$0.00	0	13	100%	\$0.00	\$0.00
i	Combo box	13	0	EA	\$6,425.00	\$0.00	0	13	100%	\$0.00	\$0.00
j	Curb inlet box/ile in	14	0	EA	\$3,090.00	\$0.00	0	14	100%	\$0.00	\$0.00
TOTAL CONSTRUCTION COST						\$1,479.38					
Original 10% Bond Coverage						\$202,007.41					
TOTAL BOND AMOUNT:						\$203,486.79					
							Released this Period		\$1,479.38		

Christopher T. Trusty P.E.
Engineering Director

7/11/24
Date

Robert Ballif
Engineering Tech. II

7/11/24
Date



DATE: Thursday, July 11, 2024
TO: Bronson Tatton
FROM: Robert Ballif – Engineering Assistant
SUBJECT: Parkway Fields phase A plat 2.2 entering warranty-Updated

A walk-thru was performed on the above subdivision. Those in attendance were the following:

Robert Ballif-Engineering Tech. 1

After performing the walk-thru of the subdivision, have the following comments:

General Notes:

1. ~~ACAD as build files.~~
2. All water cans to be checked at time of meter install, the water cans will need to meet Eagle MTN City standards, i.e. level to 1 inch above the plane of the curb & sidewalk and the setters are to be 18 to 22 inches from top of lid to top of setter. Setters to be centered in the can. All water cans have collar and EM City lid w/2 inch hole.
3. ~~Fill behind the curb and sidewalk to 1" below top of concrete.~~
4. ~~Sidewalk that has expansion board sticking up will need to be cut down, tripping hazard.~~
5. ~~Place street & stop signs.~~
6. ~~Remove all plastics off the ADA placards.~~

Black Bear Ave:

1. Lot #260 section of curb to be replaced. Check at exit.
2. ~~Lot #260 across the road the inlet curb to backed with dirt.~~
3. Across from lot #258 sections of sidewalk to be replaced. Check at exit.
4. At the intersection of Cottontail, the ADA's sidewalk has been undermined by trenches and the sidewalk must be replaced. Re-compact trench. Check at exit.
5. ~~Lot #255 ADA placard replace damaged.~~

Cottontail Dr.:

1. ~~Lot #254 storm drain combo box re-grout.~~
2. Lot# 254 Section of sidewalk to be replaced. Check at exit.
3. ~~Lot #265 concrete spill on sidewalk to be removed.~~
4. The intersection of Redfox at the ADA's sections of sidewalk to be replaced, trenches have been undermined, re-compact the trenches. Check at exit.
5. ~~The intersection of Redfox storm drain manhole grout.~~
6. Lot #253 section of curb to be replaced. Check at exit.
7. ~~Lot #252 sewer manhole ad step.~~
8. ~~Lot #268 the water can to be centered in the park strip, outside ring to be at least 8" away from any concrete.~~
9. Lot #251 section of sidewalk to be replaced. Check at exit.
10. ~~Lot #247 sewer manhole add step at mid-way and clean manhole.~~
11. Lot #246 sections of sidewalk are undermined, replace sidewalk. Check at exit.
12. ~~Lot #270 water tamp is in the wrong place, redo.~~

Pronghorn Dr.:

1. ~~Lot #271 fire hydrant collar is over the nut, remove and re-center and replace collar.~~
2. Lot #271 section of curb to be replaced. Check at exit.
3. ~~Lot #242 inlet grate not fitting in the inlet, fix it to fit. Place SWPPP BMP in the inlet.~~

4. Lot #272 sections of curb to be replaced. Check at exit.
5. Lot #241 section of curb to be replaced. Check at exit.
6. Lot #272 by the ADA sections of sidewalk to be replaced. Check at exit.
7. ~~Lot #239 storm drain manhole add step.~~
8. Lot #281 section of sidewalk to be replaced. Check at exit.

Mink Ln.:

1. Lot #272 sections of sidewalk undermined to be replaced. Check at exit.
2. Lot#272 Section of curb to be replaced. Check at exit.
3. ~~Missing all the property pins on Mink Ln.~~
4. The section of asphalt has been heaved from a bore, check at exit.
5. Lot #278 sections of sidewalk & curb to be replaced. Check at exit.

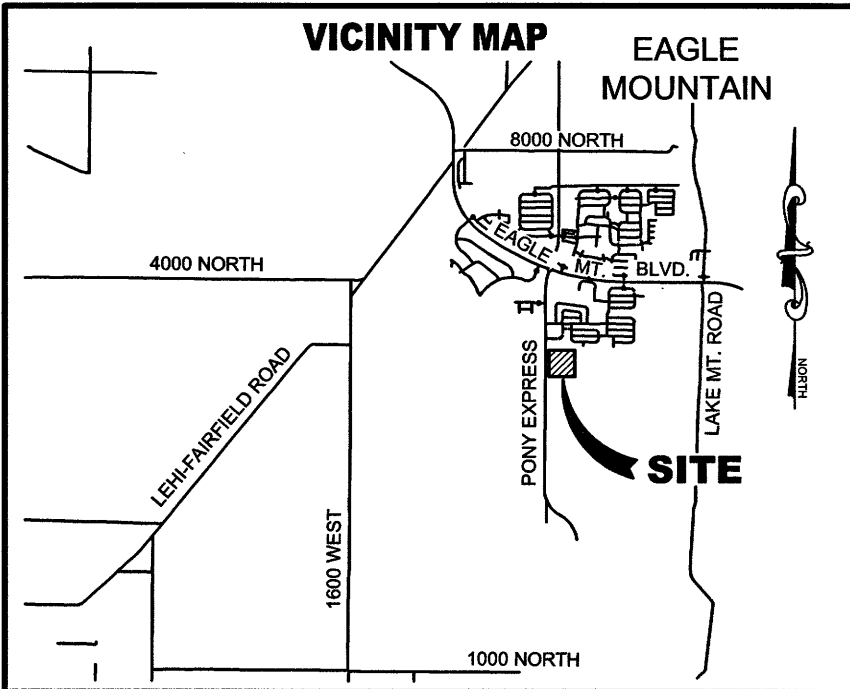
Redfox Dr.:

1. ~~Lot #253 storm drain combo box re-grout.~~
2. ~~Lot #254 inlet grate is not sitting correctly in the inlet, needs to be fixed.~~
3. Intersection of Mink section of curb to be replaced. Check at exit.
4. Lot #265 section curb to be replaced. Check at exit.

Pony Express Pkwy:

1. ~~All concrete pads and ADA's on the trail to be crack sealed between the trail and concrete.~~
~~Completed April 2024.~~
2. ~~Behind lot #242 storm drain manhole lid to be storm drain not sewer.~~
3. Both ADAs at Cottontail replace sidewalk. Check at exit.
4. ~~Intersection of Cottontail clean out water valve.~~

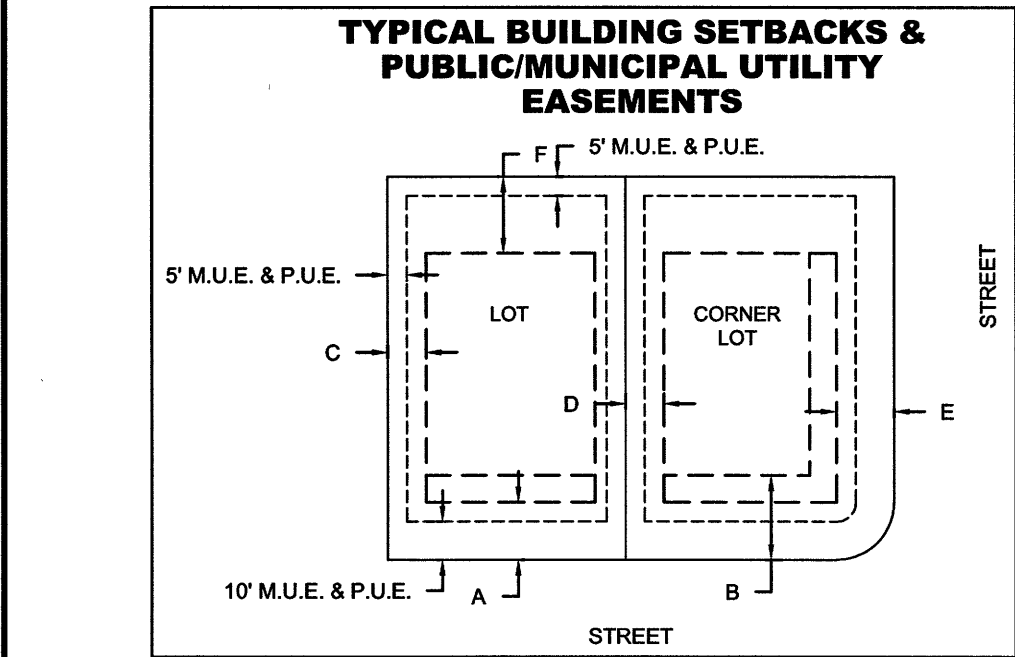
Please provide us with your schedule to correct the above-listed items. Once the punch list items have been verified for completion, the subdivision can be presented to the city for the entering warranty release amount.



LEGEND

—	BOUNDARY LINE
- - -	CENTERLINE
- - - - -	EASEMENT LINE
- - - - -	FUTURE LOT LINES
- - - - -	PROPOSED LOT LINES
●	EXISTING MONUMENT
○	PROPOSED MONUMENT
NA	NO ACCESS

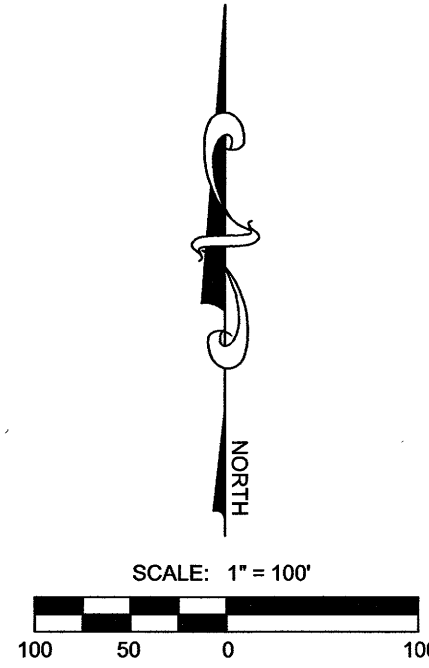
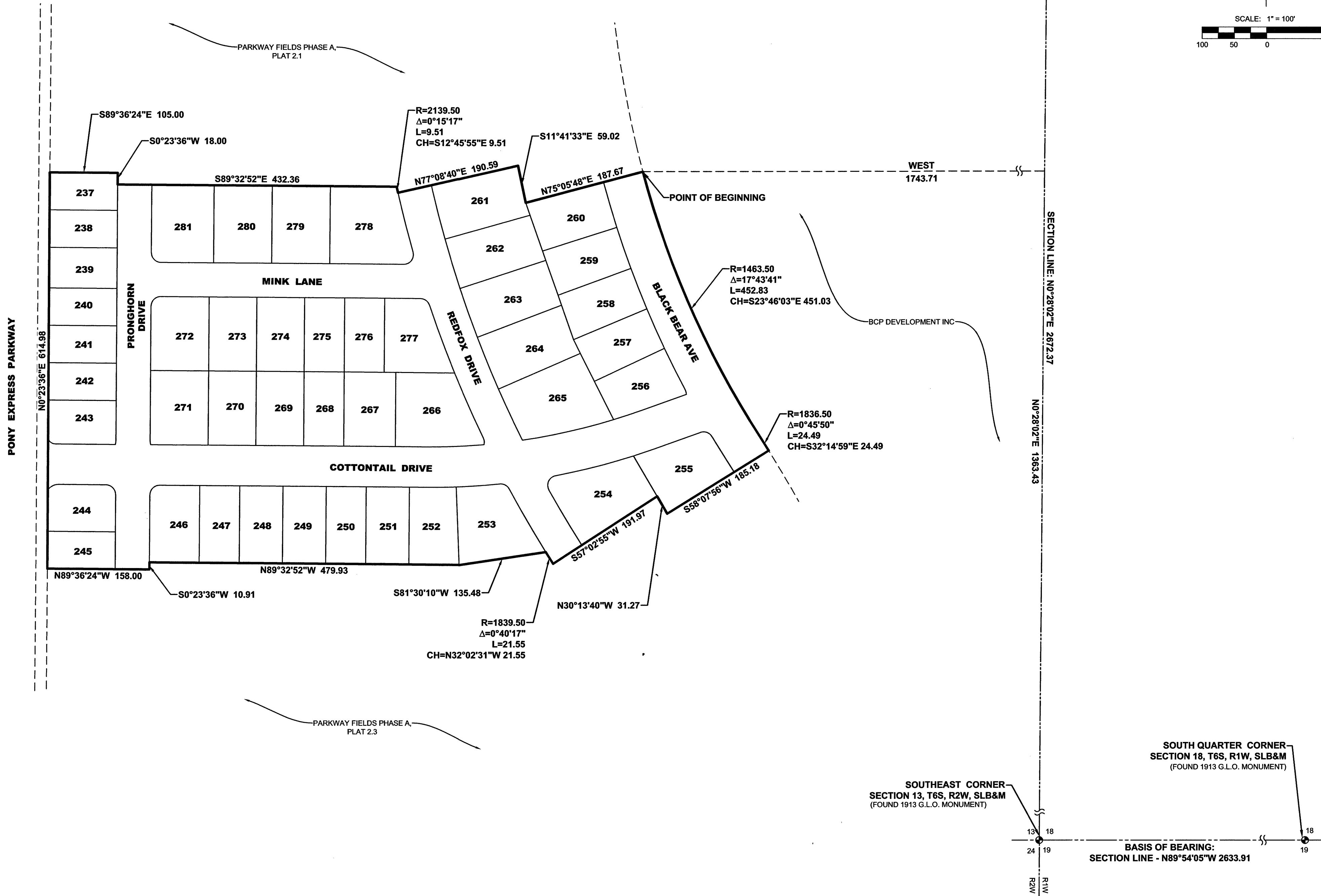
- NOTES:
- #5 REBAR & CAP TO BE SET AT ALL LOT CORNERS. NAIL AND BRASS WASHER TO BE SET IN TOP OF CURB @ PROJECTION OF SIDE LOT LINES.
 - ALL COMMON AREAS TO BE MUNICIPAL UTILITY AND DRAINAGE EASEMENTS.
 - DRIVEWAYS FOR BUILDABLE LOTS SHALL BE DESIGNED TO AVOID CONFLICT WITH STORM WATER INLETS WHERE APPLICABLE.



	R2 LOTS 254, 261-265 LOTS 278-281	R3 LOTS 246-253 LOTS 255-260 LOTS 266-277	RC LOTS 237-245
FRONT LIVING SETBACK (A)	25 Ft	15 Ft	15 Ft
FRONT GARAGE SETBACK (B)	25 Ft	22 Ft	22 Ft
GARAGE SIDE SETBACK (C)	10 Ft	10 Ft	10 Ft
INTERIOR SIDE (D)	8 Ft	8 Ft	8 Ft
STREET SIDE SETBACK (E)	15 Ft	15 Ft	15 Ft
REAR SETBACK (F)	20 Ft	20 Ft	20 Ft

TABULATIONS

TOTAL ACREAGE:	13.42 ACRES
TOTAL ACREAGE IN LOTS:	9.40 ACRES
TOTAL ACREAGE IN ROW:	4.02 ACRES
TOTAL COMMON AREA:	0.00 ACRES
TOTAL IMPROVED OPEN SPACE:	0.00 ACRES
TOTAL IMPROVED ROAD SURFACE (TBC TO TBC):	105,521 SF - 2.42 ACRES
OVERALL DENSITY:	3.35 LOTS/ACRE
TOTAL # OF LOTS:	45 LOTS
RC - SMALLEST LOT SIZE:	6,090 SF - 0.14 ACRES
RC - LARGEST LOT SIZE:	7,577 SF - 0.17 ACRES
RC - AVERAGE LOT SIZE:	6,427 SF - 0.15 ACRES
R2 - SMALLEST LOT SIZE:	10,683 SF - 0.25 ACRES
R2 - LARGEST LOT SIZE:	14,449 SF - 0.33 ACRES
R2 - AVERAGE LOT SIZE:	11,910 SF - 0.27 ACRES
R3 - SMALLEST LOT SIZE:	7,130 SF - 0.16 ACRES
R3 - LARGEST LOT SIZE:	13,237 SF - 0.30 ACRES
R3 - AVERAGE LOT SIZE:	8,940 SF - 0.21 ACRES



SURVEYOR'S CERTIFICATE

I, CHAD POULSEN, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 501182 IN ACCORDANCE WITH TITLE 58, CHAPTER 22, OF UTAH STATE CODE. I FURTHER CERTIFY BY AUTHORITY OF THE OWNER(S), THAT I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS PLAT IN ACCORDANCE WITH SECTION 17-23-17, OF SAID CODE, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, BLOCKS, STREETS, AND EASEMENTS, AND THE SAME HAS, OR WILL BE, CORRECTLY SURVEYED, STAKED, AND MONUMENTED 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 SOUTHEAST QUARTER OF SECTION 13, TOWNSHIP 6 SOUTH, RANGE 2 WEST, TOWNSHIP 6 SOUTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN, DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT LOCATED N00°28'02"E ALONG THE SECTION LINE 1363.43 FEET AND WEST 1743.71 FEET FROM THE SOUTHEAST CORNER OF SECTION 13, TOWNSHIP 6 SOUTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN (BASIS OF BEARING: N89°54'05"W BETWEEN THE SOUTH QUARTER CORNER AND THE SOUTHWEST CORNER OF SECTION 18, T6S, R1W, SLB&M); THENCE ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT 452.83 FEET WITH A RADIUS OF 1463.50 FEET THROUGH A CENTRAL ANGLE OF 17°43'41"; CHORD: S23°46'03"E 451.03 FEET TO A POINT OF REVERSE CURVE; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT 24.49 FEET WITH A RADIUS OF 1836.50 FEET THROUGH A CENTRAL ANGLE OF 0°45'50"; CHORD: S32°14'59"E 24.49 FEET; THENCE S58°07'56"W 185.18 FEET; THENCE N30°13'40"W 31.27 FEET; THENCE S57°02'55"W 191.97 FEET; THENCE ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT 21.55 FEET WITH A RADIUS OF 1839.50 FEET THROUGH A CENTRAL ANGLE OF 0°40'17"; CHORD: N32°02'31"W 21.55 FEET; THENCE S81°30'10"W 135.48 FEET; THENCE N89°32'52"W 479.93 FEET; THENCE S00°23'36"W 10.91 FEET; THENCE N89°36'24"W 158.00 FEET; THENCE N00°23'36"E 614.98 FEET; THENCE S89°36'24"E 105.00 FEET; THENCE S00°23'36"W 18.00 FEET; THENCE S89°32'52"E 432.36 FEET; THENCE ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT 9.51 FEET WITH A RADIUS OF 2139.50 FEET THROUGH A CENTRAL ANGLE OF 0°15'17"; CHORD: S12°45'55"E 9.51 FEET; THENCE N77°08'40"E 190.59 FEET; THENCE S11°41'33"E 59.02 FEET; THENCE N75°05'48"E 187.67 FEET TO THE POINT OF BEGINNING.
CONTAINS: ±13.42 ACRES
584,401 SQ. FT.

ENT 39639-2023 Map # 18776
ANDREA ALLEN
UTAH COUNTY RECORDER
RECORDED FOR EAGLE MOUNTAIN CITY

November 22, 2022
DATE

OWNERS DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WE, ALL OF THE UNDERSIGNED OWNERS OF ALL OF THE PROPERTY DESCRIBED IN THE SURVEYOR'S CERTIFICATE HEREON AND SHOWN ON THIS MAP, HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, BLOCKS, STREETS AND EASEMENTS AND DO HEREBY DEDICATE THE STREETS, EASEMENTS AND OTHER PUBLIC AREAS AS INDICATED HEREON FOR PERPETUAL USE OF THE PUBLIC.

IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HANDS THIS 28th
DAY OF November, A.D. 2022

BCP Development, Inc. President

CORPORATE ACKNOWLEDGMENT

STATE OF UTAH
COUNTY OF Utah
ON THIS 28th DAY OF November 2022, PERSONALLY APPEARED BEFORE ME Nate Hutchinson WHOSE IDENTITY IS PERSONALLY KNOWN TO ME OR PROVEN IN THE BASIS OF SATISFACTORY EVIDENCE AND WHO BY ME DULY SWORN/AFFIRMED, DID SAY THAT he IS THE President OF BCP Development, Inc. AND THAT SAID DOCUMENT WAS SIGNED BY HIM/HER IN BEHALF OF SAID CORPORATION BY AUTHORITY OF ITS BYLAWS, OR RESOLUTION OF ITS BOARD OF DIRECTORS, AND SAID Nate Hutchinson ACKNOWLEDGED TO ME THAT SAID CORPORATION EXECUTED THE SAME.

NOTARY PUBLIC FULL NAME: Matt Rasband
COMMISSION NUMBER: 215563
MY COMMISSION EXPIRES: 6/1/23
A NOTARY PUBLIC COMMISSIONED IN UTAH

ACCEPTANCE BY LEGISLATIVE BODY

THE City Council 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
THIS 28th DAY OF November, A.D. 2022

APPROVED BY Mayor
APPROVED BY City Attorney

APPROVED Christopher Trusty ENGINEER (See Seal Below)
ATTEST M. B. Rasband CLERK-RECORDER (See Seal Below)

PLANNING COMMISSION APPROVAL

APPROVED THIS _____ DAY OF _____, A.D. 20____ BY THE _____ PLANNING COMMISSION
DIRECTOR-SECRETARY CHAIR, PLANNING COMMISSION

PARKWAY FIELDS PHASE A, PLAT 2.2

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 13, TOWNSHIP 6 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, EAGLE MOUNTAIN CITY, UTAH COUNTY, UTAH

SCALE: 1" = 100'

SHEET 1 OF 2

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

This form approved by Utah County and the municipalities therein.

DOMINION ENERGY UTAH ACCEPTANCE

QUESTAR GAS COMPANY DBA DOMINION ENERGY UTAH APPROVES THIS PLAT FOR THE PURPOSE OF APPROXIMATING THE LOCATION, BOUNDARIES, COURSE AND DIMENSIONS OF THE RIGHTS-OF-WAY AND EASEMENT GRANTS AND EXISTING UNDERGROUND FACILITIES. NOTHING HEREIN SHALL BE CONSTRUED TO WARRANT OR VERIFY THE PRECISE LOCATION OF SUCH ITEMS. THE RIGHTS-OF-WAY AND EASEMENTS ARE SUBJECT TO NUMEROUS RESTRICTIONS APPEARING ON THE RECORDED RIGHT-OF-WAY AND EASEMENT GRANT(S). DOMINION ENERGY UTAH ALSO APPROVES THIS PLAT FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS; HOWEVER, 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 ACKNOWLEDGMENT 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 801-366-8532.

QUESTAR GAS COMPANY DBA DOMINION ENERGY UTAH
APPROVED THIS 29 DAY OF November 2022
BY: Shirley Edrudge
TITLE: Pre-Comm

ROCKY MOUNTAIN POWER APPROVAL

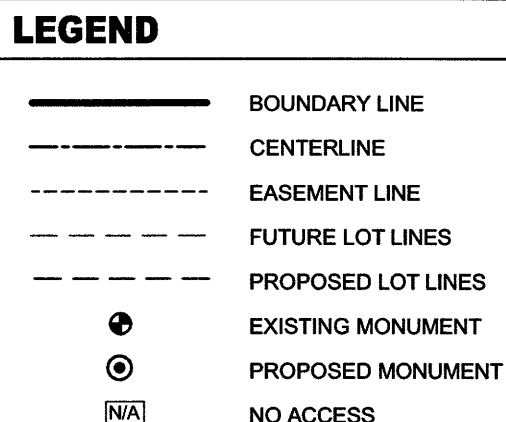
1. PURSUANT TO UTAH CODE ANN. §54-3-27 THIS PLAT CONVEYS TO THE OWNER(S) OR OPERATORS OF UTILITY FACILITIES A PUBLIC UTILITY EASEMENT ALONG WITH ALL THE RIGHTS AND DUTIES DESCRIBED THEREIN.
2. PURSUANT TO UTAH CODE ANN. §17-27a-603(4)(c)(ii) ROCKY MOUNTAIN POWER ACCEPTS DELIVERY OF THE PUE AS DESCRIBED 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 86, DAMAGE TO UNDERGROUND UTILITY FACILITIES
(4) ANY OTHER PROVISION OF LAW.

Wendy Adams 11-28-22
ROCKY MOUNTAIN POWER DATE

DIRECT COMMUNICATIONS APPROVAL

DIRECT COMMUNICATIONS CEDAR VALLEY, LLC CERTIFIES THAT IT WILL PROVIDE TELECOMMUNICATIONS SERVICES TO THIS SUBDIVISION UTILIZING THE TRENCHES PROVIDED BY THE DEVELOPER AS PER THE DIRECT COMMUNICATIONS CEDAR VALLEY P.S.C. UTAH NO. 1 TARIFF.

David R. Rasmussen 11-29-22
DIRECT COMMUNICATIONS DATE



**EAST QUARTER CORNER—
SECTION 13, T6S, R2W, SLB&M
(FOUND 1981 UTAH COUNTY MONUMENT)**

PONY EXPRESS PARKWAY

#18796
2012

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 13, TOWNSHIP 6 SOUTH,
RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN
EAGLE MOUNTAIN CITY, UTAH COUNTY, UTAH

SHEET 2 OF 2



2565 N PONY EXPRESS PKWY
EAGLE MOUNTAIN, UT 84005
EAGLEMOUNTAINCITY.ORG

ENGINEERING

Thursday, July 11, 2024

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

SUBJECT: Parkway Fields phase 'A' plat 2.3 into warranty Bond Release

City Recorder:

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

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

Sincerely,

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

Cc: Fionnuala Kofoed, City Recorder



BOND RELEASE REQUEST LETTER
Parkway Fields phase "A" plat 2.3
Reduced

Engineering Division
2566 North Pony Express Parkway
Eagle Mountain City, Utah 84005
(801) 789-6671

1st Bond Release	
Original Bond Amount:	\$ 466,716.47
Previous Release Amount:	\$ -
Amount to Release this Period:	\$ 39,489.97
Amount Remaining in Bond:	\$ 427,226.50

Bond Releases Summary	
#1	\$ 39,489.97
#2	\$ -
#3	\$ -
#4	\$ -
TOTAL	\$ 39,489.97

7/11/2024

							QUANTITIES COMPLETED			MONIES RELEASED	
ITEM	DESCRIPTION	ORIGINAL QUANTITY	REDUCED QUANTITY	UNIT	UNIT COST	TOTAL	Previous Period	This Period	% to date	This Period	To Date
1	SITE PREP.										
a	Mobilization	1	0	LS	\$4,300.00	\$0.00	0	1	100%	\$0.00	\$0.00
b	Clear & grub	917005	0	SF	\$0.05	\$0.00	0	917005	100%	\$0.00	\$0.00
c	Traffic control	1	0.05	LS	\$7,740.00	\$387.00	0	1	100%	\$387.00	\$387.00
d	Stitch fill	1142	0	CY	\$4.25	\$0.00	0	1142	100%	\$0.00	\$0.00
e	Conest entrance	1	0	EA	\$3,010.00	\$0.00	0	1	100%	\$0.00	\$0.00
f	S&T fence	2566	0	LF	\$3.00	\$0.00	0	2566	100%	\$0.00	\$0.00
g	Inlet protection	41	0	EA	\$300.00	\$0.00	0	41	100%	\$0.00	\$0.00
h	Import fill	16129	0	TON	\$19.00	\$0.00	0	16129	100%	\$0.00	\$0.00
2	ROADWAY IMPROVEMENTS										
a	Rough grade	236635	0	SF	\$0.15	\$0.00	0	236635	100%	\$0.00	\$0.00
b	3" Asphalt Roadway	102048	0	BF	\$1.55	\$0.00	0	102048	100%	\$0.00	\$0.00
c	8" base	102048	0	SF	\$1.10	\$0.00	0	102048	100%	\$0.00	\$0.00
d	9" sub base	6106	0	TON	\$16.00	\$0.00	0	6106	100%	\$0.00	\$0.00
e	8" sidewalk	5655	0	SF	\$5.15	\$0.00	0	5655	100%	\$0.00	\$0.00
f	5" sidewalk	30913	0	SF	\$5.15	\$0.00	0	30913	100%	\$0.00	\$0.00
g	Sidewalk prep	36567	0	SF	\$1.52	\$0.00	0	36567	100%	\$0.00	\$0.00
h	ADA ramps & placards	14	0	EA	\$1,925.00	\$0.00	0	14	100%	\$0.00	\$0.00
i	30" Curb & Gutter prep	6730	0	LF	\$5.00	\$0.00	0	6730	100%	\$0.00	\$0.00
j	30" Curb & Gutter type "D"	6730	0	LF	\$19.75	\$0.00	0	6730	100%	\$0.00	\$0.00
k	Valve collars	29	0	EA	\$525.00	\$0.00	0	29	100%	\$0.00	\$0.00
l	Manhole collars	33	0	EA	\$625.00	\$0.00	0	33	100%	\$0.00	\$0.00
m	Stop/street signs	7	0	EA	\$400.00	\$0.00	0	7	100%	\$0.00	\$0.00
3	ROADWAY IMPROVEMENTS-TIFFANY BLVD										
a	Rough grade	154180	0	SF	\$0.15	\$0.00	0	154180	100%	\$0.00	\$0.00
b	2" Asphalt Roadway overlay	24000	0	SF	\$1.45	\$0.00	0	24000	100%	\$0.00	\$0.00
c	5" Asphalt Roadway	73855	738.55	SF	\$2.90	\$2,141.80	0	73855	100%	\$2,141.80	\$2,141.80
d	9" base	73855	0	SF	\$1.25	\$0.00	0	73855	100%	\$0.00	\$0.00
e	18" sub base	11445	0	TON	\$16.00	\$0.00	0	11445	100%	\$0.00	\$0.00
f	8" sidewalk	22020	1101	SF	\$5.15	\$5,670.15	0	22020	100%	\$5,670.15	\$5,670.15
g	Sidewalk prep	22020	1101	SF	\$1.52	\$1,673.52	0	22020	100%	\$1,673.52	\$1,673.52
h	ADA ramps & placards	6	0.3	EA	\$1,925.00	\$577.50	0	6	100%	\$577.50	\$577.50
i	30" Curb & Gutter prep	2820	0	LF	\$5.00	\$0.00	0	2820	100%	\$0.00	\$0.00
j	30" Curb & Gutter type "D"	2820	0	LF	\$19.75	\$0.00	0	2820	100%	\$0.00	\$0.00
k	Median curb type "P"	1685	0	LF	\$28.50	\$0.00	0	1685	100%	\$0.00	\$0.00
l	Traffic island ploverable end	2	0	EA	\$2,500.00	\$0.00	0	2	100%	\$0.00	\$0.00
4	ROADWAY IMPROVEMENTS-PONY EXPRESS PKWY										
a	Rough grade	74820	0	SF	\$0.15	\$0.00	0	74820	100%	\$0.00	\$0.00
b	Remove asphalt	32045	0	SF	\$2.10	\$0.00	0	32045	100%	\$0.00	\$0.00
c	5" Asphalt Roadway	36530	1826.5	SF	\$2.90	\$5,296.85	0	36530	100%	\$5,296.85	\$5,296.85
d	9" base	39530	0	SF	\$1.25	\$0.00	0	39530	100%	\$0.00	\$0.00
e	18" sub base	4450	0	TON	\$16.00	\$0.00	0	4450	100%	\$0.00	\$0.00
f	8" sidewalk	13730	2746	SF	\$5.15	\$14,141.90	0	13730	100%	\$14,141.90	\$14,141.90
g	Sidewalk prep	13730	0	SF	\$1.52	\$0.00	0	13730	100%	\$0.00	\$0.00
h	ADA ramps & placards	2	0.4	EA	\$1,925.00	\$770.00	0	2	100%	\$770.00	\$770.00
i	30" Curb & Gutter prep	1770	0	LF	\$5.00	\$0.00	0	1770	100%	\$0.00	\$0.00
j	30" Curb & Gutter type "D"	1770	0	LF	\$19.75	\$0.00	0	1770	100%	\$0.00	\$0.00
k	Sew cut	2000	0	LF	\$3.00	\$0.00	0	2000	100%	\$0.00	\$0.00
5	CULINARY WATER										
a	8" C-900 water line	3750	187.5	LF	\$47.10	\$8,831.25	0	3750	100%	\$8,831.25	\$8,831.25
b	8" gate valve	20	0	EA	\$2,175.00	\$0.00	0	20	100%	\$0.00	\$0.00
c	8" cross	1	0	EA	\$2,250.00	\$0.00	0	1	100%	\$0.00	\$0.00
d	8" tee	4	0	EA	\$1,500.00	\$0.00	0	4	100%	\$0.00	\$0.00
e	8" bend	8	0	EA	\$1,000.00	\$0.00	0	8	100%	\$0.00	\$0.00
f	16" C-900 water line	611	0	LF	\$165.00	\$0.00	0	611	100%	\$0.00	\$0.00
g	16" X8" CW tee	1	0	EA	\$3,600.00	\$0.00	0	1	100%	\$0.00	\$0.00
h	1" sample station	1	0	EA	\$2,365.00	\$0.00	0	1	100%	\$0.00	\$0.00
i	2" temp blow off	2	0	EA	\$1,300.00	\$0.00	0	2	100%	\$0.00	\$0.00
j	3/4" service	62	0	EA	\$1,625.00	\$0.00	0	62	100%	\$0.00	\$0.00
k	Fire Hydrant	9	0	EA	\$7,540.00	\$0.00	0	9	100%	\$0.00	\$0.00
l	Connect to existing (cut in)	1	0	EA	\$4,515.00	\$0.00	0	1	100%	\$0.00	\$0.00
m	Connect to existing	1	0	EA	\$920.00	\$0.00	0	1	100%	\$0.00	\$0.00
n	1" Pi service	1	0	EA	\$1,629.00	\$0.00	0	1	100%	\$0.00	\$0.00
o	2" Pi service	1	0	EA	\$1,075.00	\$0.00	0	1	100%	\$0.00	\$0.00
p	Pi sleeves	43	0	LF	\$22.00	\$0.00	0	43	100%	\$0.00	\$0.00
6	SEWER										
a	8" sewer main	2010	0	LF	\$52.95	\$0.00	0	2010	100%	\$0.00	\$0.00
b	10" sewer main	758	0	LF	\$75.00	\$0.00	0	758	100%	\$0.00	\$0.00
c	60" Sewer manholes	3	0	EA	\$6,865.00	\$0.00	0	3	100%	\$0.00	\$0.00
d	48" Sewer manholes	14	0	EA	\$5,065.00	\$0.00	0	14	100%	\$0.00	\$0.00
e	4" Sewer services	52	0	EA	\$1,345.00	\$0.00	0	52	100%	\$0.00	\$0.00
f	Connect to existing	3	0	EA	\$2,670.00	\$0.00	0	3	100%	\$0.00	\$0.00
g	Connect to existing w/60" CIP manhole	1	0	EA	\$12,255.00	\$0.00	0	1	100%	\$0.00	\$0.00
7	STORM DRAIN										
a	Pond grading	1	0	LS	\$4,235.00	\$0.00	0	1	100%	\$0.00	\$0.00
b	12" storm drain pipe	516	0	LF	\$56.95	\$0.00	0	516	100%	\$0.00	\$0.00
c	15" storm drain pipe	1729	0	LF	\$74.30	\$0.00	0	1729	100%	\$0.00	\$0.00
d	18" storm drain pipe	1264	0	LF	\$81.30	\$0.00	0	1264	100%	\$0.00	\$0.00
e	18" perforated storm drain pipe	86	0	LF	\$100.00	\$0.00	0	86	100%	\$0.00	\$0.00
f	24" storm drain pipe	722	0	LF	\$103.45	\$0.00	0	722	100%	\$0.00	\$0.00
g	24" storm drain FES	1	0	EA	\$795.00	\$0.00	0	1	100%	\$0.00	\$0.00
h	80" storm drain manhole	18	0	EA	\$4,965.00	\$0.00	0	18	100%	\$0.00	\$0.00
i	Combo box	18	0	EA	\$6,425.00	\$0.00	0	18	100%	\$0.00	\$0.00
j	Curb inlet box in	19	0	EA	\$3,090.00	\$0.00	0	19	100%	\$0.00	\$0.00
8	STORM DRAIN PONY-EXPRESS PKWY										
a	15" storm drain pipe	1900	0	LF	\$74.30	\$0.00	0	1900	100%	\$0.00	\$0.00
b	Combo box	14	0	EA	\$6,425.00	\$0.00	0	14	100%	\$0.00	\$0.00
c	60" storm drain manhole	1	0	LS	\$4,965.00	\$0.00	0	1	100%	\$0.00	\$0.00
d	Connect to existing	2	0	EA	\$2,170.00	\$0.00	0	2	100%	\$0.00	\$0.00
TOTAL CONSTRUCTION COST						\$39,489.97					
Original 10% Bond Coverage						\$427,226.50					
TOTAL BOND AMOUNT:						\$466,716.47					
							Released this Period		\$39,489.97		

Christopher T. Trusty P.E.
Engineering Director

7/7/24
Date

Robert Buller
Engineering Tech. II

7/11/24
Date



DATE: Thursday, July 11, 2024
TO: Bronson Tatton
FROM: Robert Ballif – Engineering Assistant
SUBJECT: Parkway Fields phase A plat 2.3 entering warranty

A walk-thru was performed on the above subdivision. Those in attendance were the following:

Robert Ballif-Engineering Tech. 1

After performing the walk-thru of the subdivision, have the following comments:

General Notes:

1. ~~ACAD as build files.~~
2. All water cans to be checked at time of meter install, the water cans will need to meet Eagle MTN City standards, i.e. level to 1 inch above the plane of the curb & sidewalk and the setters are to be 18 to 22 inches from top of lid to top of setter. Setters to be centered in the can. All water cans have collar and EM City lid w/2 inch hole.
3. ~~Fill behind the curb and sidewalk to 1" below top of concrete.~~
4. ~~Sidewalk that has expansion board sticking up will need to be cut down, tripping hazard.~~
5. ~~Place street & stop signs.~~
6. ~~Remove all plastics off the ADA placards.~~

Black Bear Ave:

1. ~~Lot #311 across the road back behind the inlet.~~
2. Lot #311 Section of sidewalk to be replaced. Check at exit.
3. Lot #312 across the road at the ADA replace placard, hollow. Check at exit.
4. Lot #312 Section of curb replace. Check at exit.
5. Lot #313 across the road section of sidewalk to be replaced. Check at exit.
6. ~~Lot #'s 317 & 316 storm manhole re-grout.~~
7. ~~Lot #'s 319 & 320 storm drain manhole clean.~~
8. Lot #320 section of sidewalk to be replaced. ADA's across the road sections to be replaced. Check at exit.
9. ~~Lot #320 at intersection sewer manhole add step & clean.~~

Lynx Ln.:

1. ~~The intersection of Squirrel storm drain manhole add step.~~
2. ~~Lot #332 sewer manhole add step.~~
3. Lot #'s 323 & 324 sections of sidewalk to be replaced. Check at exit.

Pronghorn Dr.:

1. ~~Lot #283 sewer manhole remove band off step and add step.~~
2. ~~Open space storm drain manhole grout.~~

Squirrel Ln.:

1. Lot #331 section of sidewalk to be replaced. Check at exit.
2. ~~Lot #'s 289 & 290 remove concrete spill on curb.~~
3. ~~Open space pond both storm drain manholes need lids placed and clean out manholes. Clean up the pond.~~

Groundhog Ln.:

1. ~~Lot #296 storm drain combo clean.~~
2. ~~Lot #298 storm drain combo clean.~~
3. ~~Water service pins are off, relocate to where the cans are, brass pin with a 'W' stamped on it.~~

4. Lot #301 section of curb to be replaced. Check at exit.

Redfox Dr.:

1. Lot #338 section of sidewalk to be replaced. Check at exit.
2. Lot #338 concrete spill in gutter to be clean off.
3. Lot #'s 304 & 305 sections of sidewalk to be replaced. Check at exit.
4. Lot #336 storm drain manhole add step.
5. Lot #335 storm drain combo re-grout.
6. Lot #335 section of curb to be replaced. Check at exit.
7. Lot #334 multiple sections of sidewalk are dishing and holding water need to be replaced. Check at exit.
8. Lot #'s 308 & 307 sections of sidewalk to be replaced. Check at exit.
9. Lot #322 section of curb to be replaced. Check at exit.
10. Lot #322 sewer manhole add step.

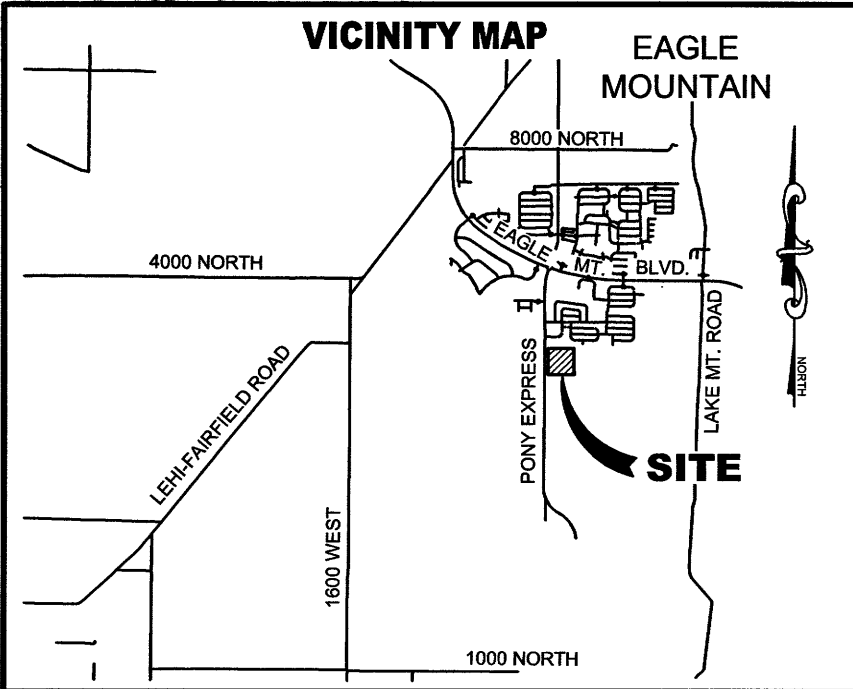
Pony Express Pkwy:

1. All concrete pads and ADA's on the trail to be crack sealed between the trail and concrete. Completed April 2024
2. Place the ADA ramps at the intersection and finish the trail. Completed April 2024

Pole Canyon Blvd.:

1. At the intersection of Black Bear place the ADA's and finish the sidewalk. Completed April 2024.
2. North side of road fix the asphalt trail to approved width. Make sure the trench has corrected material and is compacted. Fixed in the Spring.
3. South side of the road multiple storm drain manholes to be re-grouted.
4. North side of road sampling station to have concrete pad placed and the station to be lowered to grade.
5. Fire hydrant place 6" riser.
6. Fix irrigation vault to city spec, 4 concrete blocks (show the blocks) and brass or copper pipe. No galvanized pipe.
7. 2" blow off by hydrant fill the hole and bring to grade with valve box over it and hand tight plastic cap.
8. Remove asphalt chunks out of the gutter.
9. 2" blow off by intersection fill the hole and bring to grade, place valve box over pipe with hand tight plastic cap.
10. Missing the street and stop sign at intersection.

Please provide us with your schedule to correct the above-listed items. Once the punch list items have been verified for completion, the subdivision can be presented to the city for the entering warranty release amount.



LEGEND

—	BOUNDARY LINE
—	CENTERLINE
- - -	EASEMENT LINE
- - -	FUTURE LOT LINES
- - -	PROPOSED LOT LINES
⊙	EXISTING MONUMENT
⊙	PROPOSED MONUMENT
NA	NO ACCESS

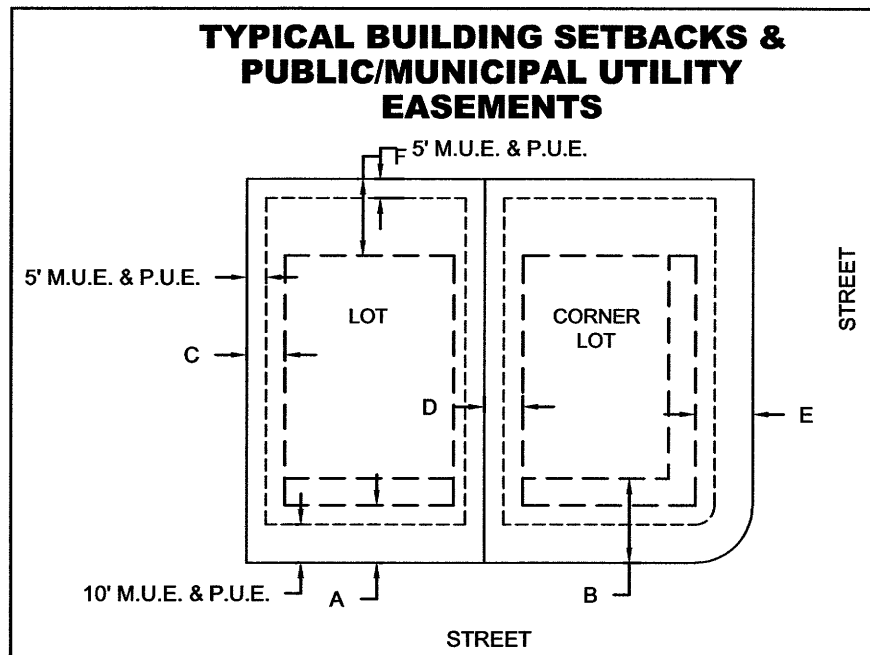
- NOTES:
- #5 REBAR & CAP TO BE SET AT ALL LOT CORNERS. NAIL AND BRASS WASHER TO BE SET IN TOP OF CURB @ PROJECTION OF SIDE LOT LINES.
 - ALL COMMON AREAS TO BE MUNICIPAL UTILITY AND DRAINAGE EASEMENTS.
 - PARCELS A & B OWNED AND MAINTAINED BY THE HOA.
 - DRIVEWAYS FOR BUILDABLE LOTS SHALL BE DESIGNED TO AVOID CONFLICT WITH STORM WATER INLETS WHERE APPLICABLE.

S89°36'24"E 16.67

S0°23'36"W 1111.08

PONY EXPRESS PARKWAY

N0°27'08"E 1868.32



SINGLE FAMILY LOTS	R2 LOTS 302-309	R3 LOTS 310-342	RC LOTS 282-301
FRONT LIVING SETBACK (A)	25 Ft	15 Ft	15 Ft
FRONT GARAGE SETBACK (B)	25 Ft	22 Ft	22 Ft
GARAGE SIDE SETBACK (C)	10 Ft	10 Ft	10 Ft
INTERIOR SIDE (D)	8 Ft	8 Ft	8 Ft
STREET SIDE SETBACK (E)	15 Ft	15 Ft	15 Ft
REAR SETBACK (F)	20 Ft	20 Ft	20 Ft

EAST QUARTER CORNER
SECTION 13, T6S, R2W, SLB&M
(FOUND 1981 UTAH COUNTY MONUMENT)

SCALE: 1" = 100'

ENT 3964212023 Map # 18797
ANDREA ALLEN
UTAH COUNTY RECORDER
2023 Jun 20 1:36 pm FEE 226.00 BY KR
RECORDED FOR EAGLE MOUNTAIN CITY

NOV-8-2022
DATE

OWNERS DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WE, ALL OF THE UNDERSIGNED OWNERS OF ALL OF THE PROPERTY DESCRIBED IN THE SURVEYOR'S CERTIFICATE HEREON AND SHOWN ON THIS MAP, HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, BLOCKS, STREETS AND EASEMENTS AND DO HEREBY DEDICATE THE STREETS, EASEMENTS AND OTHER PUBLIC AREAS AS INDICATED HEREON FOR PERPETUAL USE OF THE PUBLIC, PURSUANT TO UTAH CODE 10-9A-604(D), THE OWNER(S) HEREBY CONVEYS PARCELS A and B, AS INDICATED HEREON, TO THE PARKWAY FIELDS OWNERS ASSOCIATION, INC., WITH A REGISTERED ADDRESS OF 2940 WEST MAPLE LOOP DRIVE, SUITE 102, LEHI, UTAH 84043.

IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HANDS THIS 28th DAY OF November, A.D. 2022

BCP Development, Inc, President

CORPORATE ACKNOWLEDGMENT

STATE OF UTAH
COUNTY OF Utah

ON THIS 28th DAY OF November, 2022 PERSONALLY APPEARED BEFORE ME Nate Hutchinson WHOSE IDENTITY IS PERSONALLY KNOWN TO ME OR PROVEN IN THE BASIS OF SATISFACTORY EVIDENCE AND WHO BY ME DULY SWORN/AFFIRED, DID SAY THAT SHE IS THE President OF BCP Development, Inc. AND THAT SAID DOCUMENT WAS SIGNED BY HIM/HER IN BEHALF OF SAID DOCUMENT BY AUTHORITY OF ITS BYLAWS, OR RESOLUTION OF ITS BOARD OF DIRECTORS, AND SAID Nate Hutchinson ACKNOWLEDGED TO ME THAT SAID CORPORATION EXECUTED THE SAME.

NOTARY PUBLIC FULL NAME: Matt Rasband
COMMISSION NUMBER: 210343
MY COMMISSION EXPIRES: 6/11/25
A NOTARY PUBLIC COMMISSIONED IN UTAH

ACCEPTANCE BY LEGISLATIVE BODY

THE City Council 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 THIS 28th DAY OF November, A.D. 2022

APPROVED BY Mayor

Approved by City Attorney

APPROVED Christy Hunt
ENGINEER
(See Seal Below)

ATTEST J. S. K. K. K.
CLERK/RECORDER
(See Seal Below)

PLANNING COMMISSION APPROVAL

APPROVED THIS DAY OF BY THE PLANNING COMMISSION

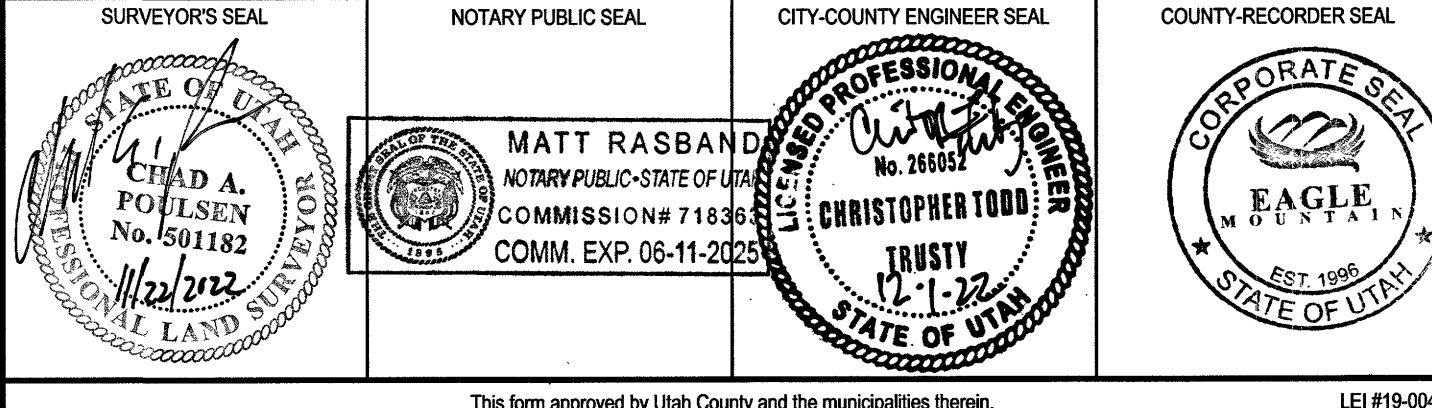
DIRECTOR-SECRETARY CHAIR, PLANNING COMMISSION

PARKWAY FIELDS
PHASE A, PLAT 2.3

LOCATED IN THE SOUTHEAST QUARTER AND SOUTHWEST QUARTER OF SECTION 13, AND THE NORTHEAST OF SECTION 24, TOWNSHIP 6 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN
EAGLE MOUNTAIN CITY, UTAH COUNTY, UTAH

SCALE: 1" = 100'

SHEET 1 OF 2



This form approved by Utah County and the municipalities therein.

LEI #19-0046

TABULATIONS

TOTAL ACREAGE:	25.21 ACRES
TOTAL ACREAGE IN LOTS:	15.78 ACRES
TOTAL ACREAGE IN ROW:	8.53 ACRES
TOTAL COMMON AREA:	0.90 ACRES
TOTAL IMPROVED OPEN SPACE:	0.90 ACRES
TOTAL IMPROVED ROAD SURFACE (TBC TO TBC):	223,360 SF - 5.13 ACRES
OVERALL DENSITY:	2.46 LOTS/ACRE
TOTAL # OF LOTS:	62 LOTS
RC - SMALLEST LOT SIZE:	6,090 SF - 0.14 ACRES
RC - LARGEST LOT SIZE:	13,479 SF - 0.31 ACRES
RC - AVERAGE LOT SIZE:	6,841 SF - 0.16 ACRES
R2 - SMALLEST LOT SIZE:	11,207 SF - 0.26 ACRES
R2 - LARGEST LOT SIZE:	16,038 SF - 0.37 ACRES
R2 - AVERAGE LOT SIZE:	12,273 SF - 0.28 ACRES
R3 - SMALLEST LOT SIZE:	7,439 SF - 0.17 ACRES
R3 - LARGEST LOT SIZE:	13,986 SF - 0.32 ACRES
R3 - AVERAGE LOT SIZE:	9,273 SF - 0.21 ACRES

DIRECT COMMUNICATIONS APPROVAL

DIRECT COMMUNICATIONS CEDAR VALLEY, LLC CERTIFIES THAT IT WILL PROVIDE TELECOMMUNICATIONS SERVICES TO THIS SUBDIVISION UTILIZING THE TRENCHES PROVIDED BY THE DEVELOPER AS PER THE DIRECT COMMUNICATIONS CEDAR VALLEY P.S.C. UTAH NO. 1 TARIFF.

DIRECT COMMUNICATIONS 11-29-22
DATE

DOMINION ENERGY UTAH ACCEPTANCE

QUESTAR GAS COMPANY DBA DOMINION ENERGY UTAH APPROVES THIS PLAT FOR THE PURPOSE OF APPROXIMATING THE LOCATION, BOUNDARIES, COURSE AND DIMENSIONS OF THE RIGHTS-OF-WAY AND EASEMENT GRANTS AND EXISTING UNDERGROUND FACILITIES. NOTHING HEREIN SHALL BE CONSTRUED TO WARRANT OR VERIFY THE PRECISE LOCATION OF SUCH ITEMS. THE RIGHTS-OF-WAY AND EASEMENTS ARE SUBJECT TO NUMEROUS RESTRICTIONS APPEARING ON THE RECORDED RIGHT-OF-WAY AND EASEMENT GRANT(S). DOMINION ENERGY UTAH ALSO APPROVES THIS PLAT FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS; HOWEVER, 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 ACKNOWLEDGMENT 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 801-366-8532.

QUESTAR GAS COMPANY DBA DOMINION ENERGY UTAH

APPROVED THIS 29 DAY OF November 20 22

BY: Christy Eldredge

TITLE: Pres. CO

ROCKY MOUNTAIN POWER APPROVAL

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
(4) ANY OTHER PROVISION OF LAW.

Rocky Mountain Power 11-29-22
DATE



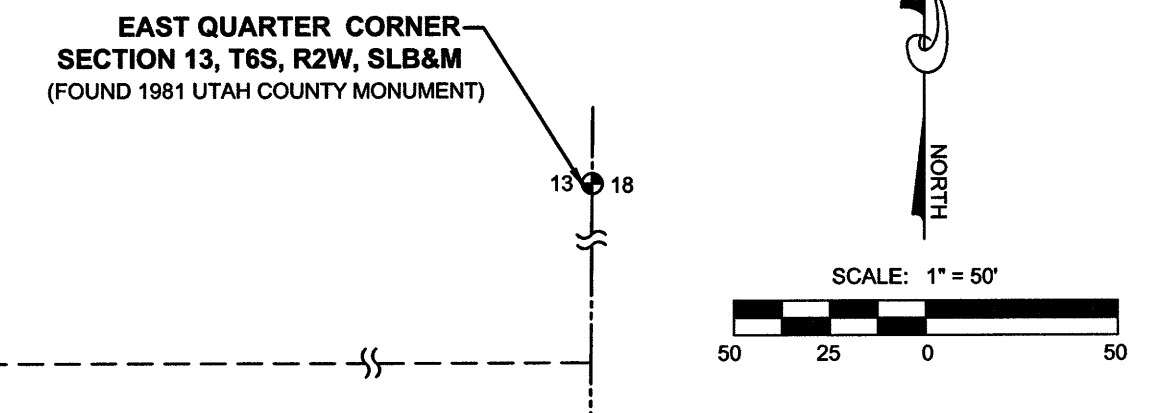
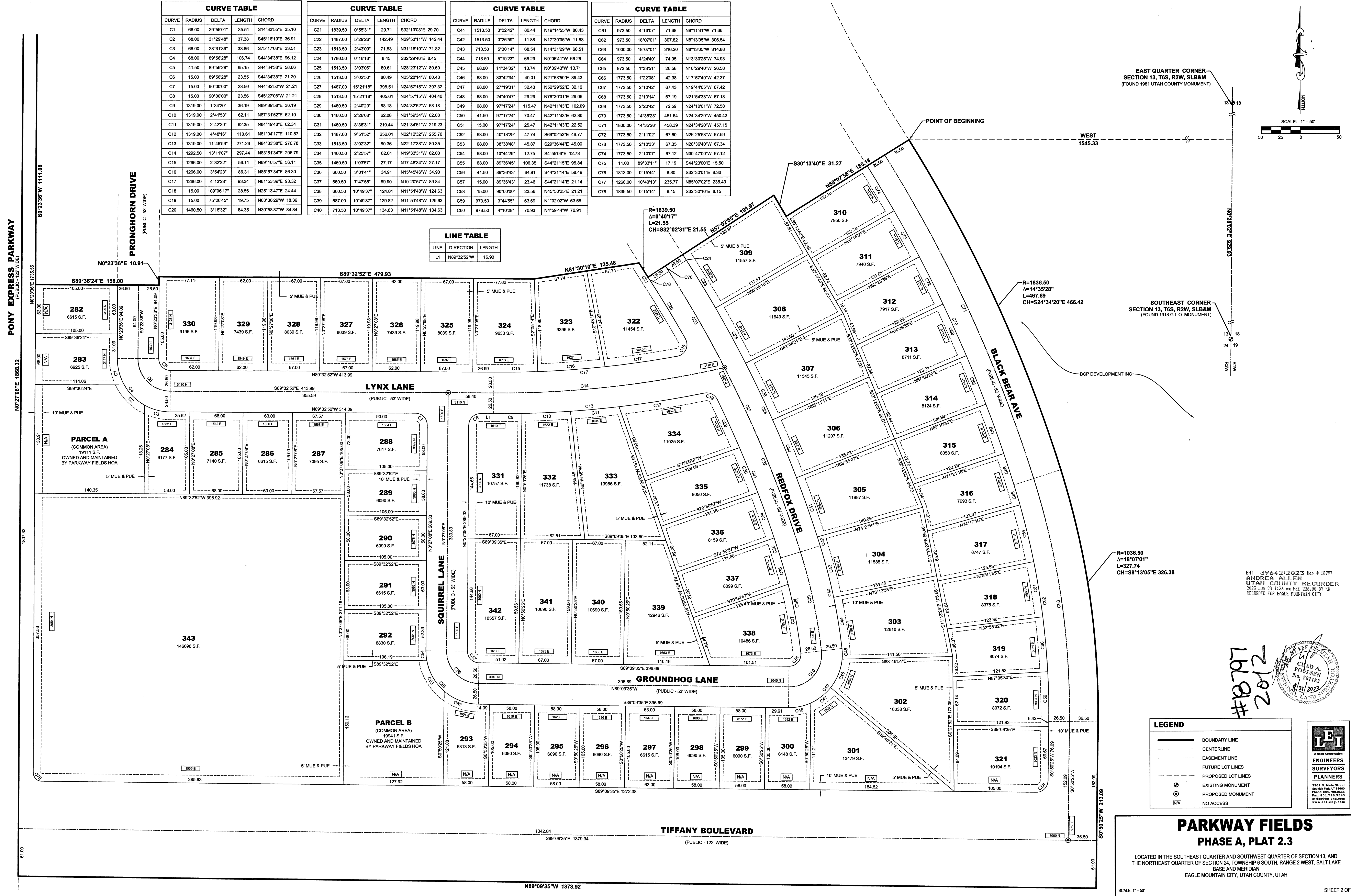
CURVE TABLE				
CURVE	RADIUS	DELTA	LENGTH	CHORD
C1	68.00	29°55'01"	35.51	S14°33'55"E 35.10
C2	68.00	31°29'48"	37.38	S45°16'19"E 36.91
C3	68.00	28°31'39"	33.86	S75°17'03"E 33.51
C4	68.00	89°56'28"	106.74	S44°34'38"E 96.12
C5	41.50	89°56'28"	65.15	S44°34'38"E 58.66
C6	15.00	89°56'28"	23.55	S44°34'38"E 21.20
C7	15.00	90°00'00"	23.56	N44°32'52"W 21.21
C8	15.00	90°00'00"	23.56	S45°27'08"W 21.21
C9	1319.00	1°34'20"	36.19	N89°39'58"E 36.19
C10	1319.00	2°41'53"	62.11	N87°31'52"E 62.10
C11	1319.00	2°42'30"	62.35	N84°49'40"E 62.34
C12	1319.00	4°48'16"	110.61	N81°04'17"E 110.57
C13	1319.00	11°46'58"	271.26	N84°33'38"E 270.78
C14	1292.50	13°11'07"	297.44	N83°51'34"E 296.79
C15	1266.00	2°32'22"	56.11	N89°10'57"E 56.11
C16	1266.00	3°54'23"	86.31	N85°57'34"E 86.30
C17	1266.00	4°13'28"	93.34	N81°53'39"E 93.32
C18	15.00	109°06'17"	28.56	N25°13'47"E 24.44
C19	15.00	75°26'45"	19.75	N63°36'29"W 18.36
C20	1460.50	3°18'32"	84.35	N30°58'37"W 84.34

CURVE TABLE				
CURVE	RADIUS	DELTA	LENGTH	CHORD
C21	1839.50	0°55'31"	28.71	S32°10'08"E 28.70
C22	1487.00	5°29'26"	142.49	N29°53'11"W 142.44
C23	1513.50	2°43'09"	71.83	N31°16'19"W 71.82
C24	1786.50	0°16'16"	8.45	S32°29'46"E 8.45
C25	1513.50	3°03'06"	80.61	N28°23'12"W 80.60
C26	1513.50	3°02'50"	80.49	N25°20'14"W 80.48
C27	1487.00	15°21'18"	398.51	N24°57'15"W 397.32
C28	1513.50	15°21'18"	405.61	N24°57'15"W 404.40
C29	1460.50	2°40'29"	68.18	N24°32'52"W 68.18
C30	1460.50	2°26'08"	62.08	N21°59'34"W 62.08
C31	1460.50	8°36'31"	219.44	N21°34'51"W 219.23
C32	1487.00	9°51'52"	256.01	N22°12'32"W 255.70
C33	1513.50	3°02'32"	80.36	N22°17'33"W 80.35
C34	1460.50	2°25'57"	62.01	N19°33'31"W 62.00
C35	1460.50	1°03'57"	27.17	N17°48'34"W 27.17
C36	660.50	3°01'41"	34.91	N15°45'46"W 34.90
C37	660.50	7°47'56"	89.90	N10°20'57"W 89.84
C38	660.50	10°49'37"	124.81	N11°51'48"W 124.63
C39	687.00	10°49'37"	129.82	N11°51'48"W 129.63
C40	713.50	10°49'37"	134.83	N11°51'48"W 134.63

CURVE TABLE				
CURVE	RADIUS	DELTA	LENGTH	CHORD
C41	1513.50	3°02'42"	80.44	N19°14'55"W 80.43
C42	1513.50	0°26'59"	11.88	N17°30'05"W 11.88
C43	713.50	5°30'14"	68.54	N14°31'29"W 68.51
C44	713.50	5°19'23"	66.29	N9°06'41"W 66.26
C45	68.00	11°34'32"	13.74	N0°39'43"W 13.71
C46	68.00	33°42'34"	40.01	N21°58'50"E 39.43
C47	68.00	27°19'31"	32.43	N52°29'52"E 32.12
C48	68.00	24°40'47"	29.29	N78°30'01"E 29.06
C49	68.00	97°17'24"	115.47	N42°11'43"E 102.09
C50	41.50	97°17'24"	70.47	N42°11'43"E 62.30
C51	15.00	97°17'24"	25.47	N42°11'43"E 22.52
C52	68.00	40°13'29"	47.74	S69°02'53"E 46.77
C53	68.00	38°38'48"	45.87	S29°36'44"E 45.00
C54	68.00	10°44'29"	12.75	S4°55'06"E 12.73
C55	68.00	89°36'45"	106.35	S44°21'15"E 95.84
C56	41.50	89°36'43"	64.91	S44°21'14"E 58.49
C57	15.00	89°36'43"	23.46	S44°21'14"E 21.14
C58	15.00	90°00'00"	23.56	N45°50'25"E 21.21
C59	973.50	3°44'55"	63.69	N1°02'02"W 63.68
C60	973.50	4°10'28"	70.93	N4°59'44"W 70.91

CURVE TABLE				
CURVE	RADIUS	DELTA	LENGTH	CHORD
C61	973.50	4°13'07"	71.68	N9°11'31"W 71.66
C62	973.50	18°07'01"	307.82	N8°13'05"W 306.54
C63	1000.00	18°07'01"	316.20	N8°13'05"W 314.88
C64	973.50	4°24'40"	74.95	N13°30'25"W 74.93
C65	973.50	1°33'51"	26.58	N16°29'40"W 26.58
C66	1773.50	1°22'08"	42.38	N17°57'40"W 42.37
C67	1773.50	2°10'42"	67.43	N19°44'05"W 67.42
C68	1773.50	2°10'41"	67.19	N21°54'33"W 67.18
C69	1773.50	2°20'42"	72.59	N24°10'01"W 72.58
C70	1773.50	14°35'28"	451.64	N24°34'20"W 450.42
C71	1800.00	14°35'28"	458.39	N24°34'20"W 457.15
C72	1773.50	2°11'02"	67.60	N28°25'53"W 67.59
C73	1773.50	2°10'33"	67.35	N28°36'40"W 67.34
C74	1773.50	2°10'07"	67.12	N28°47'00"W 67.12
C75	11.00	89°33'11"	17.19	S44°23'00"E 15.50
C76	1813.00	0°15'44"	8.30	S32°30'01"E 8.30
C77	1266.00	10°40'13"	235.77	N85°07'02"E 235.43
C78	1839.50	0°15'14"	8.15	S32°30'16"E 8.15

LINE TABLE		
LINE	DIRECTION	LENGTH
L1	N89°32'52"W	16.90



EAST QUARTER CORNER
SECTION 13, T6S, R2W, SLB&M
(FOUND 1981 UTAH COUNTY MONUMENT)

SOUTHEAST CORNER
SECTION 13, T6S, R2W, SLB&M
(FOUND 1913 G.L.O. MONUMENT)

BCP DEVELOPMENT INC.

R=1836.50
Δ=14°35'28"
L=467.69
CH=S24°34'20"E 466.42

R=1036.50
Δ=18°07'01"
L=327.74
CH=S8°13'05"E 326.38

ENT. 39642:2023 Map & 18797
ANDREA ALLEN
UTAH COUNTY RECORDER
2023 JUN 20 1:36 PM FEE 226.00 BY KR
RECORDED FOR EAGLE MOUNTAIN CITY

#8791
2012

CHAD A. POLLSSEN
No. 501182
JUN 21 2023
COUNTY OF UTAH
LAND SURVEYORS

LEGEND

- BOUNDARY LINE
- CENTERLINE
- EASEMENT LINE
- FUTURE LOT LINES
- PROPOSED LOT LINES
- EXISTING MONUMENT
- PROPOSED MONUMENT
- NO ACCESS

LEI
A Utah Corporation
**ENGINEERS
SURVEYORS
PLANNERS**
3902 N. Main Street
Sandy, UT 84068
Phone: 801.798.0555
Fax: 801.798.2939
www.lei-eng.com

**PARKWAY FIELDS
PHASE A, PLAT 2.3**

LOCATED IN THE SOUTHEAST QUARTER AND SOUTHWEST QUARTER OF SECTION 13, AND
THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 6 SOUTH, RANGE 2 WEST, SALT LAKE
BASE AND MERIDIAN
EAGLE MOUNTAIN CITY, UTAH COUNTY, UTAH

SCALE: 1" = 50'

SHEET 2 OF 2



2565 N PONY EXPRESS PKWY
EAGLE MOUNTAIN, UT 84005
EAGLEMOUNTAINCITY.ORG

ENGINEERING

Thursday, July 18, 2024

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

SUBJECT: Ranches Estates plat 'A' out of warranty Bond Release

City Recorder:

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

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

Sincerely,

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

Cc: Fionnuala Kofoed, City Recorder



DATE: Thursday, July 18, 2024
TO: Chris Trusty
FROM: Robert Ballif Engineering Assistant

SUBJECT: Ranches Estates plat "A" walk through

A walk-thru was performed on the above subdivision. The following were present.

Robert Ballif – EM Engineering Assistant

After performing a walk-through on the above subdivision, we have the following comments:

General Notes:

- ~~1. Exit sewer video.~~
- ~~2. Crack seal phase line.~~

Royal Dornoch Dr.:

- ~~1. Northwest ADA ramp tripping hazard to be fixed, also section of curb.~~
- ~~2. ADA ramp northeast side of circle both ramps have tripping hazards to be fixed. Also, cur to be fixed.~~

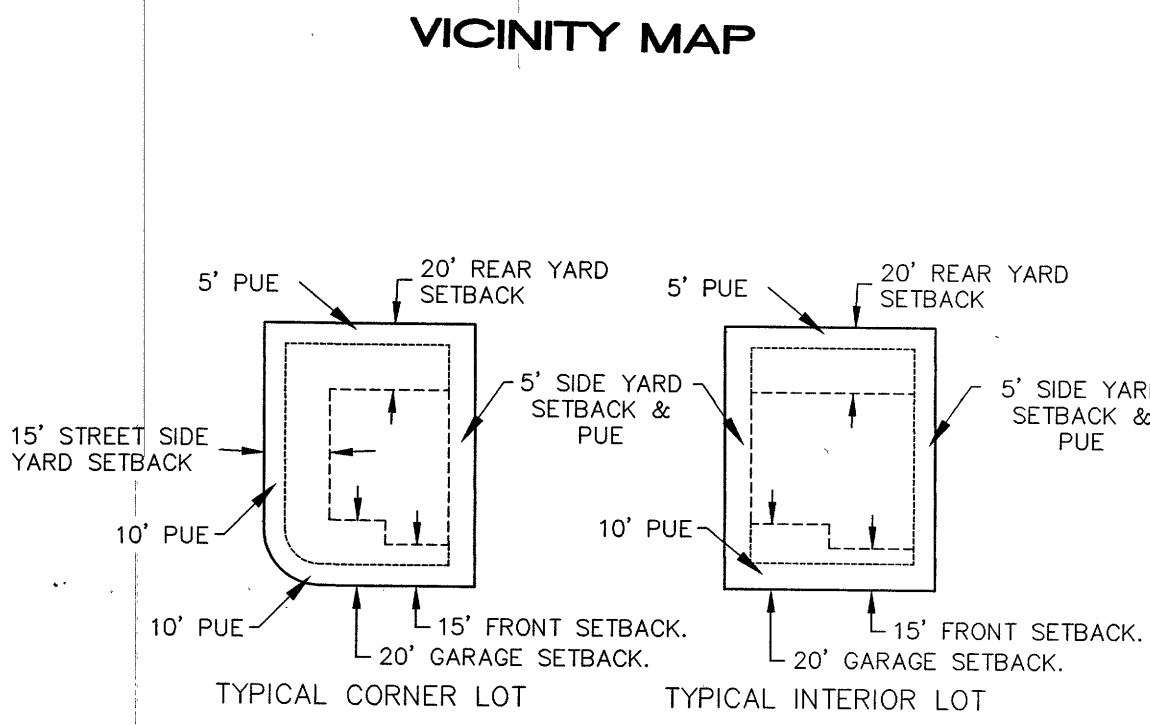
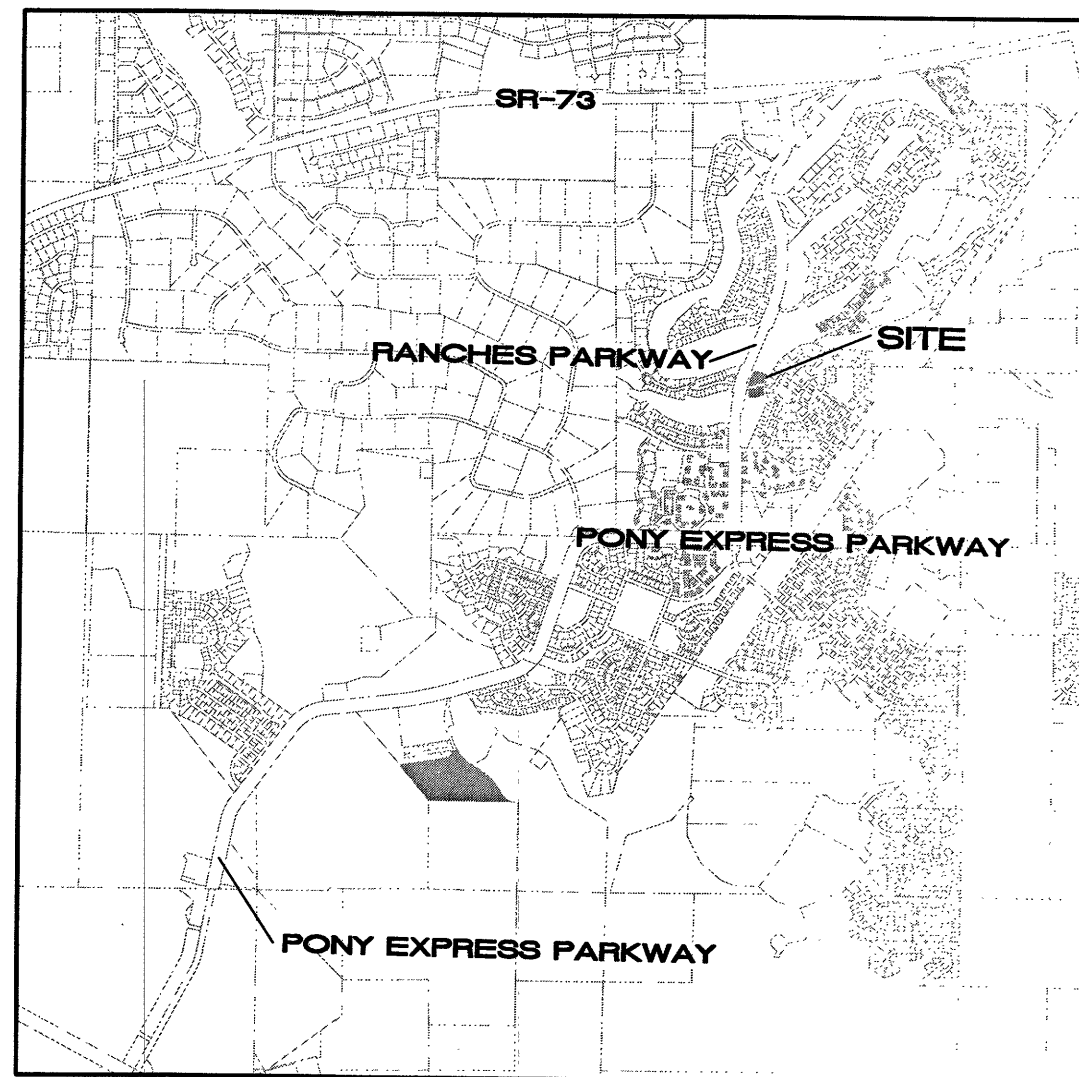
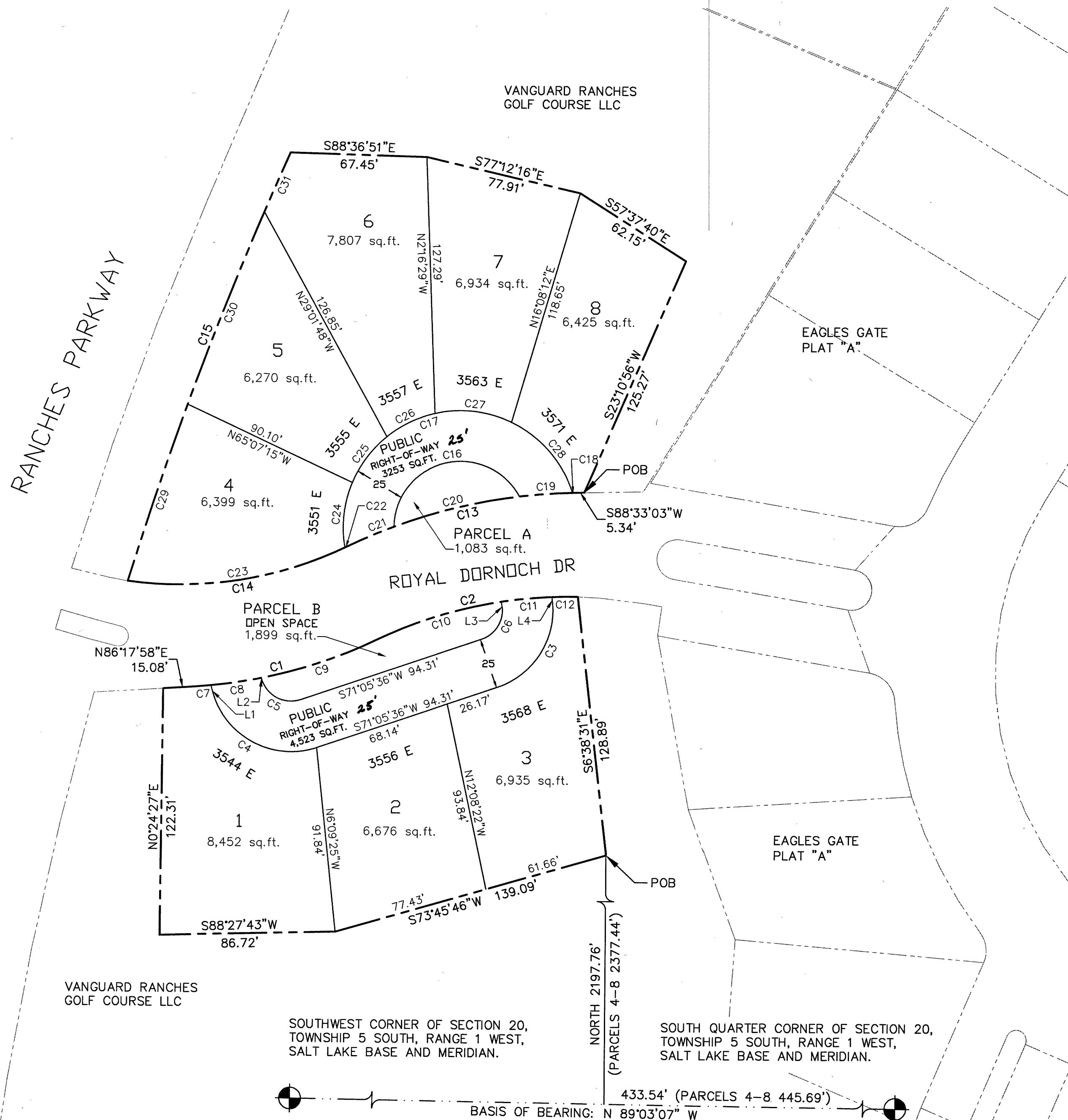
Please provide us with your schedule to correct the above-listed items. Once the punch list items have been verified for completion, the subdivision can be presented to the city for exit warranty.

RANCHES ESTATES PLAT "A"

SITUATED IN THE SOUTHWEST QUARTER OF SECTION 20, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, EAGLE MOUNTAIN, UTAH

CURVE TABLE				
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING
C1	93.33	240.00	22°16'52"	92.74 N75°09'32"E
C2	103.14	220.00	26°51'40"	102.20 N77°26'56"E
C3	55.11	40.00	78°56'34"	50.86 N31°37'18"E
C4	65.56	40.00	93°54'37"	58.47 S61°57'06"E
C5	24.59	15.00	93°54'37"	21.92 S61°57'06"E
C6	20.67	15.00	78°56'34"	19.07 N31°37'18"E
C7	8.59	240.00	2°02'59"	8.59 N85°16'29"E
C8	25.16	240.00	6°00'24"	25.15 N81°14'47"E
C9	59.58	240.00	14°13'29"	59.43 N71°07'51"E
C10	65.29	220.00	17°00'10"	65.05 S72°31'11"W
C11	25.03	220.00	6°31'08"	25.02 S84°16'50"W
C12	12.82	220.00	3°20'22"	12.82 S89°12'35"W
C13	116.49	268.00	24°54'15"	115.57 S76°05'57"W
C14	110.70	187.00	33°55'08"	109.09 S80°36'23"W
C15	227.19	1897.00	6°51'43"	227.05 N20°14'52"E
C16	86.75	33.00	150°36'56"	63.84 S75°59'45"W
C17	174.29	58.00	172°10'33"	115.73 S75°59'47"W
C18	0.40	268.00	0°05'11"	0.40 S88°30'29"W
C19	26.33	268.00	5°37'43"	26.32 S85°39'02"W
C20	63.99	268.00	13°40'52"	63.84 S75°59'44"W
C21	25.76	268.00	5°30'29"	25.75 S66°24'04"W
C22	0.56	187.00	0°10'21"	0.56 N63°43'59"E
C23	110.14	187.00	33°44'47"	108.56 N80°41'33"E
C24	32.89	58.00	32°29'12"	32.45 S6°09'06"W
C25	28.65	58.00	28°18'19"	28.36 S36°32'52"W
C26	26.50	58.00	26°10'39"	26.27 S63°47'21"W
C27	38.89	58.00	38°24'47"	38.16 N83°54'56"W
C28	47.37	58.00	46°47'36"	46.06 N41°18'44"W
C29	92.36	1897.00	2°47'22"	92.35 S181°24'42"W
C30	102.73	1897.00	3°06'10"	102.72 S21°09'28"W
C31	32.10	1897.00	0°58'10"	32.10 S23°11'38"W

LINE TABLE		
LINE	LENGTH	BEARING
L1	2.96	N14°59'47"W
L2	0.22	N14°59'47"W
L3	2.51	S75°59'47"E
L4	1.58	S75°59'47"E



LAND USE	
TOTAL ACREAGE:	1.53 acres
ACREAGE IN LOTS:	1.28 acres
ACREAGE IN ROADS:	0.18 acres
ACREAGE IN OPEN SPACE:	0.07 acres
AVE. SINGLE FAMILY LOT:	6,970 SF
TOTAL LOTS:	8 LOTS
LARGEST SINGLE FAMILY LOT:	8,452 SF
SMALLEST SINGLE FAMILY LOT:	6,270 SF
UNIT DENSITY:	5.2 LOTS PER ACRE

ROCKY MOUNTAIN POWER APPROVAL

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 of right of way

(2). The law applicable to prescriptive rights

(3). Title 54, Chapter 8a, Damage to Underground Utility Facilities

(4). Any other provision of law

DOMINION GAS COMPANY APPROVAL

Dominion approves this plat solely for the purpose of confirming that the plat contains public utility easements. Dominion may require other easements in order to serve this development. This approval does not constitute abrogation or waiver of any other existing rights, obligations or liabilities provided by law or equity. This approval does not constitute acceptance, approval of 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 1-800-366-8532

NOTES:

1- STUCCO SHALL NOT EXCEED 25% OF ANY FRONT ELEVATION AND ELEVATION FACING A PUBLIC STREET.

2- ALL EXTERIOR LIGHTING MUST COMPLY WITH EMMC CHAPTER 17.56 OUTDOOR LIGHTING STANDARDS.

3- PRIVACY FENCING FACING RANCHES PARKWAY MUST BE CONSISTENT IN LOOK, MATERIALS, COLOR, AND CONSTRUCTION WITH THE RANCHES FENCING ALONG RANCHES PARKWAY.

4-PARCELS A, B AND RIGHT-OF-WAYS DEDICATED TO EAGLE MOUNTAIN CITY.

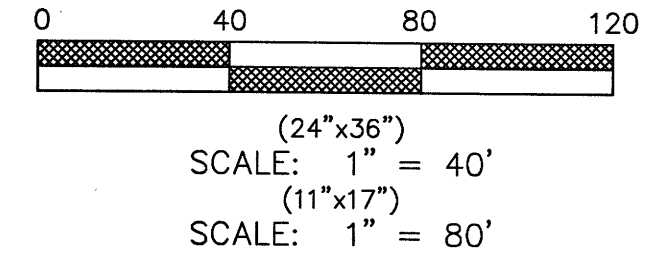
5- Lots 2, 3, 7 and 8 are required to be single story homes.

DIRECT COMMUNICATIONS APPROVAL

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

Approved this 1 day of September 20 21 Dominion Gas Company

By: *Philly Edwards* Title: *Pro-Com*



(24"x36")
SCALE: 1" = 40'
(11"x17")
SCALE: 1" = 80'

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

SURVEYOR'S CERTIFICATE

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

BOUNDARY DESCRIPTION

Parcels 1-3
Beginning at a point which is North 89°03'07" West 433.54 feet along section line and North 2197.76 feet from the South Quarter Corner of Section 20, Township 5 South, Range 1 West, Salt Lake Base and Meridian; thence South 73°45'46" West 139.09 feet; thence South 88°27'43" West 86.72 feet; thence North 00°24'27" East 122.31 feet; thence North 86°17'58" East 15.08 feet; thence Northeasterly 93.33 feet along the arc of a 240 foot radius curve to the left, through a central angle of 22°16'52", the chord of which bears North 75°09'32" East 92.74 feet; thence Northeasterly 103.14 feet along the arc of a 220 foot radius curve to the right, through a central angle of 26°51'40", the chord of which bears North 77°26'56" East 102.20 feet; thence South 06°58'31" East 128.89 feet to the point of beginning. Parcel contains: 28,485 sq.ft.

Parcels 4-8
Beginning at a point which is North 89°03'07" West 445.69 feet along section line and North 2377.44 feet from the South Quarter Corner of Section 20, Township 5 South, Range 1 West, Salt Lake Base and Meridian; thence South 88°33'03" West 5.34 feet; thence Southwesterly 116.49 feet along the arc of a 268 foot radius curve to the left, through a central angle of 24°54'15", the chord of which bears South 76°05'57" West 115.57 feet; thence Southwesterly 110.70 feet along the arc of a 187 foot radius curve to the right, through a central angle of 33°55'08", the chord of which bears South 80°36'23" West 109.09 feet; thence Northeasterly 227.19 feet along the arc of a 1897 foot radius curve to the right, through a central angle of 06°51'43", the chord of which bears North 20°14'52" East 227.05 feet; thence South 88°36'51" East 67.45 feet; thence South 77°12'16" East 77.91 feet; thence South 57°37'40" East 62.15 feet; thence South 23°10'56" West 125.27 feet to the point of beginning. Parcel contains: 38,172 sq.ft.

Basis of Bearing: the line between the South Quarter Corner and the Southwest Corner of Section 20, Township 5 South, Range 1 West, Salt Lake Base and Meridian which bears North 89°03'07" West (NAD 83).

AUG 27 2021
DATE

Travis Trane
SURVEYOR
(See Seal Below)

OWNER'S DEDICATION

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

OWNER(S):
PRINTED: *RS Development LLC*

AUTHORIZED SIGNATURE:
Al Rabbati
PRINTED NAME OF NOTARY: *Al Rabbati*

ACKNOWLEDGEMENT

On the 26 day of Feb 2021, I personally appeared before me the persons signing the foregoing Owners Dedication known to me to be authorized to execute the 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 12-15-23
709307
COMMISSION NUMBER

Brian Rammell
NOTARY PUBLIC SIGNATURE
PRINTED NAME OF NOTARY

ACCEPTANCE BY LEGISLATIVE BODY

The City Council of Eagle Mountain City, County of Utah, Approves this subdivision and hereby accepts the dedication of all streets, easements, and other parcels of land intended for public purposes for the personal use of the public this day of Feb 2021

APPROVED BY MAYOR:
Christopher Toney
APPROVED BY CITY ENGINEER
(See Seal Below)

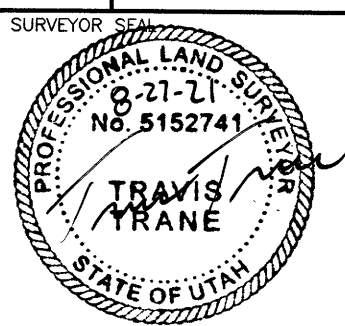
APPROVED BY CITY ATTORNEY:
Al Rabbati
ATTEST BY CITY RECORDER
(See Seal Below)

PLAT "A"

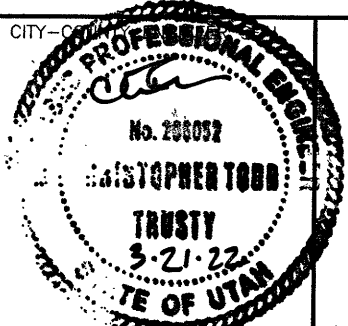
RANCHES ESTATES

A RESIDENTIAL SUBDIVISION

EAGLE MOUNTAIN, UTAH COUNTY, UTAH



NOTARY PUBLIC SEAL



CLERK-RECORDED SEAL

ENT. 3908212022 Map # 18251
ANDREA ALLEN
UTAH COUNTY RECORDER
2022 Map 29 3449 pm FEE 70.00 BY LT
RECORDED FOR EAGLE MOUNTAIN CITY



2565 N PONY EXPRESS PKWY
EAGLE MOUNTAIN, UT 84005
EAGLEMOUNTAINCITY.ORG

ENGINEERING

Thursday, July 18, 2024

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

SUBJECT: Ranches Estates plat 'C' out of warranty Bond Release

City Recorder:

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

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

Sincerely,

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

Cc: Fionnuala Kofoed, City Recorder



2565 N PONY EXPRESS PKWY
EAGLE MOUNTAIN, UT 84005
EAGLEMOUNTAINCITY.ORG

ENGINEERING

DATE: Thursday, July 18, 2024
TO: Chris Trusty
FROM: Robert Ballif Engineering Assistant
SUBJECT: **Ranches Estates plat "C" walk through**

A walk-thru was performed on the above subdivision. The following were present.

Robert Ballif – EM Engineering Assistant

After performing a walk-through on the above subdivision, we have the following comments:

General Notes:

~~1. Exit sewer video.~~

Mt. Airey Circle:

~~1. ADA ramp west side tripping hazard fix.~~

~~2. Fence post on property to be cleaned up.~~

Please provide us with your schedule to correct the above-listed items. Once the punch list items have been verified for completion, the subdivision can be presented to the city for exit warranty.

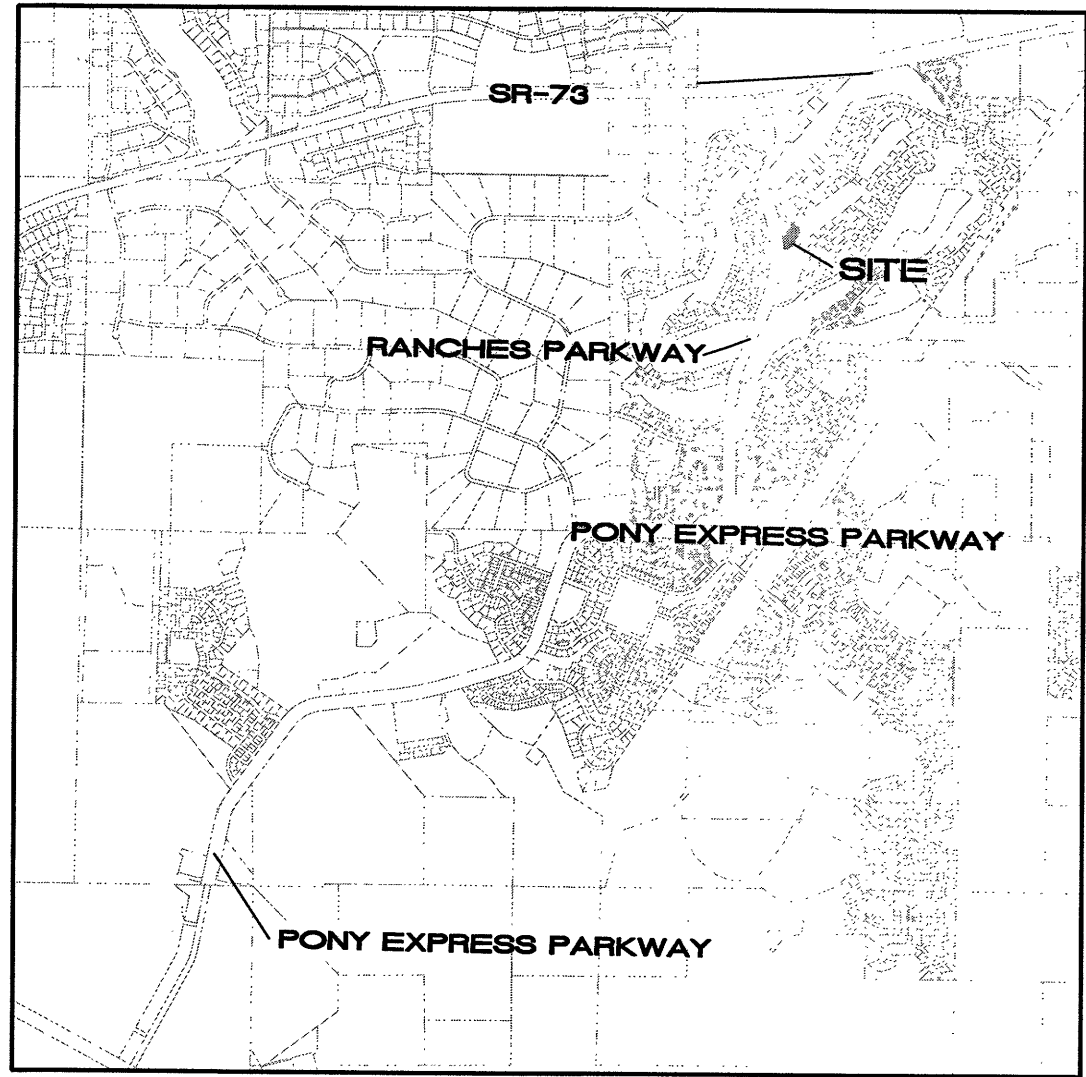
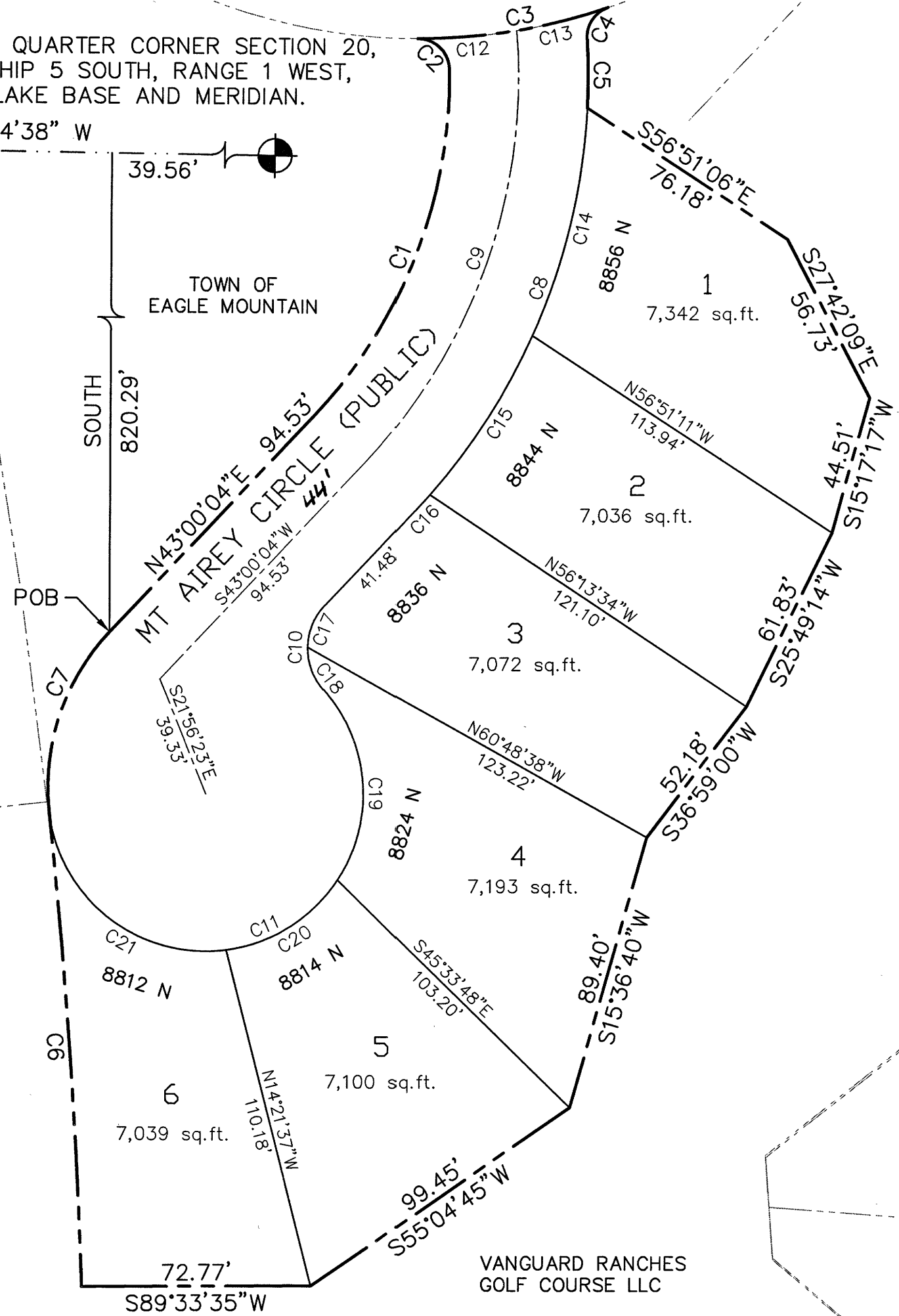
CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD BEARING
C1	121.21	157.00	44°14'10"	118.23	N20°52'59"E
C2	15.49	10.00	88°46'33"	13.99	N45°37'23"W
C3	61.44	185.00	19°01'48"	61.16	N80°28'27"E
C4	13.04	10.00	74°43'10"	12.14	S33°35'58"W
C5	21.98	201.00	6°15'53"	21.97	S0°37'40"E
C6	151.80	2103.00	4°08'09"	151.77	N4°11'36"W
C7	61.90	72.00	49°15'45"	60.02	N18°22'11"E
C8	164.04	201.00	46°45'41"	159.53	N19°37'13"E
C9	150.21	179.00	48°04'49"	145.84	N18°57'39"E
C10	29.59	20.00	84°46'51"	26.97	S0°36'38"W
C11	188.06	50.00	21°53'09"	95.24	N6°58'17"E
C12	31.49	185.00	9°45'05"	31.45	N85°08'48"E
C13	29.96	185.00	9°16'43"	29.93	N75°35'54"E
C14	74.91	201.00	21°21'12"	74.48	N13°10'52"E
C15	60.23	201.00	17°10'07"	60.00	N32°26'32"E
C16	6.93	201.00	1°58'28"	6.93	N42°00'50"E
C17	14.80	20.00	42°23'25"	14.46	S21°48'21"W
C18	14.80	20.00	42°23'25"	14.46	S20°35'04"E
C19	65.09	50.00	74°35'11"	60.59	N42°29'11"W
C20	43.05	50.00	49°19'47"	41.73	N57°28'18"E
C21	79.92	50.00	91°35'10"	71.68	S52°04'14"E

NORTH WEST CORNER SECTION 20,
TOWNSHIP 5 SOUTH, RANGE 1 WEST,
SALT LAKE BASE AND MERIDIAN.

NORTH QUARTER CORNER SECTION 20,
TOWNSHIP 5 SOUTH, RANGE 1 WEST,
SALT LAKE BASE AND MERIDIAN.

RANCHES PARKWAY

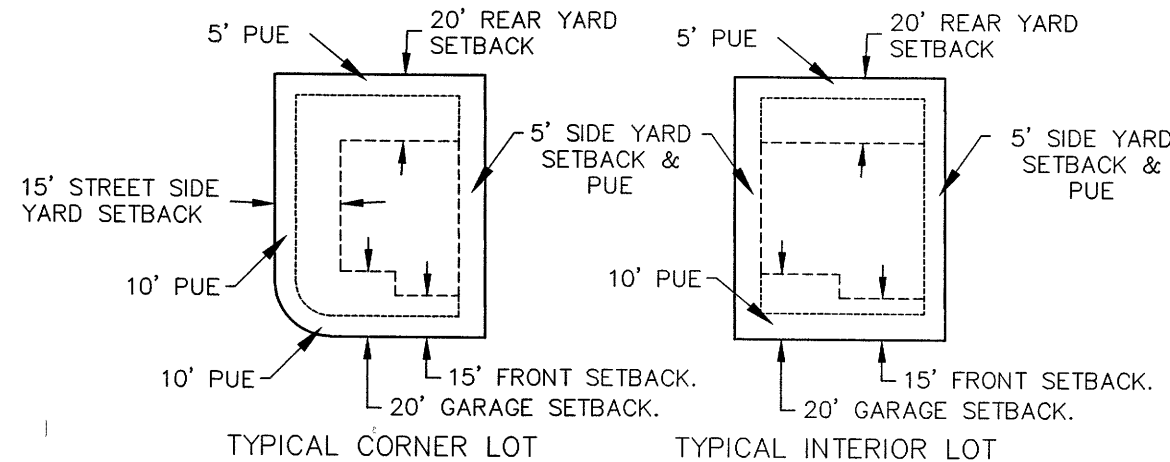
MT AIREY DR.



VICINITY MAP

VANGUARD GOLF COURSE

ANTHEM ON THE GREEN PHASE 1



SETBACK AND EASEMENT DETAIL

-NTS-

LAND USE	
TOTAL ACREAGE:	1.40 acres
ACREAGE IN LOTS:	0.98 acres
ACREAGE IN ROADS:	0.42 acres
ACREAGE IN OPEN SPACE:	N/A
AVE. SINGLE FAMILY LOT:	7,130 SF
TOTAL LOTS:	6 LOTS
LARGEST SINGLE FAMILY LOT:	7,342 SF
SMALLEST SINGLE FAMILY LOT:	7,036 SF
UNIT DENSITY:	4.3 LOTS PER ACRE



(24"x36")
SCALE: 1" = 40'
(11"x17")
SCALE: 1" = 80'

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

SURVEYOR'S CERTIFICATE

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

BOUNDARY DESCRIPTION

Beginning at a point which is North 89°04'38" West 39.56 feet along section line and South 820.29 feet from the North Quarter Corner of Section 20, Township 5 South, Range 1 West, Salt Lake Base and Meridian; thence North 43°00'04" East 94.53 feet; thence Northeasterly 121.21 feet along the arc of a 157 foot radius curve to the left, through a central angle of 44°14'10", the chord of which bears North 20°52'59" East 118.23 feet; thence Northeasterly 15.49 feet along the arc of a 10 foot radius curve to the left, through a central angle of 88°46'33", the chord of which bears North 45°37'23" West 13.99 feet; thence Easterly 61.44 feet along the arc of a 185 foot radius curve to the left, through a central angle of 19°01'48", the chord of which bears North 80°28'27" East 61.16 feet; thence Southwesterly 13.04 feet along the arc of a 10 foot radius curve to the left, through a central angle of 74°43'10", the chord of which bears South 33°35'58" West 12.14 feet; thence Southerly 21.98 feet along the arc of a 201 foot radius curve to the right, through a central angle of 06°15'53", the chord of which bears South 00°37'40" East 21.97 feet; thence South 56°51'06" East 76.18 feet; thence South 27°42'09" East 56.73 feet; thence South 15°17'17" West 44.51 feet; thence South 25°49'14" West 61.83 feet; thence South 36°59'00" West 52.18 feet; thence South 15°36'40" West 89.40 feet; thence South 55°04'45" West 99.45 feet; thence South 89°33'35" West 72.77 feet; thence Northerly 151.80 feet along the arc of a 2103 foot radius curve to the left, through a central angle of 04°08'09", the chord of which bears North 04°11'36" West 151.77 feet; thence Northeasterly 61.90 feet along the arc of a 72 foot radius curve to the right, through a central angle of 49°15'45", the chord of which bears North 18°22'11" East 60.02 feet to the point of beginning.

Parcel contains: 61,060 sq.ft.

Basis of Bearing: the line between the North Quarter Corner and the Northwest Corner of Section 20, Township 5 South, Range 1 West, Salt Lake Base and Meridian which bears North 89°04'38" West (NAD 83).

AUG 27, 2021
DATE

Travis Trane
SURVEYOR
(See Seal Below)

OWNER'S DEDICATION

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

OWNER(S):
PRINTED: RS Development, LLC

AUTHORIZED SIGNATURE:
B. Rammeil
2/20/22
M. Rammeil

ACKNOWLEDGEMENT

On the 28 day of Feb 2022, I personally appeared before me the persons signing the foregoing Owners Dedication known to me to be authorized to execute the foregoing Owners Dedication for and on behalf of the owners who duly acknowledge to me that the Owners Dedication was executed by them on behalf of the Owners.

My Commission Expires 12-15-23
709307
COMMISSION NUMBER

NOTARY PUBLIC SIGNATURE:
Brian Rammeil
PRINTED NAME OF NOTARY

ACCEPTANCE BY LEGISLATIVE BODY

The City Council of Eagle Mountain City, County of Utah, Approves this subdivision and hereby accepts the dedication of all streets, easements, and other parcels of land intended for public purposes for the perpetual use of the public this 28 day of Feb 2022.

APPROVED BY MAYOR:
Christopher E. Ewenty
APPROVED BY CITY ENGINEER:
(See Seal Below)

APPROVED BY CITY ATTORNEY:
B. Rammeil
ATTEST BY CITY RECORDER:
(See Seal Below)

PLAT "C"

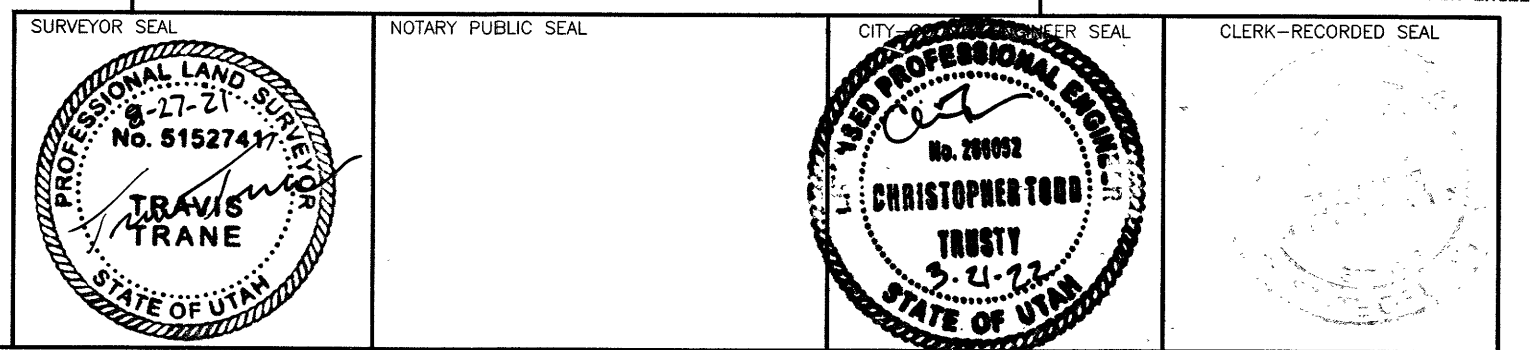
RANCHES ESTATES

A RESIDENTIAL SUBDIVISION

EAGLE MOUNTAIN, UTAH COUNTY, UTAH

RECORDING INFORMATION

ENT 39091:2022 Map & 18252
ANDREA ALLEN
UTAH COUNTY RECORDER
2022 Mar 29 3:58 pm FEE \$2.00 BY LT
RECORDED FOR EAGLE MOUNTAIN CITY



ROCKY MOUNTAIN POWER APPROVAL

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

Del Edwards 9-1-21
ROCKY MOUNTAIN POWER DATE

DOMINION GAS COMPANY APPROVAL

Dominion approves this plat solely for the purpose of confirming that the plat contains public utility easements. Dominion may require other easements in order to serve this development. This approval does not constitute abrogation or waiver of any other existing rights, obligations or liabilities provided by law or equity. This approval does not constitute acceptance, approval of 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 1-800-366-8532

Approved this 1 day of September 2021 Dominion Gas Company
By: Kimberly Eldridge Title: Pre-Cen

NOTES:

- STUCCO SHALL NOT EXCEED 25% OF ANY FRONT ELEVATION AND ELEVATION FACING A PUBLIC STREET.
- ALL EXTERIOR LIGHTING MUST COMPLY WITH EMMC CHAPTER 17.56 OUTDOOR LIGHTING STANDARDS.
- PRIVACY FENCING FACING RANCHES PARKWAY MUST BE CONSISTENT IN LOOK, MATERIALS, COLOR, AND CONSTRUCTION WITH THE RANCHES FENCING ALONG RANCHES PARKWAY.
- MT AIREY CIRCLE DEDICATED TO EAGLE MOUNTAIN CITY.

DIRECT COMMUNICATIONS APPROVAL

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

Yury S. 9/2/21
DIRECT COMMUNICATIONS DATE

18252

SECTION 20, T5S, R1W, TU 38 04



**EAGLE MOUNTAIN CITY
CITY COUNCIL MEETING
AUGUST 6, 2024**

TITLE:	Change Order #2 - Smith Ranch Community Park - S & L Inc.
ITEM TYPE:	Change Order
FISCAL IMPACT:	\$11,963.61
APPLICANT:	City Staff

CURRENT GENERAL PLAN DESIGNATION & ZONE	ACREAGE
N/A	N/A

PUBLIC HEARING

No

PREPARED BY

Brad Hickman, Public Works
Director

PRESENTED BY

Brad Hickman

RECOMMENDATION:

Staff recommends that City Council approve Change Order #2 - Smith Ranch Community Park - S & L Inc. in the amount of \$11,963.61.

BACKGROUND:

The staff is working to close out the Smith Ranch Community Park project. During construction there were three additional Change Order Request (COR).

COR #6 - Playground Modified Base: This reduced the (...) depth of roadbase to be installed underneath the playground areas. The net result of this change to the project resulted in a credit of - \$27,999.92.

COR #7 - MHTN Irrigation Mods: This change was made in the native areas to change from a drip irrigation system to an overhead sprinkler system. Attached is a copy of the request showing the credits and adds to this request. The net result of this change to the project resulted in an adds of \$14,399.53.

COR #8 - Landscape Corrected SOV Volumes: Some of this change request is a result of the SF of sod in the original bid schedule being increased. Also, there was a change from installing xeriscape and trees around the skate park area to installing sod. This adjustment is to reflect the actual SF of sod that was installed on the project. The net result of this change to the project resulted in adds of \$25,564.00.

S & L Inc.

COR #6 Playground Modified Base Credit \$(27,999.92)

COR #7 MHTN Irrigation Mods Add \$14,399.53

COR #8 Landscape Corrected SOV(Schedule of Values) volumes Add \$25,564.00

Total Net Change \$11,963.61

ITEMS FOR CONSIDERATION:

PLANNING COMMISSION ACTION/RECOMMENDATION:

N/A

ATTACHMENTS:

1. Change Order - Irrigation
2. Change Order - Turf Sod

CHANGE ORDER REQUEST



S&L Incorporated
935 West Center Street
Lindon, Utah 84042
Phone: (801) 785-8458
Fax: (801) 785-8453

PROPOSAL NO.: 7

SUBMITTAL DATE: 5/21/2024

S&L JOB NO.: 529

OWNER PROJECT NO.:

OWNER CHANGE ORDER NO.:

INITIAL	DATE
sm	5/21/2024

S&L APPROVAL:

Phase/Task	Category	Amount

TO:	Eagle Mountain City
PROJECT:	Smith Ranch Regional Park
DATE:	5/21/2024
ATTN:	Brad Hickman
EMAIL:	bhickman@emcity.org
PHONE:	801-420-3188

Landscape cost increase to switch native seed drip system to a spray system. Requested by MHTN 9/20/23

PAY ITEM	DESCRIPTION	UNITS	QTY	MATERIAL	LABOR	SUB	UNIT PRICE	AMOUNT
	ADDS						\$0.00	\$0.00
	RCV w/ assembly	EA	3			\$ 1,200.00	\$1,200.00	\$3,600.00
	Rain Bird RD-12 pop up w/ assembly	EA	130			\$ 47.00	\$47.00	\$6,110.00
	Tree drip ring (labor only - material purchased)	EA	15			\$ 22.00	\$22.00	\$330.00
	Shrub drip ring (labor only - material purchased)	EA	104			\$ 12.25	\$12.25	\$1,274.00
	Lateral pipe Install - material, trenching, backfilling	LF	2230			\$ 3.85	\$3.85	\$8,585.50
	CREDITS							
	Drip RCV w/ assembly	EA	-5			\$ 98.00	\$98.00	(\$490.00)
	Inline drip emitter tubing	LF	-27474			\$ 0.23	\$0.23	(\$6,319.02)
							\$0.00	\$0.00
							SUB-TOTAL:	\$13,090.48
							P&O @ 10%:	\$1,309.05
							TOTAL:	\$14,399.53

CHANGE ORDER REQUEST



S&L Incorporated
935 West Center Street
Lindon, Utah 84042
Phone: (801) 785-8458
Fax: (801) 785-8453

PROPOSAL NO.: 8
SUBMITTAL DATE: 5/21/2024
S&L JOB NO.: 529
OWNER PROJECT NO.:
OWNER CHANGE ORDER NO.:

TO:	Eagle Mountain City
PROJECT:	Smith Ranch Regional Park
DATE:	5/21/2024
ATTN:	Zach Hilton
EMAIL:	zach@emcity.org
PHONE:	801-420-2211

S&L APPROVAL:

INITIAL	DATE
sm	5/21/2024

Phase/Task	Category	Amount

Correction to SOV volumne amounts for landscaping around Skate Park and Ninja Course

PAY ITEM	DESCRIPTION	UNITS	QTY	MATERIAL	LABOR	SUB	UNIT PRICE	AMOUNT
64	Turff Sod w/ Topsoil	SF	16600			\$ 1.40	\$1.40	\$23,240.00
							\$0.00	\$0.00
SUB-TOTAL:								\$23,240.00
P&O @ 10%:								\$2,324.00
TOTAL:								\$25,564.00





**EAGLE MOUNTAIN CITY
CITY COUNCIL MEETING
AUGUST 6, 2024**

TITLE:	Change Order #2 - Smith Ranch Community Park - Big T Recreation
ITEM TYPE:	Change Order
FISCAL IMPACT:	\$762.00
APPLICANT:	City Staff

CURRENT GENERAL PLAN DESIGNATION & ZONE	ACREAGE
N/A	N/A

PUBLIC HEARING

No

PREPARED BY

Brad Hickman, Public Works
Director

PRESENTED BY

Brad Hickman

RECOMMENDATION:

Staff recommends that City Council approve Change Order #2 - Smith Ranch Community Park - Big T Recreation in the amount of \$8,762.00.

BACKGROUND:

In April 2023, there was an executed agreement with Big T Recreation for the amount of \$3,249,701.00. As part of this approval, there was a quote for pavilion structures in the amount of \$75,568.00. The quote was for one (1) 24 x 34 pavilion and two (2) 12 x 12 pavilions. What was needed for the project was a total of four (4) 12 x 12 pavilions. The staff discussed this item with Big T Recreation and were able to find a supplier that met the same specifications as the one specified in the construction plans. By switching the supplier, it made it capable of getting all reduced pavilions needed for the project and reduced the overall cost of each pavilion. The result of this change added two additional 12 x 12 pavilions with a total increase of \$8,762.00.

Previously, there was Change Order #1 - Smith Ranch Community Park - Big T Recreation for the installation of pavilions that was approved for the amount of \$24,744.00. To properly fund this agreement, it is being requested for a change order in the amount of \$8,762.00 to close out the contract. Although there is a change to this agreement, we were able to secure credit on a different agreement with Spohn Ranch Skateparks. The net result of the credits received from that agreement was in the amount of \$8,000.00. Due to this credit, there will only be a fiscal impact increase needed of \$762.00.

ITEMS FOR CONSIDERATION:

PLANNING COMMISSION ACTION/RECOMMENDATION:

N/A

ATTACHMENTS:

1. Big T Recreation - Original Pavilion Approval
2. Big T Recreation - Updated Pavilion Quote



Big T Recreation
11618 S. State St #1602
Draper, UT 84020
801-572-0782
taft@bigtree.com

QUOTE

Date	Quote #
04/10/2023	16483
Exp. Date	05/30/2023

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

PRODUCT	DESCRIPTION	QTY	RATE	AMOUNT
Pavilion	Smith Ranch Park Pavilion Package 24 x 34 Double Tier Gable Shelter By Americana Outdoors Extended Gable Decoration, 6 Column Design Metal R Panel Roofing 26ga. Includes Stamped Drawings	1	48,770.00	48,770.00
Pavilion	12 x 12 Double Tier Shelter By Americana Outdoors Extended gable decoration, 4 Column Design Metal R Panel Roofing 26ga. Includes Stamped drawings	2	10,199.00	20,398.00
Freight	Freight Supply Only Installation is Not Included or Part of This Quote Installation Not Included Tax has not been added to this quote. City Tax Exempt Certificate Required at Time of Order	1	6,400.00	6,400.00
			SUBTOTAL	
			TAX	
			TOTAL	\$75,568.00

Accepted By

Accepted Date

Acceptance of this quote agrees to the terms and conditions set by Big T Recreation. Please contact us with any questions or concerns P: 801.572.0782, F: 801.216.3077 or E: taft@bigtree.com or merit@bigtree.com.

We thank you for your business.



Big T Recreation
11618 S. State St #1602
Draper, UT 84020
801-572-0782
taft@bigtrec.com

QUOTE

Date	Quote #
06/19/2023	16783
Exp. Date	07/31/2023

Shipping Address

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

PRODUCT	DESCRIPTION	QTY	RATE	AMOUNT
	Smith Ranch Park Pavilion Package - State Contract MA3408 Pricing			
Pavilion	24 x 34 Double Tier Gable Shelter Extended Gable Decoration, 6 Column Design Metal R Panel Roofing 26ga. Includes Stamped Drawings	1	48,770.00	48,770.00
Pavilion	12 x 12 Standard Hip Shelter - Single Tier 4 Column Design Metal R Panel Roofing 26ga. Includes Stamped drawings	4	7,290.00	29,160.00
Freight	Freight Supply Only Installation is Not Included or Part of This Quote Installation Not Included Tax has not been added to this quote. City Tax Exempt Certificate Required at Time of Order	1	6,400.00	6,400.00
			SUBTOTAL	
			TAX	
			TOTAL	\$84,330.00

Accepted By

Accepted Date

Acceptance of this quote agrees to the terms and conditions set by Big T Recreation. Please contact us with any questions or concerns P: 801.572.0782, F: 801.216.3077 or E: taft@bigTrec.com or merit@bigTrec.com.

We thank you for your business.



**EAGLE MOUNTAIN CITY
CITY COUNCIL MEETING
AUGUST 6, 2024**

TITLE:	Ranches Crossing Preliminary Plat
ITEM TYPE:	Preliminary Plat
FISCAL IMPACT:	N/A
APPLICANT:	Brian Haskell

CURRENT GENERAL PLAN DESIGNATION & ZONE	ACREAGE
Community Commercial/Commercial Community	3.74

PUBLIC HEARING

No

PREPARED BY

David Stroud, Senior Planner

PRESENTED BY

David Stroud

RECOMMENDATION:

Staff recommends the City Council approve the Ranches Crossing Preliminary Plat.

BACKGROUND:

Preliminary plat approval request of a commercial subdivision governed by the Commercial Community zone. The plat will permit commercial development of the property which has two active site plan applications under review.

ITEMS FOR CONSIDERATION:

The proposed preliminary plat complies with the standards of the Commercial Community zone regarding subdivision of the property. There is no minimum square footage of commercial lots within the CC zone. One user of the property has been identified - Freddy's, with a second yet to be named drive-through business.

Address: approximately 8050 N Clear Rock Road

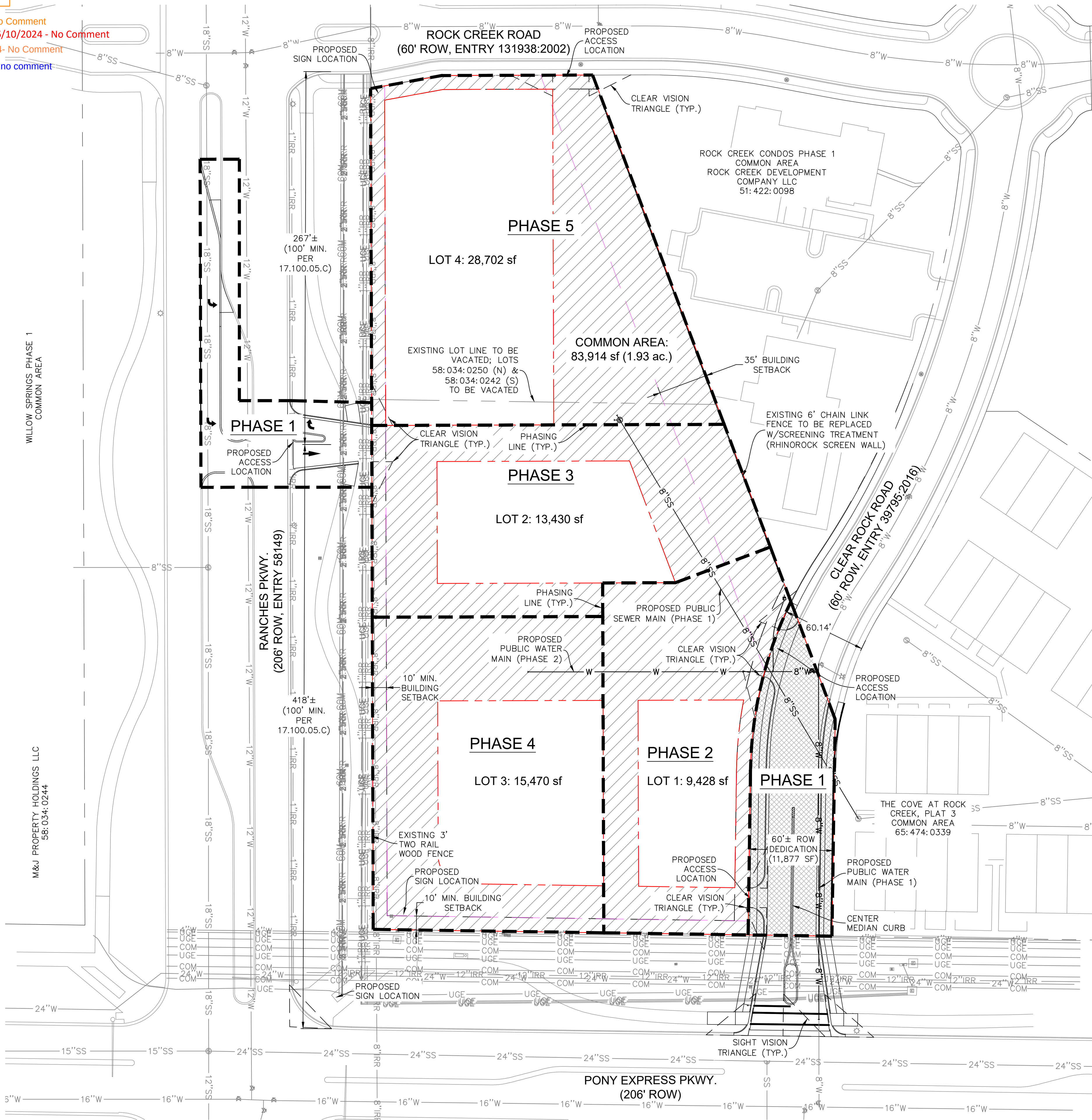
Parcel Numbers: 58:034:0242, 58:034:0250

PLANNING COMMISSION ACTION/RECOMMENDATION:

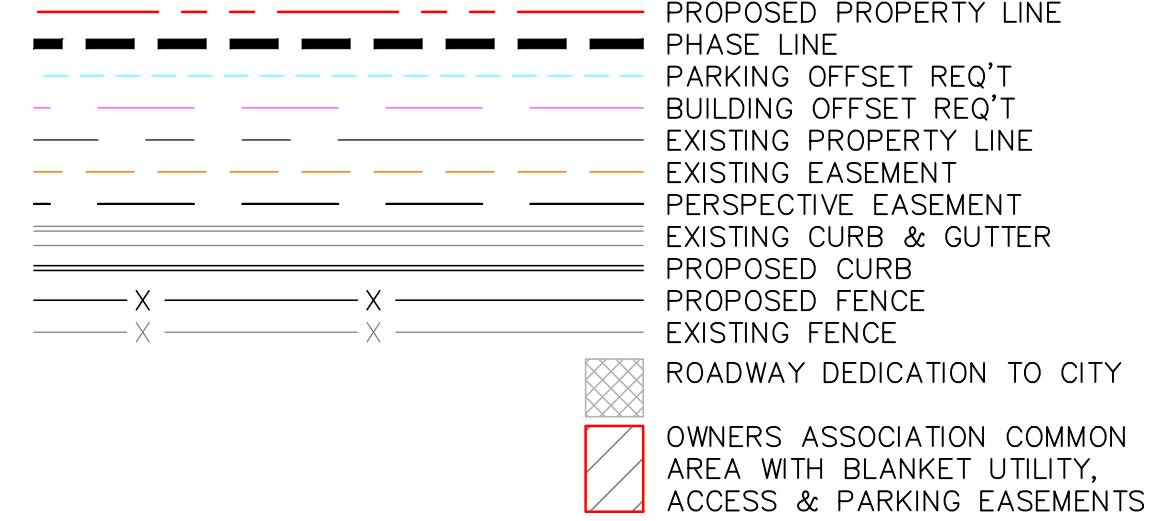
The Planning Commission recommends the City Council approve the Ranches Crossing preliminary plat.

ATTACHMENTS:

1. Ranches Crossing Preliminary Plat



LEGEND



GENERAL NOTES:

1. NO SLOPES EXIST OVER 15%.
2. NO NATURAL DRAINAGES EXIST THROUGH THE SITE.
3. ACCORDING TO THE UTAH GEOLOGIC HAZARDS PORTAL THERE ARE NO EARTHQUAKE FAULT HAZARDS WITHIN OR ADJACENT TO THE SITE.
4. PHASING SHALL OCCUR FOR EACH LOT & ASSOCIATED ACCESS, INFRASTRUCTURE, PLATTING, ETC. AS USERS BECOME SECURED.

LEGAL DESCRIPTION

BEGINNING AT A POINT LOCATED NORTH 89°02'40" WEST ALONG SECTION LINE 419.44 FEET AND NORTH 122.78 FEET FROM THE SOUTH QUARTER CORNER OF SECTION 20, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN; THENCE NORTH 89°09'24" WEST ALONG THE NORTHERLY RIGHT-OF-WAY OF PONY EXPRESS PARKWAY A DISTANCE OF 328.08 FEET; THENCE NORTH 0°10'37" WEST ALONG THE EASTERLY RIGHT-OF-WAY OF RANCHES PARKWAY A DISTANCE OF 601.40 FEET; THENCE ALONG THE SOUTHERLY BOUNDARY OF ROCK CREEK CONDOMINIUMS PHASE 1 THE FOLLOWING THREE COURSES AND DISTANCES: 1) NORTH 79°37'08" EAST 51.70 FEET, 2) NORTH 89°49'22" EAST 107.91 FEET, AND 3) SOUTH 20°37'28" EAST 402.56 FEET; THENCE ALONG THE WESTERLY BOUNDARY OF THE COVE AT ROCK CREEK PHASE 3 THE FOLLOWING TWO COURSES AND DISTANCES: 1) SOUTH 20°37'28" EAST 89.76 FEET, AND 2) SOUTH 0°50'36" WEST 155.13 FEET TO THE POINT OF BEGINNING. AREA = 3.738 ACRES.

LOT DEVELOPMENT NOTES

PARCEL NUMBER: 58:034:0242 & 58:034:0250
SECTION: 20
TOWNSHIP: 5S
RANGE: 1W

DEVELOPMENT ACREAGE: 3.738 ACRES (162,824 SF)

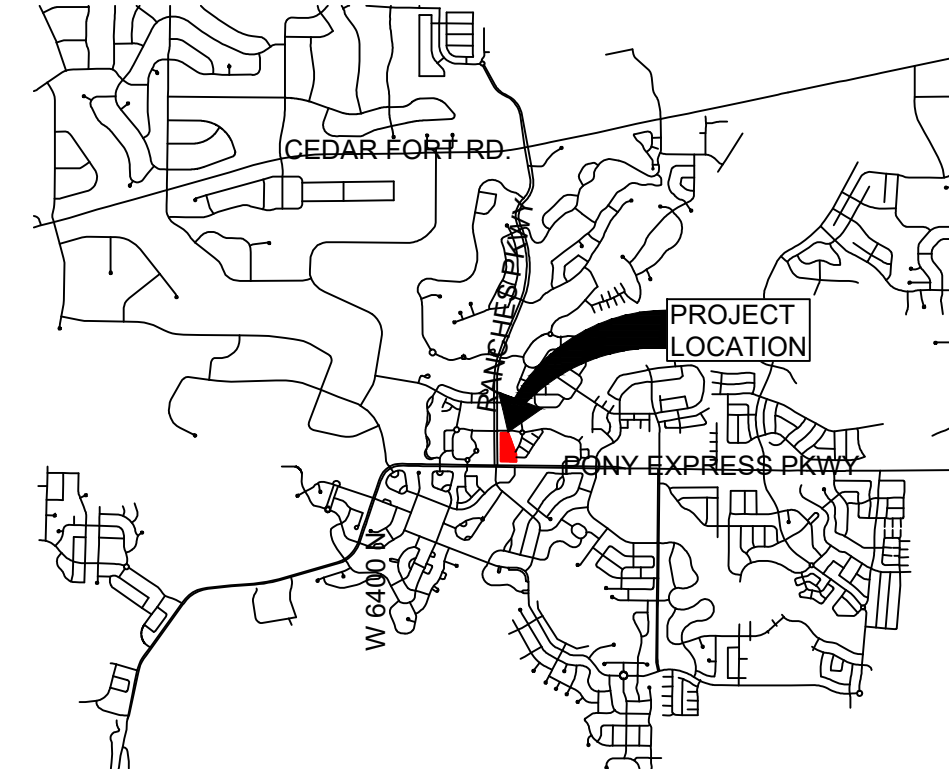
ZONING: CC – COMMERCIAL COMMUNITY

ADJOINING RECORDED DEED NAMES:

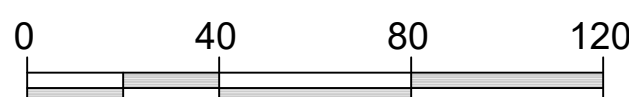
- ROCK CREEK CONDOS PHASE 1
- THE COVE AT ROCK CREEK
- WILLOW SPRINGS PHASE 1
- M&J PROPERTY HOLDINGS LLC

FLOOD PLAIN: PER FEMA FLOOD INSURANCE RATE MAP #49049C0300F CITY OF EAGLE MOUNTAIN 490258, EFFECTIVE DATE 6/19/2020, THIS PROPERTY LIES WITHIN UNSHADED ZONE X AND DOES NOT FALL WITHIN THE SPECIAL FLOOD HAZARD AREA.

PLAT CALCULATIONS	
TOTAL ACREAGE:	3.74 ACRES
BUILDABLE ACREAGE:	1.54 ACRES
TOTAL ACREAGE IN LOTS:	1.54 ACRES
TOTAL COMMON AREA:	1.93 ACRES
TOTAL OPEN SPACE:	0 ACRES
TOTAL IMPROVED OPEN SPACE:	0 ACRES
AVERAGE LOT SIZE:	16,758 sf
LARGEST LOT:	28,702 sf
SMALLEST LOT SIZE:	9,428 sf
OVERALL DENSITY:	1.1 LOTS/ACRE
TOTAL # OF LOTS:	4 LOTS

VICINITY MAP

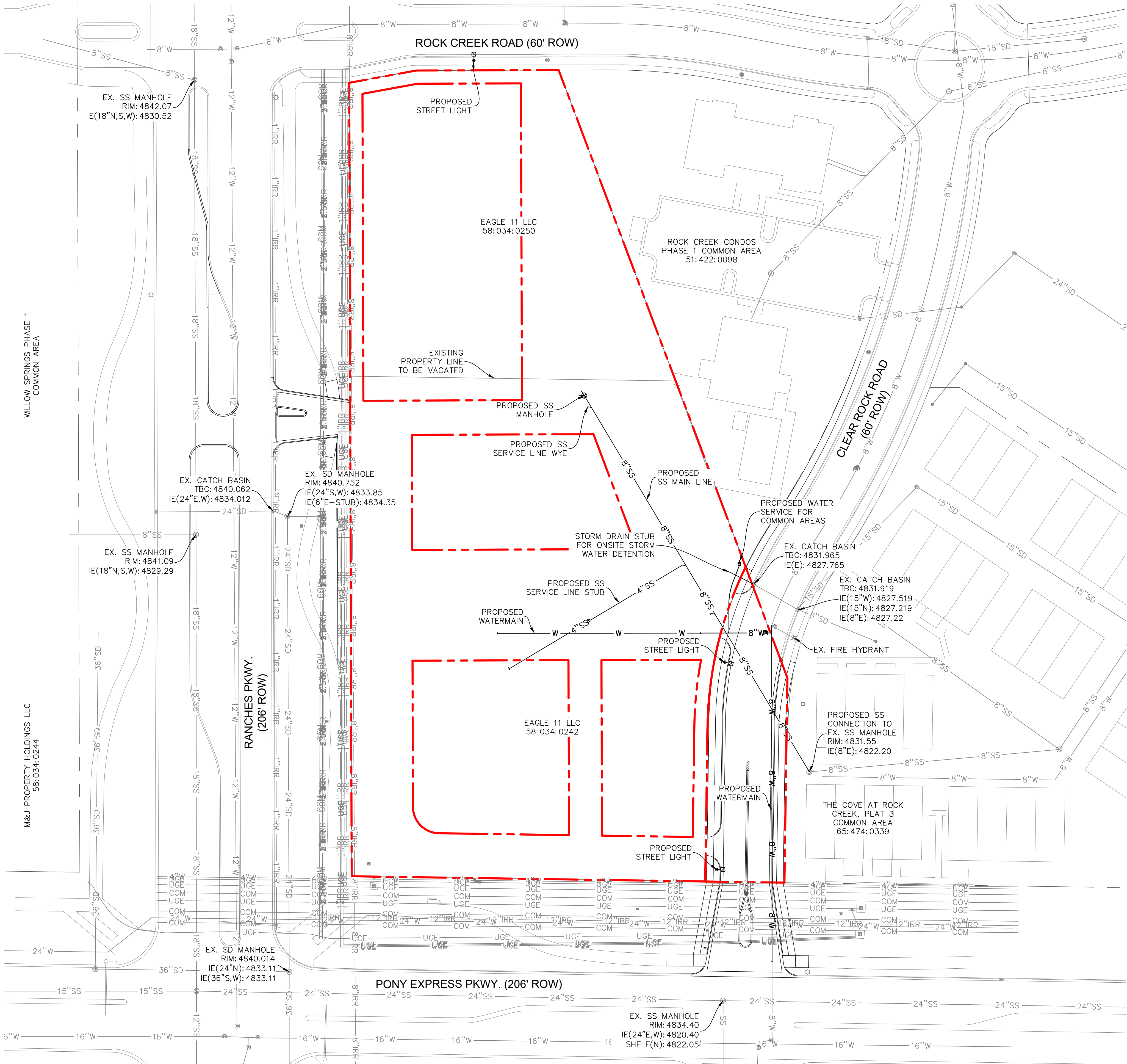
SCALE (FT)



OWNER:
EAGLE 11 LLC

RANCHES CROSSING

PONY EXPRESS PKWY &
RANCHES PKWY
EAGLE MOUNTAIN, UT



LEGEND		
PROPOSED	EXISTING	
SD	SD	STORMDRAIN LINE
SS	SS	SANITARY SEWER LINE
W	W	WATER LINE
OHE	OHE	OVERHEAD ELECTRIC LINE
UGE	UGE	UNDERGROUND ELECTRIC LINE
COM	COM	COMMUNICATIONS LINE
G	G	GAS LINE
COND	COND	CONDUIT
		PROPERTY LINE
		EASEMENT
		STORMDRAIN INLET
		STORMDRAIN COMBINATION BOX
		STORMDRAIN MANHOLE
		DOWNSPOUT CONNECTION (ROOF DRAIN W/CONNECTION)
		ROOFDRAIN DISCHARGE (DISCHARGE TO LANDSCAPING)
		CLEANOUT
		SANITARY SEWER MANHOLE
		ELECTRICAL/TRANSFORMER BOX
		FIRE HYDRANT
		WATER METER & DIAMETER IF KNOWN
		WATER, IRRIGATION, POST INDICATOR VALVES
		FIRE DEPT. CONNECTION
		SITE LIGHT
		POWER POLE & GUY WIRE

- GENERAL UTILITY NOTES:
- IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO CONTACT BLUE STAKES FOR UTILITY MARKING. DIAL 811.
 - CONTRACTOR SHALL FOLLOW GUIDELINES & RECOMMENDATIONS OF PROJECT GEOTECHNICAL INVESTIGATION & ALL ADDENDUMS.
 - ALL UTILITY INSTALLATIONS SHALL BE DONE PER LOCAL JURISDICTION AND AGENCY REQUIREMENTS & SPECIFICATIONS.

Ldg

LEGACY DESIGN GROUP
ABERDEEN, SD
SALT LAKE CITY, UT
605.725.5257

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info@legacydesigngroup.net

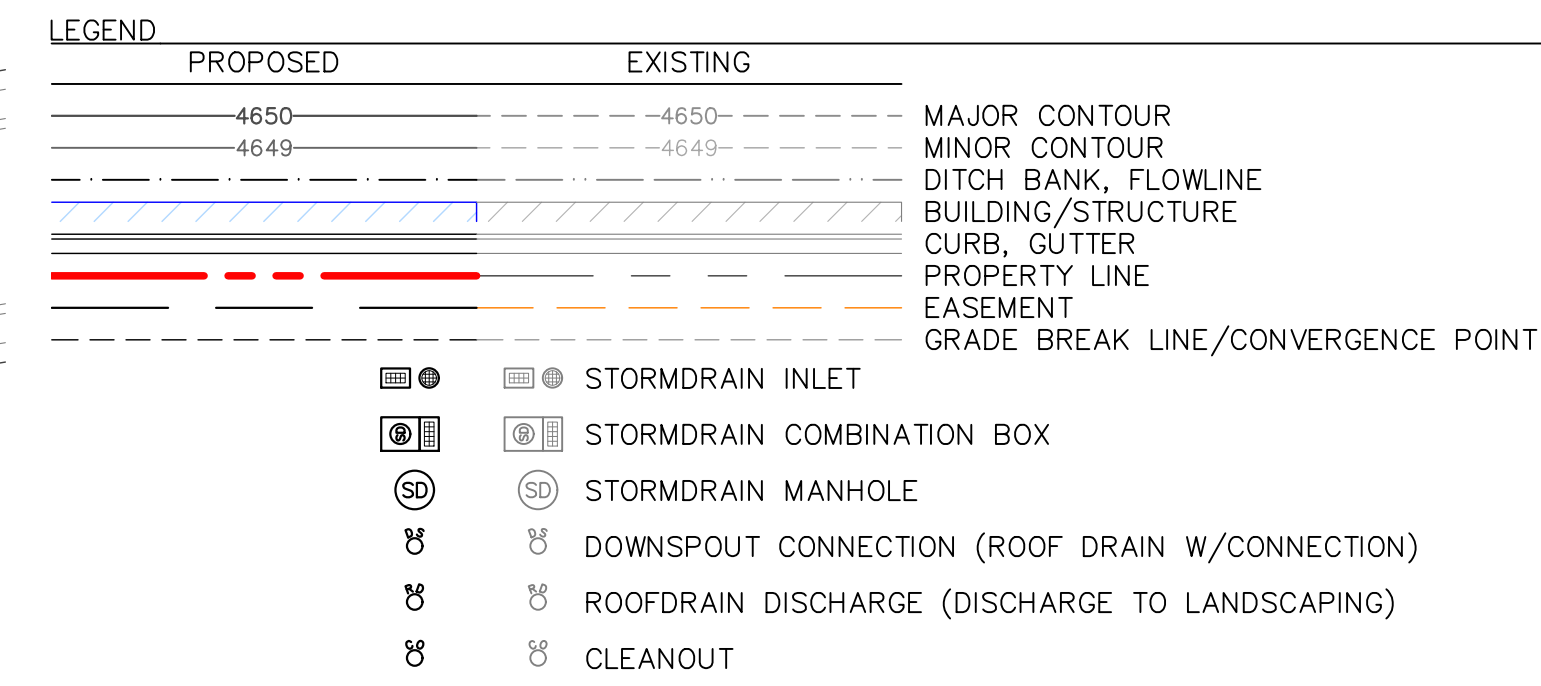
Rev.	Date	Comment
A	11.04.21	CITY COMMENTS
B	03.27.24	RESUBMITTAL
C	05.17.24	RESUBMITTAL

DRAWN BY: DRS
DESIGN BY: CBL
ORIG. ISSUE DATE: OCT. 4, 2021

PROFESSIONAL ENGINEER
No. 5149785
CRAIG B. LARSEN
STATE OF S.D.

5/17/2024 12:24:42 PM

UTILITY PLAN
C200

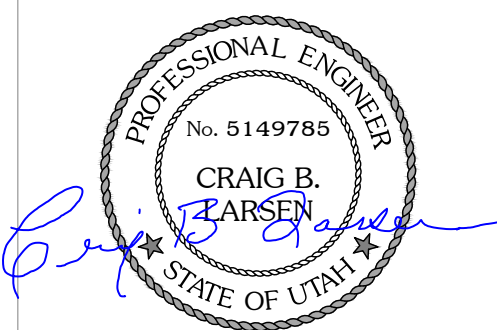


GRADING, DRAINAGE & EROSION PLAN NOTES & INFORMATION:

1. PREDEVELOPMENT RUNOFF OF 3.74 ac. (SEE ADD'L CALCS PROVIDED):
 - 1.1. 10 YEAR—24 HOUR STORM (2.16 in. RAINFALL): 0.27 CFS
 - 1.2. 100 YEAR—24 HOUR STORM (3.07 in. RAINFALL): 1.07 CFS
 - 1.3. TCC: 55 min.
 - 1.4. CN: 67.0 (BRUSH)
 - 1.5. SOIL GROUP B: JUAB LOAM — WELL DRAINED MIXED ALLUVIUM & LAKE SEDIMENT
2. NO MAJOR OR NATURAL DRAINAGES EXISTING WITHIN THE PROPERTY
3. HISTORICAL DRAINAGE PATTERN: EAST—SOUTHEAST SHEET FLOW (SEE EXIST. CONTOURS)
4. PROPOSED DRAINAGE PATTERN: EAST—SOUTHEAST FOLLOWING EXIST. PATTERN
- 4.1. EXISTING STORMWATER FACILITIES EXIST IN THE RANCHES PARKWAY & CLEAR ROCK ROAD FOR FUTURE CONNECTIONS FOR ON—SITE DEVELOPMENT. NO ADDITIONAL STORMWATER PUBLIC INFRASTRUCTURE IS REQUIRED.
- 4.2. ONSITE DETENTION & TREATMENT WILL BE PROVIDED FOR FUTURE ONSITE DEVELOPMENT TO LIMIT RUNOFF TO PREDEVELOPMENT RATES & 0.2 CFS/AC.
- 4.3. ALL DISTURBED & IMPROVED AREAS NOT ALREADY IMPROVED WITH A FINISHED SURFACE SHALL BE REFINISHED.
5. CONSTRUCTION EROSION & SEDIMENT CONTROL SHALL BE CONTROLLED BY ADHERENCE TO A SWPPP (SEE C400) & PERMITTED UNDER THE CURRENT STATE OF UTAH UPDES CONSTRUCTION GENERAL PERMIT (UTRC00000)
6. THERE ARE NO EXISTING SLOPES GREATER THAN 15%
7. NO FUTURE SLOPES, CUT OR FILL SURFACES, GREATER THAN 15% ARE ANTICIPATED.
8. CUT & FILL DEPTHS WILL BE LESS THAN 10 ft.
9. NO OFFSITE RUNOFF IS EXPECTED TO IMPACT OR RUN THROUGH THE SITE DUE TO EXISTING IMPROVEMENTS AND ELEVATIONS.
10. ALL PROPOSED CONTOURS & SLOPES SHOWN HERE SHOULD BE CONSIDERED PRELIMINARY TO DEMONSTRATE FEASIBILITY & MASS GRADING & DRAINAGE PATTERNS.

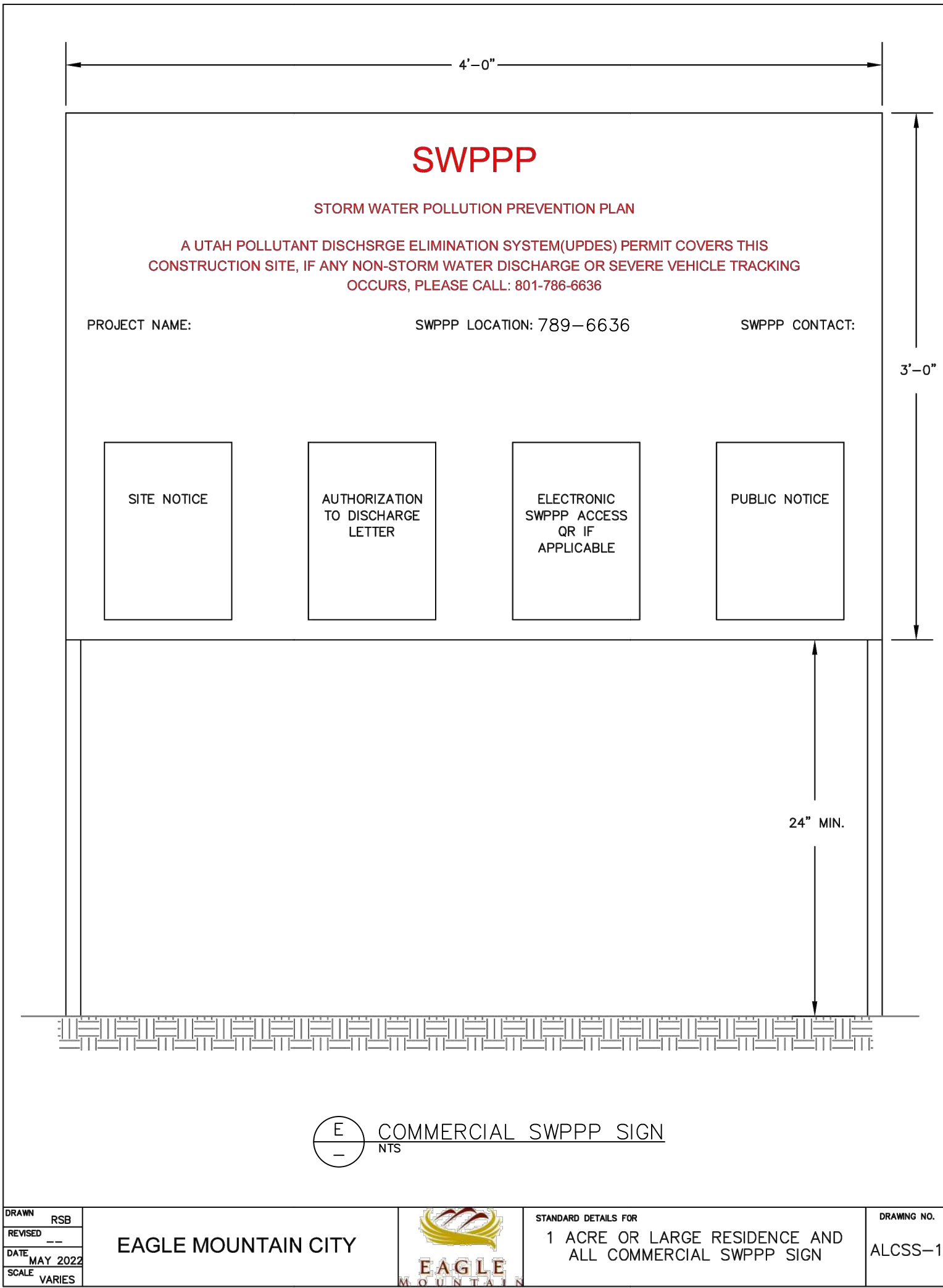
Rev.	Date	Comment
B	03.27.24	RESUBMITTAL

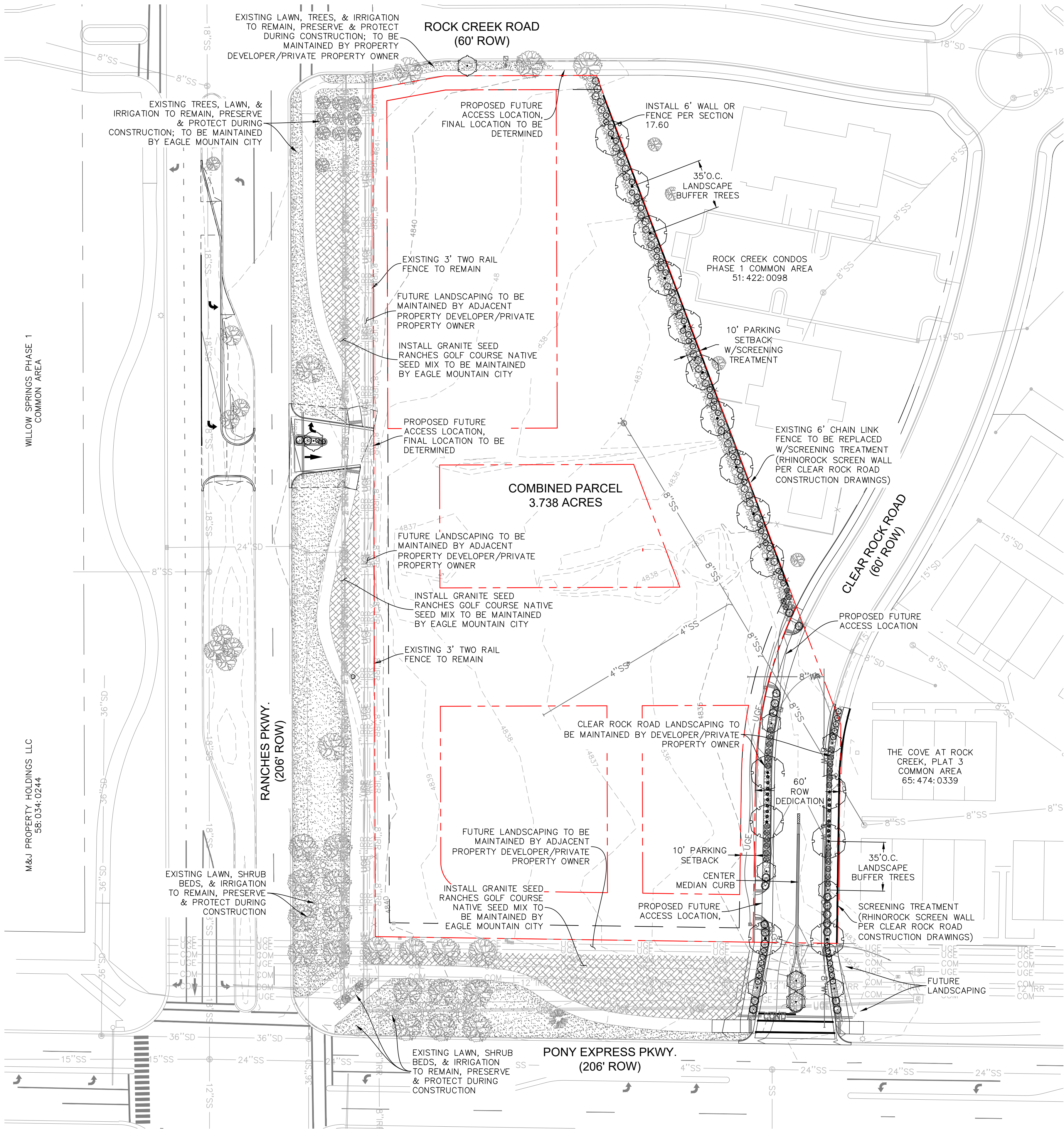
DRAWN BY: CBL
DESIGN BY: CBL
ORIG. ISSUE DATE: OCT. 4, 2021



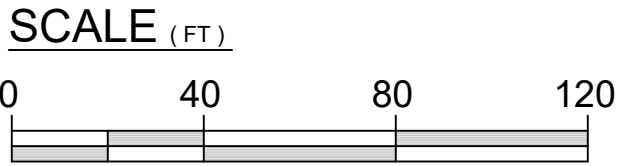
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GRADING & DRAINAGE C300





LEGEND		
PROPOSED	EXISTING	
SD	SD	STORMDRAIN LINE
SS	SS	SANITARY SEWER LINE
W	W	WATER LINE
OHE	OHE	OVERHEAD ELECTRIC LINE
UGE	UGE	UNDERGROUND ELECTRIC LINE
COM	COM	COMMUNICATIONS LINE
G	G	GAS LINE
COND	COND	CONDUIT
		PROPERTY LINE
		STORMDRAIN INLET
		STORMDRAIN COMBINATION BOX
		STORMDRAIN MANHOLE
		DOWNSPOUT (ROOF DRAIN W/CONNECTION)
		ROOFDRAIN (OUTLET TO LANDSCAPING)
		CLEANOUT
		SANITARY SEWER MANHOLE
		ELECTRICAL/TRANSFORMER BOX
		FIRE HYDRANT
		WATER METER & DIAMETER IF KNOWN
		WATER, IRRIGATION, POST INDICATOR VALVES
		SITE LIGHT
		POWER POLE & GUY WIRE



LANDSCAPE AREAS SUMMARY	
TOTAL LANDSCAPE AREA	53,012 SF
TURF LANDSCAPE AREA	24,455 SF (46%)
WATER-WISE LANDSCAPE AREA	20,011 SF (38%)
FUTURE DEVELOPMENT AREA	8,540 SF (16%)
LANDSCAPE BUFFER TREES	10 TREES
ROW TREES	36 TREES
STREET TREES	10 TREES

- LANDSCAPE NOTES:**
- DECORATIVE ROCK MULCH MIN. 1" AGGREGATE TO MATCH EXISTING ROCK MULCH ON SITE SHALL BE A MIN. OF 3" THICK ABOVE DEWIT PRO WEED BARRIER FABRIC.
 - ALL ROCK MATERIALS SHALL NOT EXCEED THE HEIGHT OF THE SIDEWALK/TRAIL OR THE TOP BACK OF CURB.
 - ALL ROCK MULCH AREAS TO BE WATER-WISE LANDSCAPE WITH DRIP IRRIGATION SYSTEM.
 - INSTALL LANDSCAPE BERM HEADLIGHT SCREEN WHERE INDICATED WITH MAXIMUM HEIGHT OF 3' AND SLOPED SIDES TO BE NO GREATER THAN 1' VERTICAL TO 6' HORIZONTAL.

PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	QTY
TREES						
	PYR CAP	Pyrus calleryana 'Capital'	Capital Callery Pear	1.5" Cal.	B&B	1
DROUGHT TOLERANT TREES						
	GLE IMP	Gleditsia tricanthos inermis 'Impcole'	Imperial Honeylocust	1.5" Cal.	B&B	16
	PYR TRI	Pyrus calleryana 'Trinity'	Trinity Flowering Pear	1.5" Cal.	B&B	10
SHRUBS						
	SYR BL2	Syringa x 'Bloomerang'	Bloomerang Series Lilac	5 gal.	Pot	1
DROUGHT TOLERANT GRASSES						
	PEN HAM	Pennisetum alopecuroides 'Hameln'	Hameln Fountain Grass	1 gal.	Pot	15
DROUGHT TOLERANT SHRUBS						
	HIB EUU	Hibiscus syriacus 'SHIMRV24' TM	Lil' Kim Violet Rose of Sharon	2 gal.	Pot	18
	JUN MOO	Juniperus sabina 'Monard' TM	Moor-Dense Juniper	5 gal.	Pot	21
	MAH COM	Mahonia aquifolium 'Compacta'	Compact Oregon Grape	5 gal.	Pot	38
	PER NYJ	Perovskia atriplicifolia 'Blue Jean Baby'	Blue Jean Baby Russian Sage	1 gal.	Pot	3
	PHY GOL	Physocarpus opulifolius 'Golden Nugget'	Golden Nugget Ninebark	5 gal.	Pot	37
	SPI NBU	Spiraea betulifolia 'COURISP101' TM	Pink Sparkler Birchleaf Spirea	2 gal.	Pot	24
	SYR YOL	Syringa meyeri 'Anny200810' TM	Flowerfesta White Korean Lilac	2 gal.	Pot	4
GROUND COVERS						
	NAT SED	Native Seed Mix	Ranches Golf Course Native Seed Mix	---	---	12,800 sf
	POA PRA	Poa pratensis	Kentucky Bluegrass	---	---	24,455 sf
	ROC MUL	Rock Mulch	1"-2" Charcoal Grey Rock Mulch 3" Depth	---	---	7,211 sf

Ldg

LEGACY DESIGN GROUP
ABERDEEN, SD
SALT LAKE CITY, UT
385.501.7371

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INFO@LEGACYDESIGNGROUP.NET

OWNER:
EAGLE 11 LLC.

RANCHES
CROSSING

PONY EXPRESS PKWY &
RANCHES PRWY

SECTION 20, TOWNSHIP 5
SOUTH, RANGE 1 WEST
EAGLE MOUNTAIN,
UTAH COUNTY, UTAH

811

Know what's below.
Call before you dig.

REV.	DATE	COMMENT
A	11.04.21	CITY COMMENTS
C	05.17.24	RESUBMITTAL

DRAWN BY: DRS

DESIGN BY: DRS

ISSUE DATE: OCT. 4, 2021

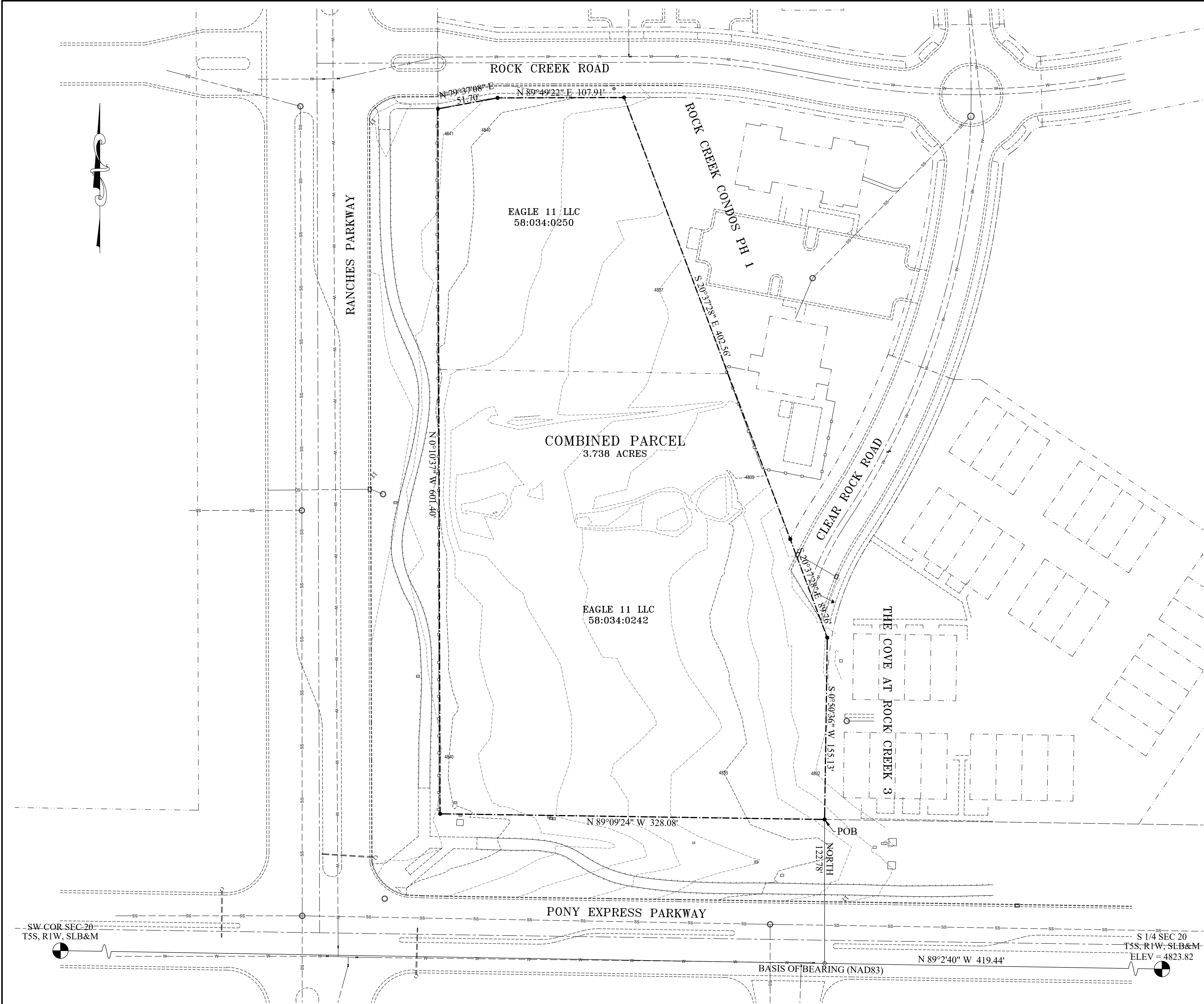
State of Utah

DEBORA R. SHEPARD
349758-9301

Licensed Landscape Architect

5/17/2024 12:25:11 PM

LANDSCAPE
PLAN
L100



DESCRIPTION

Beginning at a point located North 89°02'40" West along section line 419.44 feet and North 122.78 feet from the South Quarter Corner of Section 20, Township 5 South, Range 1 West, Salt Lake Base and Meridian; thence North 89°09'24" West along the northerly right-of-way of Pony Express Parkway a distance of 328.08 feet; thence North 0°10'37" West along the easterly right-of-way of Ranches Parkway a distance of 601.40 feet; thence along the southerly boundary of Rock Creek Condominiums Phase 1 the following three courses and distances: 1) North 79°37'08" East 51.70 feet, 2) North 89°49'22" East 107.91 feet, and 3) South 20°37'28" East 402.56 feet; thence along the westerly boundary of The Cove at Rock Creek Phase 3 the following two courses and distances: 1) South 20°37'28" East 89.76 feet, and 2) South 0°50'36" West 155.13 feet to the point of beginning.
Area = 3.738 Acres

NARRATIVE

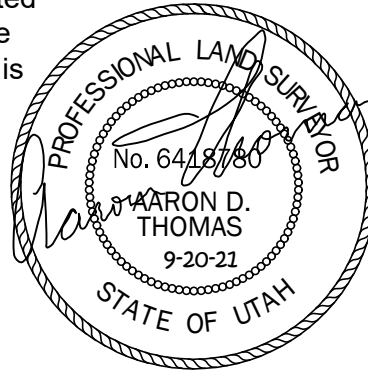
The Basis of Bearing for this survey is North 89°02'40" West along Section Line from the South Quarter Corner of Section 20, Township 5 South, Range 1 West, Salt Lake Base and Meridian to the Southwest Corner of said Section 20. Both monuments were located as shown on county tie sheets. The purpose of this survey was to determine an overall boundary and locate existing improvements to facilitate the design of future improvements. Final boundary markers are to be set with construction of the future development.

CERTIFICATION

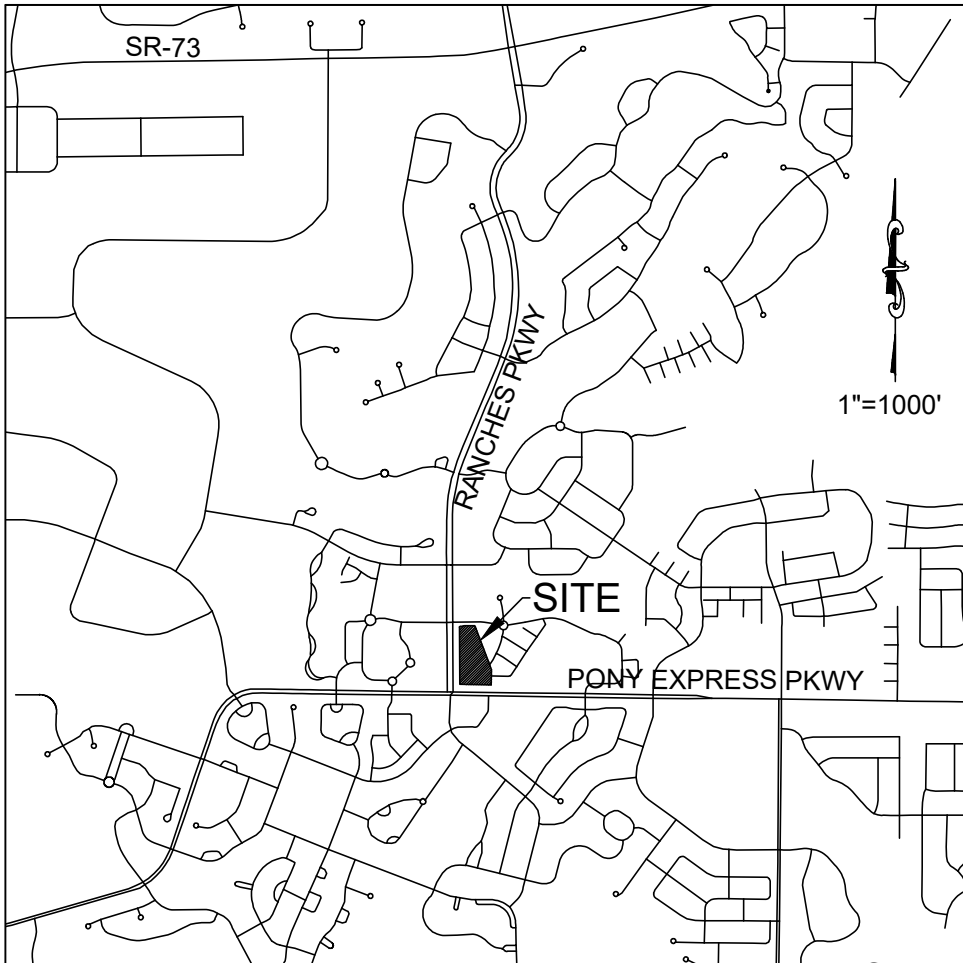
I Aaron D. Thomas, do hereby certify that I am a Professional Land Surveyor, licensed to practice in the State of Utah, holding license number 6418780, and that in September 2021, I made a survey of the property described on this plat.

This survey was made in conformity with generally accepted local surveying practices. It does not guarantee title to the lines set, nor purport to show all easements of record nor is it proof of ownership.

Aaron D. Thomas
AARON D. THOMAS - PLS NO. 6418780



VICINITY MAP



PLAT LEGEND

---	PARCEL BOUNDARIES
---	NEIGHBOR TITLES
---	CENTERLINE ROAD
---	ASPHALT
---	CONCRETE
---	FENCE LINE
---	SANITARY SEWER
---	STORM DRAIN
---	WATER LINE
---	POWER LINE
---	PHONE / FIBER OPTIC
---	GAS LINE
---	CONTOUR LINE



**EAGLE MOUNTAIN CITY
CITY COUNCIL MEETING
AUGUST 6, 2024**

TITLE:	Ranches Crossing Drive Through Site Plan
ITEM TYPE:	Site Plan
FISCAL IMPACT:	N/A
APPLICANT:	Brian Haskell

CURRENT GENERAL PLAN DESIGNATION & ZONE	ACREAGE
Community Commercial/Commercial Community	0.83 acres

PUBLIC HEARING

No

PREPARED BY

David Stroud, Senior Planner

PRESENTED BY

David Stroud

RECOMMENDATION:

BACKGROUND:

Request to approve the site plan of a TBD drive-through business; likely a food/drink establishment.

Address: approximately 8050 N Clear Rock Road

Parcel Numbers: 58:034:0242, 58:034:0250

ITEMS FOR CONSIDERATION:

This site plan approval is based upon compliance with City Code requirements which can be found in EMMC 17.100 with other chapters referenced therein. This site plan has been reviewed and deemed to comply with standards applicable to landscaping, parking, lighting, and architecture.

PLANNING COMMISSION ACTION/RECOMMENDATION:

The Planning Commission recommends approval to the City Council regarding the Drive Through Site Plan.

ATTACHMENTS:

1. Ranches Drive Through Site

RBallif 6/6/24 no Comment
DDeVoogd/UFA 6/10/2024 - No Comment
DPayne 6/11/2024- No Comment
D Stroud 6.14.24 No comments

GEOTECHNICAL ENGINEER:
CMT TECHNICAL SERVICES
WILLIAM TURNER, PE
2796 S REDWOOD RD.
WEST VALLEY, UT 84119
801.908.5859
info@cmttechnicalservices.com

COMMUNICATIONS/CABLE:
CONFIRM PROVIDER W/OWNER

PENDING PLAT: RANCHES CROSSING PLAT

PROPOSED USE: DRIVE THRU RESTAURANT

FLOOR AREA:

- TOTAL FLOOR AREA: 3,650 SF

PARKING SPACES REQUIRED: 30 STALLS (1 STALL/125 SF)

PARKING SPACES PROVIDED: 40 STALLS

BUILDING COVERAGE RATIO: 10.1% (BUILDING: 3,650 SF LOT: 36,104 SF)

PARCEL NUMBER: 58:034:0250
SECTION: 20
TOWNSHIP: 5S
RANGE: 1W

DEVELOPMENT ACREAGE: 0.83 ACRES (36,104 SF)

ZONING: CC – COMMERCIAL COMMUNITY

FLOOD PLAIN: PER FEMA FLOOD INSURANCE RATE MAP #49049C0300F CITY OF EAGLE MOUNTAIN 490258, EFFECTIVE DATE 6/19/2020, THIS PROPERTY LIES WITHIN UNSHADED ZONE X AND DOES NOT FALL WITHIN THE SPECIAL FLOOD HAZARD AREA.

DEVELOPMENT AREAS	
DEVELOPMENT AREA	36,104 SF
BUILDING COVERAGE	3,650 SF
HARDSCAPE SURFACES (EXCLUDES BUILDING)	28,720 SF
LANDSCAPED AREAS	3,734 SF
VACANT AREA FOR FUTURE DEVELOPMENT	0 SF
PARKING STALLS PROVIDED	40 STALLS

SITE FIRE PROTECTION CALCULATIONS

- TOTAL BUILDING SF: 3,850 SF
- IFC TABLE B105.1 FIRE FLOW REQ'T: 1500 GPM FOR WORST CASE SCENARIO (vB)
- IFC TABLE C105.1 ONE FIRE HYDRANT IS REQUIRED AND ALL PORTIONS OF THE EXTERIOR WALLS OF THE FIRST STORY MUST BE WITHIN 250' OF THE HYDRANT (SPACING REQ'T).
 - • SPACING PROVIDED: 200'
- IFC 503.1.1: ACCESS ROAD SHALL EXTEND TO WITHIN 150' OF ALL PORTIONS OF THE EXTERIOR WALLS OF THE FIRST STORY.
 - • DISTANCE FROM ACCESS ROAD PROVIDED: 40'

VICINITY MAP



SHEET INDEX & REVISION TABLE

L dg LEGACY DESIGN GROUP ABERDEEN, SD SALT LAKE CITY, UT 385.501.7371		PERMIT SUBMITTAL		A-CITY COMMENTS		B-CITY COMMENTS		L1:	L2:
		DATE		03.20.24	05.17.24	06.03.24			
SHEET	C000	CIVIL COVER SHEET							
	C001	CIVIL NOTES							
	C002	CITY NOTES							
	C050	EX.CONDITIONS & DEMOLITION							
	C100	SITE PLAN							
	C200	UTILITY PLAN-W, SS, ELEC, G							
	C201	UTILITY PLAN-SD							
	C202	PHOTOMETRIC PLAN							
	C300	GRADING PLAN-WEST							
	C301	GRADING PLAN-EAST							
	C400	SWPPP							
	C401	SWPPP DETAILS							
	C500	CIVIL DETAILS							
	C501	CIVIL DETAILS							
	C502	CIVIL DETAILS							
	C503	CIVIL DETAILS							
	C504	CIVIL DETAILS							
L100	LANDSCAPE PLAN								
L101	LANDSCAPE DETAILS								
L200	IRRIGATION PLAN								
L201	IRRIGATION DETAILS								
L202	IRRIGATION DETAILS								
X DENOTES REVISED OR NEW SHEET									
R DENOTES REMOVED SHEET									
* DENOTES FOR INFORMATION ONLY, SEE APPROVED ARCHITECTURAL SHEETS FOR CONSTRUCTION									

[illegible]

GENERAL NOTES

- ALL WORKS SHALL BE GOVERNED BY AND CONFORM TO APPLICABLE CURRENT NATIONAL AND LOCAL STANDARDS UNLESS OTHERWISE SPECIFIED ON DRAWINGS & THIS NOTE SHEET.
- THE PERMITTEE SHALL FULLY COMPLY WITH THE REQUIREMENTS OF THE CITY ORDINANCES AND REGULATIONS, SPECIFICATIONS AND STANDARDS RELATIVE TO WORK IN THE PUBLIC WAY.
- A PRE-CONSTRUCTION MEETING IS REQUIRED PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION ACTIVITIES. SUCH MEETING SHALL COMPLY WITH ADOPTED ENGINEERING STANDARDS.
- APPLICATION FOR INSPECTION BY GOVERNING AGENCY SHALL BE MADE BY THE CONTRACTOR AT LEAST TWENTY-FOUR (24) HOURS BEFORE THE SERVICES THEREOF WILL BE REQUIRED.
- WORK IN PUBLIC STREETS, ONCE BEGUN, SHALL BE PROSECUTED TO COMPLETION WITH DILIGENCE AND EXPEDITION AND RESTORE THE PUBLIC WAY TO CITY SPECIFICATIONS WITHOUT DELAY SO AS TO PROVIDE MINIMUM INCONVENIENCE TO ADJACENT PROPERTY OWNERS AND TO THE TRAVELING PUBLIC.
- ALL MATERIALS AND WORKMANSHIP SHALL BE GUARANTEED FOR A PERIOD OF TWO YEARS FROM THE COMPLETION OF SUCH WORK, WITH REASONABLE WEAR AND TEAR EXCEPTED.
- NO BACKFILL SHALL OCCUR UNTIL THE UTILITY HAS BEEN INSTALLED CORRECTLY, INSPECTED, AND APPROVED FOR BACKFILLING
- THE OWNER'S SOIL TEST ENGINEER SHALL CERTIFY THAT ALL FILLS, BACKFILLS OVER UNDERGROUND UTILITIES, BASE AND ASPHALT HAVE BEEN ADEQUATELY COMPACTED. THIS CERTIFICATION SHALL BE SUBMITTED TO THE CITY ENGINEER PRIOR TO ACCEPTANCE OF THE WORK BY THE CITY.
- ALL REPAVING OF UTILITY TRENCHES SHALL BE COMPLETED IN SUCH A MANNER AS TO ALLOW THE NEW PAVEMENT TO JOIN THE EXISTING PAVEMENT WITHOUT A RIDGE BEING FORMED AND TO THE SATISFACTION OF THE CITY ENGINEER.
- NO CONCRETE SHALL BE PLACED UNTIL THE FORMS AND REINFORCING STEEL (WHERE APPLICABLE) HAVE BEEN PLACED, INSPECTED AND APPROVED.
- NUCLEAR DENSITY TESTING OF ANY ASPHALT SHALL BE FOR GUIDANCE ONLY AT CONTRACTORS RISK. ACTUAL ASPHALT DENSITY SHALL BE DETERMINED BY CORES IF REQUIRED.
- THE CONTRACTOR SHALL COMPLY WITH MINIMUM SAFETY REQUIREMENTS AS GIVEN BY OSHA, NATIONAL AND LOCAL STANDARDS.

PROJECT NOTES

- LOCATION OF EXISTING UTILITIES AS SHOWN HAS BEEN IN PART TAKEN FROM RECORDS PROVIDED BY OTHERS. SURVEY DATA HAS BEEN USED TO SUPPLEMENT THESE RECORDS AS MUCH AS POSSIBLE. ACTUAL LOCATIONS MAY VARY SIGNIFICANTLY FROM LOCATIONS AS SHOWN ON PLANS. CONTRACTOR SHALL BE RESPONSIBLE TO VERIFY LOCATIONS OF EXISTING UTILITIES. UTILITIES NOT SHOWN ON PLANS, OR SHOWN INCORRECTLY SHALL BE WORKED AROUND AT NO ADDITIONAL COST TO THE OWNER. EXCEPTIONS SHALL BE OBTAINED IN ADVANCE IN WRITTEN FORM FROM THE ENGINEER AND ARE SUBJECT TO THE APPROVAL OF THE OWNER.
- THE CONTRACTOR SHALL EXAMINE THE DRAWINGS AND SHALL NOTIFY THE OWNER OF ANY DISCREPANCIES OR CONFLICTS BEFORE PROCEEDING WITH THE WORK.
- THE CONTRACTOR SHALL BE RESPONSIBLE TO VERIFY ALL DIMENSIONS AND CONDITIONS AT THE SITE AND SHALL NOTIFY THE OWNER & ENGINEER OF DISCREPANCIES BETWEEN THE ACTUAL CONDITIONS AND INFORMATION SHOWN ON THE DRAWINGS BEFORE PROCEEDING WITH THE WORK.
- SPECIFIC NOTES AND DETAILS SHALL TAKE PRECEDENCE OVER GENERAL NOTES, TYPICAL DETAILS, AND SPECIFICATIONS.
- THE CONTRACTOR SHALL REFER TO THE SPECIFICATIONS FOR INFORMATION NOT COVERED BY THESE GENERAL NOTES OR THE DRAWINGS.
- THE CONTRACTOR SHALL PROVIDE AND BE RESPONSIBLE FOR THE TEMPORARY ERECTION OF BRACING AND SHORING AS REQUIRED FOR STABILITY OF STRUCTURES AND EXCAVATIONS DURING ALL PHASES OF CONSTRUCTION.
- PROJECT DATUM AND COORDINATES ARE BASED ON LOCALIZED CONTROL POINTS LOCATED AT THE FOLLOWING LOCATIONS:
SEE SITE PLAN, SHEET C100
- THE CONTRACTOR SHALL OBTAIN APPLICABLE PERMITS FROM LOCAL AUTHORITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO OBTAIN ALL OTHER NECESSARY PERMITS AND LICENSES REQUIRED FOR COMPLETION OF THE WORK AND WORK WITHIN THE PUBLIC RIGHT-OF-WAY.
- THE CONTRACTOR SHALL BE REQUIRED TO FURNISH ALL TEMPORARY WATER, POWER, OR OTHER UTILITIES AS REQUIRED TO COMPLETE CONSTRUCTION OF THE PROJECT AS DETAILED.
- THE CONTRACTOR SHALL HOLD A VALID CONTRACTOR'S LICENSE PRIOR TO BEGINNING CONSTRUCTION IN THE JURISDICTION WHERE THE PROJECT IS TO TAKE PLACE.
- THE CONTRACTOR SHALL MAINTAIN CLEAN CONSTRUCTION AREAS. ALL DEBRIS, RUBBISH AND TRASH MUST BE REMOVED FROM THE SITE AND DISPOSED OF IN A LAWFUL MANNER.
- THE CONTRACTOR SHALL BE REQUIRED TO MAINTAIN A SET OF APPROVED DRAWINGS AT THE JOB SITE, ON WHICH THE CONTRACTOR SHALL RECORD ALL ACTUAL MEASUREMENTS AND DETAILS AS CONSTRUCTED. THESE DRAWINGS SHALL BE SUBMITTED AS "AS-BUILT" OR "RECORD" DRAWINGS AT THE CONCLUSION OF THE PROJECT. FINAL PAYMENT WILL NOT BE RELEASED UNTIL "AS-BUILT" OR "RECORD" DRAWINGS HAVE BEEN SUBMITTED TO AND ACCEPTED BY THE OWNER & ENGINEER.
- VARIOUS WATER, SANITARY AND STORM DRAIN SEWER, COMMUNICATION, GAS, AND ELECTRICAL UTILITIES EXIST IN OR NEAR THE IMPROVEMENT PROJECT. THE EXACT LOCATION OF THESE UTILITIES IS NOT KNOWN. THE CONTRACTOR SHALL EXERCISE CAUTION TO ENSURE MINIMAL DISRUPTION OF SERVICE DURING EARTHWORK OPERATIONS.
- CONTRACTOR SHALL ARRANGE FOR EXISTING UTILITY LOCATING AND MARKING

ENVIRONMENTAL

- THE CONTRACTOR WILL BE REQUIRED TO STORE ALL FUELS, OILS, SOLVENTS AND HAZARDOUS MATERIALS IN DESIGNATED IMPOUND AREAS LOCATED IN ONE OR MORE OF THE APPROVED STAGING AREAS. IMPOUND AREAS WILL BE EXCAVATED AND LINED WITH AN IMPERMEABLE LINER, BACKFILLED AND GRADED SUCH THAT A DEPRESSION IS CREATED. THE SIZE OF THE DEPRESSION SHALL BE LARGE ENOUGH TO COMPLETELY CONTAIN TOTAL VOLUMES OF HAZARDOUS MATERIALS BEING STORED AT THAT LOCATION. CLEAN-UP/CONTAINMENT KITS ARE TO BE KEPT AT EACH STORAGE LOCATION.
- THE CONTRACTOR SHALL CONSTRUCT ONE OR MORE "WASHOUT" AREAS FOR CONCRETE TRUCKS. "WASHOUT" AREAS SHALL BE LOCATED OUTSIDE THE FLOOD PLAIN OF ALL WATERWAYS. "WASHOUT" AREAS SHALL BE COMPLETELY CONTAINED WITHIN EXTERIOR DRAINAGE DITCHES. ALL WASTE CONCRETE IS TO BE REMOVED FROM SITE BY COMPLETION OF PROJECT.
- IN THE EVENT OF A SPILL, PERSONNEL DISCOVERING THE SPILL SHALL IMMEDIATELY MAKE ATTEMPTS TO CONTAIN AND/OR ABSORB THE SPILLED MATERIALS AND SHALL NOTIFY EMERGENCY RESPONSE AGENCIES.CONTRACTOR SHALL BE RESPONSIBLE FOR DEVELOPING A STORM WATER POLLUTION PREVENTION PLAN (SWPPP) IF ONE IS NOT PROVIDED, FILING THE "NOTICE OF INTENT" (NOI), AND OBTAINING PERMIT FROM THE STATE OR OTHER GOVERNING AGENCIES

CONCRETE

- CONCRETE CLASS/STRENGTH SHALL BE ACCORDING TO STRUCTURE TYPE AS FOLLOWS:
THRUST BLOCKS: 2000 PSI
NON-EXPOSED: 3000 PSI
EXPOSED: 4000 PSI
- AIR ENTRAINMENT IS NOT REQUIRED FOR THRUST BLOCKS. ALL EXPANSION JOINTS SHALL BE ACI RECOMMENDATIONS. MAXIMUM SLUMP FOR EXPOSED CONCRETE IS 4.5 INCHES, AND REQUIRED AIR CONTENT IS 6%±1%. 4000 PSI CONCRETE, CONCRETE FOR BOXES AND MANHOLES SHALL BE CONSIDERED AS EXPOSED CONCRETE.

EARTHWORK

- THE CONTRACTOR SHALL BE RESPONSIBLE TO CONTACT BLUE STAKES OR UTILITIES AS REQUIRED TO HAVE UNDERGROUND UTILITIES MARKED IN THE FIELD PRIOR TO ANY EXCAVATION WORK.
- UNTREATED BASE COURSE MATERIALS SHALL MEET THE REQUIREMENTS OF THE STATE DEPARTMENT OF TRANSPORTATION WITH THE FOLLOWING MODIFICATIONS:
GRADING BAND LIMITS FOR THE PERCENT PASSING THE NO. 200 SIEVE SHALL BE 6% TO 10% FOR ALL GRADES OF BASE COURSE.
- GRANULAR BORROW SHALL MEET THE AASHTO CLASSIFICATION OF A-1a WITH THE FOLLOWING LIMITATIONS:
MAXIMUM PARTICLE SIZE: 4"
MAXIMUM PERCENT PASSING #200 SIEVE: 13%
- ALL TRENCHES AND EXCAVATIONS SHALL BE CUT, PROTECTED, AND SUPPORTED AS PRESCRIBED BY OSHA.
- THE CONTRACTOR SHALL BE RESPONSIBLE TO PROVIDE AND MAINTAIN ANY EQUIPMENT NECESSARY TO DEWATER EXCAVATIONS.
- FILL MATERIAL ABOVE THE PIPE ZONE SHALL BE NATIVE GRANULAR MATERIAL APPROVED BY THE ENGINEER AND FREE FROM ROOTS, BRUSH, ORGANIC MATTER, PERISHABLE OR OBJECTIONABLE MATERIAL, TRASH, MUD, MUCK, FROZEN MATERIAL AND STONES GREATER THAN 3 INCHES IN DIAMETER. IF ACCEPTABLE MATERIAL CANNOT BE FOUND ON SITE, APPROVED MATERIAL SHALL BE IMPORTED. NATIVE GRANULAR BACKFILL OR GRANULAR BACKFILL BORROW SHALL MEET THE AASHTO CLASSIFICATION OF A-1a WITH THE FOLLOWING LIMITATIONS:
MAXIMUM PARTICLE SIZE: 3"
MAXIMUM PERCENT PASSING #200 SIEVE: 13%
- PIPE ZONE BEDDING MATERIAL SHALL BE FREE FROM ROOTS, BRUSH, ORGANIC MATTER, PERISHABLE OR OBJECTIONABLE MATERIAL, TRASH, MUD, MUCK, FROZEN MATERIAL, AND STONES GREATER THAN 1 INCH IN DIAMETER. BACKFILL IN THE PIPE ZONE SHALL BE A 3/4" MINUS MATERIAL MEETING THE REQUIREMENTS OF THE ASTM CLASSIFICATION OF SOIL GROUPS GW OR GW-GM WITH THE EXCEPTION THAT THE FINES CONTENT (MATERIAL PASSING THE #200 SIEVE) SHALL BE LESS THAN 9% WHEN TESTED IN ACCORDANCE WITH ASTM C 136. CLASSIFICATION SHALL BE CONSISTENT WITH THE REQUIREMENTS OF ASTM D 2487 AND OTHER REFERENCED STANDARDS. PERCENTAGES IN TABLE 4 SHALL BE MAXIMUM PERCENT PASSING FOR EACH SIEVE SIZE. MATERIAL SHALL BE COMPACTED IN 6" LIFTS TO 95% RELATIVE COMPACTION (ASTM D-1557) OR 75% RELATIVE DENSITY (ASTM D4253, D4254). IF ACCEPTABLE MATERIAL CAN BE FOUND ON SITE, IT MAY BE USED UPON ENGINEER'S APPROVAL.
- PULVERIZED ASPHALT MAY BE USED AS GRANULAR BORROW (SUBBASE) AND AS SELECT FILL (UNTREATED BASE COURSE/ROAD BASE) UNDER SIDEWALKS AND IN PAVEMENT SECTIONS INSOFAR AS THE PULVERIZED ASPHALT MEETS THE GRADATION REQUIREMENTS OF THE SUBBASE OR BASE COURSE. WHERE PULVERIZED ASPHALT IS USED, COMPACTION AND OTHER INSTALLATION REQUIREMENTS OF APPROPRIATE SECTIONS SHALL APPLY.

PIPING

- PVC WATERLINES, 4 INCH THROUGH 12 INCH Ø, SHALL BE CONSTRUCTED OF C-900 PVC PIPE CONFORMING TO AWWA STANDARD C900, AND MEET GOVERNING AGENCY REQUIREMENTS.
- PVC WATERLINES, 14 INCH THROUGH 48 INCH Ø, SHALL BE CONSTRUCTED OF C-905 PVC PIPE CONFORMING TO AWWA STANDARD C905, AND MEET GOVERNING AGENCY REQUIREMENTS.
- ALL PVC PIPE MUST BE APPROVED FOR POTABLE WATER USE BY THE NATIONAL SANITATION FOUNDATION AND SHALL BEAR THE LOGO "NSFpw".
- ALL DUCTILE IRON PIPE SHALL BE EITHER CLASS 51 FOR 10" AND SMALLER OR CLASS 50 FOR 12" AND LARGER, ALL CONFORMING TO AWWA C-151, AS INDICATED ON THE DRAWINGS, AND MEET GOVERNING AGENCY REQUIREMENTS.
- ALL HDPE PIPE UTILIZED FOR POTABLE WATER MUST BE APPROVED FOR SUCH BY THE NATIONAL SANITATION FOUNDATION, MEET GOVERNING AGENCY REQUIREMENTS AND MEET AWWA C901/C906, ASTM D2239, ASTM D2737, ASTM D3035, ASTM F714 AND ANSI/NSF 14/61 LISTED.
- ALL WATER FITTINGS SHALL BE RATED FOR WORKING PRESSURES AT OR ABOVE 250 PSI AND MEET GOVERNING AGENCY REQUIREMENTS.
- BOLTS AND NUTS ON ALL FITTINGS SHALL BE COATED WITH FM GREASE AND ENTIRE FITTING SHALL BE WRAPPED IN PLASTIC PRIOR TO POURING OF THRUST BLOCKS AND BACK-FILLING.
- PIPE IS TO BE HANDLED WITH NYLON SLINGS, STEEL CABLE, OR PADDED LIFTING DEVICES. CHAINS OR PLATE CLAMPS SHALL NOT BE USED TO HANDLE OR POSITION PIPE.
- THE CONTRACTOR SHALL NOT OPERATE ANY VALVES ON THE EXISTING AGENCY-OWNED WATER SYSTEM. THE CONTRACTOR SHALL NOTIFY THE AGENCY AT LEAST 24 HOURS BEFORE REQUESTED SHUT-OFFS AND THE AGENCY WILL OPEN AND CLOSE THE VALVES AS NEEDED.
- ALL OPEN ENDS AND/OR CUTS IN ABANDONED PIPING LEFT IN PLACE SHALL BE CAPPED OR PLUGGED BEFORE BACKFILLING.
- THRUST BLOCKS MAY BE ELIMINATED IF MEGALUG, ONE-BOLT, OR OTHER LOCK-TYPE JOINT RESTRAINTS ARE USED.
- WATER PIPE SHALL BE INSTALLED SUCH THAT DEVIATION FROM STRAIGHT LINE AT ANY JOINT SHALL NOT EXCEED THE MANUFACTURER'S RECOMMENDATIONS.
- STORM DRAIN PIPING LESS THAN 36" IN DIAMETER MAY BE EITHER REINFORCED CONCRETE PIPE (RCP) CLASS II, ADS N-12 HDPE, OR PVC PIPE (SCHEDULE 40 MIN.), UNLESS NOTED OTHERWISE. STORM DRAIN PIPING 36" IN DIAMETER AND LARGER SHALL BE REINFORCED CONCRETE PIPE (RCP) CLASS II UNLESS NOTED OTHERWISE.
- ALL SEWER PIPE SHALL BE SDR 35 PVC UNLESS NOTED OTHERWISE.
- ALL UTILITY STUBS AND SLEEVING SHALL BE CAPPED OR PLUGGED AND MARKED WITH A 4x4 POST AND BACKFILLED BY CONTRACTOR ONLY AFTER THE ENGINEER'S SURVEYORS RECORD LOCATION AND INVERT OF STUB.
- JOINTS OF ALL RCP STORM DRAIN PIPE 48" IN DIAMETER AND LARGER SHALL BE GROUTED SMOOTH INSIDE THE PIPE AFTER PLACEMENT OF THE PIPE AND BACKFILL OPERATIONS ARE COMPLETE.
- THE CONTRACTOR MUST VERIFY LOCATION OF SEWER LATERAL AT BUILDING BEFORE INSTALLING "WYE" OR CONSTRUCTING LATERAL. LOCATIONS ON DRAWINGS ARE NOT CERTAIN AND MUST BE FIELD VERIFIED AT THE TIME OF CONSTRUCTION.
- UTILITY BURIAL DEPTH SHALL BE PER LOCAL JURISDICTION REQUIREMENTS.

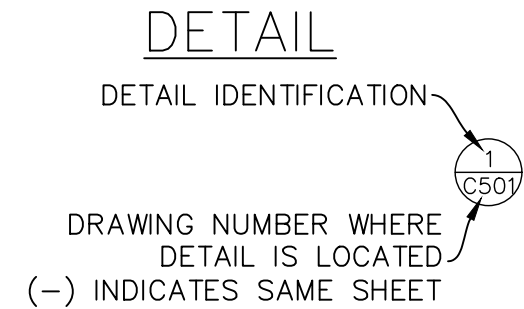
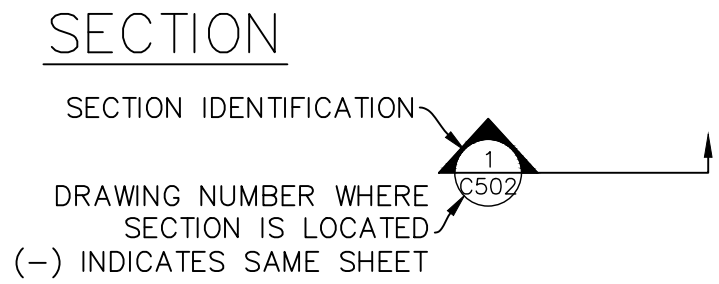
SPECIAL INSPECTIONS PER 2015/2019 IBC 1705

- CONCRETE:
 - INSPECT REINFORCEMENT, INCLUDING PRESTRESSING TENDONS, AND VERIFY PLACEMENT PRIOR TO CONCRETE PLACEMENT; PERIODIC, SEE ACI 318 CH. 20, 25.2, 25.3, 26.61-26.63; IBC 1908.4.
 - VERIFY USE OF REQUIRED DESIGN MIX; PERIODIC, SEE ACI 318: CH 19, 26.4.3, 26.4.4; IBC 1904.1, 1904.2, 1908.2, 1908.3.
 - INSPECT AT THE TIME FRESH CONCRETE IS SAMPLED TO FABRICATE SPECIMENS FOR STRENGTH TESTS; PERFORM OR PROVIDE ONE (1) SLUMP, ONE (1) AIR CONTENT & ONE (1) SET OF COMPRESSION CYLINDERS AND DETERMINE TEMPERATURE OF THE CONCRETE FOR EACH 50 CUBIC YARDS, OR FRACTION THEREOF, FOR EACH CONCRETE POUR; CONTINUOUS, SEE ASTM C172; ASTM C31; ACI 318:26.4 (2015 IBC); ACI 318:26.5 (2018 IBC), ACI 318:26.12; IBC 1908.10.
 - VERIFY MAINTENANCE OF SPECIFIED CURING TEMPERATURE AND TECHNIQUES; PERIODIC, SEE ACI 318: 26.5.3-26.5.5; IBC 1908.9.
- SOILS
 - VERIFY MATERIALS BELOW SHALLOW FOUNDATIONS ARE ADEQUATE TO ACHIEVE THE DESIGN BEARING CAPACITY; PERIODIC.
 - VERIFY EXCAVATIONS ARE EXTENDED TO PROPER DEPTH AND HAVE REACHED PROPER MATERIAL; PERIODIC.
 - PERFORM CLASSIFICATION AND TESTING OF COMPACTED FILL MATERIALS; PERIODIC.
 - VERIFY USE OF PROPER MATERIALS, DENSITIES AND LIFT THICKNESSES DURING PLACEMENT AND COMPACTION OF COMPACTED FILL; CONTINUOUS.
 - PRIOR TO PLACEMENT OF COMPACTED FILL, OBSERVE SUBGRADE AND VERIFY THAT SITE HAS BEEN PREPARED PROPERLY; PERIODIC.

ABBREVIATIONS

APPX	APPROXIMATE	NTS	NOT TO SCALE
BEG	BEGIN	OC, O.C.	ON CENTER
BLDG	BUILDING	OD	OUTSIDE DIAMETER
BOT	BOTTOM	PL, $\varnothing$	PROPERTY LINE OR PLATE
BW, BOW	BOTTOM OF WALL	PC	POINT OF CURVE
CB	CATCH BASIN	PCC	POINT OF COMPOUND CURVE
CL, $\varnothing$	CENTERLINE	PI	POINT OF INTERSECTION
CFS	CUBIC FEET PER SECOND	P.I. (P.I.V.)	POST INDICATOR (VALVE)
CLR	CLEAR	PRC	POINT OF REVERSE CURVE
CMP	CORRUGATED METAL PIPE	PREFAB	PREFABRICATED
CONC	CONCRETE	PSF	POUND PER SQUARE FOOT
CONT	CONTINUOUS	PSI	POUND PER SQUARE INCH
CY	CUBIC YARD	PT	POINT OF TANGENCY
DET	DETAIL	PVI	POINT OF VERTICAL INTERSECTION
DIA, $\varnothing$	DIAMETER	QTY	QUANTITY
DIM	DIMENSION	R, RAD	RADIUS
DWG	DRAWING	RCP	REINFORCED CONCRETE PIPE
EA	EACH	REF	REFERENCE
EG	EXISTING GRADE	REINF	REINFORCEMENT
EL, ELEV	ELEVATION	REQ'D	REQUIRED
EOA, EA	EDGE OF ASPHALT	SCH	SCHEDULE
EQ	EQUAL	SDMH	STORMDRAIN MANHOLE
EXIST, EX	EXISTING	SECT	SECTION
EXP	EXPANSION	SHT	SHEET
FDN	FOUNDATION	SMH	SEWER MAHHOLE
FG	FINISHED GRADE	SPEC	SPECIFICATION
FH	FIRE HYDRANT	STA	STATION
FL	FLOW LINE	STD	STANDARD
GAGE	GAGE	SW	SIDEWALK
GALV	GALVANIZED	SYM	SYMMETRICAL
HORIZ	HORIZONTAL	TA, TOA	TOP OF ASPHALT
HP	HIGH POINT	TBC	TOP BACK OF CURB
IB	INLET BOX	TBW	TOP BACK OF WALK
ID	INSIDE DIAMETER	TFW	TOP FACE OF WALK
IE	INVERT ELEVATION	TC, TOC	TOP OF CONCRETE
INV	INVERT	TOP	TOP
LB	POUND	TW, TOW	TOP OF WALL
LP	LOW POINT	TYP	TYPICAL
MATL	MATERIAL	UNO	UNLESS NOTED OTHERWISE
MAX	MAXIMUM	VC	VERTICAL CURVE
MIN	MINIMUM	VERT	VERTICAL
MISC	MISCELLANEOUS	W/	WITH
MFR	MANUFACTURER	W/O	WITHOUT
MWSEL	MAX WATER SURFACE ELEV.	WS	WATER SURFACE
NIC, N.I.C.	NOT IN CONTRACT	YD	YARD

DETAIL AND SECTION SYMBOLS



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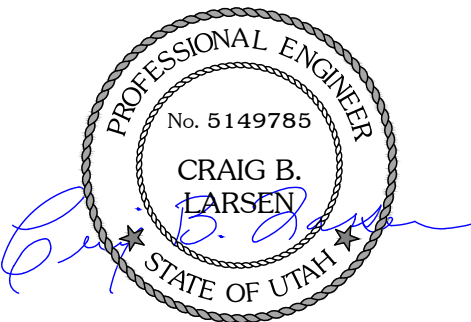
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SECTION 20, TOWNSHIP 5
SOUTH, RANGE 1 WEST
EAGLE MOUNTAIN,
UTAH COUNTY, UTAH



Rev.	Date	Comment
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DESIGN BY: CBL
ORIG. ISSUE DATE: MAR. 20, 2024



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CIVIL NOTES

C001

EAGLE MOUNTAIN CITY GENERAL NOTES:

1. SEWER–
 - PIPE BEDDING: ¾" GRAVEL REQUIRED 6" BELOW, ON THE SIDES & 12" ABOVE THE PIPE (MINIMUM).
 - DEPTH: SEWER MAIN/LATERALS TO MAINTAIN 4' OF COVER (MINIMUM) FROM FINISHED GRADE, 3' MINIMUM FROM TOP OF PIPE AT TIME OF INSTALLATION.
 - SEPARATION: SEWER MAINS & LATERALS TO MAINTAIN 10' SEPARATION (MINIMUM) FROM CULINARY WATER MAINS & LATERALS.
 - SEWER Y'S: 3' MINIMUM SEPARATION BETWEEN SEWER Y'S.
 - LATERAL STUBS: A) STUBS MUST EXTEND 15' INTO PROPERTY & BE MARKED WITH 2X4 PAINTED GREEN. B) ALL LATERALS MUST BE GIS (SHOT IN) AT THE Y'S AND STUBS. ALSO SLOPES (2% MIN. ON 4" PIPE) TO BE CHECKED BEFORE BACKFILL.
 - MANHOLES: MANHOLES TO BE WITHIN 1' OF FINISHED GRADE. 12" OF WHIRLY GIG FORM (MAX) & NO FLAT RINGS ALLOWED. 12" OF ¾" GRAVEL REQUIRED UNDER MANHOLES/BOXES.
2. WATER–
 - VALVES: 1. VALVES MUST BE FLANGED TO TEE'S (FITTINGS). 2. VALVES 12" & 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 & OTHER FITTINGS.
 - SETTERS: ALL SETTERS TO BE 21" TALL (MINIMUM), HAVE UNIONS AT THE BASE & BE DUAL CHECK MODEL, ALSO ¾" SETTERS TO HAVE DOUBLE BRACES. SETTERS TO BE SET AT: 18" TO 22" FROM THE TOP OF SETTER TO TOP OF LID.
 - WATER CAN LID: ALL LIDS TO SAY "EAGLE MOUNTAIN" ON THEM RECESSED WITH A HOLE FOR THE ERT & TO BE SET AT LEVEL TO 1" ABOVE THE PLANE OF THE CURB & SIDEWALK.
 - WATER CAN: THE WATER CAN FOR ¾" & 1" SERVICES WILL NEED TO BE A 36" TALL MINIMUM & 21" INSIDE DIAMETER. WATER CAN FOR 1–1/2" TO 2" SERVICE WILL NEED TO FOLLOW APWA SPECIFICATION.
 - HYDRANTS: HYDRANTS TO BE 5' BURY (MINIMUM).
 - LATERALS: ALL LATERALS NEED TO BE GIS (SHOT IN) AT THE CORP. STOP & SETTER, & ALSO VISUAL INSPECTION ON POLY INSERTS BEFORE BACKFILL. WATER LATERALS TO EXTEND 15' INTO PROPERTY & 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 & HYDRANTS, DO NOT RUN UP VALVE BOXES.
 - WATER FITTINGS: ALL WATER FITTINGS TO BE CHECKED FOR THRUST BLOCKS (PRE & POST) & GIS (SHOT IN) BEFORE BACKFILL.
 - VERTICAL SEPARATION: WATER MAIN TO MAINTAIN 18" SEPARATION FROM STORM DRAIN OR OTHER OBSTACLE/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 & BEND FITTINGS WILL BE REQUIRED. ALL FITTINGS TO BE MEGA–LUG FITTINGS.
3. STORM DRAIN–
 - BEDDING: ¾" GRAVEL 6" BELOW & 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) & NO FLAT RINGS ALLOWED. 12" OF ¾" GRAVEL REQUIRED UNDER MANHOLES/BOXES.
4. ROAD SECTION–
 - PROOF ROLLS: PROOF ROLL REQUIRED ON ALL SECTIONS OF ROAD: I.E. SUB–GRADE, SUB–BASE, & CURB BASE & ROAD BASE. CURB STAKES REQUIRED FOR SUB–GRADE INSPECTION & STRING LINE REQUIRED FOR SUB–BASE & ROAD BASE INSPECTION.
 - UTBC: STATE SPEC. ROAD BASE REQUIRED FOR ALL ROADS, COMMERCIAL BASE ACCEPTABLE FOR THE SIDEWALKS & TRAILS.
 - COLLARS: ALL COLLARS TO BE 1' WIDE BY 1' DEEP WITH A 6000 PSI CONCRETE WITH 1.5# FIBER MESH PER CUBIC YARD (¾" MONOFILAMENT) REQUIRED FOR ALL STREET COLLARS. MANHOLE COVERS & WATER VALVE TOWERS TO BE ½" DOWN FROM ASPHALT EDGE & CONCRETE TO BE ¼" TO ⅜" DOWN FROM ASPHALT EDGE.
5. EAGLE MOUNTAIN CITY FOLLOWS APWA STANDARDS FOR CONSTRUCTION UNLESS OTHERWISE NOTED.

Ldg

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A	05.17.24	CITY COMMENTS

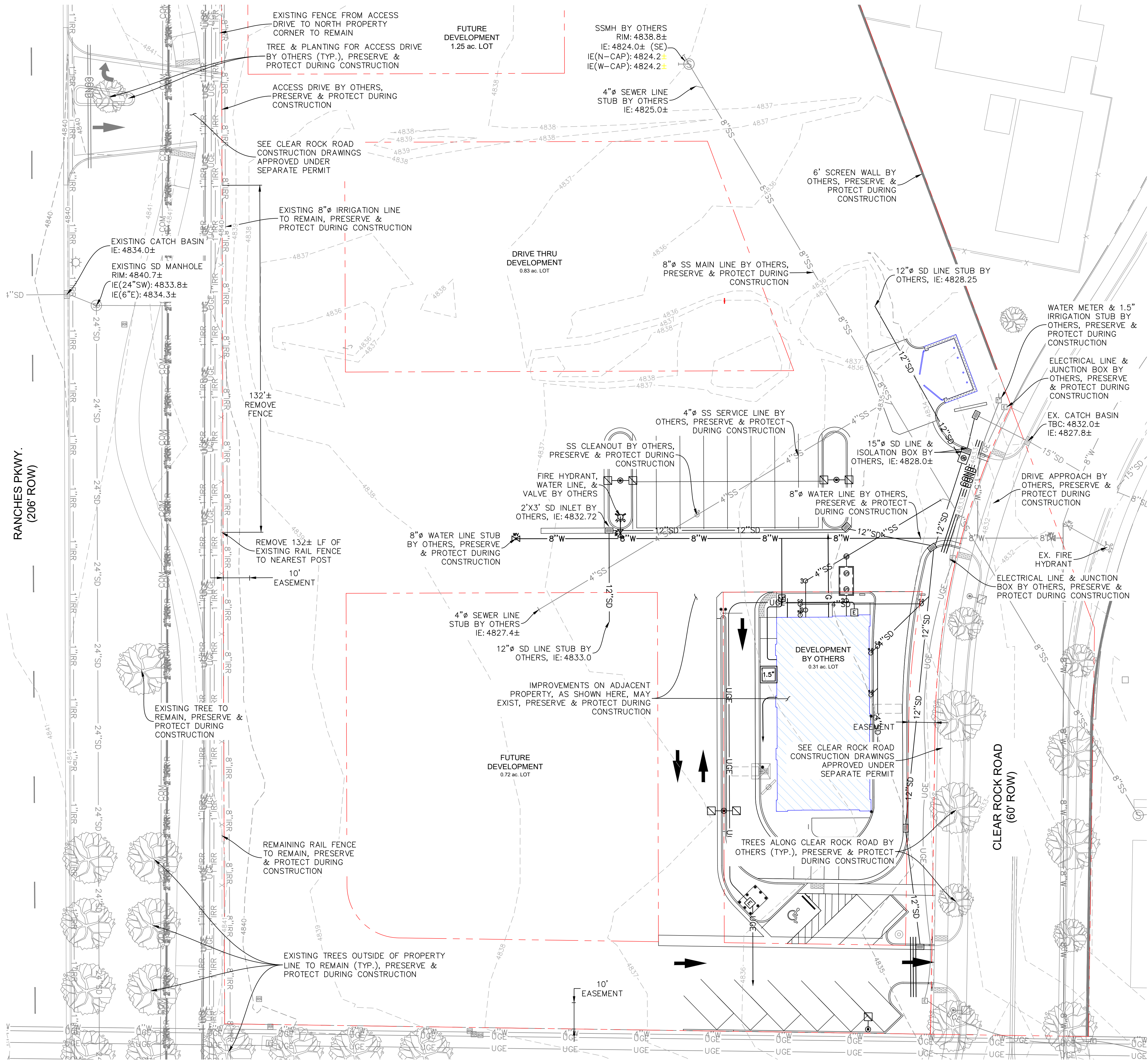
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CITY NOTES

C002



LEGEND

	PROPOSED PROPERTY LINE
	EXISTING PROPERTY LINE
	EXISTING EASEMENT
	EXISTING EASEMENT TO BE ABANDONED
	EXISTING CURB & GUTTER
	EXISTING FENCE
	EXISTING BUILDING
	REMOVE EXISTING CONCRETE ASPHALT
	EXISTING STORMDRAIN LINE
	EXISTING SANITARY SEWER LINE
	EXISTING WATER LINE
	EXISTING OVERHEAD ELECTRIC LINE
	EXISTING UNDERGROUND ELECTRIC LINE
	EXISTING COMMUNICATIONS LINE
	EXISTING GAS LINE
	EXISTING CONDUIT
	EXISTING FENCE TO BE REMOVED
	EXISTING BUILDING TO BE REMOVED
	EXISTING STORMDRAIN LINE TO BE REMOVED
	EXISTING SANITARY SEWER LINE TO BE REMOVED
	EXISTING WATER LINE TO BE REMOVED
	EXISTING OVERHEAD ELECTRIC LINE TO BE REMOVED
	EXISTING UNDERGROUND ELECTRIC LINE TO BE REMOVED
	EXISTING COMMUNICATIONS LINE TO BE REMOVED
	EXISTING GAS LINE TO BE REMOVED
	EXISTING CONDUIT TO BE REMOVED

EXISTING STORMDRAIN INLET

EXISTING STORMDRAIN COMBINATION BOX

EXISTING STORMDRAIN MANHOLE

EXISTING DOWNSPOUT (ROOF DRAIN W/CONNECTION)

EXISTING ROOFDRAIN DISCHARGE (DISCHARGE TO LANDSCAPING)

EXISTING CLEANOUT

EXISTING SANITARY SEWER MANHOLE

EXISTING ELECTRICAL/TRANSFORMER BOX

EXISTING FIRE HYDRANT

EXISTING WATER METER

EXISTING WATER, IRRIGATION, POST INDICATOR VALVES

EXISTING FIRE DEPT. CONNECTION

EXISTING SITE LIGHT

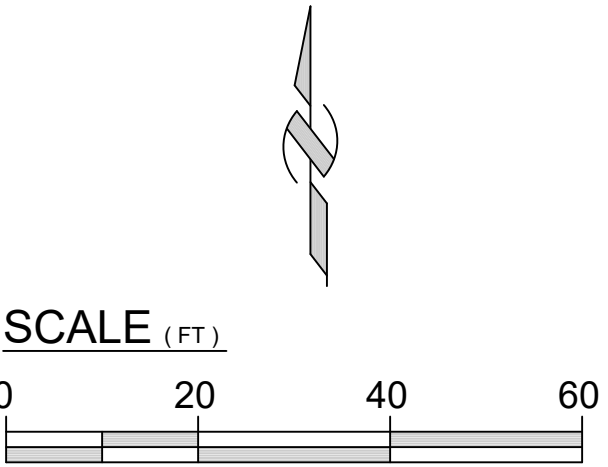
EXISTING POWER POLE, GUY WIRE

EXISTING SIGN

EXISTING BOLLARD

EXISTING TREE

- GENERAL DEMOLITION NOTES:**
- COORDINATE ANY PRIVATE UTILITY WORK WITH PROVIDERS (GAS, POWER, COMMUNICATIONS).
 - COORDINATE ANY PUBLIC UTILITY WORK WITH THE CITY OR UTILITY OWNER (SANITARY SEWER, WATER, STORM DRAIN).
 - SMALL OR MINOR IMPROVEMENTS MAY EXIST THAT ARE TO BE DEMOLISHED THAT ARE NOT SHOWN HERE.
 - INTENT IS TO DEMOLISH SITE TO THE EXTENT REQUIRED FOR NEW CONSTRUCTION & LANDSCAPING. CONTRACTORS ARE CAUTIONED & ENCOURAGED TO VERIFY SITE CONDITIONS & EXISTING FEATURES THAT MAY NOT BE SHOWN ON DRAWINGS BUT REQUIRE WORK AND/OR DEMOLITION.



OWNER:
EAGLE 11 LLC.

**DRIVE THRU
AT
RANCHES
CROSSING**

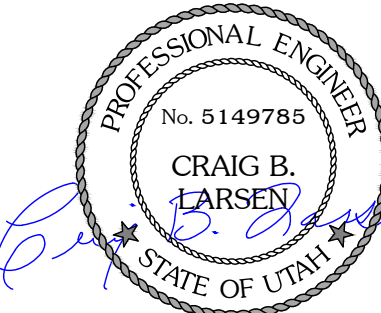
CLEAR ROCK RD.

SECTION 20, TOWNSHIP 5
SOUTH, RANGE 1 WEST
EAGLE MOUNTAIN,
UTAH COUNTY, UTAH



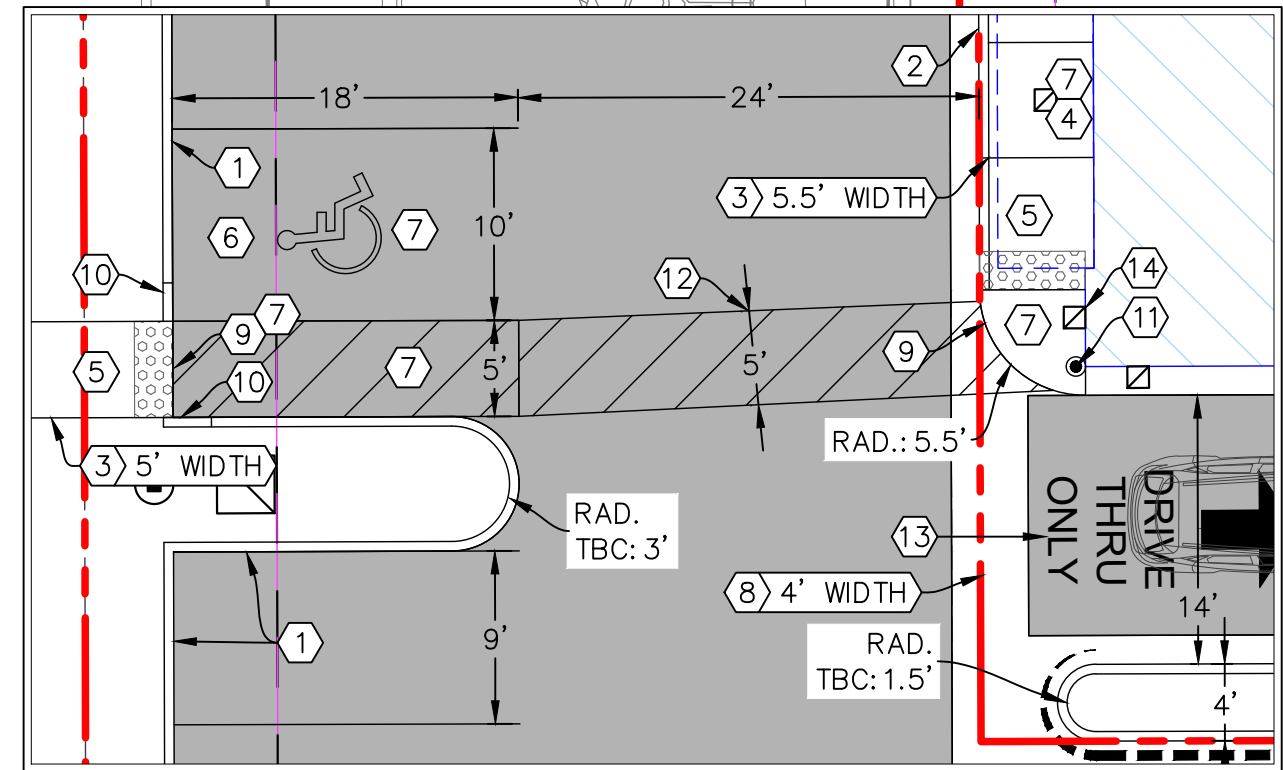
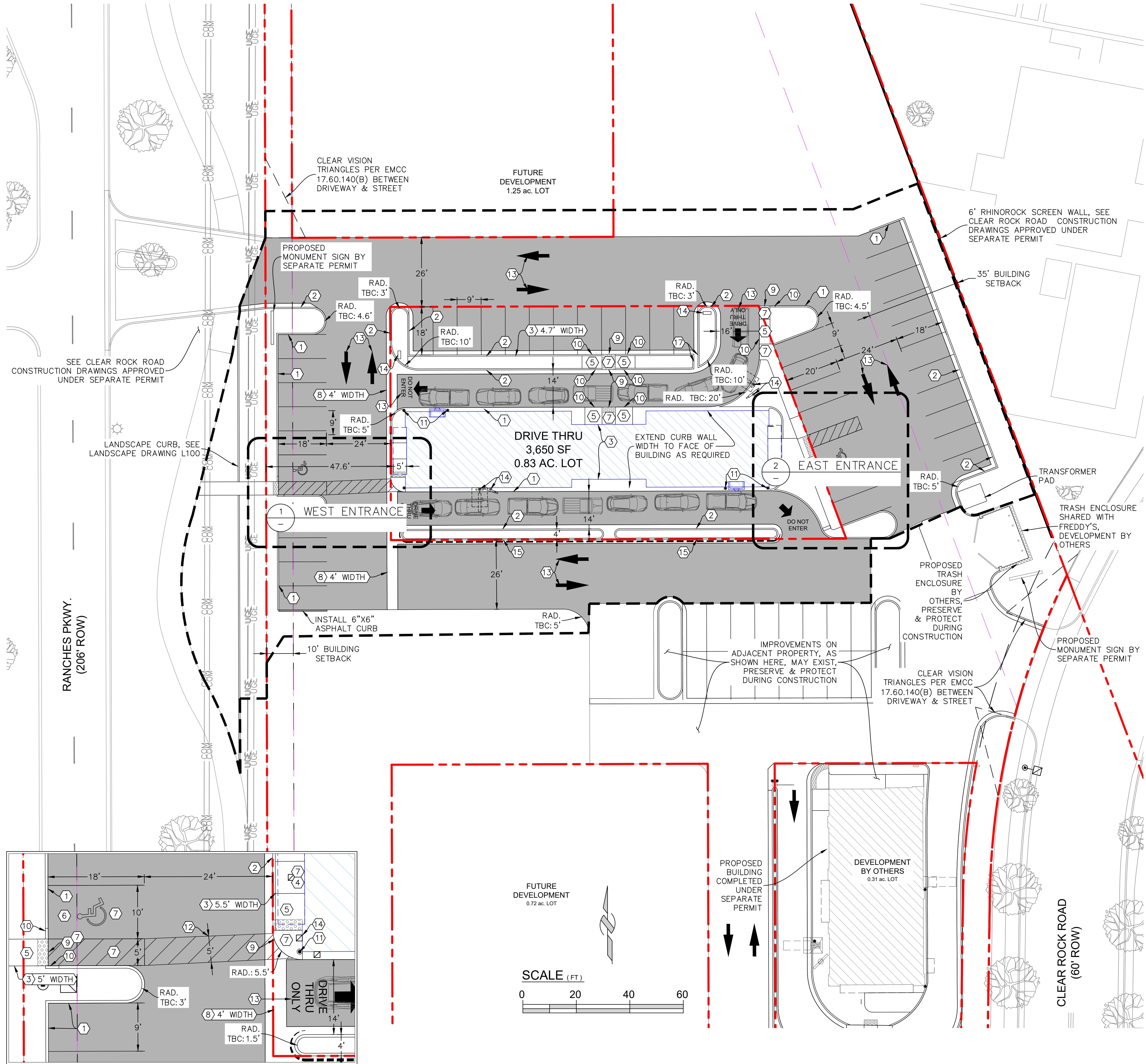
Rev.	Date	Comment
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DRAWN BY: DRS
DESIGN BY: CBL
ORIG. ISSUE DATE: MAR. 20, 2024

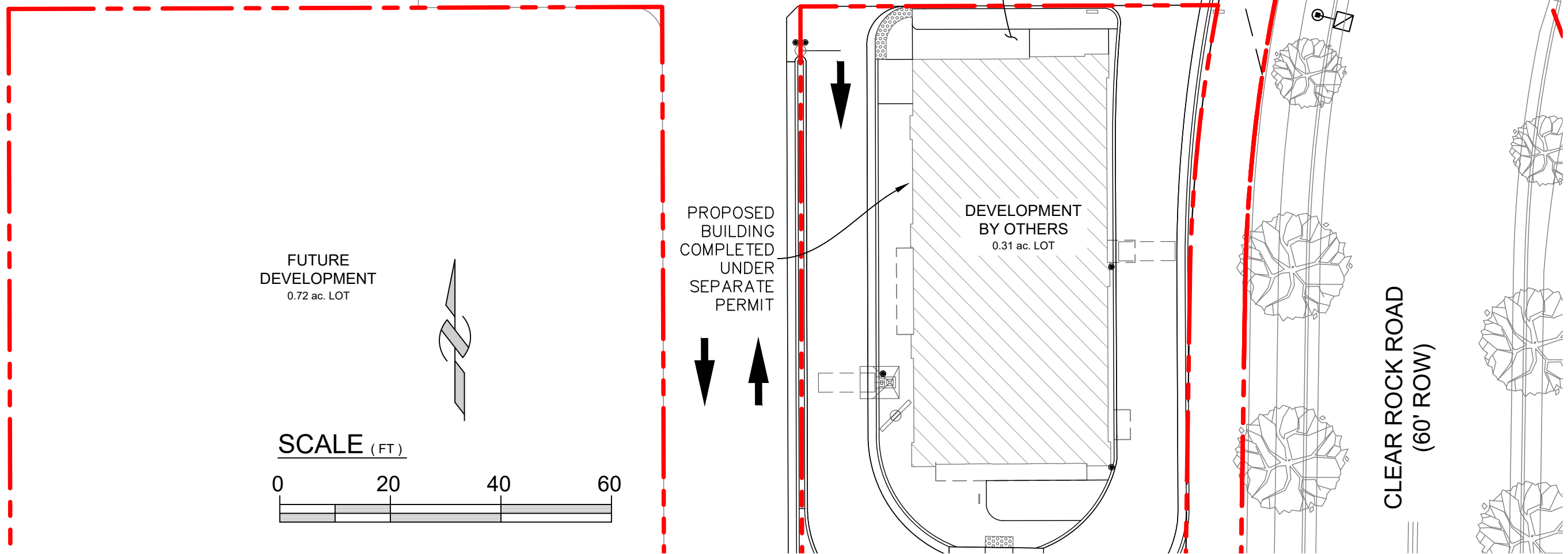


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**EX. CONDITIONS
& DEMOLITION
C050**



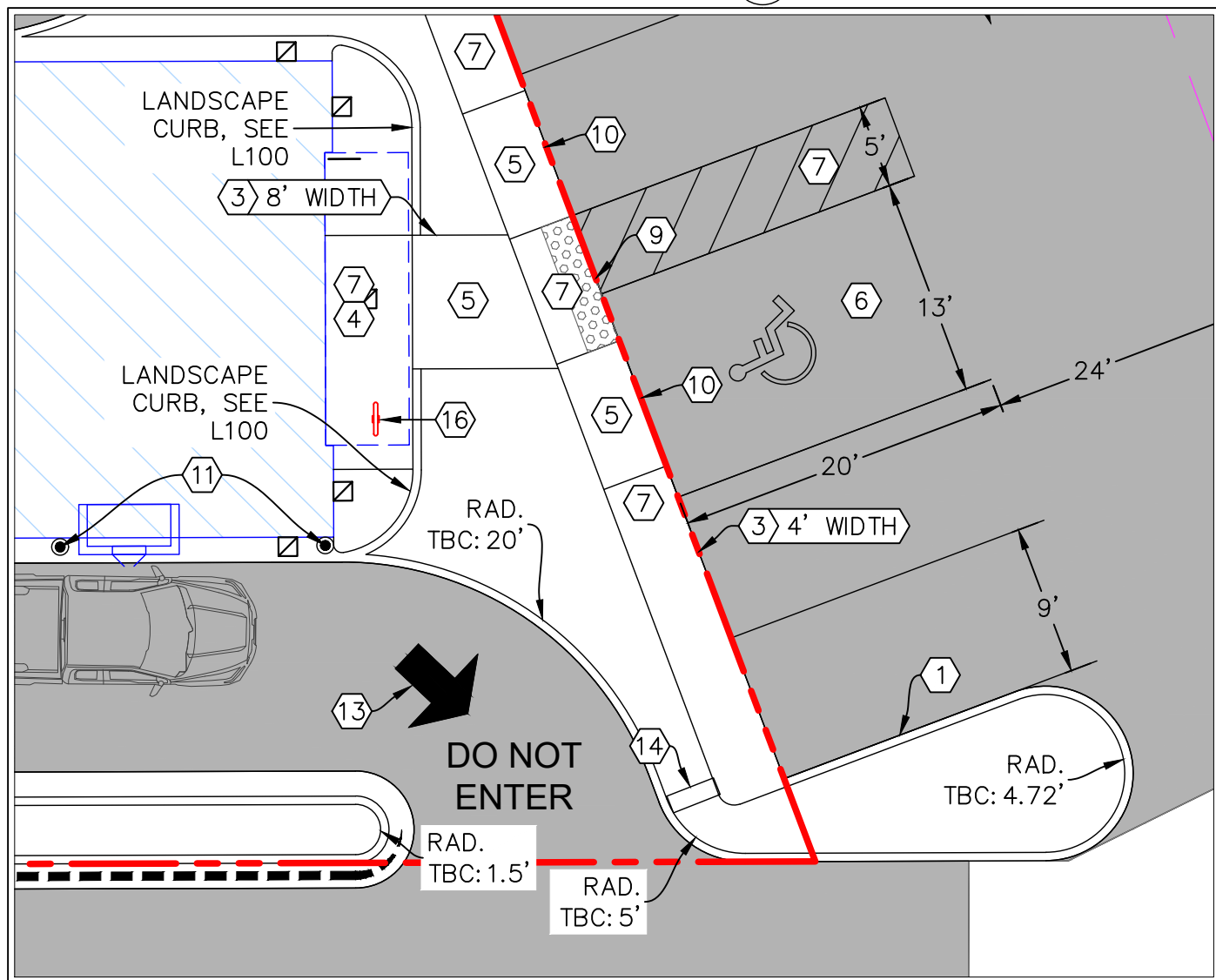
1 WEST ENTRANCE
1"=10'-0"



2 EAST ENTRANCE
1"=10'-0"

- LEGEND
- PROPOSED PROPERTY LINE
 - PHASE BOUNDARY
 - BUILDING OFFSET REQ'T
 - EXISTING PROPERTY LINE
 - EXISTING EASEMENT
 - EXISTING EASEMENT TO BE ABANDONED
 - PROPOSED EASEMENT
 - EXISTING CURB & GUTTER
 - PROPOSED CURB
 - PROPOSED FENCE
 - EXISTING FENCE
 - PROPOSED BUILDING
 - EXISTING BUILDING
 - PROPOSED SIGNAGE
 - EXISTING SIGNAGE
 - PROPOSED BOLLARD
 - EXISTING BOLLARD
 - PROPOSED ADA TRUNCATED DOMES
 - SURVEY CONTROL
 - FLEXIBLE PAVEMENT (C501)
 - RIGID PAVEMENT
 - RESTORE CONCRETE, ASPHALT, LANDSCAPING, ETC. AFTER UTILITY INSTALLATION
 - EXISTING TREE

- KEY TAGS:
- 1 INSTALL CURB WALL (C501)
 - 2 INSTALL CURB & GUTTER (C501)
 - 3 INSTALL SIDEWALK, WIDTH PER PLAN, USE THICKENED EDGE ADJACENT TO ASPHALT & CONCRETE PAVING (C501, C501)
 - 4 INSTALL CRITICAL SIDEWALK PANEL & ADA LANDING ADJACENT TO BUILDING (C501)
 - 5 INSTALL ADA RAMP (C501)
 - 6 INSTALL ADA STALLS & SIGNAGE (C501)
 - 7 ADA LANDING/ZONE; SLOPE < 2% ANY DIRECTION
 - 8 INSTALL CONCRETE WATERWAY, WIDTH PER PLAN (C501)
 - 9 LOW BACK CURB, PROVIDE TRUNCATED DOMES WHEN SHOWN PER PLAN; WHEN GUTTER IS PRESENT PROVIDE 3" ELEVATION CHANGE FROM FLOWLINE TO BACK OF CURB (6" MIN. SLOPE LENGTH) TO MAINTAIN DRAINAGE WITHIN GUTTER & ADA ACCESSIBILITY
 - 10 TRANSITION FROM LOWBACK TO HIGHBACK CURB OVER 24", TO NEAREST RADIUS POINT WITHIN 5' OR FOLLOW ADA RAMP SLOPE.
 - 11 INSTALL BOLLARD (C501)
 - 12 STRIPED MARKING PER PLAN
 - 13 STRIPED ARROW & MESSAGE PER PLAN
 - 14 INSTALL DRIVE THRU EQUIPMENT PER ARCHITECTURAL PLANS
 - 15 INSTALL SPILL CURB & GUTTER (C501)
 - 16 INSTALL WAVE BICYCLE RACK (ITEM# 398-8009 THEPARKCATALOG.COM) OR APPROVED EQUAL, COLOR BY OWNER (C501)
 - 17 INSTALL DOUBLE CURBED GUTTER (C501)



OWNER:
EAGLE 11 LLC.

DRIVE THRU
AT
RANCHES
CROSSING

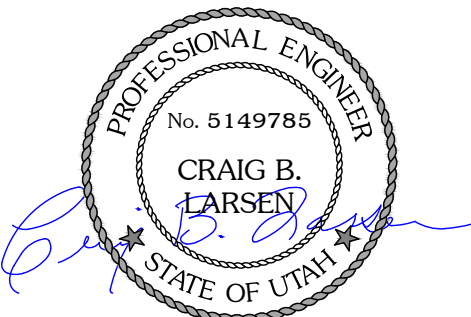
CLEAR ROCK RD.

SECTION 20, TOWNSHIP 5
SOUTH, RANGE 1 WEST
EAGLE MOUNTAIN,
UTAH COUNTY, UTAH



Rev.	Date	Comment
A	05.17.24	CITY COMMENTS
B	06.03.24	CITY COMMENTS

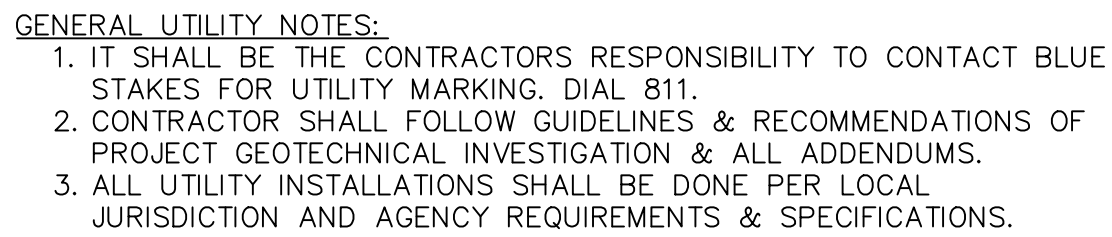
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DESIGN BY: CBL
ORIG. ISSUE DATE: MAR. 20, 2024



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SITE PLAN

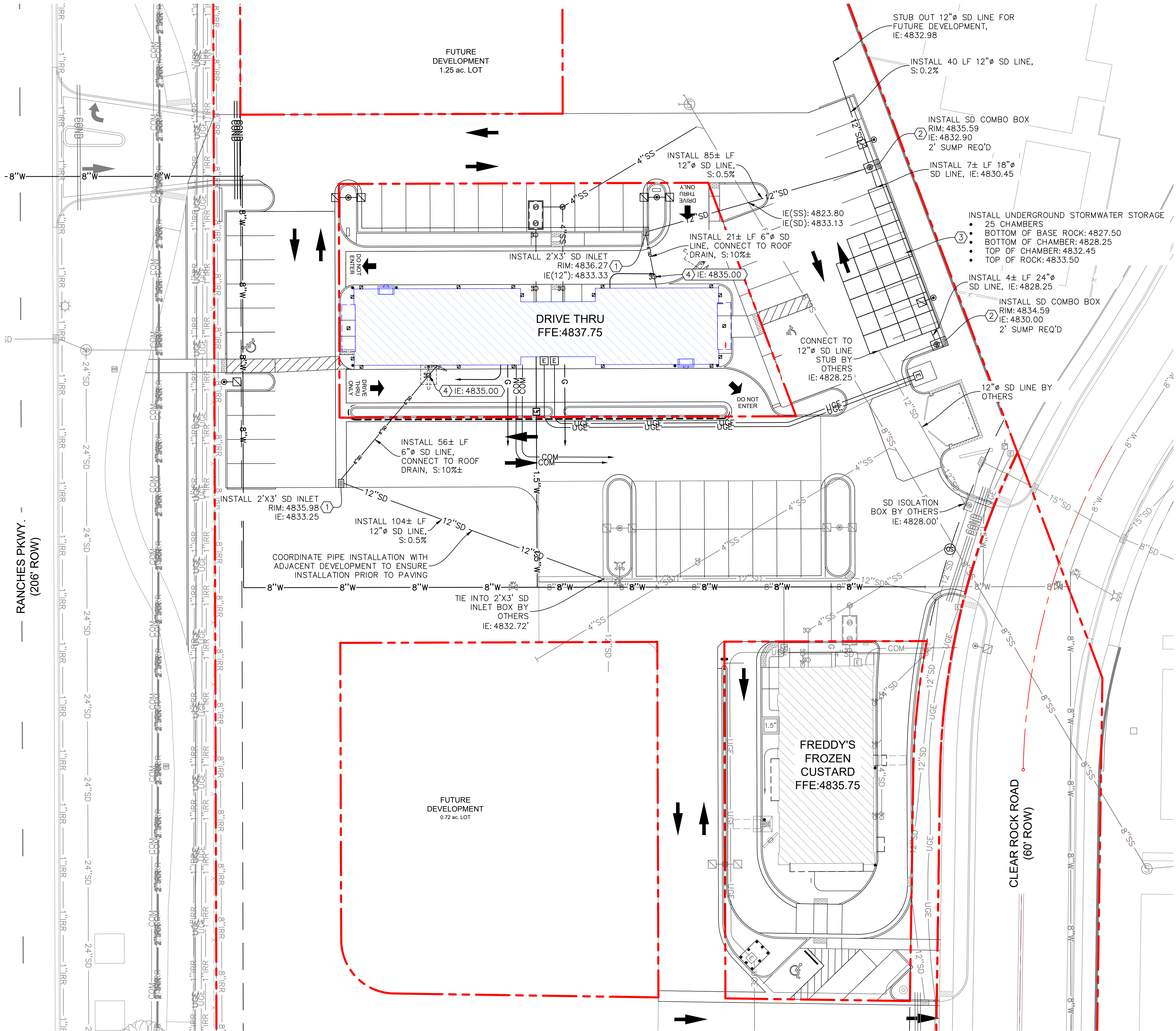
C100



KEY TAGS:

- ① INSTALL SS CLEANOUT (SLC1 C502)
- ② INSTALL WATER VALVE (C500)
- ③ INSTALL WATER LINE, SETTER, & 5X5 VAULT (WSC1, 5 C502)
- ④ INSTALL SEWER LATERAL SERVICE CONNECTION (SLC2 C500)
- ⑤ INSTALL 1500 GREASE TRAP/INTERCEPTOR (D12 C502)
- ⑥ INSTALL SEWER SAMPLING MANHOLE (D7 C502)

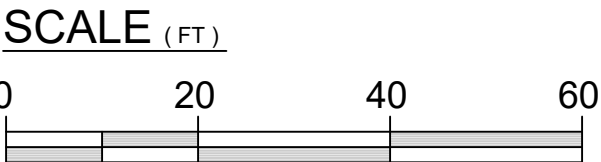
1. SEWER—
 - PIPE BEDDING: $\frac{3}{4}$ " GRAVEL REQUIRED 6" BELOW, ON THE SIDES & 12" ABOVE THE PIPE (MINIMUM).
 - DEPTH: SEWER MAIN/LATERALS TO MAINTAIN 4' OF COVER (MINIMUM) FROM FINISHED GRADE, 3' MINIMUM FROM TOP OF PIPE AT TIME OF INSTALLATION.
 - SEPARATION: SEWER MAINS & LATERALS TO MAINTAIN 10' SEPARATION (MINIMUM) FROM CULINARY WATER MAINS & LATERALS.
 - SEWER Y'S: 3' MINIMUM SEPARATION BETWEEN SEWER Y'S.
 - LATERAL STUBS: A) STUBS MUST EXTEND 15' INTO PROPERTY & BE MARKED WITH 2X4 PAINTED GREEN. B) ALL LATERALS MUST BE GIS (SHOT IN) AT THE Y'S AND STUBS. ALSO SLOPES (2% MIN. ON 4" PIPE) TO BE CHECKED BEFORE BACKFILL.
 - MANHOLES: MANHOLES TO BE WITHIN 1' OF FINISHED GRADE. 12" OF WHIRLY GIG FORM (MAX) & NO FLAT RINGS ALLOWED. 12" OF $\frac{3}{4}$ " GRAVEL REQUIRED UNDER MANHOLES/BOXES.
2. WATER—
 - VALVES: 1. VALVES MUST BE FLANGED TO TEE'S (FITTINGS). 2. VALVES 12" & 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 & OTHER FITTINGS.
 - SETTERS: ALL SETTERS TO BE 21" TALL (MINIMUM), HAVE UNIONS AT THE BASE & BE DUAL CHECK MODEL, ALSO $\frac{3}{4}$ " SETTERS TO HAVE DOUBLE BRACES. SETTERS TO BE SET AT: 18" TO 22" FROM THE TOP OF SETTER TO TOP OF LID.
 - WATER CAN LID: ALL LIDS TO SAY "EAGLE MOUNTAIN" ON THEM RECESSED WITH A HOLE FOR THE ERT & TO BE SET AT LEVEL TO 1" ABOVE THE PLANE OF THE CURB & SIDEWALK.
 - WATER CAN: THE WATER CAN FOR $\frac{3}{4}$ " & 1" SERVICES WILL NEED TO BE A 36" TALL MINIMUM & 21" INSIDE DIAMETER. WATER CAN FOR 1-1/2" TO 2" SERVICE WILL NEED TO FOLLOW APWA SPECIFICATION.
 - HYDRANTS: HYDRANTS TO BE 5' BURY (MINIMUM).
 - LATERALS: ALL LATERALS NEED TO BE GIS (SHOT IN) AT THE CORP. STOP & SETTER, & ALSO VISUAL INSPECTION ON POLY INSERTS BEFORE BACKFILL. WATER LATERALS TO EXTEND 15' INTO PROPERTY & 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 & HYDRANTS, DO NOT RUN UP VALVE BOXES.
 - WATER FITTINGS: ALL WATER FITTINGS TO BE CHECKED FOR THRUST BLOCKS (PRE & POST) & GIS (SHOT IN) BEFORE BACKFILL.
 - VERTICAL SEPARATION: WATER MAIN TO MAINTAIN 18" SEPARATION FROM STORM DRAIN OR OTHER OBSTACLE/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 & BEND FITTINGS WILL BE REQUIRED. ALL FITTINGS TO BE MEGA-LUG FITTINGS.



LEGEND		PROPOSED	EXISTING	
SD	SD	SD	SD	STORMDRAIN LINE
SS	SS	SS	SS	SANITARY SEWER LINE
W	W	W	W	WATER LINE
OHE	OHE	OHE	OHE	OVERHEAD ELECTRIC LINE
UGE	UGE	UGE	UGE	UNDERGROUND ELECTRIC LINE
COM	COM	COM	COM	COMMUNICATIONS LINE
G	G	G	G	GAS LINE
COND	COND	COND	COND	CONDUIT
				PROPERTY LINE
				EASEMENT
				PHASE BOUNDARY
				STORMDRAIN INLET
				STORMDRAIN COMBINATION BOX
				STORMDRAIN MANHOLE
				DOWNSPOUT CONNECTION (ROOF DRAIN W/CONNECTION)
				ROOFDRAIN DISCHARGE (DISCHARGE TO LANDSCAPING)
				CLEANOUT
				SANITARY SEWER MANHOLE
				ELECTRICAL/TRANSFORMER BOX
				FIRE HYDRANT
				WATER METER & DIAMETER IF KNOWN
				WATER, IRRIGATION, POST INDICATOR VALVES
				FIRE DEPT. CONNECTION
				SITE LIGHT
				POWER POLE & GUY WIRE
				BOLLARD
				RESTORE CONCRETE, ASPHALT, LANDSCAPING, ETC. AFTER UTILITY INSTALLATION

- KEY TAGS:
- ① INSTALL 2'X3' SD INLET BOX
 - ② INSTALL SD COMBO BOX
 - ③ INSTALL UNDERGROUND STORMWATER STORAGE
 - ④ INSTALL SD CLEANOUT

- GENERAL UTILITY NOTES:
- IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO CONTACT BLUE STAKES FOR UTILITY MARKING. DIAL 811.
 - CONTRACTOR SHALL FOLLOW GUIDELINES & RECOMMENDATIONS OF PROJECT GEOTECHNICAL INVESTIGATION & ALL ADDENDUMS.
 - ALL UTILITY INSTALLATIONS SHALL BE DONE PER LOCAL JURISDICTION AND AGENCY REQUIREMENTS & SPECIFICATIONS.



OWNER:
EAGLE 11 LLC.

DRIVE THRU
AT
RANCHES
CROSSING

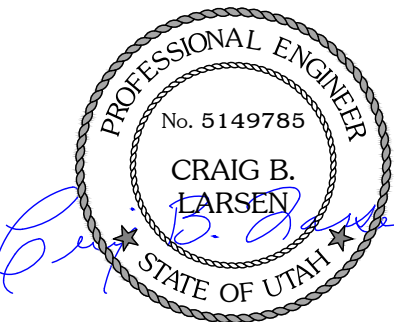
CLEAR ROCK RD.

SECTION 20, TOWNSHIP 5
SOUTH, RANGE 1 WEST
EAGLE MOUNTAIN,
UTAH COUNTY, UTAH



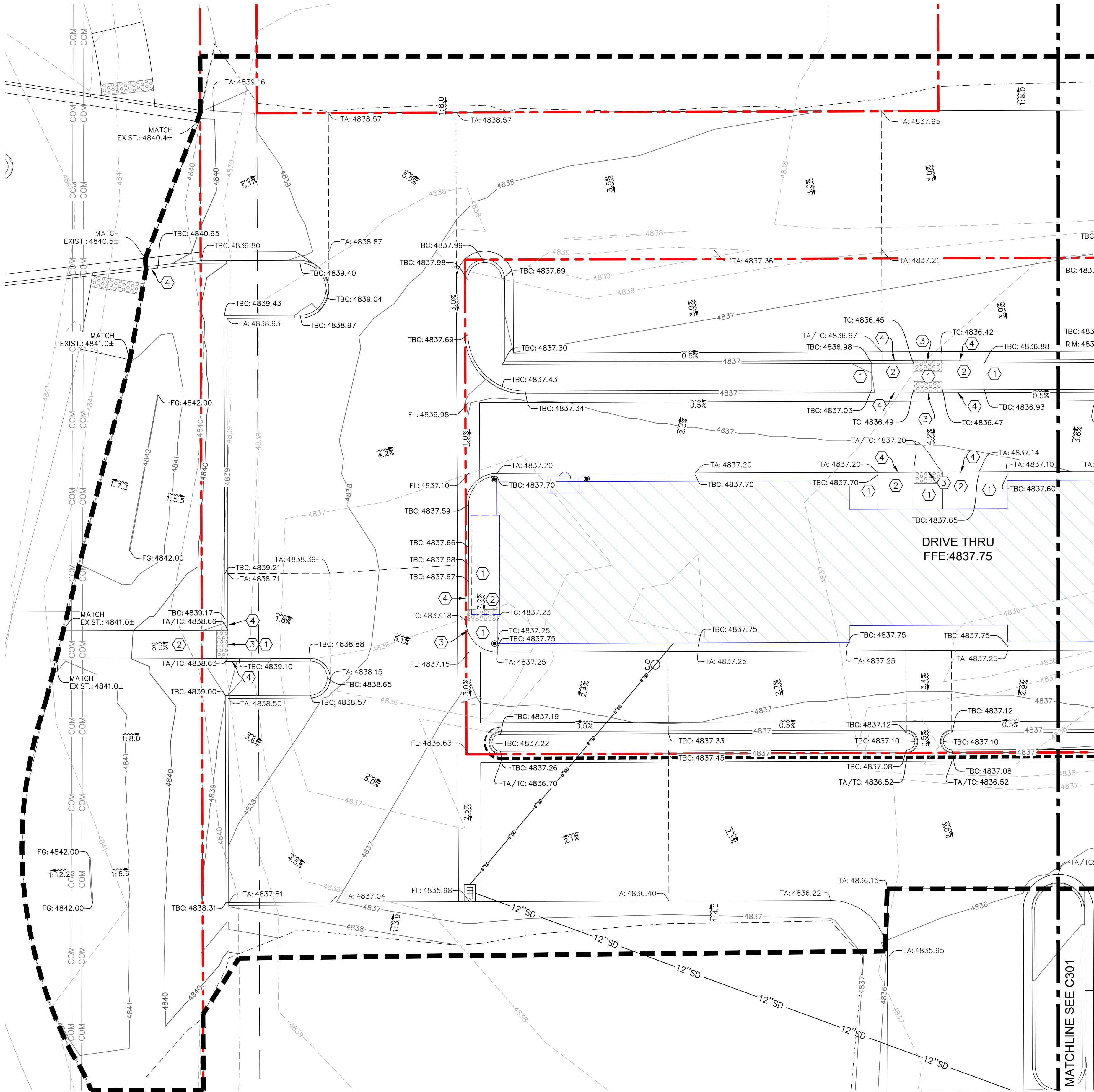
Rev.	Date	Comment
A	05.17.24	CITY COMMENTS

DRAWN BY: DRS
DESIGN BY: CBL
ORIG. ISSUE DATE: MAR. 20, 2024



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UTILITY STORM
DRAIN PLAN
C201



LEGEND		
PROPOSED	EXISTING	
4650	4650	MAJOR CONTOUR
4649	4649	MINOR CONTOUR
		DITCH BANK, FLOWLINE
		BUILDING/STRUCTURE
		CURB, GUTTER
		PROPERTY LINE
		GRADE BREAK LINE/CONVERGENCE POINT
		PHASE BOUNDARY
		STORMDRAIN INLET
		STORMDRAIN COMBINATION BOX
		STORMDRAIN MANHOLE
		DOWNSPOUT CONNECTION (ROOF DRAIN W/CONNECTION)
		ROOFDRAIN DISCHARGE (DISCHARGE TO LANDSCAPING)
		CLEANOUT
		100 YR. STORM WATER SURFACE
		ADA TRUNCATED DOMES

KEY TAGS:

- ① ADA ZONE/LANDING, SLOPE < 2% IN ANY DIRECTION
- ② INSTALL ADA RAMP $\frac{9}{C501}$
- ③ LOW BACK CURB, PROVIDE TRUNCATED DOMES WHEN SHOWN PER PLAN; WHEN GUTTER IS PRESENT PROVIDE $\frac{1}{2}$ " ELEVATION CHANGE FROM FLOWLINE TO BACK OF CURB (6" MIN. SLOPE LENGTH) TO MAINTAIN DRAINAGE WITHIN GUTTER & ADA ACCESSIBILITY
- ④ TRANSITION FROM LOWBACK TO HIGHBACK CURB OVER 24", TO NEAREST RADIUS POINT WITHIN 5' OR FOLLOW ADA RAMP SLOPE.

DESIGN ELEVATION CALLOUT NOTIFICATION:
TA & TC LABELS REFER TO THE LOWER ELEVATION WHEN LABEL IS PLACED AT A POINT OF ABRUPT VERTICAL CHANGE (FACE OF CURB, FACE OF DROP SIDEWALK, ETC.)

OWNER:
EAGLE 11 LLC.

DRIVE THRU
AT
RANCHES
CROSSING

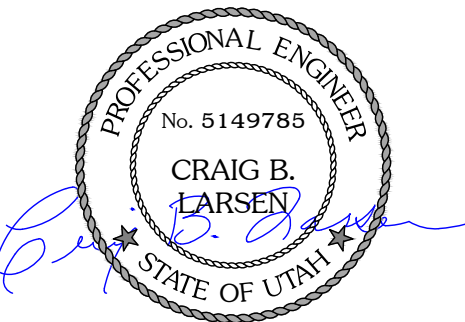
CLEAR ROCK RD.

SECTION 20, TOWNSHIP 5
SOUTH, RANGE 1 WEST
EAGLE MOUNTAIN,
UTAH COUNTY, UTAH



Rev.	Date	Comment
A	05.17.24	CITY COMMENTS

DRAWN BY: DRS
DESIGN BY: CBL
ORIG. ISSUE DATE: MAR. 20, 2024

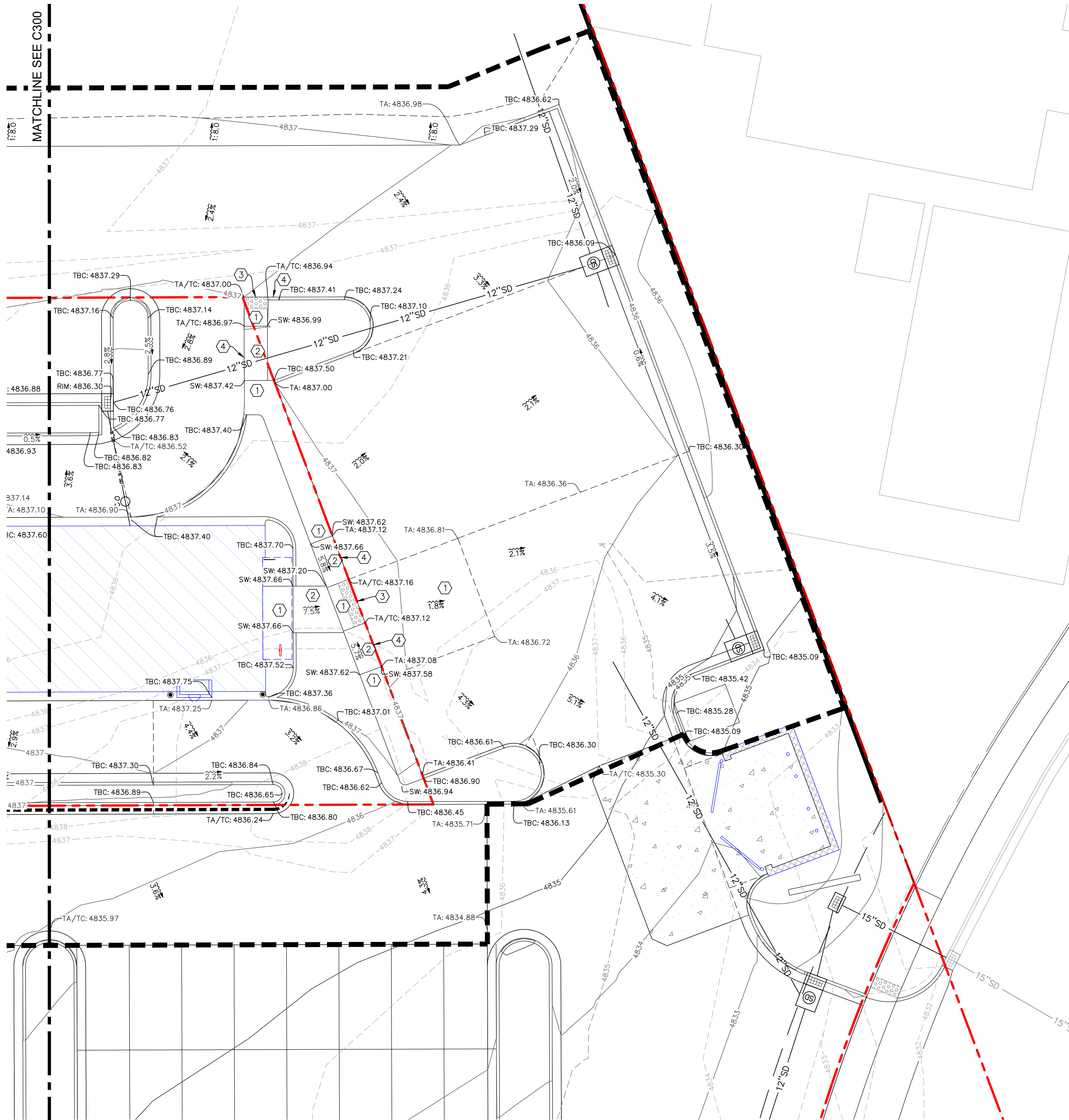


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GRADING PLAN
WEST
C300

SCALE (FT.)

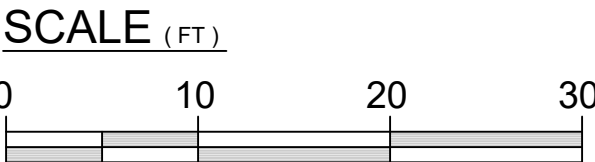




LEGEND		
PROPOSED	EXISTING	
4650	4650	MAJOR CONTOUR
4649	4649	MINOR CONTOUR
		DITCH BANK, FLOWLINE
		BUILDING/STRUCTURE
		CURB, GUTTER
		PROPERTY LINE
		GRADE BREAK LINE/CONVERGENCE POINT
		PHASE BOUNDARY
		STORMDRAIN INLET
		STORMDRAIN COMBINATION BOX
		STORMDRAIN MANHOLE
		DOWNSPOUT CONNECTION (ROOF DRAIN W/CONNECTION)
		ROOFDRAIN DISCHARGE (DISCHARGE TO LANDSCAPING)
		CLEANOUT
		100 YR. STORM WATER SURFACE
		ADA TRUNCATED DOMES

- KEY TAGS:
- ① ADA ZONE/LANDING, SLOPE < 2% IN ANY DIRECTION
 - ② INSTALL ADA RAMP $\frac{9}{C50}$
 - ③ LOW BACK CURB, PROVIDE TRUNCATED DOMES WHEN SHOWN PER PLAN; WHEN GUTTER IS PRESENT PROVIDE $\frac{1}{2}$ " ELEVATION CHANGE FROM FLOWLINE TO BACK OF CURB (6" MIN. SLOPE LENGTH) TO MAINTAIN DRAINAGE WITHIN GUTTER & ADA ACCESSIBILITY
 - ④ TRANSITION FROM LOWBACK TO HIGHBACK CURB OVER 24", TO NEAREST RADIUS POINT WITHIN 5' OR FOLLOW ADA RAMP SLOPE.

DESIGN ELEVATION CALLOUT NOTIFICATION:
TA & TC LABELS REFER TO THE LOWER ELEVATION WHEN LABEL IS PLACED AT A POINT OF ABRUPT VERTICAL CHANGE (FACE OF CURB, FACE OF DROP SIDEWALK, ETC.)



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LEGACY DESIGN GROUP
ABERDEEN, SD
SALT LAKE CITY, UT
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DRIVE THRU
AT
RANCHES
CROSSING

CLEAR ROCK RD.

SECTION 20, TOWNSHIP 5
SOUTH, RANGE 1 WEST
EAGLE MOUNTAIN,
UTAH COUNTY, UTAH

811

Know what's below.
Call before you dig.

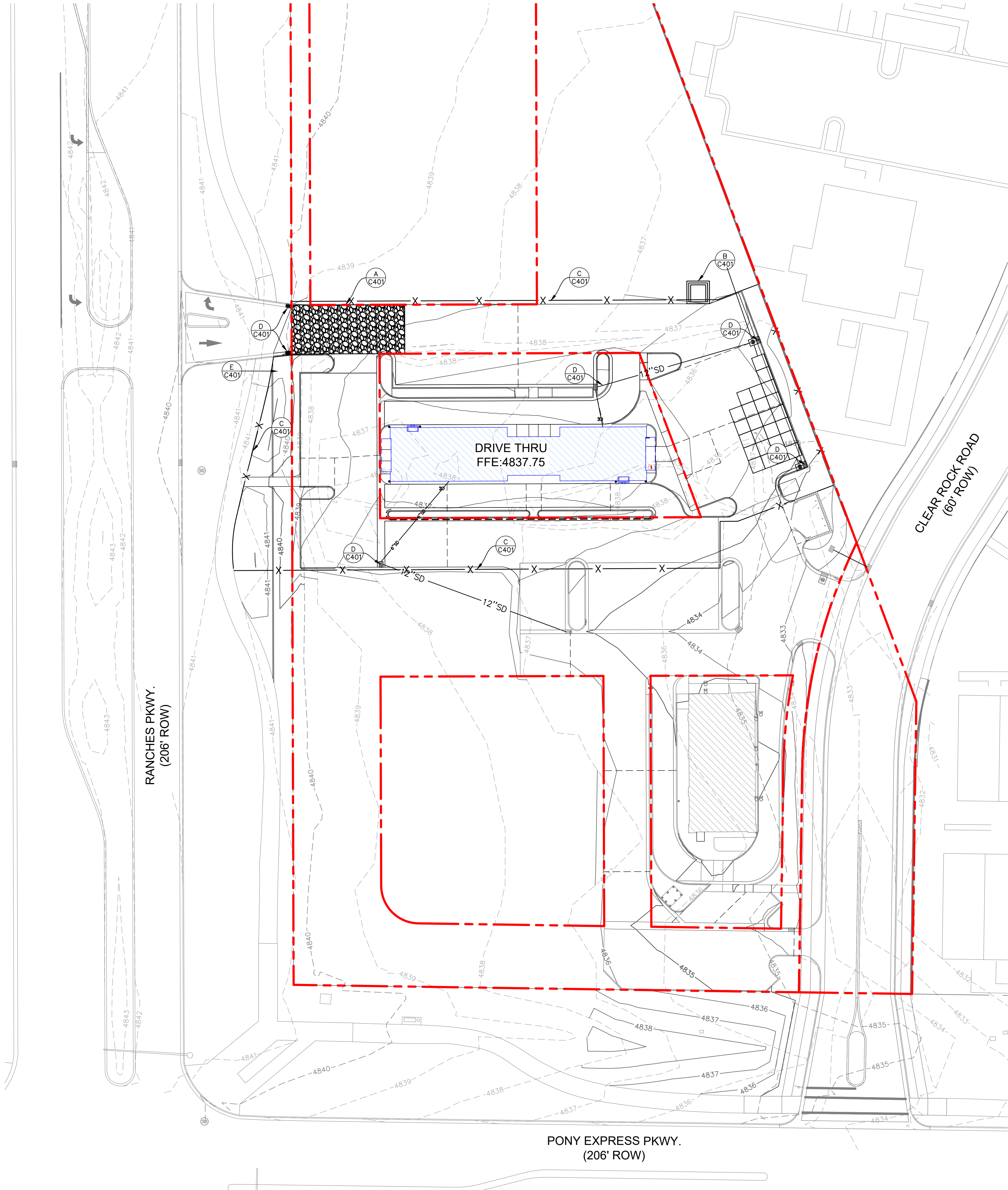
Rev.	Date	Comment
A	05.17.24	CITY COMMENTS

DRAWN BY: DRS
DESIGN BY: CBL
ORIG. ISSUE DATE: MAR. 20, 2024

PROFESSIONAL ENGINEER
No. 5149785
CRAIG B. LARSEN
STATE OF UTAH

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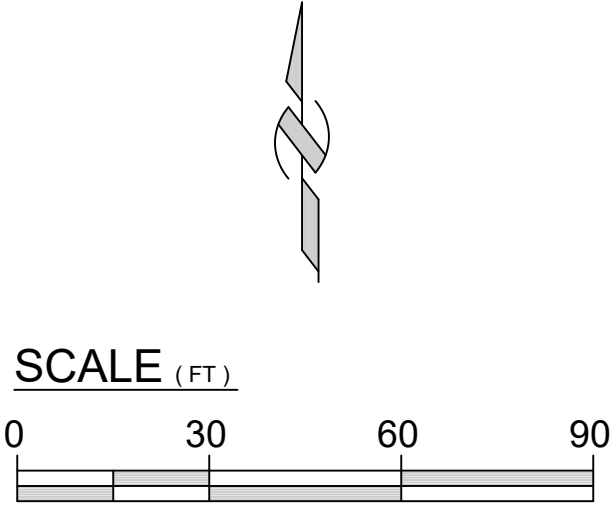
GRADING PLAN
EAST
C301



LEGEND		
PROPOSED	EXISTING	
SD	SD	STORMDRAIN LINE
-1775	-1775	PROPERTY LINE
-1776	-1776	MAJOR CONTOUR
		MINOR CONTOUR
X		DITCH BANK, FLOWLINE
		SILT FENCE, STRAW WATTLE
	STRAW BAIL	
	GRAVEL BAG	
	STORMDRAIN INLET	
	STORMDRAIN COMBINATION BOX	
	STORMDRAIN MANHOLE	
	DOWNSPOUT CONNECTION	

- (A) C401 CONSTRUCT VEHICLE TRACKING CONTROL ENTRANCE, LOCATION TO BE DETERMINED BY CONTRACTOR THROUGHOUT PROJECT FOR PRACTICALITY
- (B) C401 CONSTRUCT CONCRETE WASHOUT FACILITY, LOCATION(S) TO BE DETERMINED BY CONTRACTOR THROUGHOUT PROJECT FOR PRACTICALITY, CLEAN & DISPOSE OF EXCESS MATERIAL AS NECESSARY IN A LAWFUL MANNER
- (C) C401 INSTALL SILT FENCE, STRAW WATTLE OR BALE EROSION CONTROL BARRIER AT ALL LOCATIONS WHERE STORMWATER RUNOFF MAY FLOW OFF-SITE
- (D) C401 PLACE INLET PROTECTION, OVER PROPOSED & EXISTING INLETS UNTIL COMPLETION OF SITE CONSTRUCTION & LANDSCAPING (TYP. ALL INLETS)
- (E) C401 CONTRACTOR SHALL INSTALL SWPPP SIGN IN LOCATION SELECTED BY CITY INSPECTOR OR CONTRACTOR.

- SWPPP GENERAL NOTES:
- CONTRACTOR SHALL COORDINATE WITH ADJACENT PROJECTS & CONTRACTORS TO ASSURE ALL REASONABLE ACTIONS ARE TAKEN TO AVOID STORMWATER POLLUTION PREVENTION.
 - CONTRACTOR SHALL REGISTER FOR COVERAGE UNDER THE STATE OF UTAH UPDES, UTRC PERMIT AND PROVIDE THE NECESSARY PLAN, REPORTING AND DOCUMENTATION REQUIRED FOR COMPLIANCE.
 - CONTRACTOR MAY ADJUST THIS SHEET AS REQUIRED TO MEET PERMIT REQUIREMENTS AND THE NEEDS OF THE PROJECT.



Ldg

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ABERDEEN, SD
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SECTION 20, TOWNSHIP 5
SOUTH, RANGE 1 WEST
EAGLE MOUNTAIN,
UTAH COUNTY, UTAH

811

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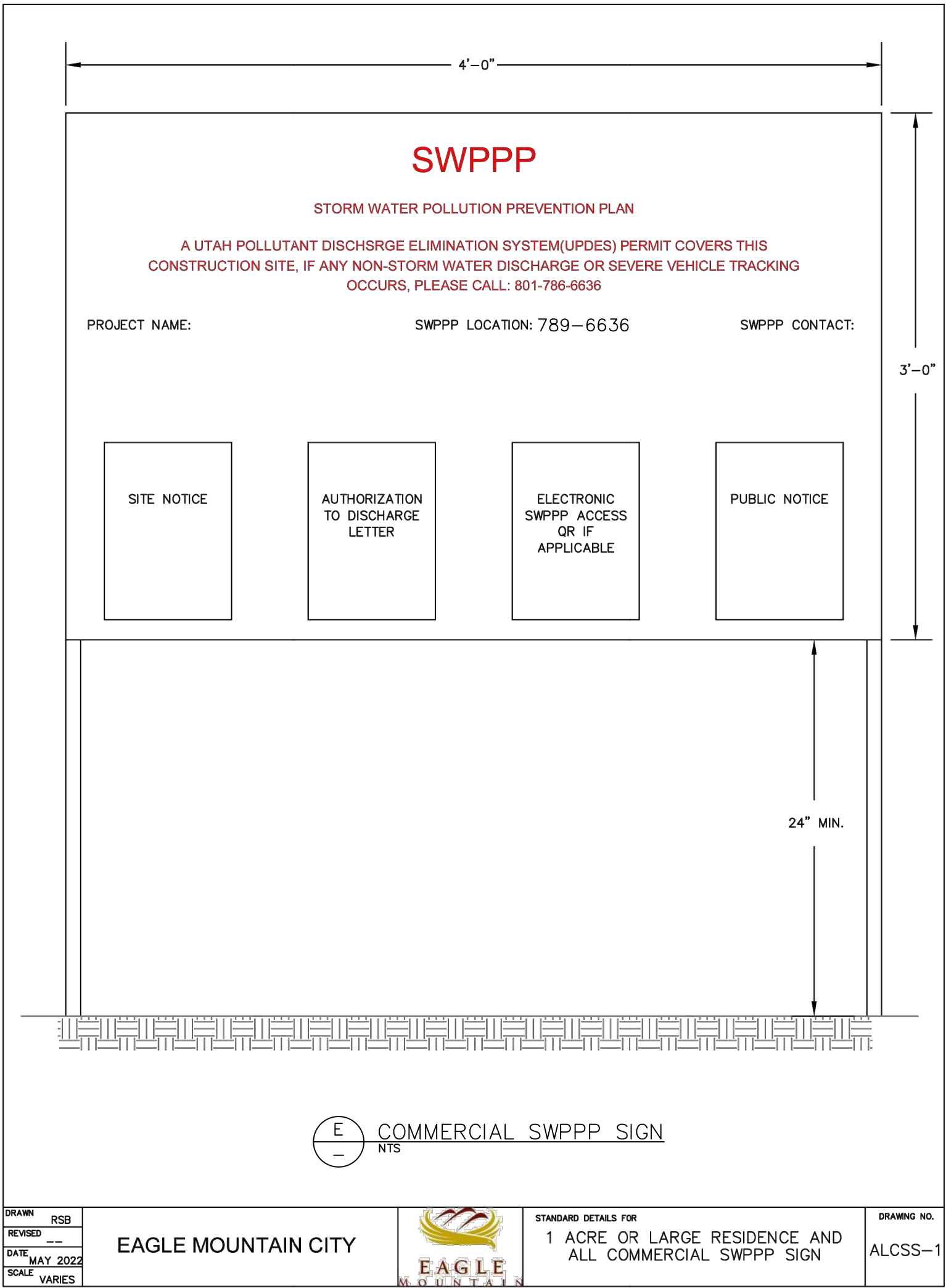
Rev.	Date	Comment
A	05.17.24	CITY COMMENTS

DRAWN BY: DRS
DESIGN BY: CBL
ORIG. ISSUE DATE: MAR. 20, 2024

PROFESSIONAL ENGINEER
No. 5149785
CRAIG B. LARSEN
STATE OF UTAH

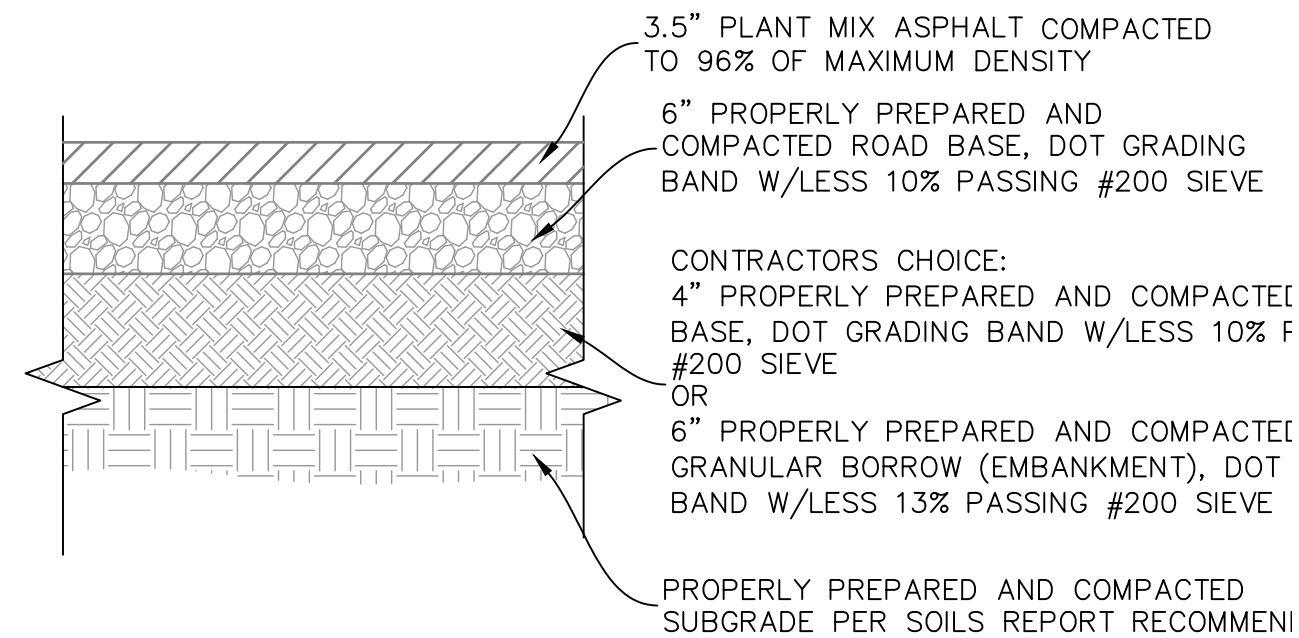
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SWPPP
C400

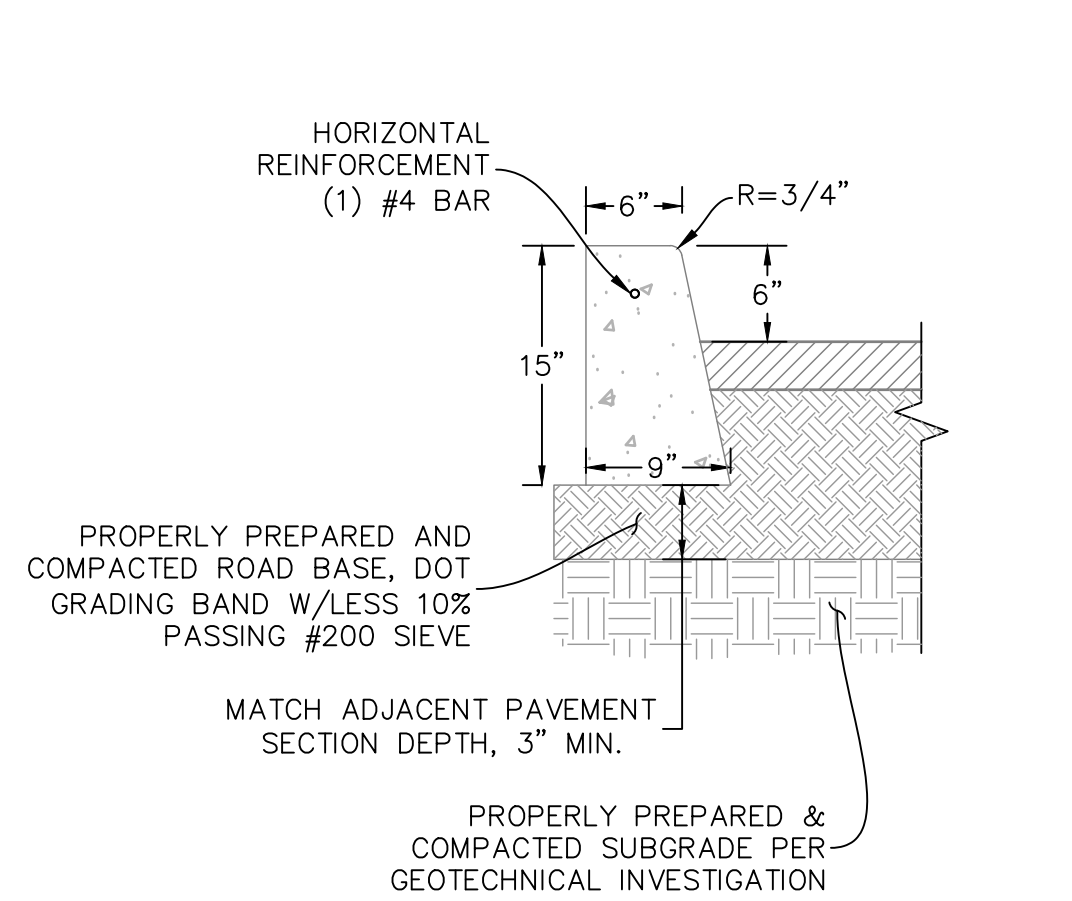


CIVIL DETAILS C500

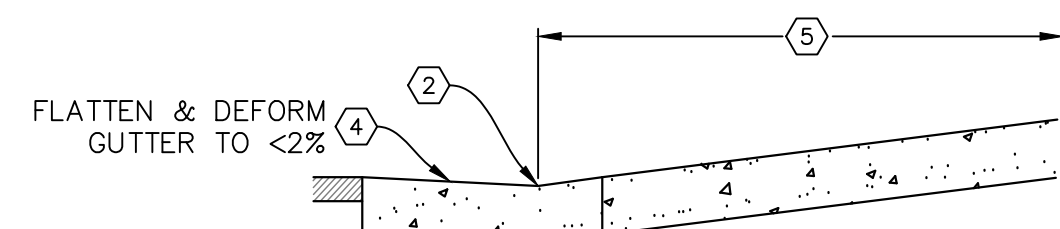
NOTES:
PROOF ROLLING REQUIRED ON ALL SECTIONS OF ROAD: I.E.
SUB-GRADE, SUB-BASE, & CURB BASE & ROAD BASE.
CURB STAKES REQUIRED FOR SUB-GRADE INSPECTION &
STRING LINE REQUIRED FOR SUB-BASE & ROAD BASE
INSPECTION.



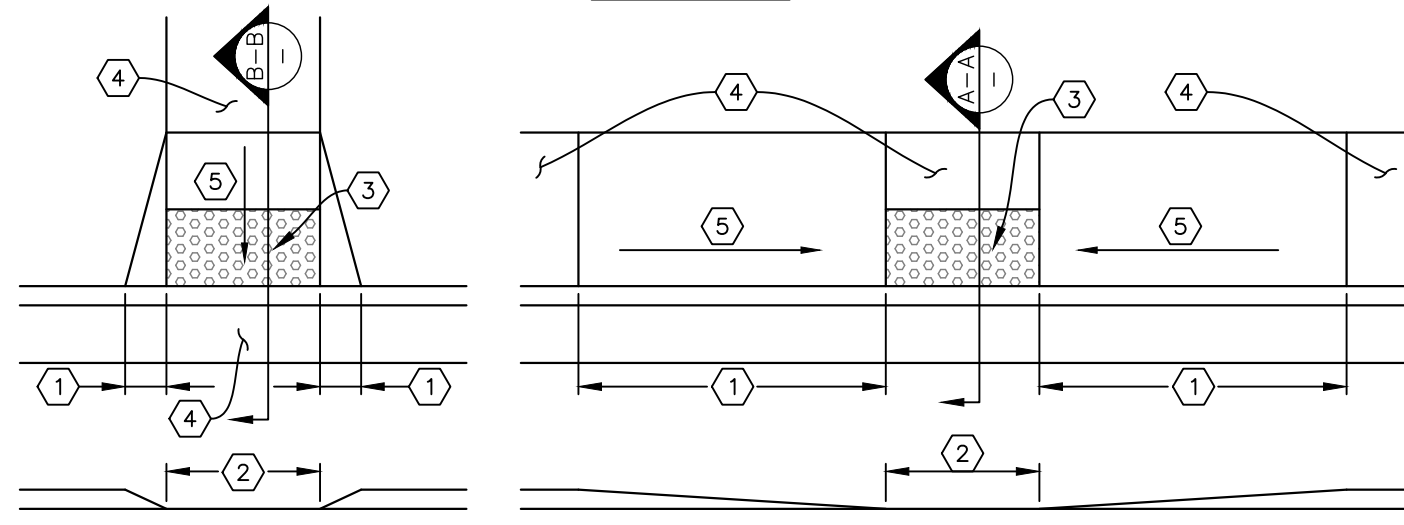
1 FLEXIBLE PAVEMENT SECTION
 - NTS PAVEMENT SECTION TO MEET SOILS REPORT REQUIREMENTS



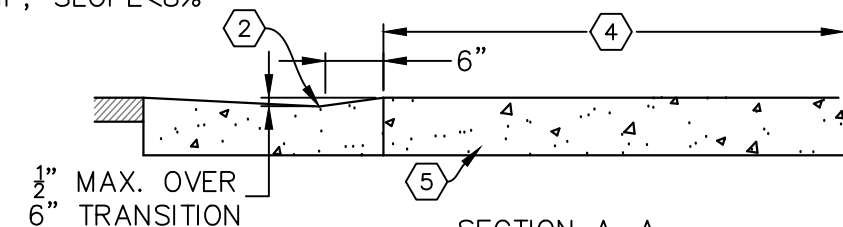
5 CONCRETE CURB WALL
- NTS



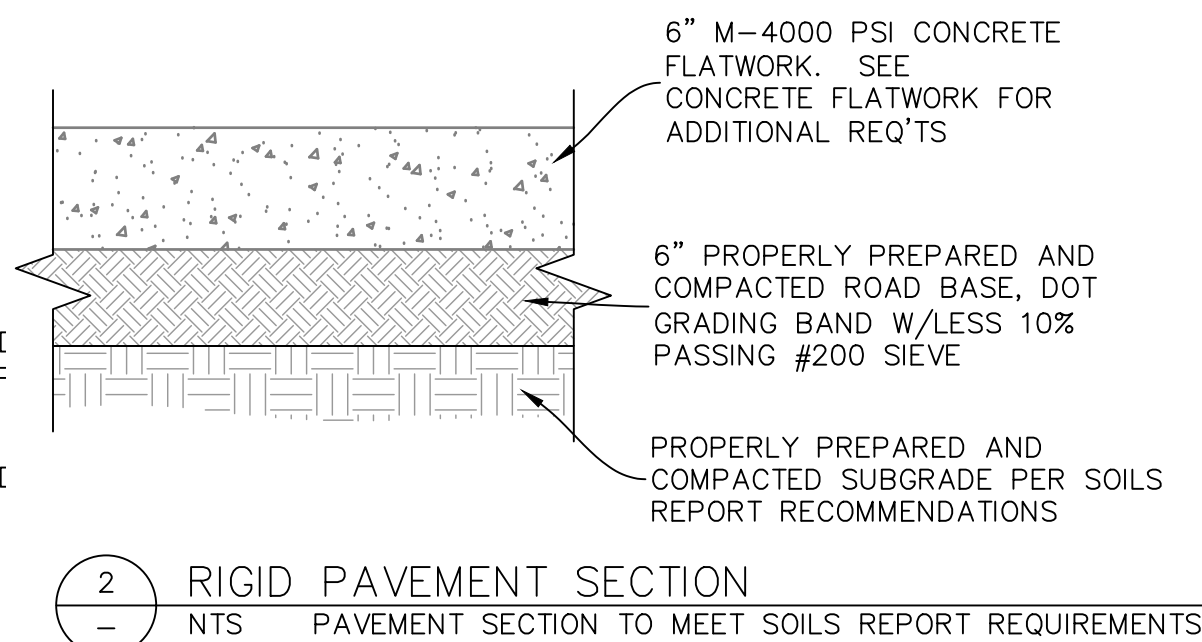
SECTION B-B



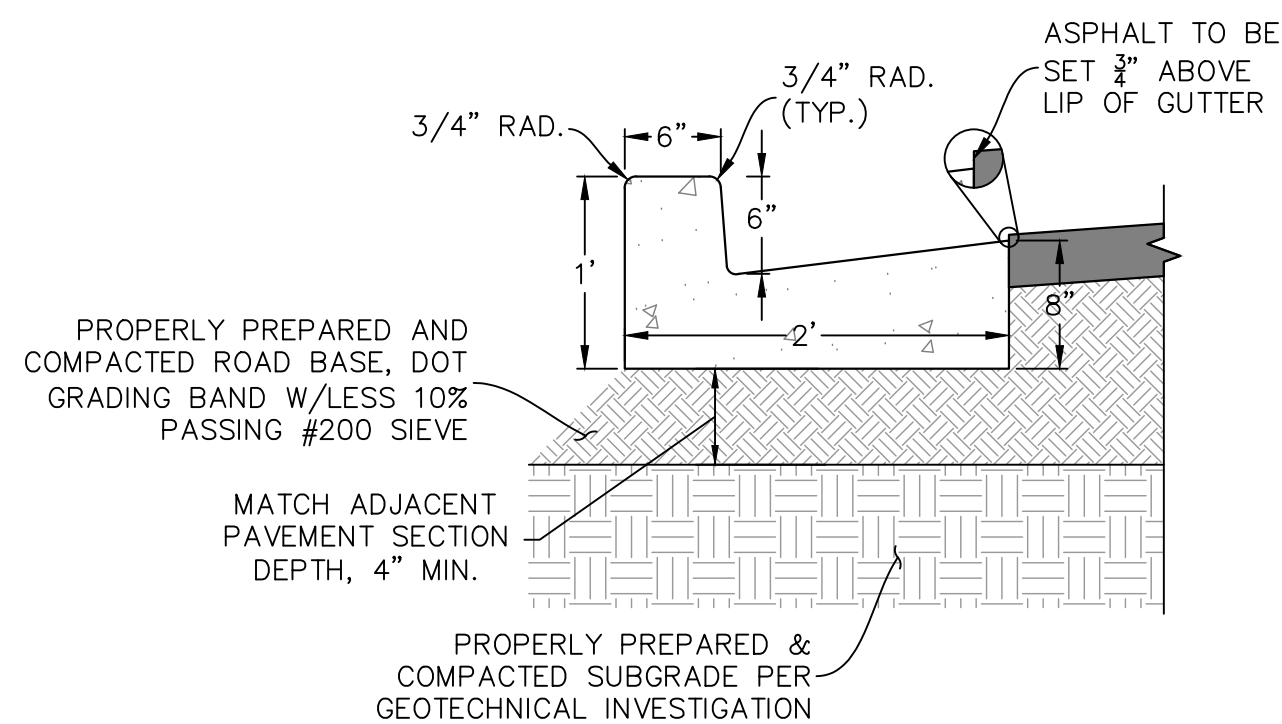
- ① TRANSITION TO LOWBACK CURB/ZERO REVEAL; L=RAMP LENGTH IF PARALLEL TO RAMP, 18" MIN. OTHERWISE
- ② LOWBACK CURB/ZERO REVEAL, SEE SITE PLAN FOR LENGTH
- ③ TRUNCATED DOMES MEETING ADA REQ'TS ALONG ENTIRE DISTANCE OF LOWBACK CURB
- ④ LANDING; SLOPE<2% FOR 60" MIN. IN DIRECTION OF TRAVEL
- ⑤ RAMP; SLOPE<8%



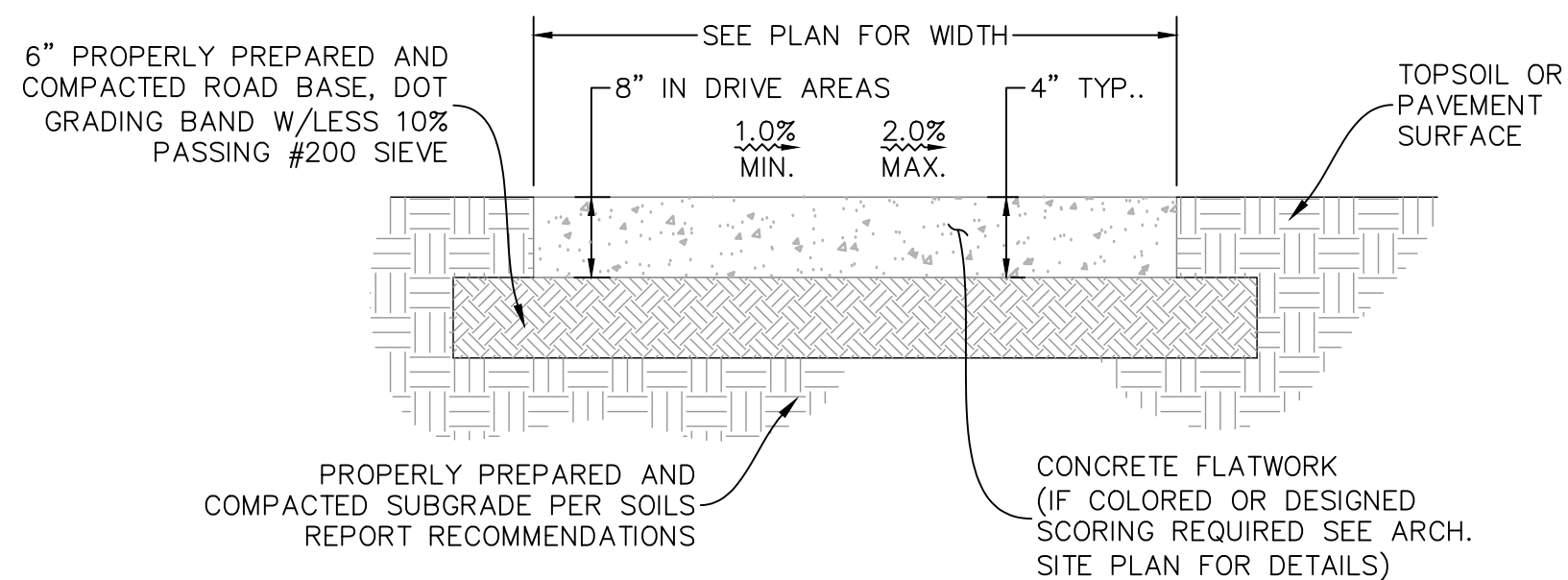
8	ADA RAMP
-	NTS



2 RIGID PAVEMENT SECTION
 - NTS PAVEMENT SECTION TO MEET SOILS REPORT REQUIREMENTS

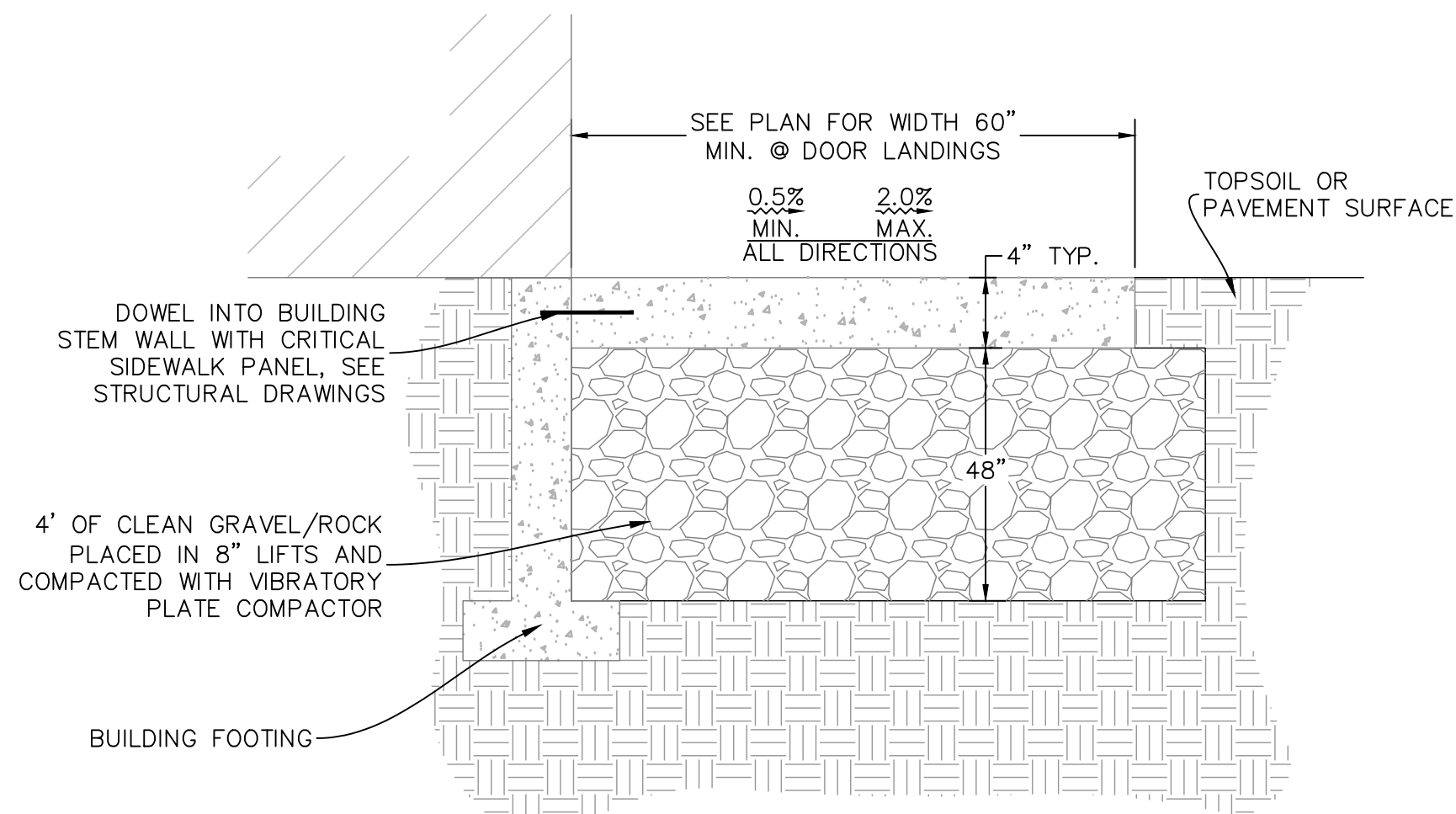


3	24" CURB & GUTTER
-	NTS



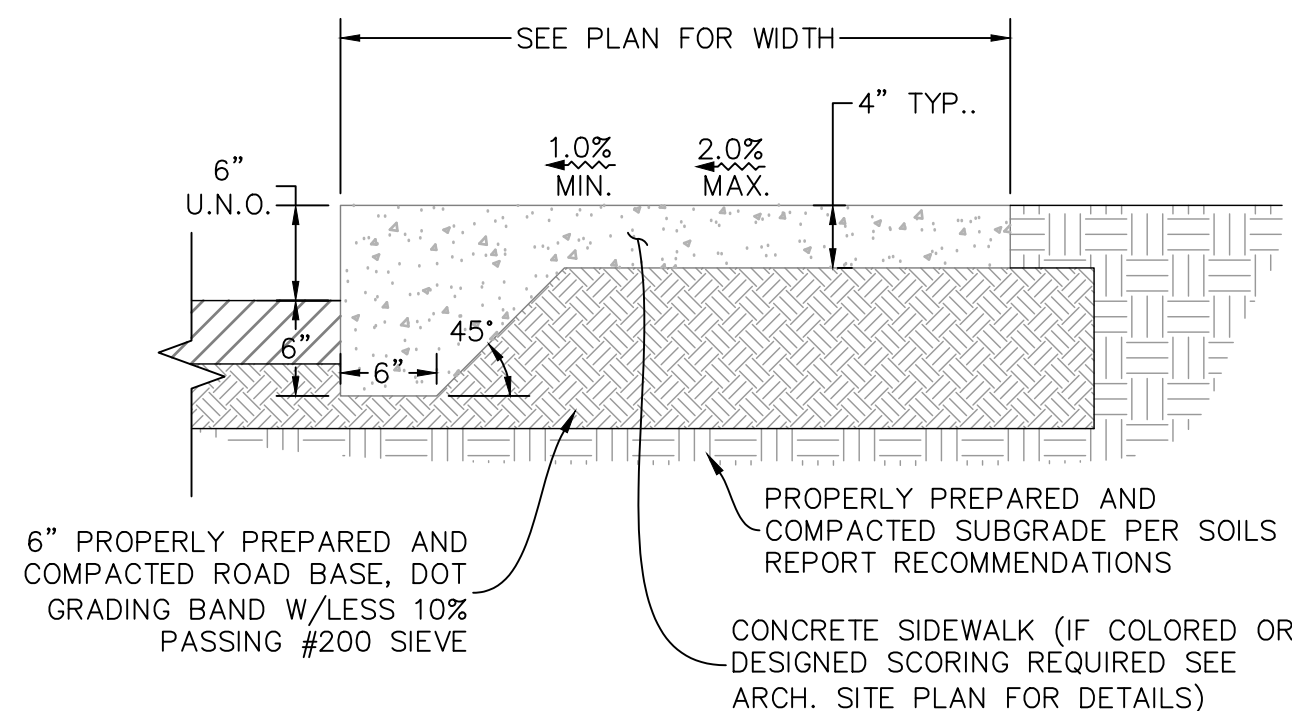
- NOTES:**
1. PLACE CONCRETE ON 6" OF ROAD BASE COMPACTED TO 95% MAXIMUM PROCTOR DENSITY AS DETERMINED BY ASTM D-1557.
 2. EXPANSION JOINTS EVERY 100 FEET, AT ALL CHANGES IN DIRECTION AND AT ALL LOCATIONS WHERE SLAB ABUTS OTHER CONCRETE OR SOLID OBJECT.
 3. PLACE SCORE LINES SPACED NOT GREATER THAN WIDTH OF SLAB OR SIDEWALK, MAX=8".
 4. SIDEWALK TO BE 8" THICK WHEN PLACED IN DRIVE APPROACH.
 5. USE FINE HAIR TO FINISH WALKS ON GRADES UNDER 6% AND ROUGH HAIR ON GRADES OVER 6%.

6 TYPICAL CONCRETE SIDEWALK & FLATWORK
- NTS



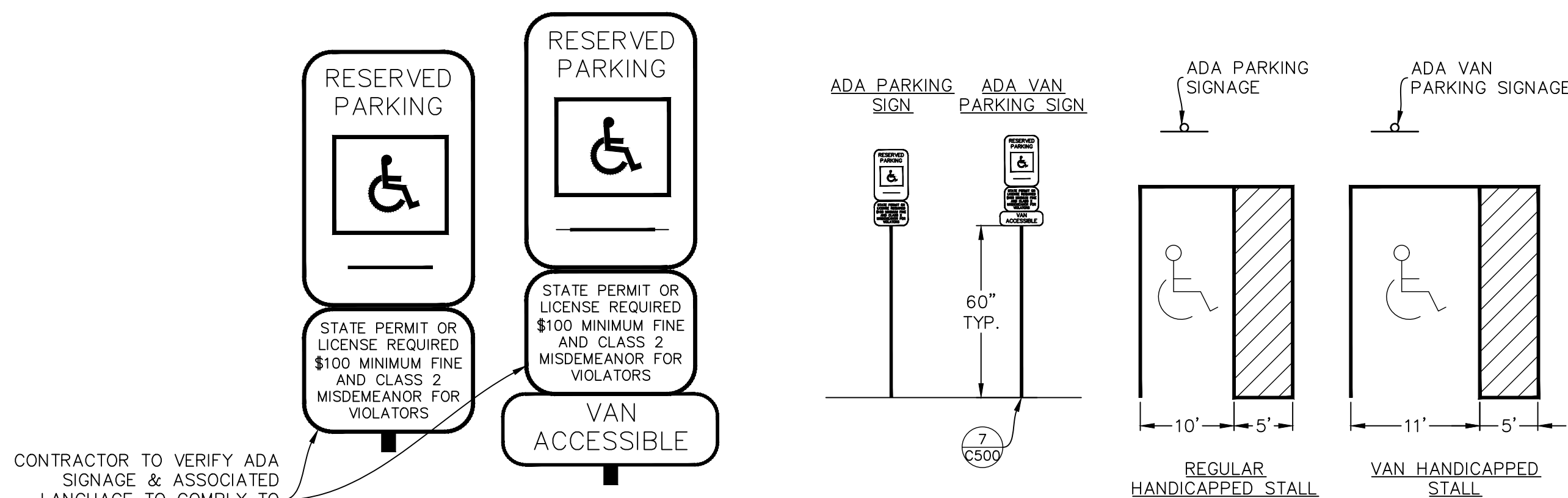
- NOTES:
1. MINIMUM SIDEWALK: 60" IN DIRECTION OF TRAVEL
 2. PLACE EXPANSION JOINT BETWEEN CRITICAL PANEL & ADJACENT CONCRETE & SIDEWALK.
 3. SEE "TYPICAL CONCRETE FLATWORK" DETAIL FOR ADD'L REQ'TS.
 4. CRITICAL CONCRETE SIDEWALK PANEL TO BE USED AT ALL SIDEWALK PANELS ADJACENT TO EXTERIOR BUILDING DOORS.
 5. DO NOT EXCEED MAX SLOPE OF 2% IN ALL DIRECTIONS PER ADA REQUIREMENTS.

4 CRITICAL SIDEWALK PANEL & LANDING
- NTS



- NOTES:
1. SEE "TYPICAL CONCRETE SITEWORK & FLATWORK" DETAIL FOR ADD'L REQ'TS.

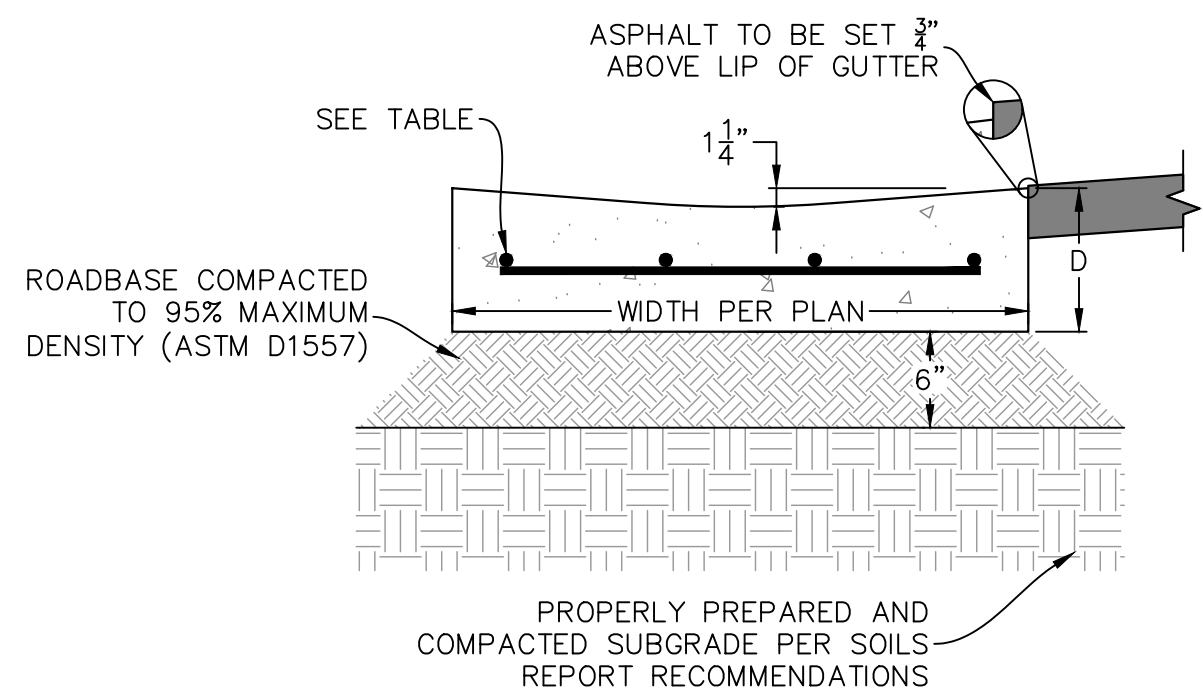
7 THICKENED EDGE SIDEWALK
- NTS



- NOTES:**
1. TWO REGULAR STALLS CAN SHARE ONE ACCESS AISLE.
 2. TWO VAN STALLS CAN SHARE ONE ACCESS AISLE.
 3. PARKING SPACE AND LOADING ZONE TO HAVE MAX. SLOPE OF 2% IN ALL DIRECTIONS.
 4. HANDICAPPED SIGNAGE SHALL BE PROVIDED FOR ALL HANDICAP STALLS ACCORDING TO ADA REQUIREMENTS. "VAN ACCESSIBLE" SIGNAGE SHALL ALSO BE PROVIDED FOR ALL "VAN STALLS" ADJACENT TO AN 8', OR LARGER, LOADING AREA. BOTTOM
 5. SEE GRADING PLAN FOR SIDEWALK GRADING ELEVATIONS, RAMP SLOPES TO BE 1:12 MAX PER ADA REQUIREMENTS.
 6. CONTRACTOR TO VERIFY, & MODIFY IF NECESSARY, ADA SIGNAGE TO ASSURE LOCAL COMPLIANCE REQUIREMENTS ARE MET.

9	ADA PARKING STALLS
-	NTS

WATERWAY DIMENSION TABLE		
WIDTH	D	STEEL
24"	7"	3 No. 4 BARS
36"	8"	4 No. 4 BARS TIED AT 24" O.C. W/No. 4 BAR
48"	8"	5 No. 4 BARS TIED AT 24" O.C. W/No. 4 BAR



10 CONCRETE WATERWAY
- NTS

OWNER:
EAGLE 11 LLC.

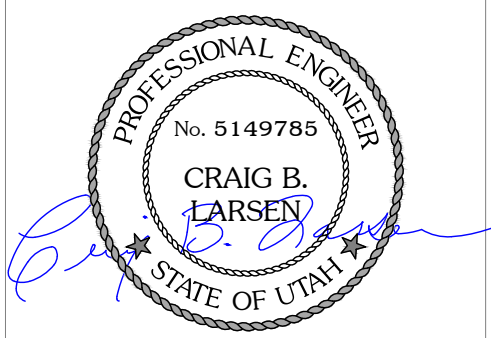
DRIVE THRU
AT
RANCHES
CROSSING

CLEAR ROCK RD.

SECTION 20, TOWNSHIP 5
SOUTH, RANGE 1 WEST
EAGLE MOUNTAIN,
UTAH COUNTY, UTAH

Rev.	Date	Comment
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DRAWN BY: DRS
DESIGN BY: CBL
ORIG. ISSUE DATE: MAR. 20, 2024



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OWNER:
EAGLE 11 LLC.

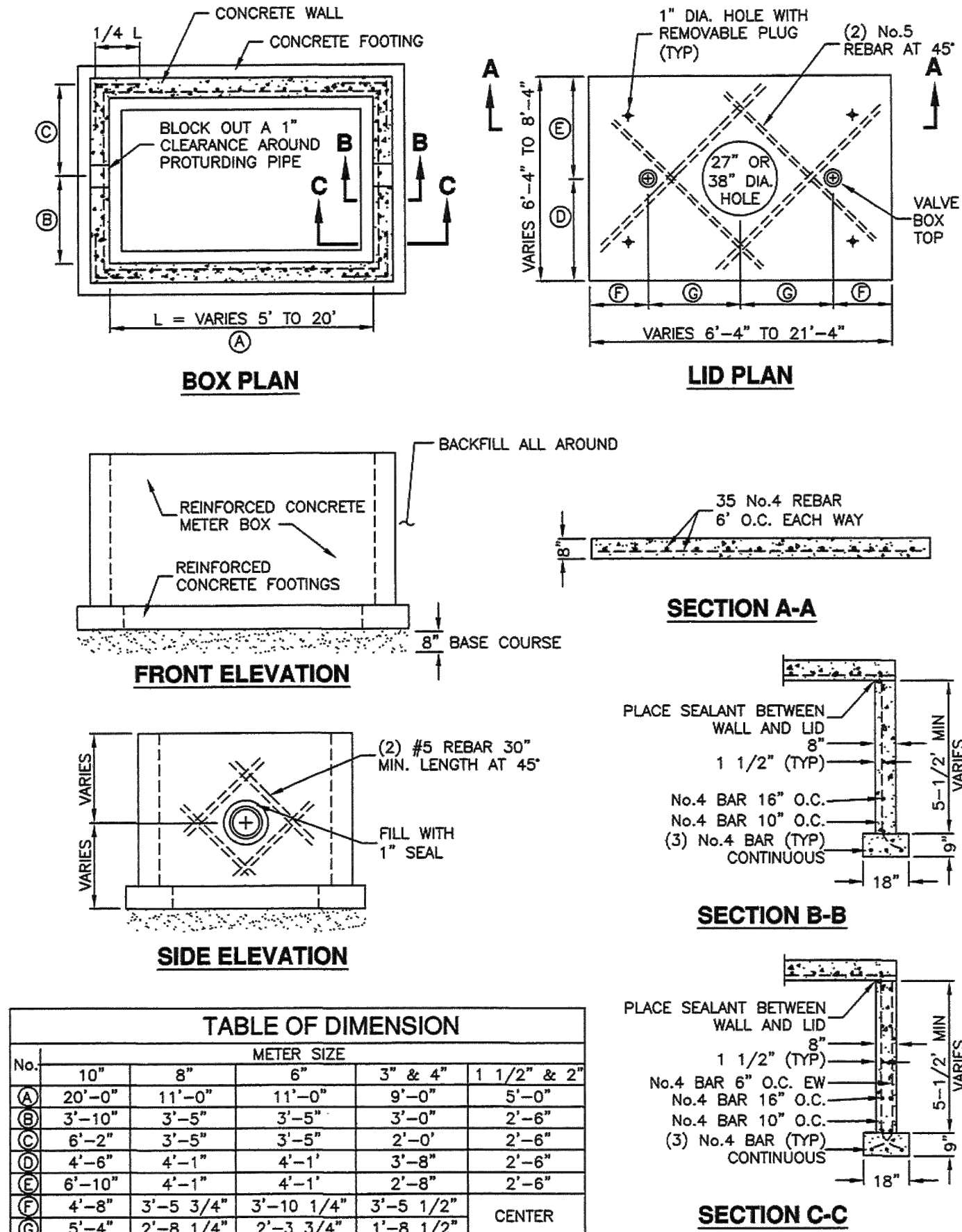
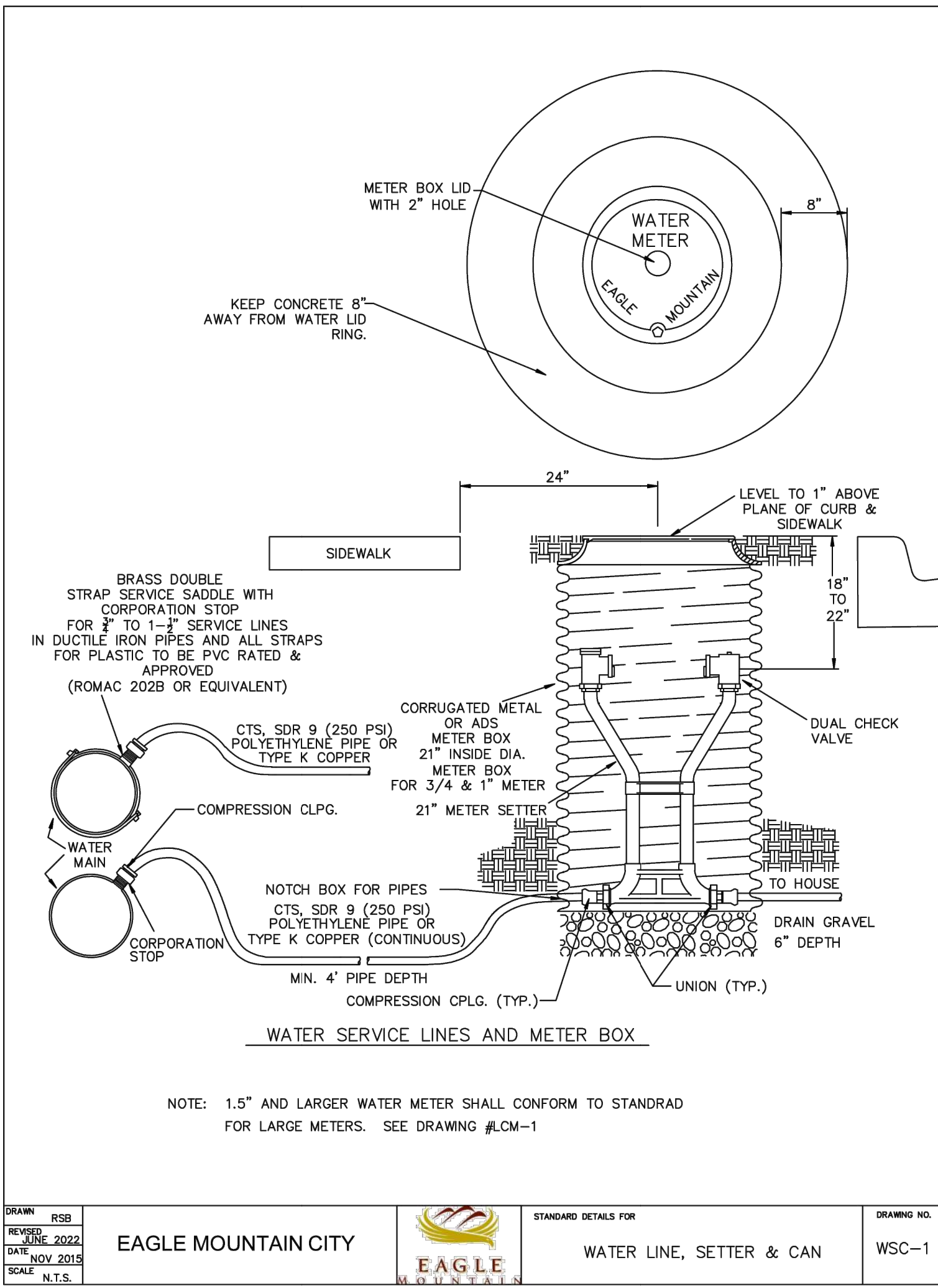
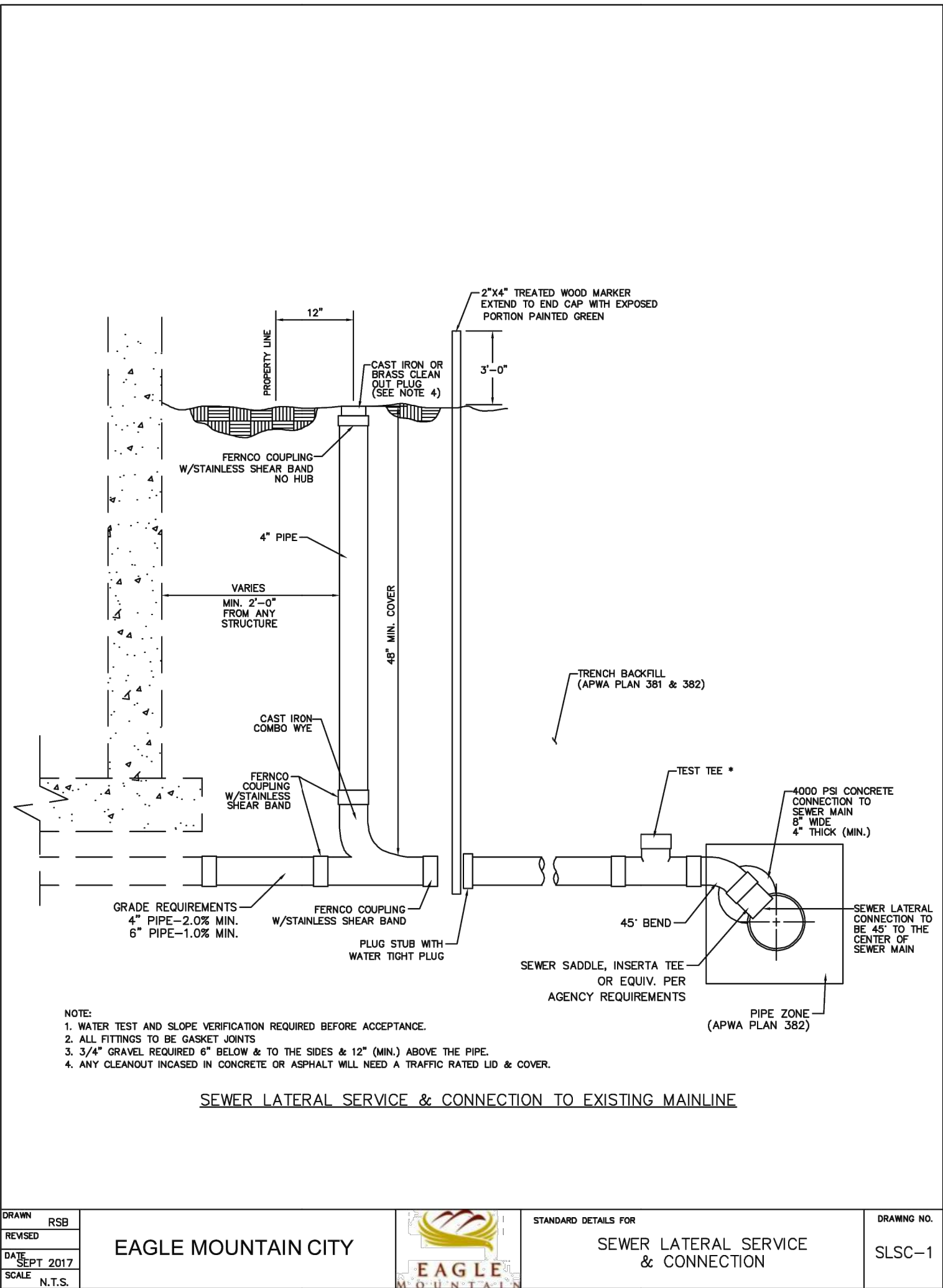
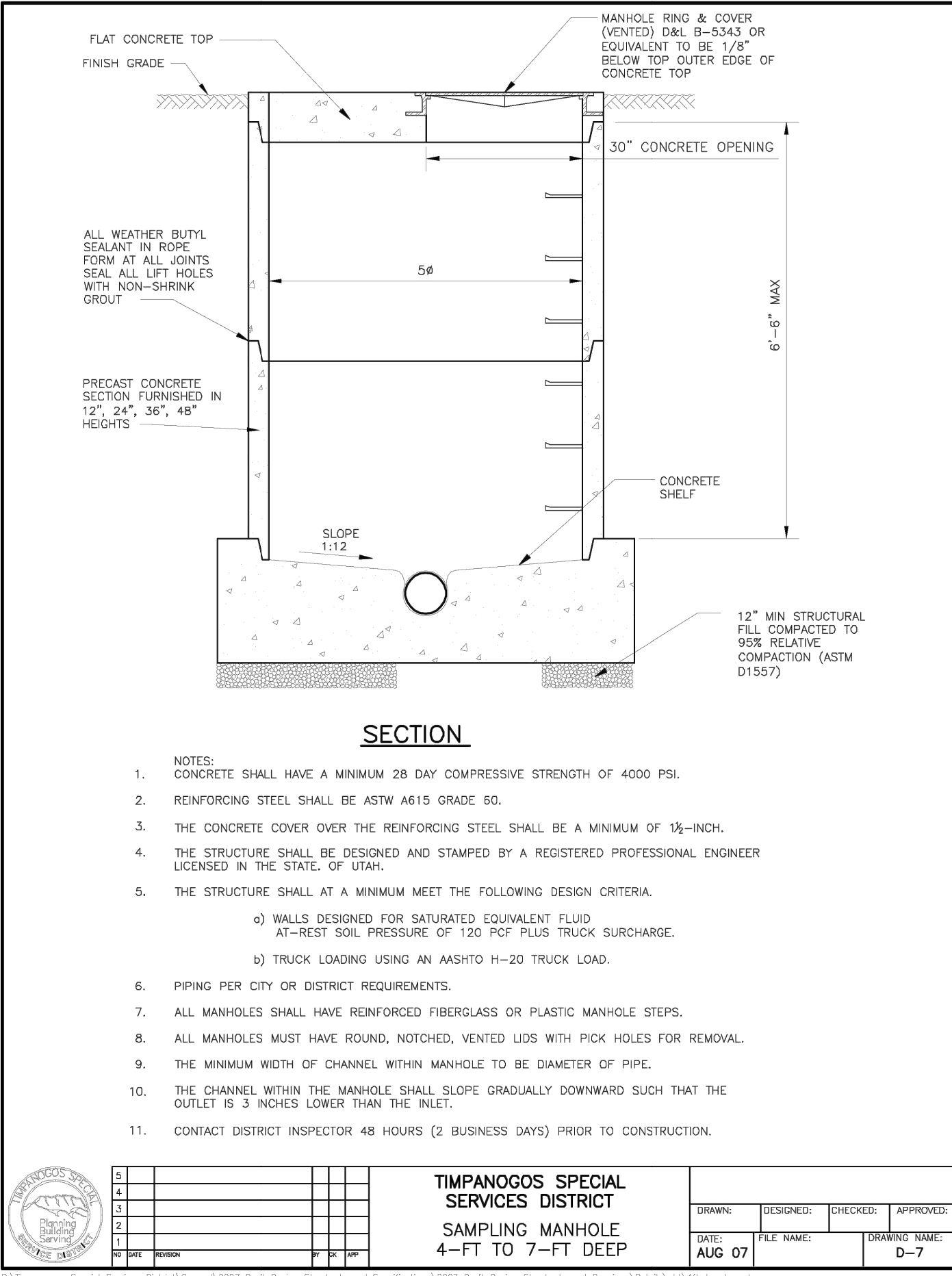
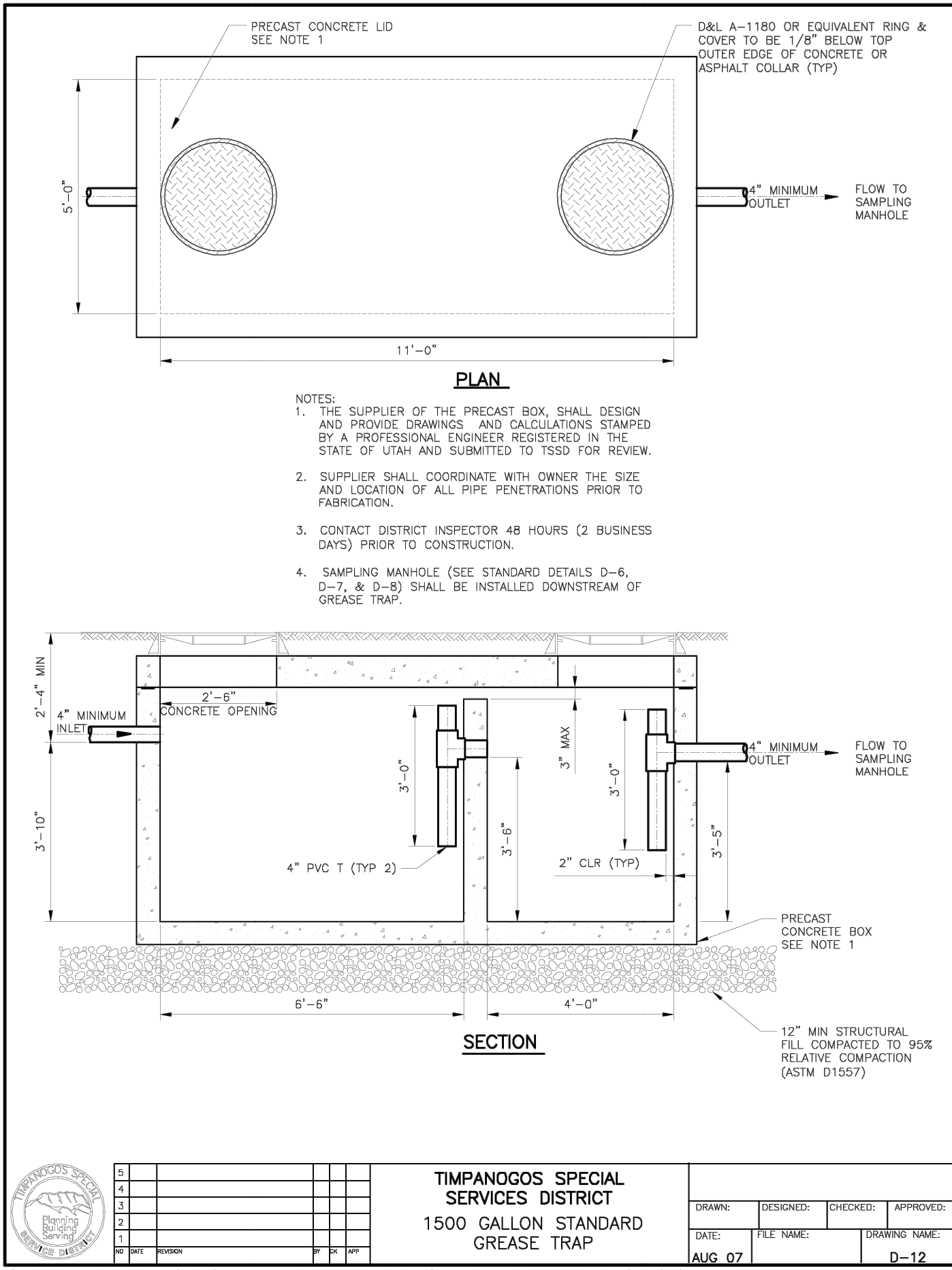
DRIVE THRU
AT
RANCHES
CROSSING

CLEAR ROCK RD.

SECTION 20, TOWNSHIP 5
SOUTH, RANGE 1 WEST
EAGLE MOUNTAIN,
UTAH COUNTY, UTAH

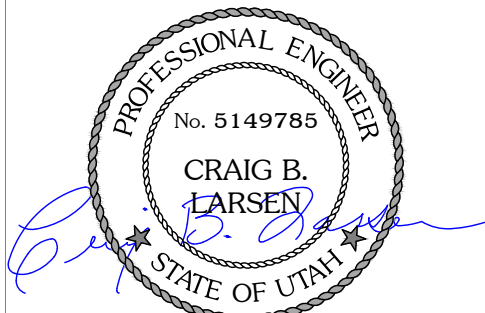
Concrete meter boxes

- GENERAL**
 - Before backfilling secure inspection of installation by ENGINEER.
- PRODUCTS**
 - Base Course: Untreated base course, APWA Section 32 11 23. Do not use gravel as a base course without ENGINEER's permission.
 - Backfill: Common fill, APWA Section 31 05 13. Maximum particle size 2-inches.
 - Concrete: Class 4000, APWA Section 03 30 04. Use type II cement (low alkali).
 - Reinforcement: Deformed, 60 ksi yield grade steel, ASTM A615.
- EXECUTION**
 - Base Course Placement: APWA Section 32 11 23. Maximum lift thickness is 8-inches before compaction. Compaction is 95 percent or greater relative to a modified proctor density, APWA Section 31 23 26.
 - Concrete Placement: APWA Section 03 30 10. Provide 1/2-inch radius edges. Apply a broom finish. Apply a curing agent.
 - Fill annular space around pipe wall penetrations with waterproof sealer.
 - Place frame and cover directly over valve or meter location.
 - Backfill: Provide backfill against the manhole shaft. Pea gravel and recycled RAP aggregate is NOT ALLOWED. Water jetting is NOT allowed. Maximum lift thickness is 8-inches before compaction. Compaction is 95 percent or greater relative to a standard proctor density, APWA Section 31 23 26.



Rev.	Date	Comment
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DESIGN BY: CBL
ORIG. ISSUE DATE: MAR. 20, 2024



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Concrete meter boxes

Plan
505
August 2001

Combination catch basin and cleanout box 1. GENERAL A. The drawing shows typical pipe connections. Refer to construction drawings for connection locations or refer to field location of existing piping when engineering pipe connection to the box. 2. PRODUCTS A. Base Course: Untreated base course, APWA Section 32 11 23. Do not use gravel as a base course without ENGINEER's permission. B. Backfill: Common fill, APWA Section 31 05 13. Maximum particle size 2-inches. C. Concrete: Class 4000, APWA Section 03 30 04. D. Reinforcement: Deformed, 60 ksi yield grade steel, ASTM A615. E. Ladder Rungs: Plastic, or plastic coated steel typically 8-inches wide. 3. EXECUTION A. Base Course Placement: APWA Section 32 11 23. Maximum lift thickness is 8-inches before compaction. Compaction is 95 percent or greater relative to a modified proctor density, APWA Section 31 23 26. B. Curb Face Opening: Make opening at least 4-inches high. Provide at least a 2-inch drop between the "begin warp" line in the gutter flow-line and the top of the grate at the curb face opening. C. Ladder Rungs: Provide rungs in boxes over 6 feet deep. When measured from the floor of the box, place bottom rung the greater distance of 4 feet from the floor of the box or 1 foot above the top of the pipe. Place top rung within 3 feet of bottom of box ceiling. D. Concrete Placement: APWA Section 03 30 10. Provide 1/2-inch radius edges. Apply a broom finish. Apply a curing agent. E. Backfill: Provide backfill against all sides of the box. Pea gravel and recycled RAP aggregate is NOT ALLOWED. Water jetting is NOT allowed. Maximum lift thickness is 8-inches before compaction. Compaction is 95 percent or greater relative to a standard proctor density, APWA Section 31 23 26. 316	30" Frame and cover 1. GENERAL A. The frame and cover fits. 1) Cleanout box type B in Plan 331, and 2) Precast manhole in Plan 341. 2. PRODUCTS A. Castings: Grey iron class 35 minimum, ASTM A48. 1) Coated with asphalt based paint or better (except on machined surfaces). 2) Cast the heat number on the frame and cover. 3) Give the frame and cover a machine finish so the cover will not rock. 4) √ designates a machine finished surface. 5) Cast the words "STORM DRAIN" on the cover in upper case flush with the surface finish. 3. EXECUTION A. Except in paved streets, provide locking manhole covers in easements, alleys, parking lots, and all other places. Drill and tap two holes to a depth of 1-inch at 90 degrees to pry hole and install 3/4 x 3/4-inch allen socket set screws. 302.1	30" Frame and cover 1. GENERAL A. The frame and cover fits. 1) Cleanout box type B in Plan 331, and 2) Precast manhole in Plan 341. 2. PRODUCTS A. Castings: Grey iron class 35 minimum, ASTM A48. 1) Coated with asphalt based paint or better (except on machined surfaces). 2) Cast the heat number on the frame and cover. 3) Give the frame and cover a machine finish so the cover will not rock. 4) √ designates a machine finished surface. 5) Cast the words "STORM DRAIN" on the cover in upper case flush with the surface finish. 3. EXECUTION A. Except in paved streets, provide locking manhole covers in easements, alleys, parking lots, and all other places. Drill and tap two holes to a depth of 1-inch at 90 degrees to pry hole and install 3/4 x 3/4-inch allen socket set screws. 302.2	Raise frame to grade 1. GENERAL A. Grade rings are used in non-pressurized applications to adjust frame to grade. 2. PRODUCTS A. Concrete: Class 4000, APWA Section 03 30 04. B. Reinforcement: Deformed, 60 ksi yield grade hoop steel, ASTM A615. 1) 2 1/2" High Rings: Provide two 1/4" diameter steel hoops tied with No. 14 AWS gage wire, 8" on center. 2) 6" and 8" High Rings: Provide four 1/4" diameter steel hoops, tied with No. 14 AWS gage wire, 8" on center. C. Gasket: Rubber-based, compressible. 3. EXECUTION A. Ring Manufacture: 1) Fabrication, APWA Section 03 30 10. 2) Cure, APWA Section 03 39 30. B. Field Installation: Seat rings with a compressible gasket. 360.1	Raise frame to grade 1. GENERAL A. The plastic form is used to keep concrete in the annular space when fabricating cover collars for storm drain manholes, sanitary sewer manholes or other utilities. 2. PRODUCTS A. Concrete Nails: CONTRACTOR's choice. 3. EXECUTION A. Adjust plastic form height so that the top of the manhole frame and cover matches longitudinal slope and cross slope of the pavement surface, and cover is 1/2-inch lower than the pavement surface. 360.2
PLAN SECTION A-A APWA Utah Chapter Combination catch basin and cleanout box Rev 316 March 2011	TYPE A PLAN SECTION A-A APWA Utah Chapter 30" Frame and cover Rev 302.1 September 2001	TYPE B PLAN SECTION A-A APWA Utah Chapter 30" Frame and cover Rev 302.2 September 2001	GRADE RING DECK SECTION CONE SECTION RING DETAIL GASKET DETAIL APWA Utah Chapter Raise frame to grade Rev 360.1 May 2006	PLASTIC FORM PLASTIC FORM OBLIQUE PLASTIC FORM DETAIL DECK SECTION CONE SECTION APWA Utah Chapter Raise frame to grade Rev 360.2 January 2010
Cover collar for storm drains 1. GENERAL A. In a pavement surface, the concrete will support the frame under traffic loadings. 2. PRODUCTS A. Concrete: Class 4000, APWA Section 03 30 04. B. Concrete Curing Agent: Clear membrane forming compound with fugitive dye (Type ID Class A), APWA Section 03 39 00. 3. EXECUTION A. Pavement Preparation: Provide a neat vertical and concentric joint between concrete and existing bituminous concrete surfaces. Clean edges of all dirt, oil, and loose debris. B. Concrete Placement: APWA Section 03 30 10. Fill the annular space around the frame and cover casting with concrete. Apply a broom finish. Apply a curing agent. 362	PLAN SECTION A-A PLAN SECTION B-B APWA Utah Chapter Cover collar for storm drains Rev 362 December 2010	35 1/2" Grate and frame 1. GENERAL A. The grate and frame fits concrete boxes in Plan 315. 2. PRODUCTS A. Castings: Grey iron class 35 minimum per ASTM A48, coated with asphalt based paint or better. B. Bolts, Nuts, Washers, Accessories: Stainless steel, APWA Section 05 05 23. 3. EXECUTION (Not used) 308	CURB OPENING FRAME AND GRATE PLAN SECTION A-A SECTION B-B SECTION C-C SECTION D-D APWA Utah Chapter 35 1/2" Grate and frame Rev 308 January 1999	811 Know what's below. Call before you dig. Rev. Date Comment DRAWN BY: DRS DESIGN BY: CBL ORIG. ISSUE DATE: MAR. 20, 2024 PROFESSIONAL ENGINEER No. 5149785 CRAIG B. LARSEN STATE OF UTAH 6/3/2024 3:53:18 PM CIVIL DETAILS C503



MC-3500 STORMTECH CHAMBER SPECIFICATIONS

- CHAMBERS SHALL BE STORMTECH MC-3500.
- CHAMBERS SHALL BE ARCH-SHAPED AND SHALL BE MANUFACTURED FROM VIRGIN, IMPACT-MODIFIED POLYPROPYLENE COPOLYMERS.
- CHAMBERS SHALL MEET THE REQUIREMENTS OF ASTM F2418, "STANDARD SPECIFICATION FOR POLYPROPYLENE (PP) CORRUGATED WALL STORMWATER COLLECTION CHAMBERS" CHAMBER CLASSIFICATION 45x76 DESIGNATION SS.
- CHAMBER ROWS SHALL PROVIDE CONTINUOUS, UNOBSTRUCTED INTERNAL SPACE WITH NO INTERNAL SUPPORTS THAT WOULD IMPEDE FLOW OR LIMIT ACCESS FOR INSPECTION.
- THE STRUCTURAL DESIGN OF THE CHAMBERS, THE STRUCTURAL BACKFILL, AND THE INSTALLATION REQUIREMENTS SHALL ENSURE THAT THE LOAD FACTORS SPECIFIED IN THE AASHTO LRFD BRIDGE DESIGN SPECIFICATIONS, SECTION 12.12, ARE MET FOR: 1) LONG-DURATION DEAD LOADS AND 2) SHORT-DURATION LIVE LOADS, BASED ON THE AASHTO DESIGN TRUCK WITH CONSIDERATION FOR IMPACT AND MULTIPLE VEHICLE PRESENCES.
- CHAMBERS SHALL BE DESIGNED, TESTED AND ALLOWABLE LOAD CONFIGURATIONS DETERMINED IN ACCORDANCE WITH ASTM F2787, "STANDARD PRACTICE FOR STRUCTURAL DESIGN OF THERMOPLASTIC CORRUGATED WALL STORMWATER COLLECTION CHAMBERS". LOAD CONFIGURATIONS SHALL INCLUDE: 1) INSTANTANEOUS (<1 MIN) AASHTO DESIGN TRUCK LIVE LOAD ON MINIMUM COVER 2) MAXIMUM PERMANENT (75-YR) COVER LOAD AND 3) ALLOWABLE COVER WITH PARKED (1-WEEK) AASHTO DESIGN TRUCK.
- REQUIREMENTS FOR HANDLING AND INSTALLATION:
 - TO MAINTAIN THE WIDTH OF CHAMBERS DURING SHIPPING AND HANDLING, CHAMBERS SHALL HAVE INTEGRAL, INTERLOCKING STACKING LUGS.
 - TO ENSURE A SECURE JOINT DURING INSTALLATION AND BACKFILL, THE HEIGHT OF THE CHAMBER JOINT SHALL NOT BE LESS THAN 3".
 - TO ENSURE THE INTEGRITY OF THE ARCH SHAPE DURING INSTALLATION, a) THE ARCH STIFFNESS CONSTANT SHALL BE GREATER THAN OR EQUAL TO 450 LBS/FT³. THE ASC IS DEFINED IN SECTION 6.2.8 OF ASTM F2418. AND b) TO RESIST CHAMBER DEFORMATION DURING INSTALLATION AT ELEVATED TEMPERATURES (ABOVE 73° F / 23° C), CHAMBERS SHALL BE PRODUCED FROM REFLECTIVE GOLD OR YELLOW COLORS.
- ONLY CHAMBERS THAT ARE APPROVED BY THE SITE DESIGN ENGINEER WILL BE ALLOWED. UPON REQUEST BY THE SITE DESIGN ENGINEER OR OWNER, THE CHAMBER MANUFACTURER SHALL SUBMIT A STRUCTURAL EVALUATION FOR APPROVAL BEFORE DELIVERING CHAMBERS TO THE PROJECT SITE AS FOLLOWS:
 - THE STRUCTURAL EVALUATION SHALL BE SEALED BY A REGISTERED PROFESSIONAL ENGINEER.
 - THE STRUCTURAL EVALUATION SHALL DEMONSTRATE THAT THE SAFETY FACTORS ARE GREATER THAN OR EQUAL TO 1.95 FOR DEAD LOAD AND 1.75 FOR LIVE LOAD, THE MINIMUM REQUIRED BY ASTM F2787 AND BY SECTIONS 3 AND 12.12 OF THE AASHTO LRFD BRIDGE DESIGN SPECIFICATIONS FOR THERMOPLASTIC PIPE.
 - THE TEST DERIVED CREEP MODULUS AS SPECIFIED IN ASTM F2418 SHALL BE USED FOR PERMANENT DEAD LOAD DESIGN EXCEPT THAT IT SHALL BE THE 75-YEAR MODULUS USED FOR DESIGN.
- CHAMBERS AND END CAPS SHALL BE PRODUCED AT AN ISO 9001 CERTIFIED MANUFACTURING FACILITY.

IMPORTANT - NOTES FOR THE BIDDING AND INSTALLATION OF MC-3500 CHAMBER SYSTEM

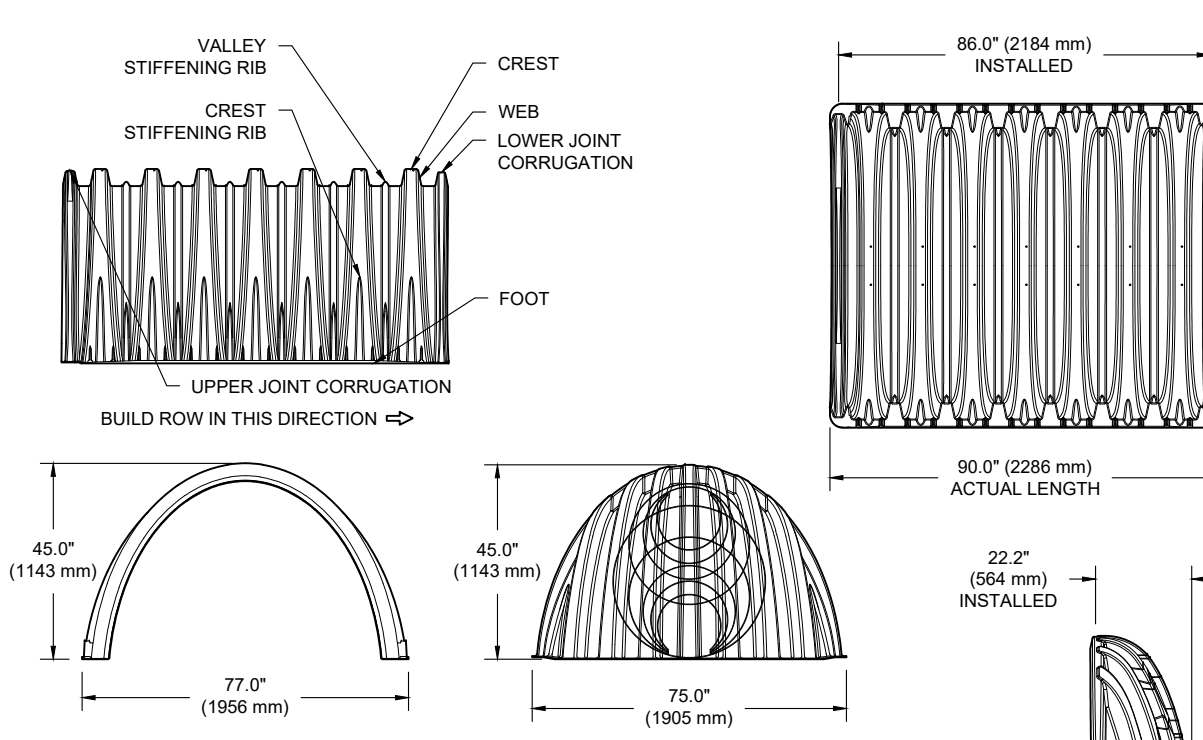
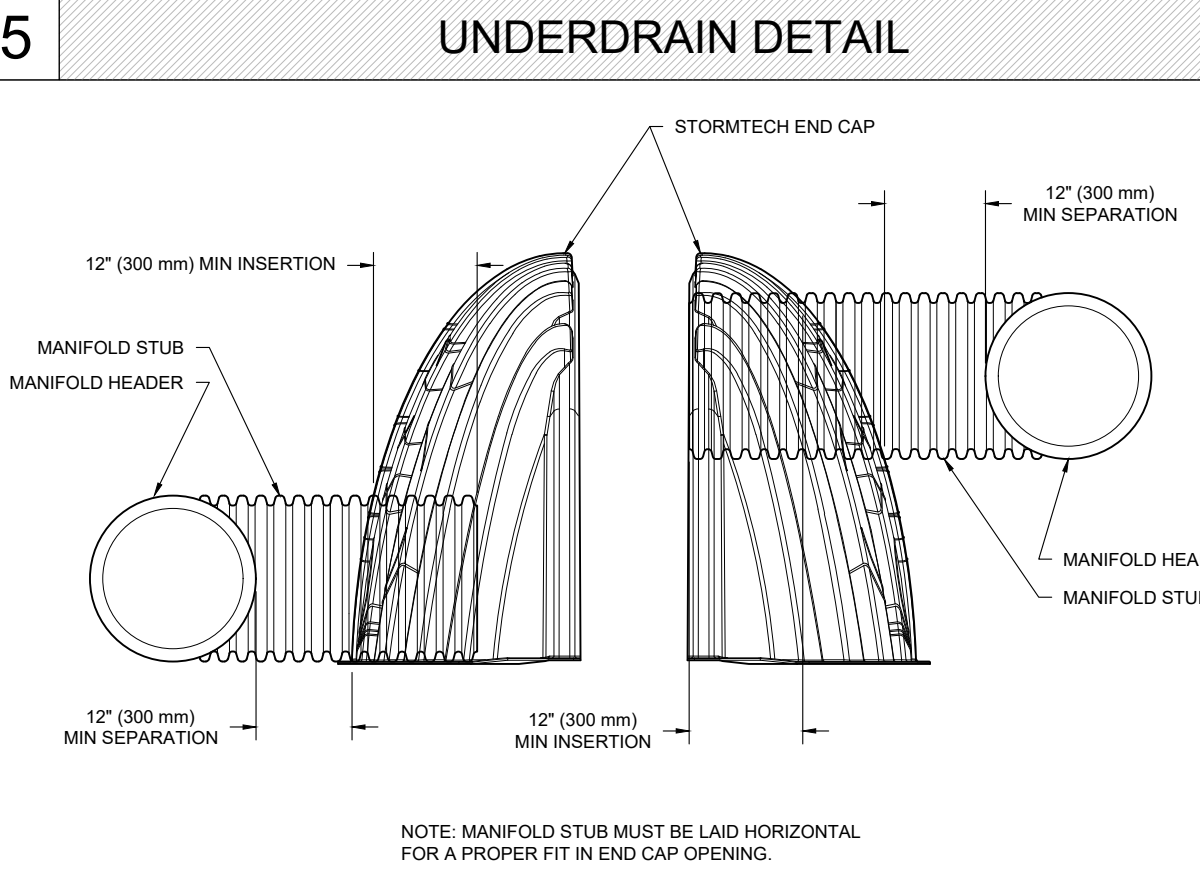
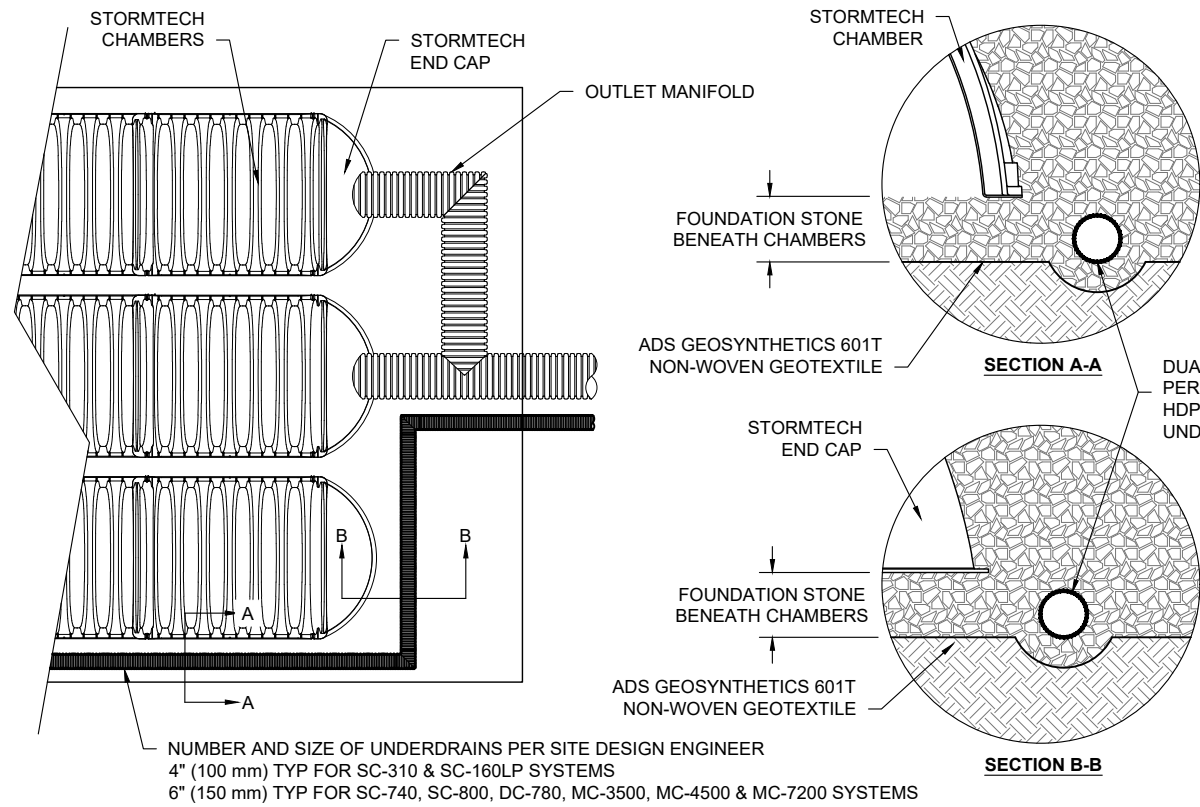
- STORMTECH MC-3500 CHAMBERS SHALL NOT BE INSTALLED UNTIL THE MANUFACTURER'S REPRESENTATIVE HAS COMPLETED A PRE-CONSTRUCTION MEETING WITH THE INSTALLERS.
- STORMTECH MC-3500 CHAMBERS SHALL BE INSTALLED IN ACCORDANCE WITH THE "STORMTECH MC-3500/MC-4500 CONSTRUCTION GUIDE".
- CHAMBERS ARE NOT TO BE BACKFILLED WITH A DOZER OR AN EXCAVATOR SITUATED OVER THE CHAMBERS. STORMTECH RECOMMENDS 3 BACKFILL METHODS:
 - STONES/HOTTER LOCATED OFF THE CHAMBER BED.
 - BACKFILL AS ROWS ARE BUILT USING AN EXCAVATOR ON THE FOUNDATION STONE OR SUBGRADE.
 - BACKFILL FROM OUTSIDE THE EXCAVATION USING A LONG BOOM HOE OR EXCAVATOR.
- THE FOUNDATION STONE SHALL BE LEVELED AND COMPACTED PRIOR TO PLACING CHAMBERS.
- JOINTS BETWEEN CHAMBERS SHALL BE PROPERLY SEATED PRIOR TO PLACING STONE.
6" (150 mm) SPACING BETWEEN THE CHAMBER ROWS.
- INLET AND OUTLET MANIFOLDS MUST BE INSERTED A MINIMUM OF 12" (300 mm) INTO CHAMBER END CAPS.
- EMBEDMENT STONE SURROUNDING CHAMBERS MUST BE A CLEAN, CRUSHED, ANGULAR STONE MEETING THE AASHTO M43 DESIGNATION OF #3 OR #4.
- STONE MUST BE PLACED ON THE TOP CENTER OF THE CHAMBER TO ANCHOR THE CHAMBERS IN PLACE AND PRESERVE ROW SPACING.
- THE CONTRACTOR MUST REPORT ANY DISCREPANCIES WITH CHAMBER FOUNDATION MATERIALS BEARING CAPACITIES TO THE SITE DESIGN ENGINEER.
- ADS RECOMMENDS THE USE OF "FLEXSTORM CATCH IT" INSERTS DURING CONSTRUCTION FOR ALL INLETS TO PROTECT THE SUBSURFACE STORMWATER MANAGEMENT SYSTEM FROM CONSTRUCTION SITE RUNOFF.

NOTES FOR CONSTRUCTION EQUIPMENT

- STORMTECH MC-3500 CHAMBERS SHALL BE INSTALLED IN ACCORDANCE WITH THE "STORMTECH MC-3500/MC-4500 CONSTRUCTION GUIDE".
- THE USE OF EQUIPMENT OVER MC-3500 CHAMBERS IS LIMITED:
 - NO EQUIPMENT IS ALLOWED ON BARE CHAMBERS.
 - NO RUBBER TIERED LOADER, DUMP TRUCK, OR EXCAVATORS ARE ALLOWED UNTIL PROPER FILL DEPTHS ARE REACHED IN ACCORDANCE WITH THE "STORMTECH MC-3500/MC-4500 CONSTRUCTION GUIDE".
 - WEIGHT LIMITS FOR CONSTRUCTION EQUIPMENT CAN BE FOUND IN THE "STORMTECH MC-3500/MC-4500 CONSTRUCTION GUIDE".
- FULL 36" (900 mm) OF STABILIZED COVER MATERIALS OVER THE CHAMBERS IS REQUIRED FOR DUMP TRUCK TRAVEL OR DUMPING.

USE OF A DOZER TO PUSH EMBEDMENT STONE BETWEEN THE ROWS OF CHAMBERS MAY CAUSE DAMAGE TO CHAMBERS AND IS NOT AN ACCEPTABLE BACKFILL METHOD. ANY CHAMBERS DAMAGED BY USING THE "DUMP AND PUSH" METHOD ARE NOT COVERED UNDER THE STORMTECH STANDARD WARRANTY.

CONTACT STORMTECH AT 1-888-892-2684 WITH ANY QUESTIONS ON INSTALLATION REQUIREMENTS OR WEIGHT LIMITS FOR CONSTRUCTION EQUIPMENT.

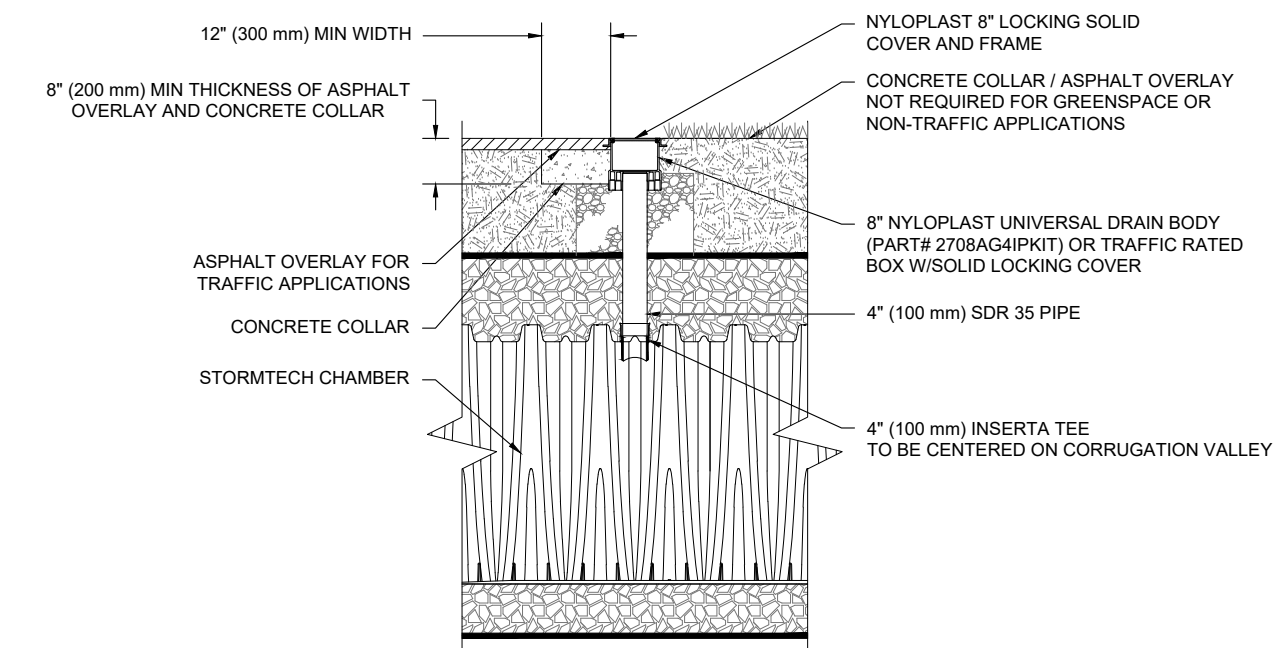


PART #	STUB	B	C
MC3500EPP08T	6" (150 mm)	33.21" (844 mm)	0.66" (17 mm)
MC3500EPP08B	6" (150 mm)	31.16" (791 mm)	---
MC3500EPP08T	8" (200 mm)	---	0.81" (21 mm)
MC3500EPP10T	10" (250 mm)	29.04" (738 mm)	0.93" (24 mm)
MC3500EPP10B	10" (250 mm)	26.36" (670 mm)	---
MC3500EPP12T	12" (300 mm)	---	1.35" (34 mm)
MC3500EPP12B	12" (300 mm)	23.38" (594 mm)	---
MC3500EPP15T	15" (375 mm)	---	1.50" (38 mm)
MC3500EPP15B	15" (375 mm)	20.03" (509 mm)	---
MC3500EPP18T	18" (450 mm)	---	1.77" (45 mm)
MC3500EPP18B	18" (450 mm)	14.48" (368 mm)	---
MC3500EPP18W	18" (450 mm)	---	2.06" (52 mm)
MC3500EPP24T	24" (600 mm)	---	2.75" (70 mm)
MC3500EPP24B	24" (600 mm)	---	---
MC3500EPP24W	24" (600 mm)	---	---
MC3500EPP30B	30" (750 mm)	---	---

PARTIAL CUT HOLES AT BOTTOM OF END CAP FOR PART NUMBERS ENDING WITH "B" PARTIAL CUT HOLES AT TOP OF END CAP FOR PART NUMBERS ENDING WITH "T" END CAPS WITH A PREFABRICATED WELDED STUB END WITH "W" END CAPS WITH A WELDED CROWN PLATE END WITH "C"

CUSTOM PARTIAL CUT INVERTS ARE AVAILABLE UPON REQUEST. INVENTORIED MANIFOLDS INCLUDE 12-24" (300-600 mm) SIZE ON SIZE AND 15-48" (375-1200 mm) ECCENTRIC MANIFOLDS. CUSTOM INVERT LOCATIONS ON THE MC-3500 END CAP CUT IN THE FIELD ARE NOT RECOMMENDED FOR PIPE SIZES GREATER THAN 10" (250 mm). THE INVERT LOCATION IN COLUMN 'B' ARE THE HIGHEST POSSIBLE FOR THE PIPE SIZE.

MC-3500 ISOLATOR ROW PLUS DETAIL



INSPECTION & MAINTENANCE

- STEP 1) INSPECT ISOLATOR ROW PLUS FOR SEDIMENT
- INSPECTION PORTS (IF PRESENT)
 - REMOVE/OPEN LID ON NYLOPLAST INLINE DRAIN
 - REMOVE AND CLEAN FLEXSTORM FILTER IF INSTALLED
 - USING A FLASHLIGHT AND STADA ROD, MEASURE DEPTH OF SEDIMENT AND RECORD ON MAINTENANCE LOG
 - LOWER A CAMERA INTO ISOLATOR ROW PLUS FOR VISUAL INSPECTION OF SEDIMENT LEVELS (OPTIONAL)
 - IF SEDIMENT IS AT, OR ABOVE, 3" (80 mm) PROCEED TO STEP 2. IF NOT, PROCEED TO STEP 3.
- STEP 2) CLEAN OUT ISOLATOR ROW PLUS USING THE JETVAC PROCESS
- A FIXED CULVERT CLEANING NOZZLE WITH REAR FACING SPREAD OF 45° (1.1 m) OR MORE IS PREFERRED
 - APPLY MULTIPLE PASSES OF JETVAC UNTIL BACKFLUSH WATER IS CLEAN
 - VACUUM STRUCTURE SUMP AS REQUIRED
- STEP 3) REPLACE ALL COVERS, GRATES, FILTERS, AND LIDS; RECORD OBSERVATIONS AND ACTIONS.
- STEP 4) INSPECT AND CLEAN BASINS AND MANHOLES UPSTREAM OF THE STORMTECH SYSTEM.

NOTES

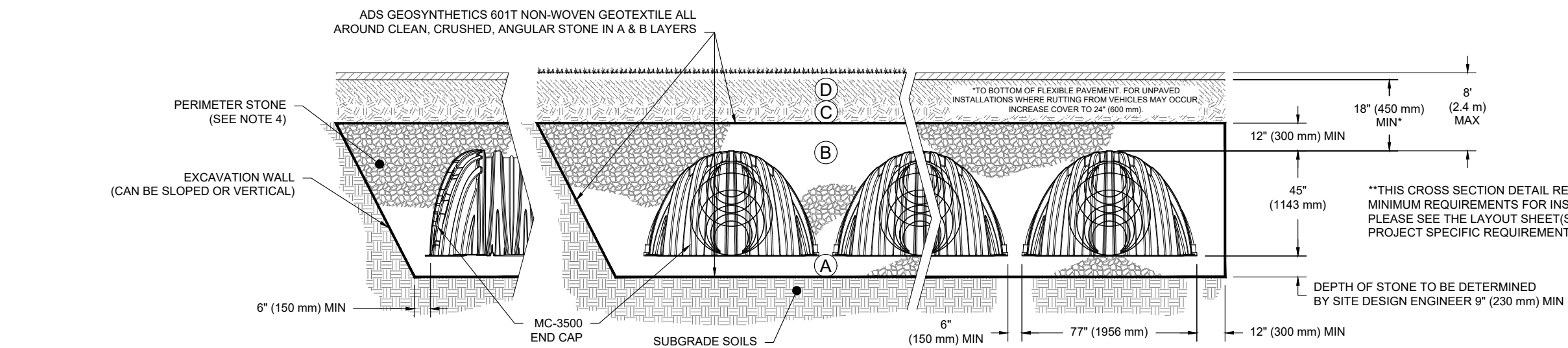
- INSPECT EVERY 6 MONTHS DURING THE FIRST YEAR OF OPERATION. ADJUST THE INSPECTION INTERVAL BASED ON PREVIOUS OBSERVATIONS OF SEDIMENT ACCUMULATION AND HIGH WATER ELEVATIONS.
- CONDUCT JETTING AND VACTORING ANNUALLY OR WHEN INSPECTION SHOWS THAT MAINTENANCE IS NECESSARY.

MC-SERIES END CAP INSERTION DETAIL

ACCEPTABLE FILL MATERIALS: STORMTECH MC-3500 CHAMBER SYSTEMS

MATERIAL LOCATION	DESCRIPTION	AASHTO MATERIAL CLASSIFICATIONS	COMPACTION / DENSITY REQUIREMENT
D	FINAL FILL: FILL MATERIAL FOR LAYER 'D' STARTS FROM THE TOP OF THE 'C' LAYER TO THE BOTTOM OF FLEXIBLE PAVEMENT OR UNPAVED FINISHED GRADE ABOVE. NOTE THAT PAVEMENT SUBBASE MAY BE PART OF THE 'D' LAYER.	N/A	PREPARE PER SITE DESIGN ENGINEER'S PLANS. PAVED INSTALLATIONS MAY HAVE STRINGENT MATERIAL AND PREPARATION REQUIREMENTS.
C	INITIAL FILL: FILL MATERIAL FOR LAYER 'C' STARTS FROM THE TOP OF THE EMBEDMENT STONE ('B' LAYER) TO 18" (450 mm) ABOVE THE TOP OF THE CHAMBER. NOTE THAT PAVEMENT SUBBASE MAY BE A PART OF THE 'C' LAYER.	AASHTO M145 ¹ A-1, A-2.4, A-3 OR AASHTO M43 ² 3, 357, 4, 467, 5, 56, 57, 6, 67, 68, 7, 78, 8, 88, 9, 10	BEGIN COMPACTIONS AFTER 18" (450 mm) OF MATERIAL OVER THE CHAMBERS IS REACHED. COMPACT ADDITIONAL LAYERS IN 12" (300 mm) MAX LIFTS TO A MIN. 95% PROCTOR DENSITY FOR WELL GRADED MATERIAL AND 95% RELATIVE DENSITY FOR PROCESSED AGGREGATE MATERIALS.
B	EMBEDMENT STONE: FILL SURROUNDING THE CHAMBERS FROM THE FOUNDATION STONE ('A' LAYER) TO THE 'C' LAYER ABOVE.	AASHTO M43 ² 3, 357, 4, 467, 5, 56, 57	NO COMPACTION REQUIRED.
A	FOUNDATION STONE: FILL BELOW CHAMBERS FROM THE SUBGRADE UP TO THE FOOT (BOTTOM) OF THE CHAMBER.	AASHTO M43 ² 3, 357, 4, 467, 5, 56, 57	PLATE COMPACT OR ROLL TO ACHIEVE A FLAT SURFACE. ^{2,3}

- PLEASE NOTE:
- THE LISTED AASHTO DESIGNATIONS ARE FOR GRADATIONS ONLY. THE STONE MUST ALSO BE CLEAN, CRUSHED, ANGULAR. FOR EXAMPLE, A SPECIFICATION FOR #4 STONE WOULD STATE: "CLEAN, CRUSHED, ANGULAR NO. 4 (AASHTO M43) STONE".
 - STORMTECH COMPACTION REQUIREMENTS ARE MET FOR 'A' LOCATION MATERIALS WHEN PLACED AND COMPACTED IN 9" (230 mm) (MAX) LIFTS USING TWO FULL COVERSAGES WITH A VIBRATORY COMPACTOR.
 - WHERE INFILTRATION SURFACES MAY BE COMPROMISED BY COMPACTION, FOR STANDARD DESIGN LOAD CONDITIONS, A FLAT SURFACE MAY BE ACHIEVED BY RAKING OR DRAGGING WITHOUT COMPACTION EQUIPMENT. FOR SPECIAL LOAD DESIGNS, CONTACT STORMTECH FOR COMPACTION REQUIREMENTS.
 - ONCE LAYER 'C' IS PLACED, ANY SOIL/MATERIAL CAN BE PLACED IN LAYER 'D' UP TO THE FINISHED GRADE. MOST PAVEMENT SUBBASE SOILS CAN BE USED TO REPLACE THE MATERIAL REQUIREMENTS OF LAYER 'C' OR 'D' AT THE SITE DESIGN ENGINEER'S DISCRETION.
 - WHERE RECYCLED CONCRETE AGGREGATE IS USED IN LAYERS 'A' OR 'B' THE MATERIAL SHOULD ALSO MEET THE ACCEPTABILITY CRITERIA OUTLINED IN TECHNICAL NOTE 6.20 "RECYCLED CONCRETE STRUCTURAL BACKFILL".



NOTES:

- CHAMBERS SHALL MEET THE REQUIREMENTS OF ASTM F2418, "STANDARD SPECIFICATION FOR POLYPROPYLENE (PP) CORRUGATED WALL STORMWATER COLLECTION CHAMBERS" CHAMBER CLASSIFICATION 45x76 DESIGNATION SS.
- MC-3500 CHAMBERS SHALL BE DESIGNED IN ACCORDANCE WITH ASTM F2787, "STANDARD PRACTICE FOR STRUCTURAL DESIGN OF THERMOPLASTIC CORRUGATED WALL STORMWATER COLLECTION CHAMBERS".
- THE SITE DESIGN ENGINEER IS RESPONSIBLE FOR ASSESSING THE BEARING RESISTANCE (ALLOWABLE BEARING CAPACITY) OF THE SUBGRADE SOILS AND THE DEPTH OF FOUNDATION STONE WITH CONSIDERATION FOR THE RANGE OF EXPECTED SOIL MOISTURE CONDITIONS.
- PERIMETER STONE MUST BE EXTENDED HORIZONTALLY TO THE EXCAVATION WALL FOR BOTH VERTICAL AND SLOPED EXCAVATION WALLS.
- REQUIREMENTS FOR HANDLING AND INSTALLATION:
 - TO MAINTAIN THE WIDTH OF CHAMBERS DURING SHIPPING AND HANDLING, CHAMBERS SHALL HAVE INTEGRAL, INTERLOCKING STACKING LUGS.
 - TO ENSURE A SECURE JOINT DURING INSTALLATION AND BACKFILL, THE HEIGHT OF THE CHAMBER JOINT SHALL NOT BE LESS THAN 3".
 - TO ENSURE THE INTEGRITY OF THE ARCH SHAPE DURING INSTALLATION, a) THE ARCH STIFFNESS CONSTANT AS DEFINED IN SECTION 6.2.8 OF ASTM F2418 SHALL BE GREATER THAN OR EQUAL TO 500 LBS/FT³. AND b) TO RESIST CHAMBER DEFORMATION DURING INSTALLATION AT ELEVATED TEMPERATURES (ABOVE 73° F / 23° C), CHAMBERS SHALL BE PRODUCED FROM REFLECTIVE GOLD OR YELLOW COLORS.

MC-3500 CROSS SECTION DETAIL

OWNER:
EAGLE 11 LLC.

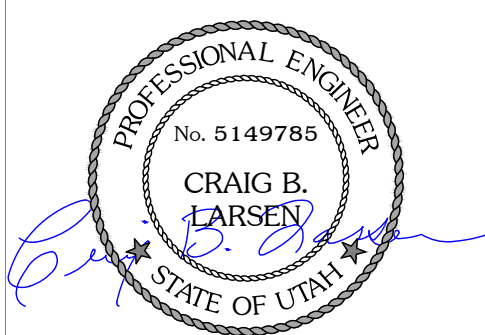
DRIVE THRU
AT
RANCHES
CROSSING

CLEAR ROCK RD.

SECTION 20, TOWNSHIP 5
SOUTH, RANGE 1 WEST
EAGLE MOUNTAIN,
UTAH COUNTY, UTAH

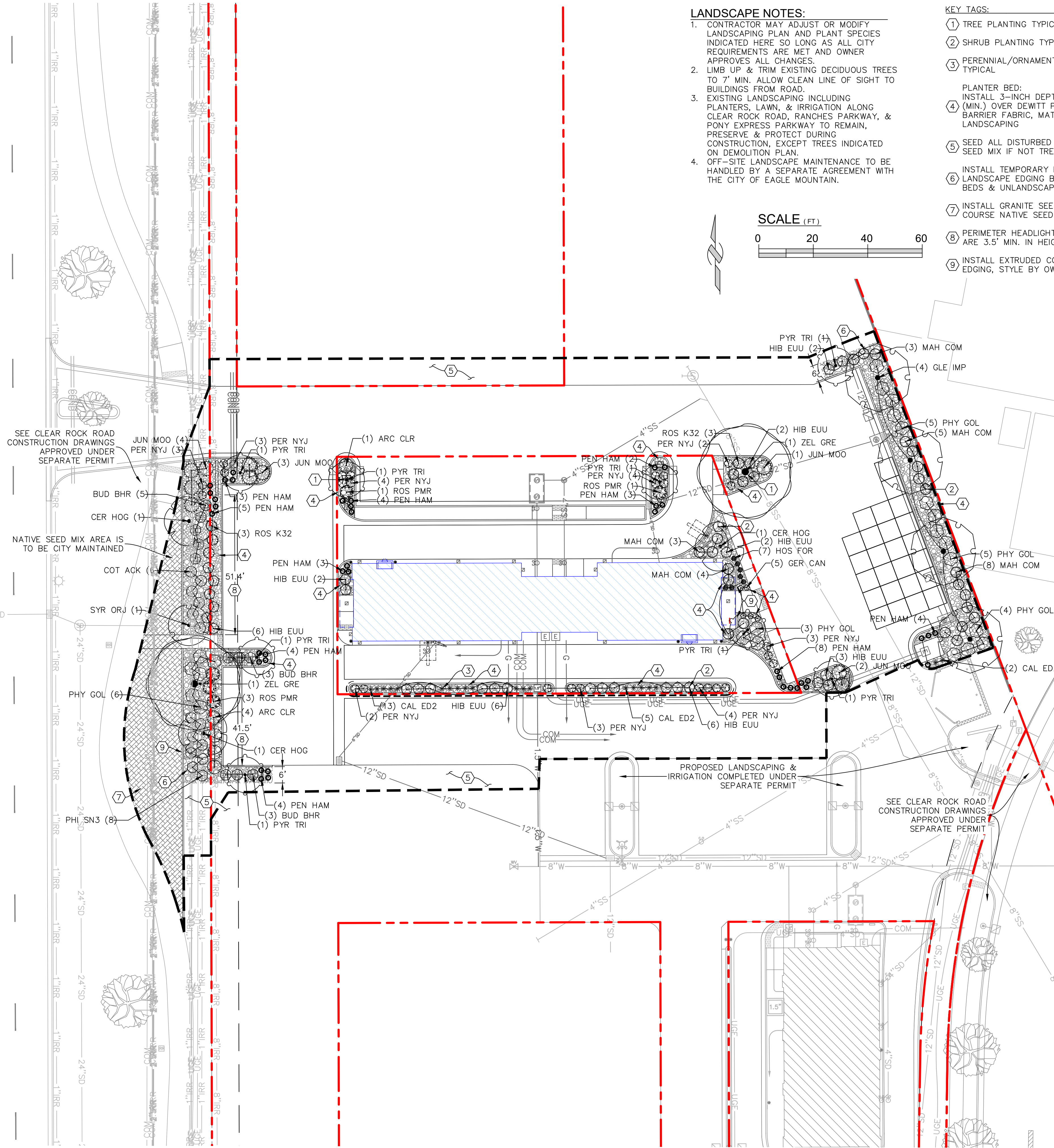
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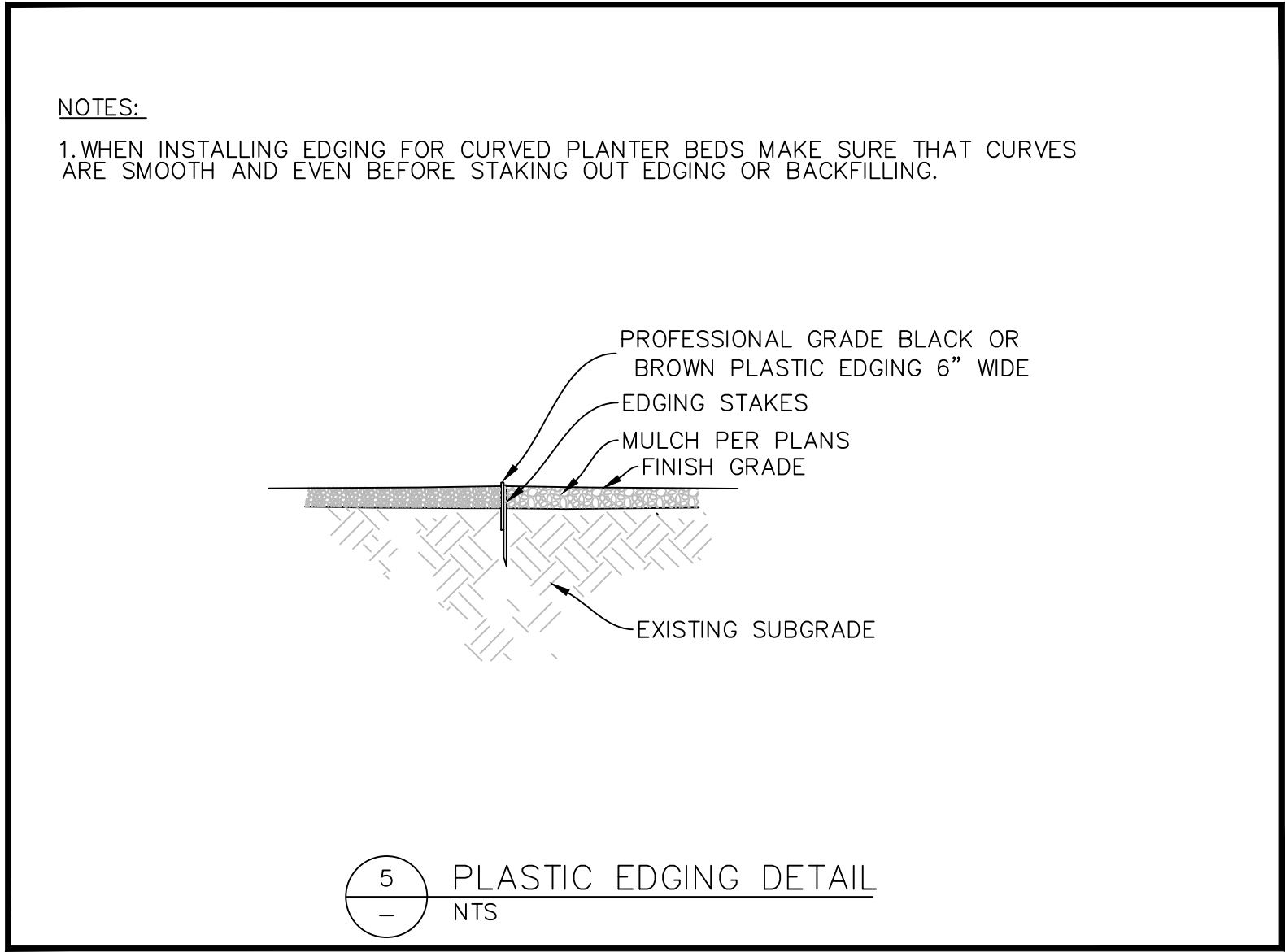
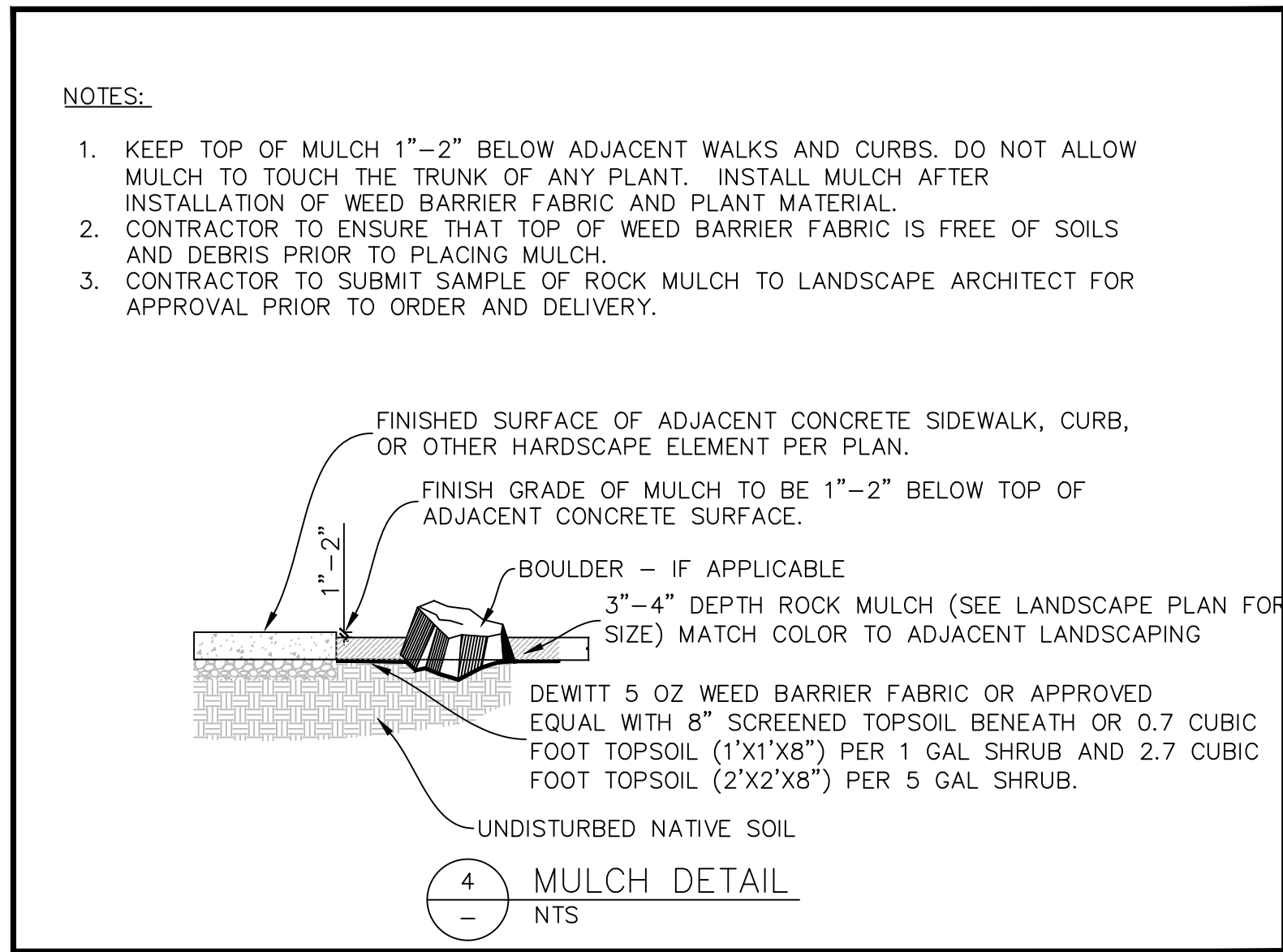
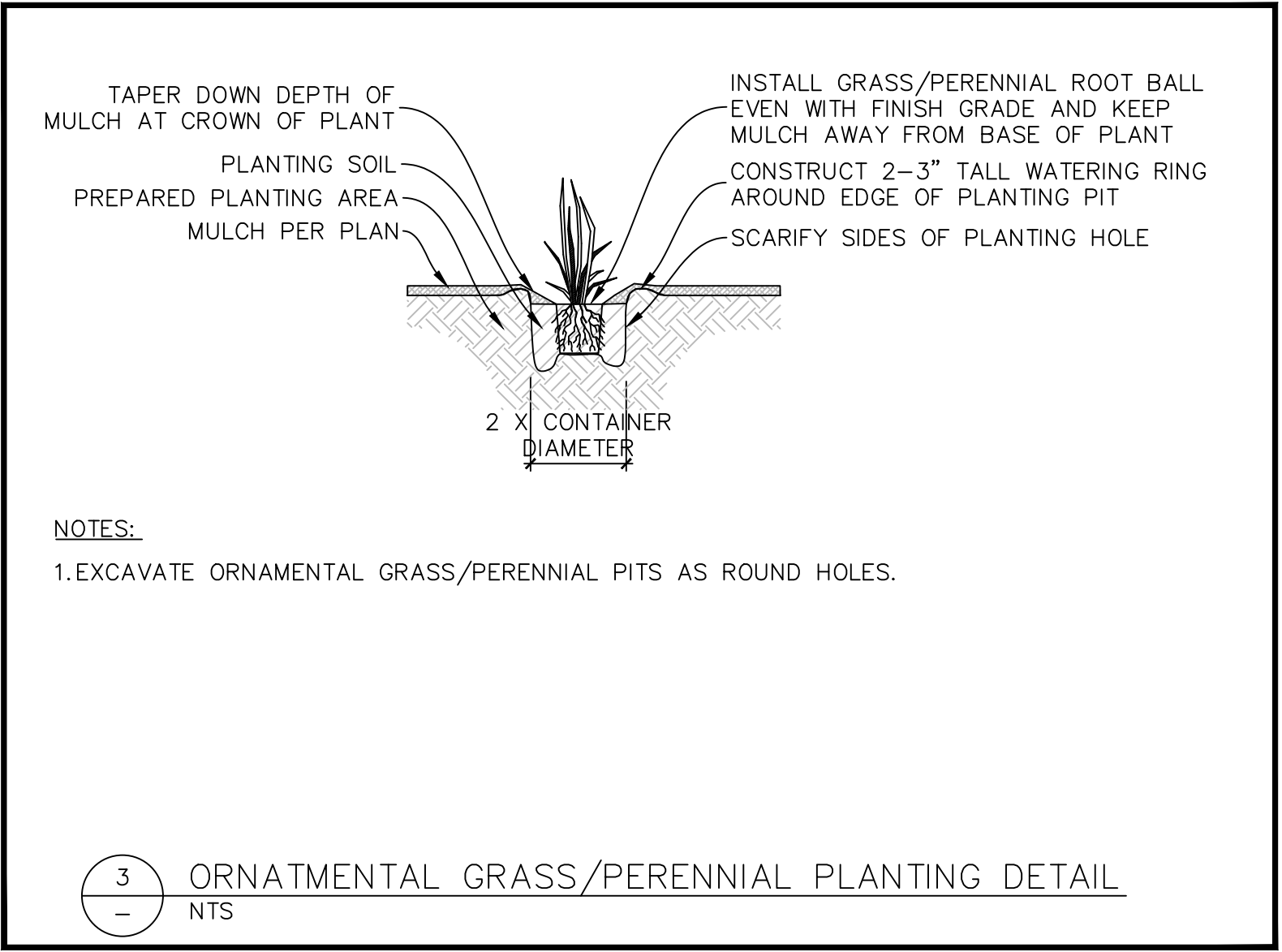
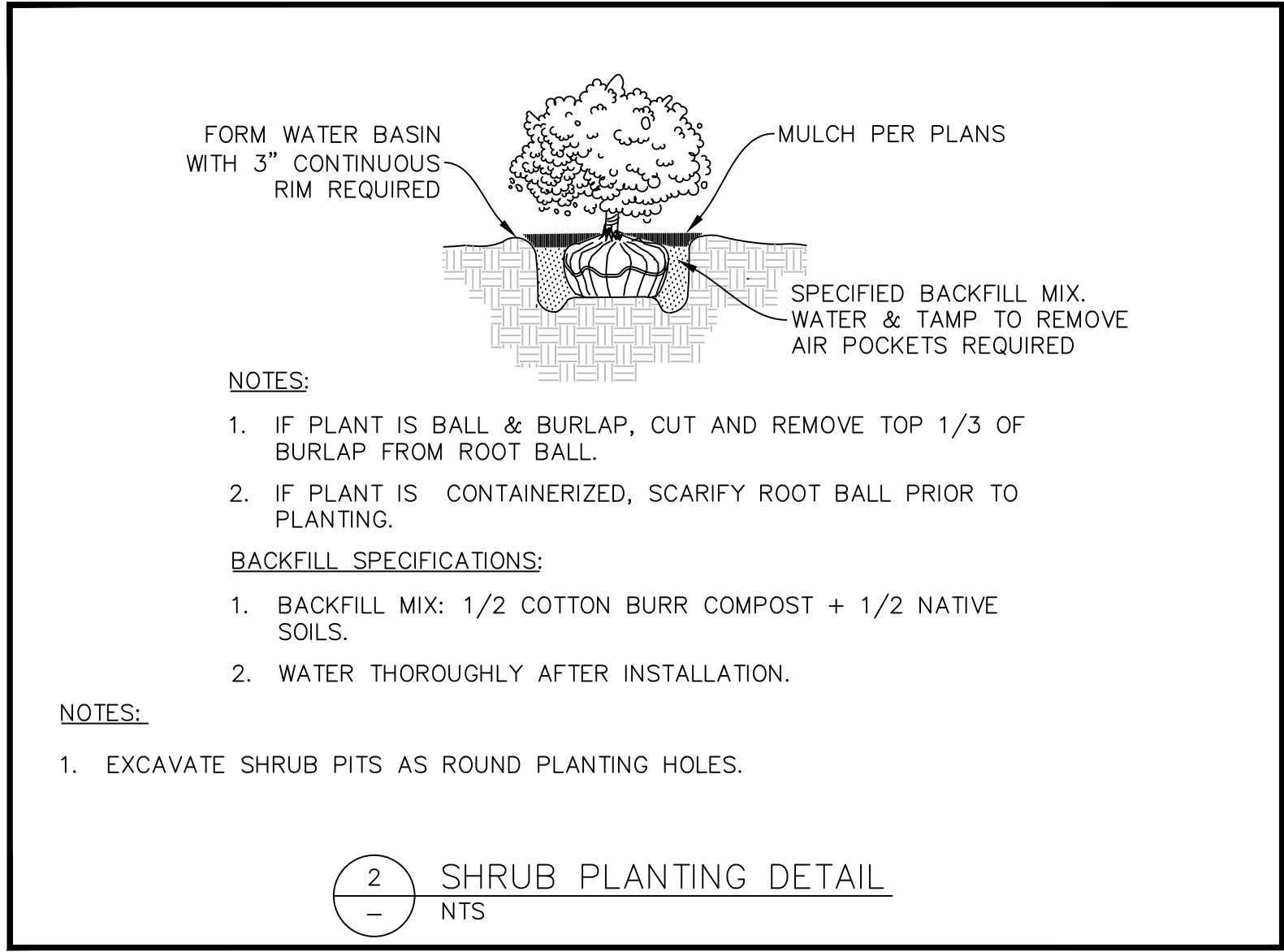
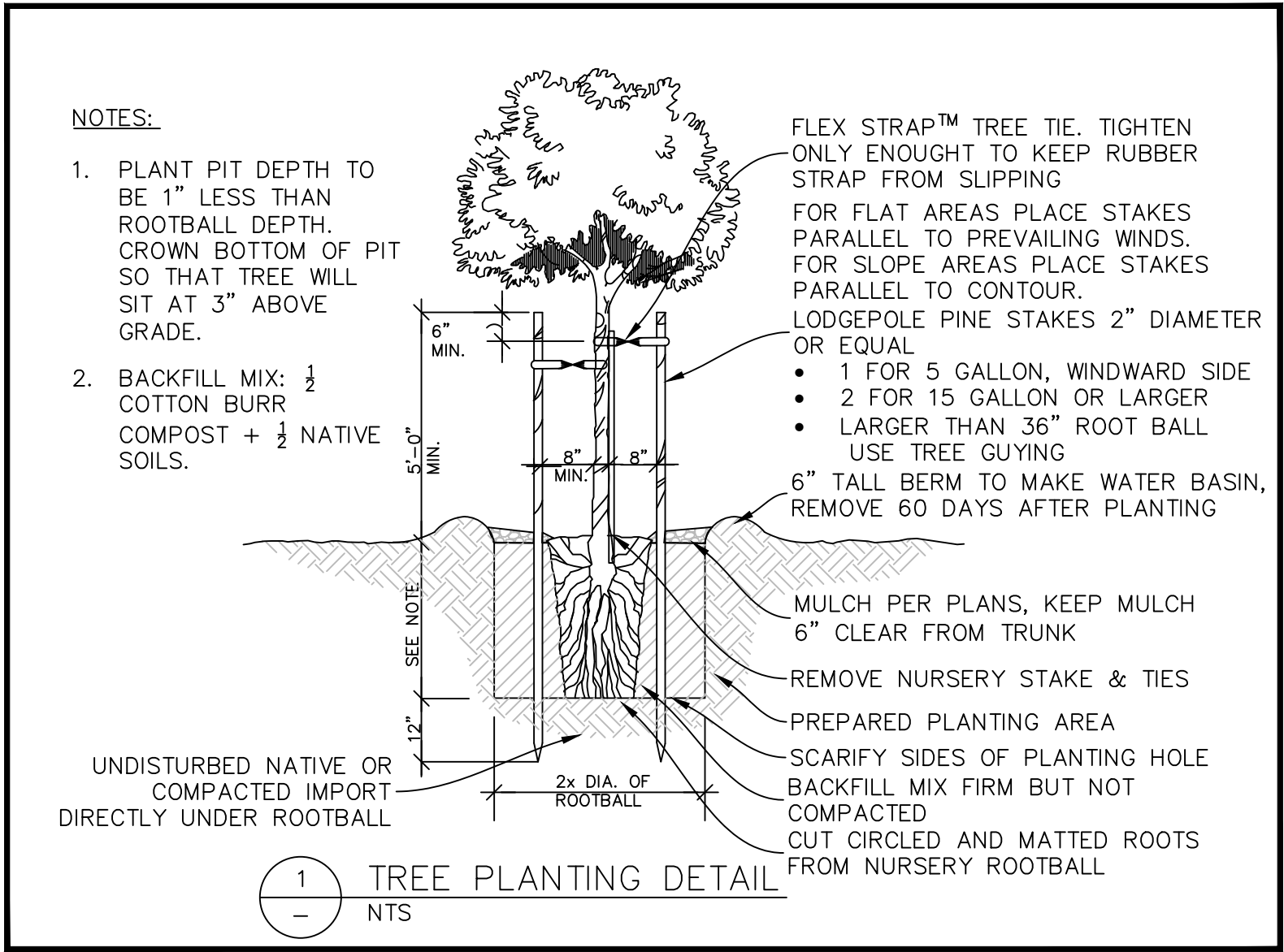
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DESIGN BY: **CBL**
ORIG. ISSUE DATE: **MAR. 20, 2024**



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CIVIL
DETAILS
C504





Ranches at Eagle Mountain Native Mix

Native Mix – 19.5% Crested wheatgrass (*Agropyron cristatum*)
19.5% Intermediate wheatgrass (*Agropyron intermedium*)
19.5% Western Wheatgrass (*Agropyron smithii*)
19.5% Slender wheatgrass (*Agropyron trachycaulum*)
9.75% Bluebunch wheatgrass (*Agropyron spicatum*)
5% Hard fescue (*Festuca longifolia*)
3.6% Sheep fescue (*Festuca ovina*)
3.6% Sandberg bluegrass (*Poa sandbergii*)

PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	QTY	REMARKS
TREES							
	SYR ORJ	<i>Syringa reticulata</i> 'Summer Storm'	Summer Storm Japanese Tree Lilac	1.5" Cal.	B&B	1	
DROUGHT TOLERANT TREES							
	CER HOG	<i>Cercis canadensis</i> 'Hearts of Gold' 10' Tall	Hearts of Gold Eastern Redbud	1.5" Cal.	B&B	3	10' Tall
	GLE IMP	<i>Gleditsia tricanthos inermis</i> 'Impcole' 30'-40' Tall	Imperial Honeylocust	1.5" Cal.	B&B	4	30'-40' Tall
	PYR TRI	<i>Pyrus calleryana</i> 'Trinity' 25'-30' Tall	Trinity Flowering Pear	1.5" Cal.	B&B	8	25'-30' Tall
	ZEL GRE	<i>Zelkova serrata</i> 'Green Vase' 60'-80' Tall	Green Vase Sawleaf Zelkova	1.5" Cal.	B&B	2	60'-80' Tall
DROUGHT TOLERANT GRASSES							
	CAL ED2	<i>Calamagrostis x acutiflora</i> 'Eldorado' 3'-4' Tall	Eldorado Feather Reed Grass	1 gal.	Pot	20	3'-4' Tall
	PEN HAM	<i>Pennisetum alopecuroides</i> 'Hamelni' 18"-30" Tall	Hamelni Fountain Grass	1 gal.	Pot	40	18"-30" Tall
DROUGHT TOLERANT PERENNIALS							
	GER CAN	<i>Geranium x cantabrigiense</i> 'Biokovo' 6"-12" Tall	Biokovo Cranesbill	1 gal.	Pot	5	6"-12" Tall
DROUGHT TOLERANT SHRUBS							
	ARC CLR	<i>Arctostaphylos x coloradensis</i> 10'-24" Tall	Mock Bearberry Manzanita	3 gal.	Pot	5	10'-24" Tall
	BUD BHR	<i>Buddleja davidii</i> 'TOBUD1202' 3.5'-4' Tall	Buzz™ Hot Raspberry Butterfly Bush	5 gal.	Pot	11	3.5'-4' Tall
	COT ACK	<i>Cotinus coggygria</i> 'COTSIDH5' TM 3.5'-4' Tall	Velveteeny Smoke Tree	3 gal.	Pot	6	3.5'-4' Tall
	HIB EUU	<i>Hibiscus syriacus</i> 'SHIMRV24' TM 3.5'-4' Tall	Lil' Kim Violet Rose of Sharon	2 gal.	Pot	29	3.5'-4' Tall
	JUN MOO	<i>Juniperus sabina</i> 'Monard' TM 6"-12" Tall	Moor-Dense Juniper	5 gal.	Pot	10	6"-12" Tall
	MAH COM	<i>Mahonia aquifolium</i> 'Compacta' 2'-3' Tall	Compact Oregon Grape	5 gal.	Pot	23	2'-3' Tall
	PER NYJ	<i>Perovskia atriplicifolia</i> 'Blue Jean Baby' 2'-3' Tall	Blue Jean Baby Russian Sage	1 gal.	Pot	27	2'-3' Tall
	PHI SN3	<i>Philadelphus x 'Snowbelle'</i> 3.5'-4' Tall	Snowbelle Mock Orange	3 gal.	Pot	8	3.5'-4' Tall
	PHY GOL	<i>Physocarpus opulifolius</i> 'Golden Nugget' 3.5'-6' Tall	Golden Nugget Ninebark	5 gal.	Pot	23	3.5'-6' Tall
	ROS K32	<i>Rosa x 'Radsunny'</i> TM 3'-4' Tall	Sunny Knock Out Yellow Rose	5 gal.	Pot	6	3'-4' Tall
	ROS PMR	<i>Rosa x 'WEKphom'</i> TM 2'-3' Tall	Pink Home Run Rose	5 gal.	Pot	5	2'-3' Tall
PERENNIALS/GROUND COVER							
	HOS FOR	<i>Hosta fortunei</i> 'Aureomarginata' 24" Tall	Gold Crown Hosta	1 gal.	Pot	7	24" Tall
GROUND COVERS							
	NAT SED	Native Seed Mix	Ranches Golf Course Native Seed Mix	---		1,938 sf	
	ROC MUL	Rock Mulch	1"-2" Charcoal Grey Rock Mulch 3" Depth	---		4,871 sf	

OWNER:
EAGLE 11 LLC.

DRIVE THRU
AT
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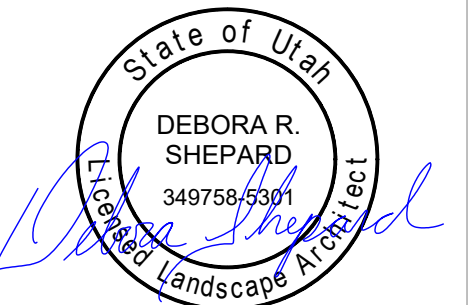
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SECTION 20, TOWNSHIP 5
SOUTH, RANGE 1 WEST
EAGLE MOUNTAIN,
UTAH COUNTY, UTAH



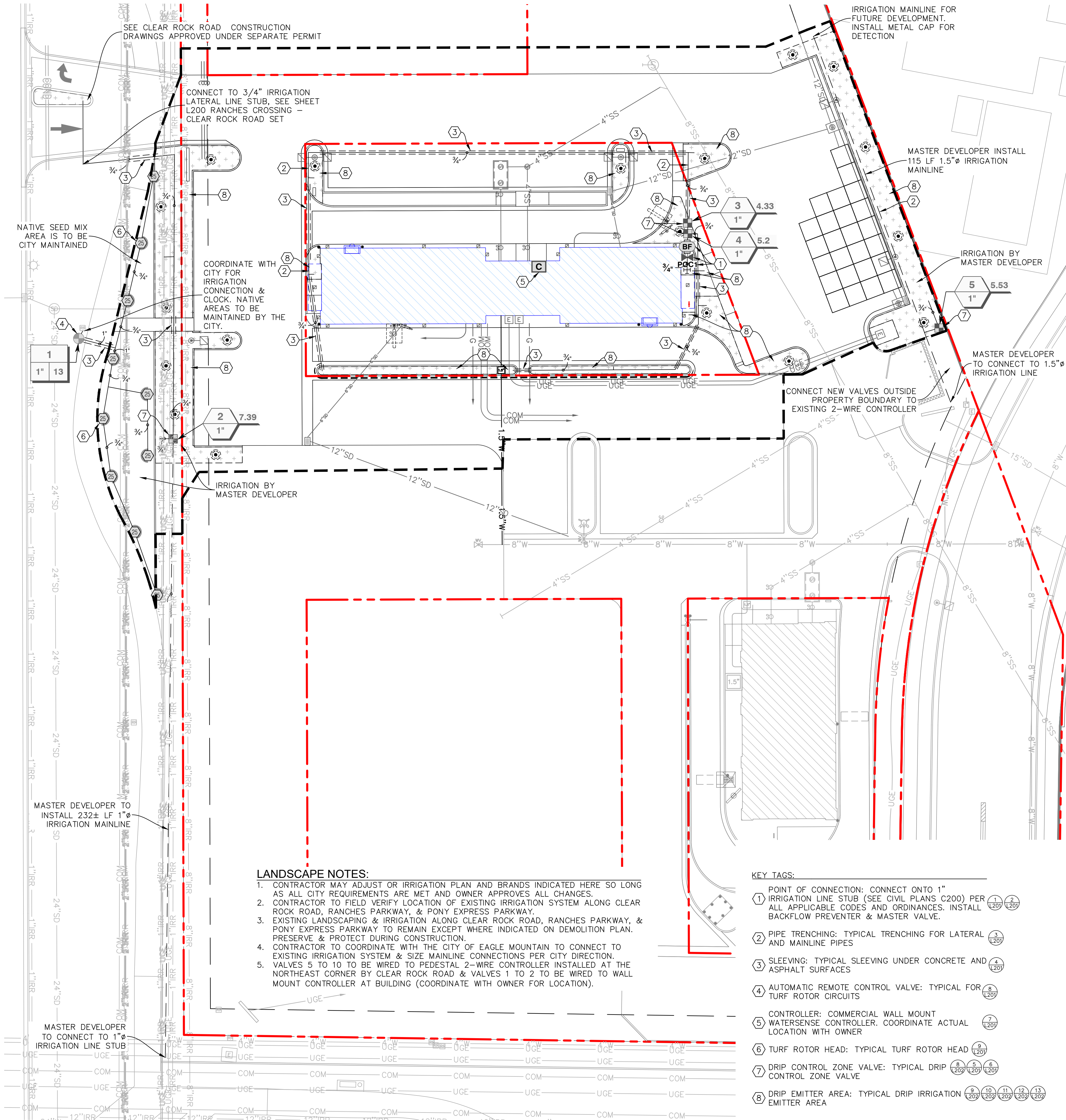
Rev.	Date	Comment
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B	06.03.24	CITY COMMENTS

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ORIG. ISSUE DATE: MAR. 20, 2024

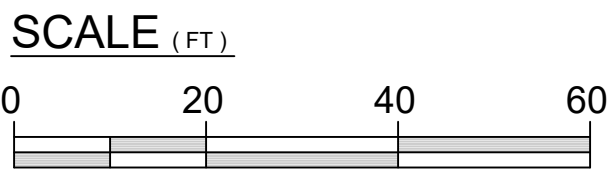


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LANDSCAPE
DETAILS
L101

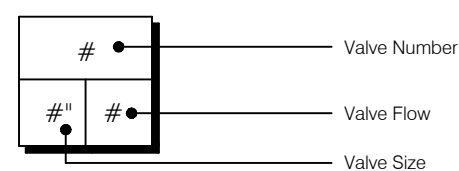


LEGEND	
SD	SD
SS	SS
W	W
OHE	OHE
UGE	UGE
COM	COM
G	G
COND	COND



IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	PSI	GPM	RADIUS
	Rain Bird 3504-PC 4.0 Turf Rotor, 4.0" Pop-Up. Adjustable and Full Circle.	4	45	4.13	35'
	Rain Bird 5006-PL-PC-SAM-R-NP-MPR 25 Turf Rotor, 6in. Pop-Up, Plastic Riser, with Flow Shut-Off Device. Matched Precipitation Rotor (MPR Nozzle), Arc and Radius as per Symbol. 25 ft=red, 30 ft=green, 35ft=beige. With Check Valve, In-Stem Pressure Regulator, and Non Potable Purple Cap.	10	25		23'
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY			
	Rain Bird XCZ-100-PRB-COM 1" Wide Flow Drip Control Kit for Commercial Applications. 1" Ball Valve with 1" PESB Valve and 1" Pressure Regulating 40psi Quick-Check Basket Filter. 0.3gpm to 20gpm.	4			
	Drip Emitter .9 GPH @ 12" O.C. APPROX. 20 L.F. OF TUBING PER TREE RAINBIRD XFD BROWN DRIPLINE TUBING WITH IN-LINE EMITTER 18" AND 36" FROM TREE BASE, SEE DETAIL	18			
	Area to Receive Drip Emitters Rain Bird XB-PC Single Outlet, Pressure Compensating Drip Emitters. Flow rates of 0.5gph=blue, 1.0gph=black, and 2.0gph=red. Comes with a self-piercing barb inlet x barb outlet. Emitter Notes: 2.0 GPH emitters (2 assigned to each 1 gal. plant) 2.0 GPH emitters (3 assigned to each 5 gal. plant) 2.0 GPH emitters (2 assigned to each 2 gal. plant) 2.0 GPH emitters (2 assigned to each 3 gal. plant) 2.0 GPH emitters (3 assigned to each 1.5" Cal. plant)	4,958 s.f.			
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY			
	Rain Bird PEB-PRS-D 1" 1", 1-1/2", 2" Plastic Industrial Valves. Low Flow Operating Capability, Globe Configuration. With Pressure Regulator Module.	1			
	Zurn Wilkins 720A 1" Reduced Pressure Backflow preventer, install per WaterPro requirements	1			
	Rain Bird ESP8LXMEF 8 Station WaterSense Commercial Controller. Wall mount, Flow sensing	1			
	Point of Connection 1"	1			
—————	Irrigation Lateral Line: PVC Schedule 40 3/4"	839.4 l.f.			
—————	Irrigation Lateral Line: PVC Schedule 40 1"	92.9 l.f.			
—————	Irrigation Mainline: PVC Schedule 40	386.4 l.f.			
—————	Irrigation Mainline: PVC Schedule 40 3/4"	17.6 l.f.			
=====	Pipe Sleeve: PVC Class 200 SDR 21	274.6 l.f.			



LANDSCAPE NOTES:

- CONTRACTOR MAY ADJUST OR IRRIGATION PLAN AND BRANDS INDICATED HERE SO LONG AS ALL CITY REQUIREMENTS ARE MET AND OWNER APPROVES ALL CHANGES.
- CONTRACTOR TO FIELD VERIFY LOCATION OF EXISTING IRRIGATION SYSTEM ALONG CLEAR ROCK ROAD, RANCHES PARKWAY, & PONY EXPRESS PARKWAY.
- EXISTING LANDSCAPING & IRRIGATION ALONG CLEAR ROCK ROAD, RANCHES PARKWAY, & PONY EXPRESS PARKWAY TO REMAIN EXCEPT WHERE INDICATED ON DEMOLITION PLAN. PRESERVE & PROTECT DURING CONSTRUCTION.
- CONTRACTOR TO COORDINATE WITH THE CITY OF EAGLE MOUNTAIN TO CONNECT TO EXISTING IRRIGATION SYSTEM & SIZE MAINLINE CONNECTIONS PER CITY DIRECTION.
- VALVES 5 TO 10 TO BE WIRED TO PEDESTAL 2-WIRE CONTROLLER INSTALLED AT THE NORTHEAST CORNER BY CLEAR ROCK ROAD & VALVES 1 TO 2 TO BE WIRED TO WALL MOUNT CONTROLLER AT BUILDING (COORDINATE WITH OWNER FOR LOCATION).

KEY TAGS:

- POINT OF CONNECTION: CONNECT ONTO 1" IRRIGATION LINE STUB (SEE CIVIL PLANS C200) PER ALL APPLICABLE CODES AND ORDINANCES. INSTALL BACKFLOW PREVENTER & MASTER VALVE.
- PIPE TRENCHING: TYPICAL TRENCHING FOR LATERAL AND MAINLINE PIPES
- SLEEVING: TYPICAL SLEEVING UNDER CONCRETE AND ASPHALT SURFACES
- AUTOMATIC REMOTE CONTROL VALVE: TYPICAL FOR TURF ROTOR CIRCUITS
- CONTROLLER: COMMERCIAL WALL MOUNT WATERSENSE CONTROLLER. COORDINATE ACTUAL LOCATION WITH OWNER
- TURF ROTOR HEAD: TYPICAL TURF ROTOR HEAD
- DRIP CONTROL ZONE VALVE: TYPICAL DRIP CONTROL ZONE VALVE
- DRIP EMITTER AREA: TYPICAL DRIP IRRIGATION EMITTER AREA

OWNER:
EAGLE 11 LLC.

DRIVE THRU
AT
RANCHES
CROSSING

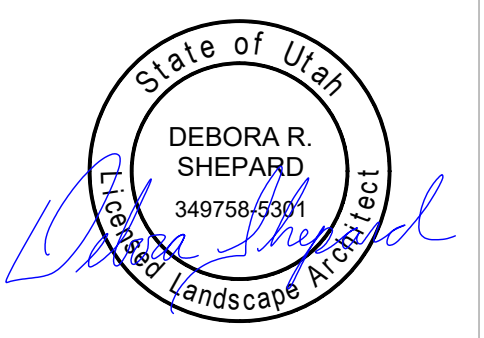
CLEAR ROCK RD.

SECTION 20, TOWNSHIP 5
SOUTH, RANGE 1 WEST
EAGLE MOUNTAIN,
UTAH COUNTY, UTAH



Rev.	Date	Comment
A	05.17.24	CITY COMMENTS
B	06.03.24	CITY COMMENTS

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ORIG. ISSUE DATE: MAR. 20, 2024

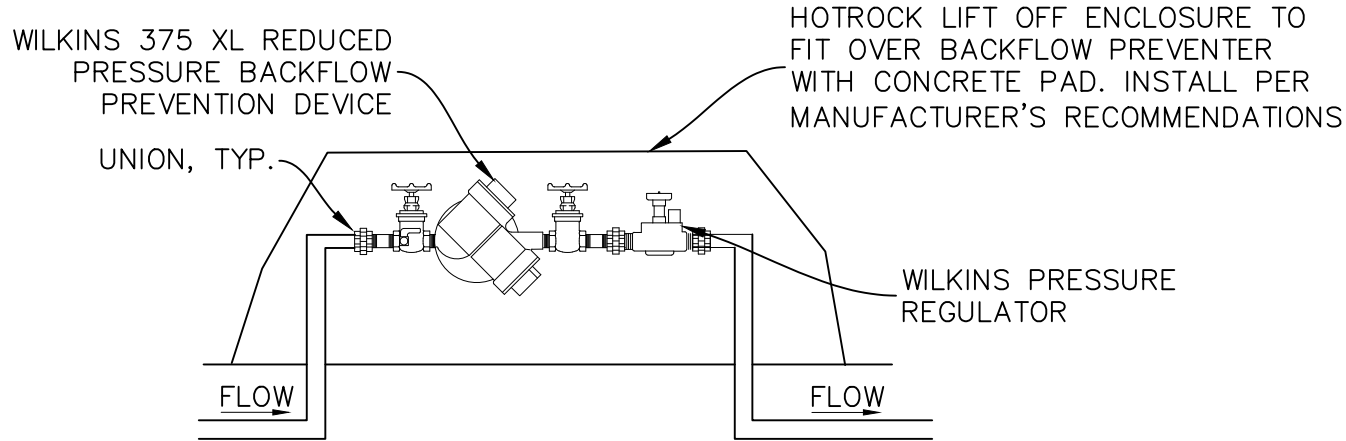


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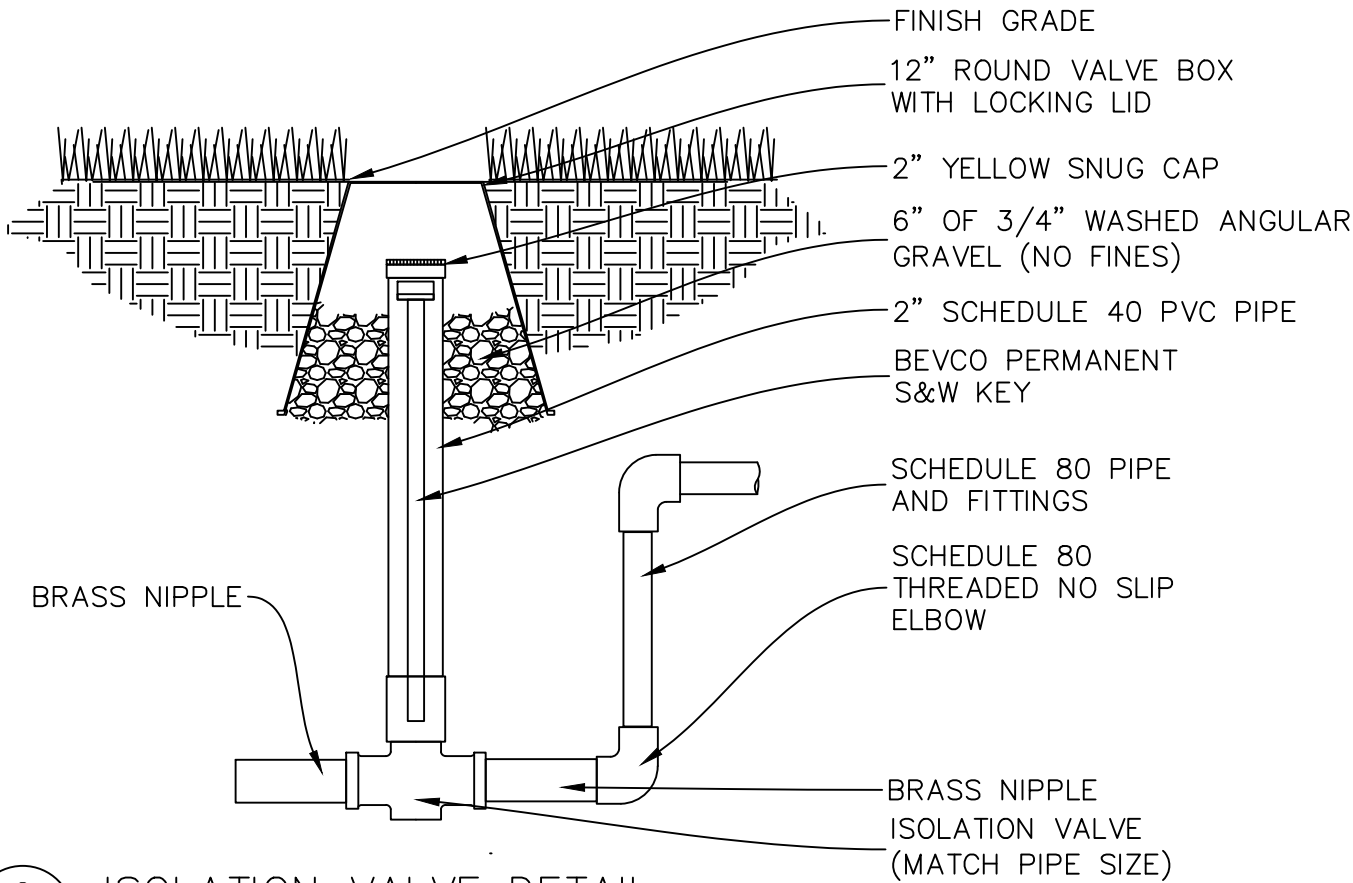
IRRIGATION
PLAN
L200

NOTES:

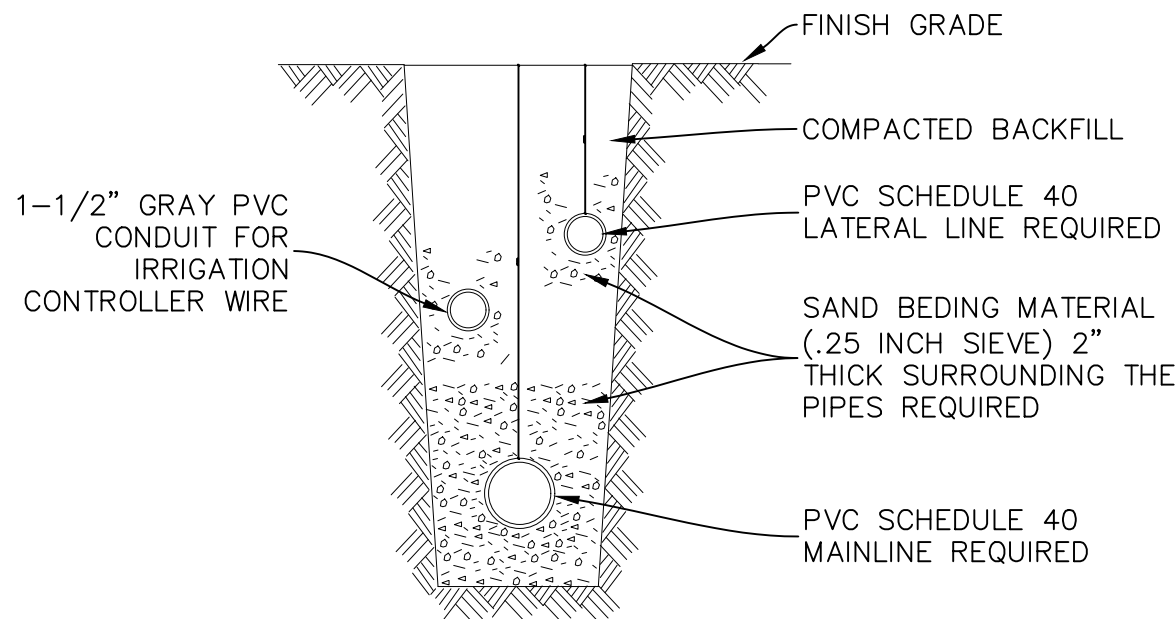
1. INSTALL PER MANUFACTURERS RECOMMENDATIONS.
2. WHEREVER AN IRON BASED MATERIAL ADJOINS A BRASS BASED MATERIAL A DIELECTRIC UNION IS REQUIRED. SIZE AS NECESSARY.
3. WRAP ALL THREADS WITH TEFLON TAPE. 1 1/2 TO 2 WRAPS MAXIMUM.
4. MAIN LINE PIPE SIZE SHALL BE PER PLAN, 1" MIN..



1 BACKFLOW DETAIL
NTS



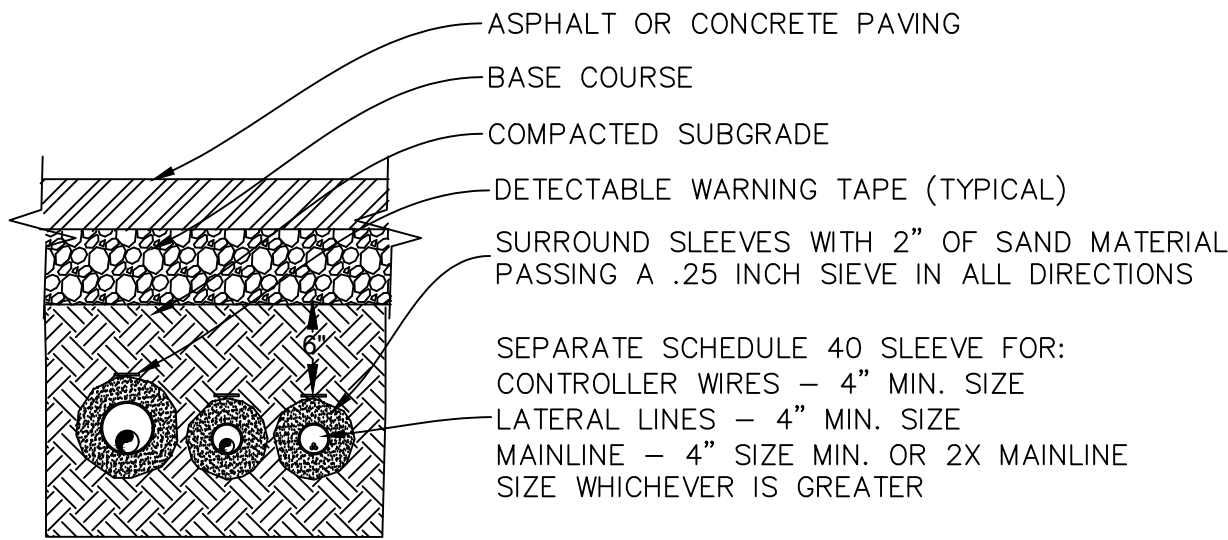
2 ISOLATION VALVE DETAIL
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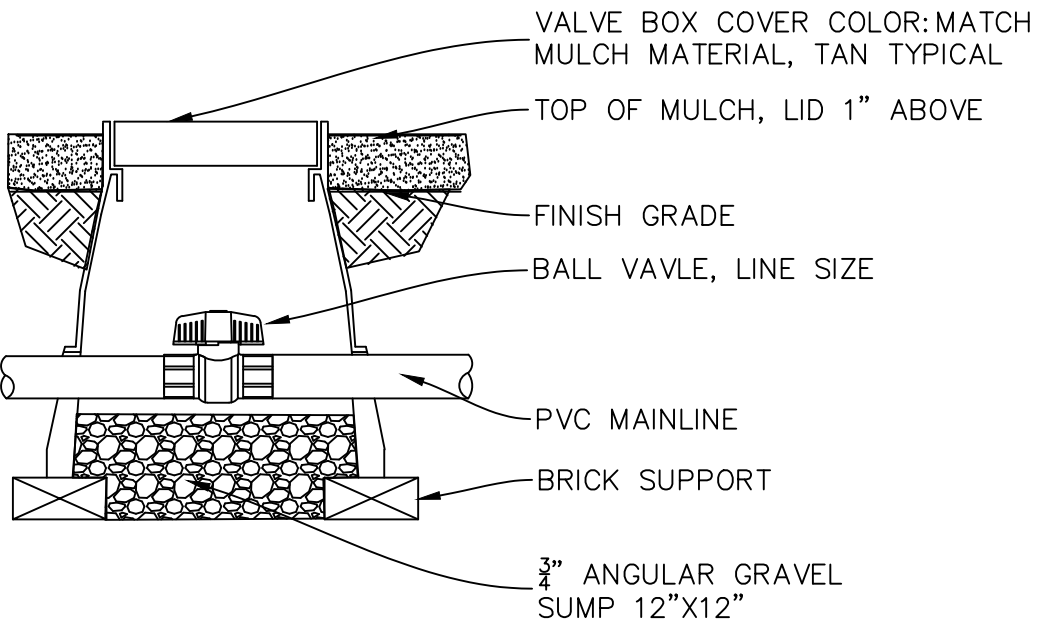
3 PIPE LAYOUT AND TRENCHING DETAIL
NTS

NOTES:

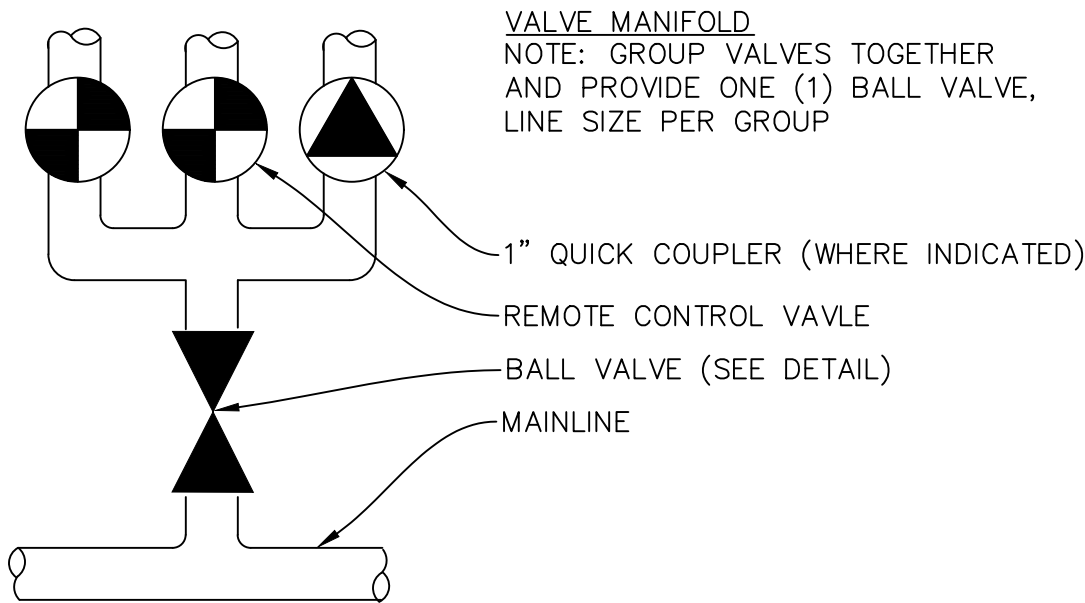
1. WHEN MULTIPLE PIPES OCCUR IN ONE TRENCH ADD MULTIPLE SLEEVES.
2. WIRES SHALL BE IN SEPARATE SLEEVE.
3. EXTEND ALL SLEEVING 8" MINIMUM BEYOND EDGE OF PAVING.



4 SLEEVING DETAIL
NTS



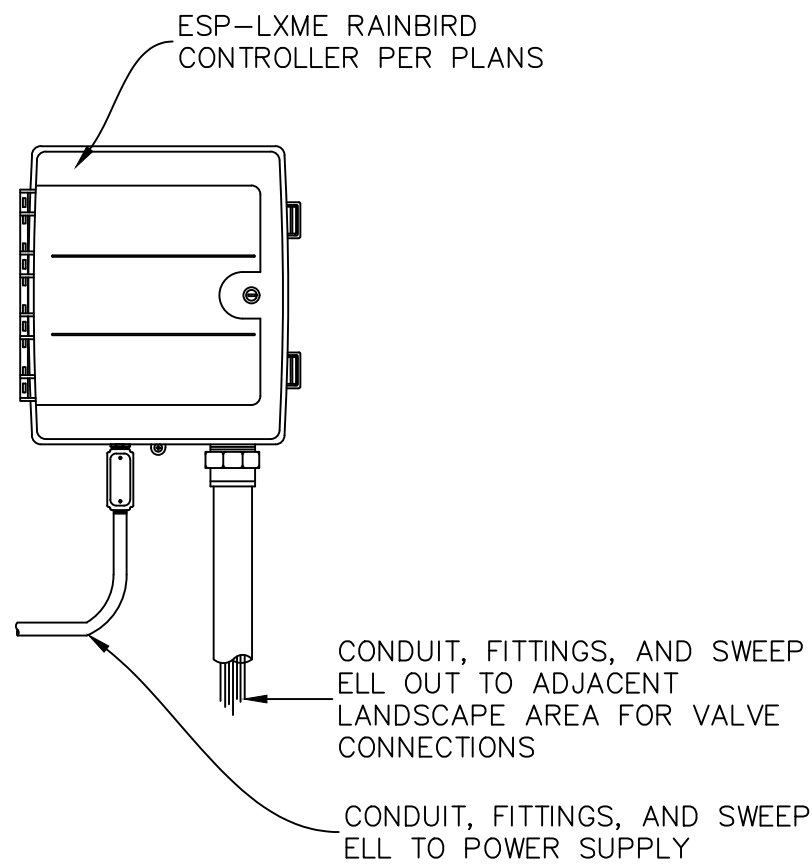
5 BALL VALVE DETAIL
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6 VALVE MANIFOLD DETAIL
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NOTES:

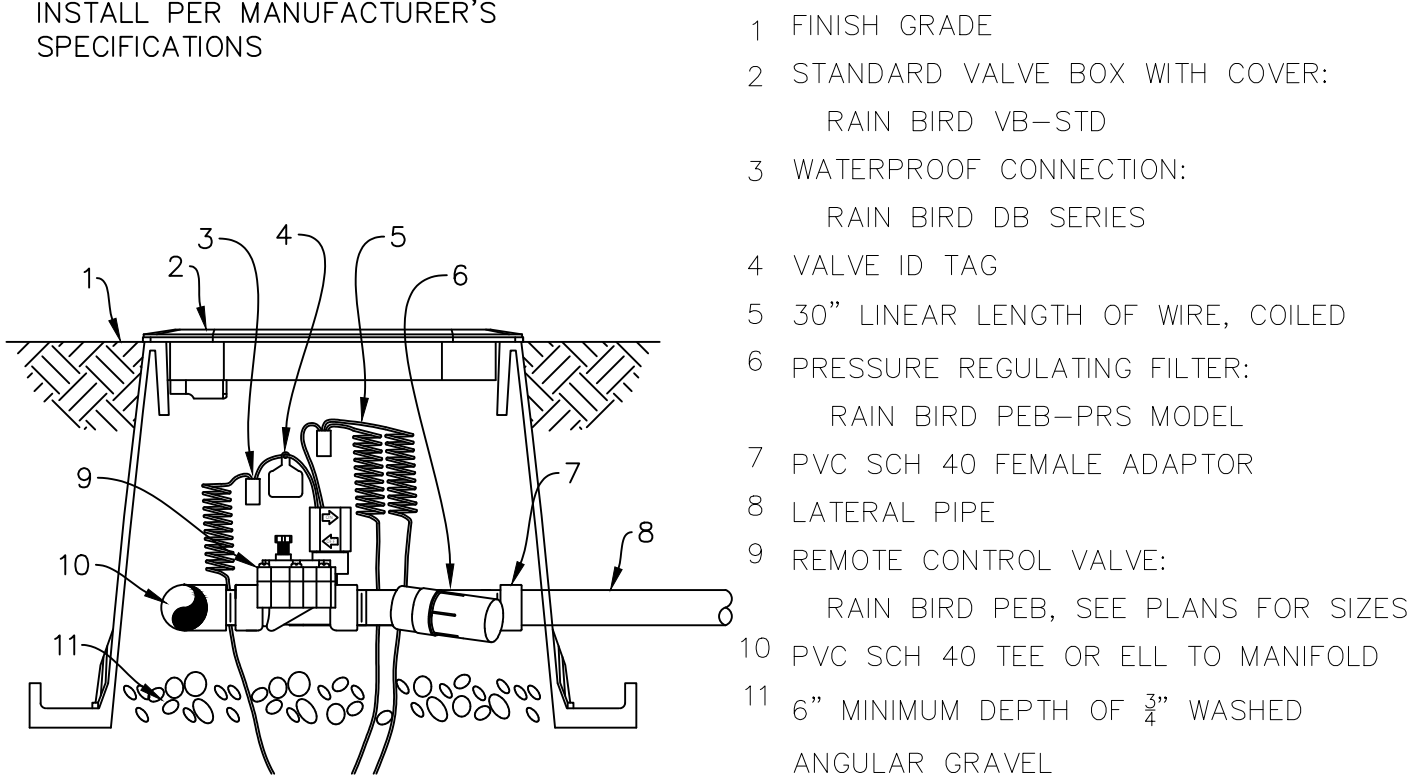
1. WALL MOUNT CONTROLLER PER MANUFACTURER'S WRITTEN INSTRUCTIONS AND IN ACCORDANCE WITH ALL LOCAL CODES. EXACT LOCATION TO BE APPROVED BY OWNER. GROUND CONTROLLER PER MANUFACTURERS RECOMMENDATION AND SPECIFICATIONS. ELECTRICAL CONTRACTOR SHALL GROUND CONTROLLER AND PROVIDE SLEEVING FROM ADJACENT LANDSCAPE AREA TO CONTROLLER LOCATION.
2. CONNECT CONTROLLER TO POWER AND VALVES.
3. LANDSCAPE CONTRACTOR TO COORDINATE WITH ELECTRICAL CONTRACTOR TO ENSURE PROPER GROUNDING OF CONTROLLER TO BUILDING GROUNDING GRID.



7 WALL MOUNT IRRIGATION CONTROLLER DETAIL
NTS

NOTES:

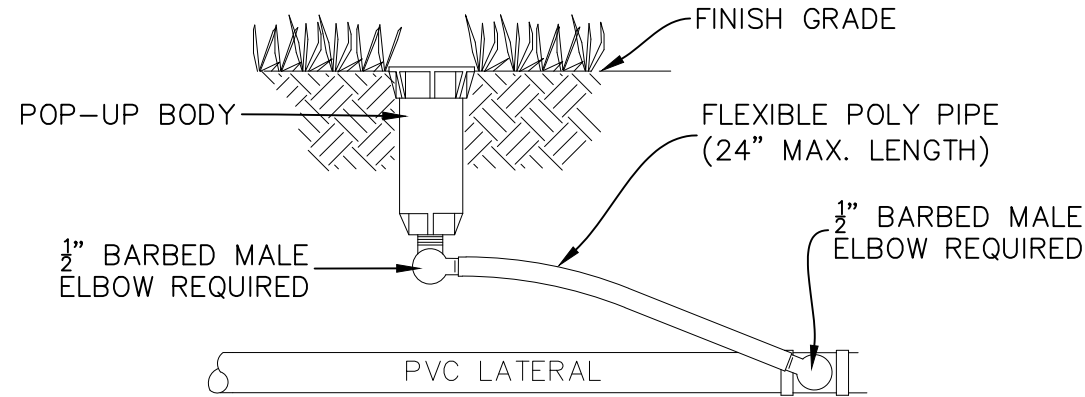
1. INSTALL PER MANUFACTURER'S SPECIFICATIONS



8 AUTOMATIC CONTROL VALVE DETAIL
NTS

NOTES:

1. INSTALL PER MANUFACTURER'S SPECIFICATIONS.
2. INSTALL 2" AWAY FROM HARDSCAPES.



9 ROTOR HEAD DETAIL
NTS

OWNER:
EAGLE 11 LLC.

APPLEBEE'S
AT
RANCHES
CROSSING

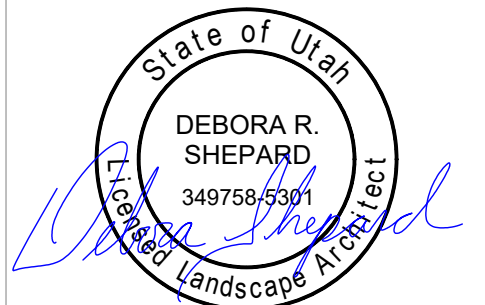
CLEAR ROCK RD.

SECTION 20, TOWNSHIP 5
SOUTH, RANGE 1 WEST
EAGLE MOUNTAIN,
UTAH COUNTY, UTAH



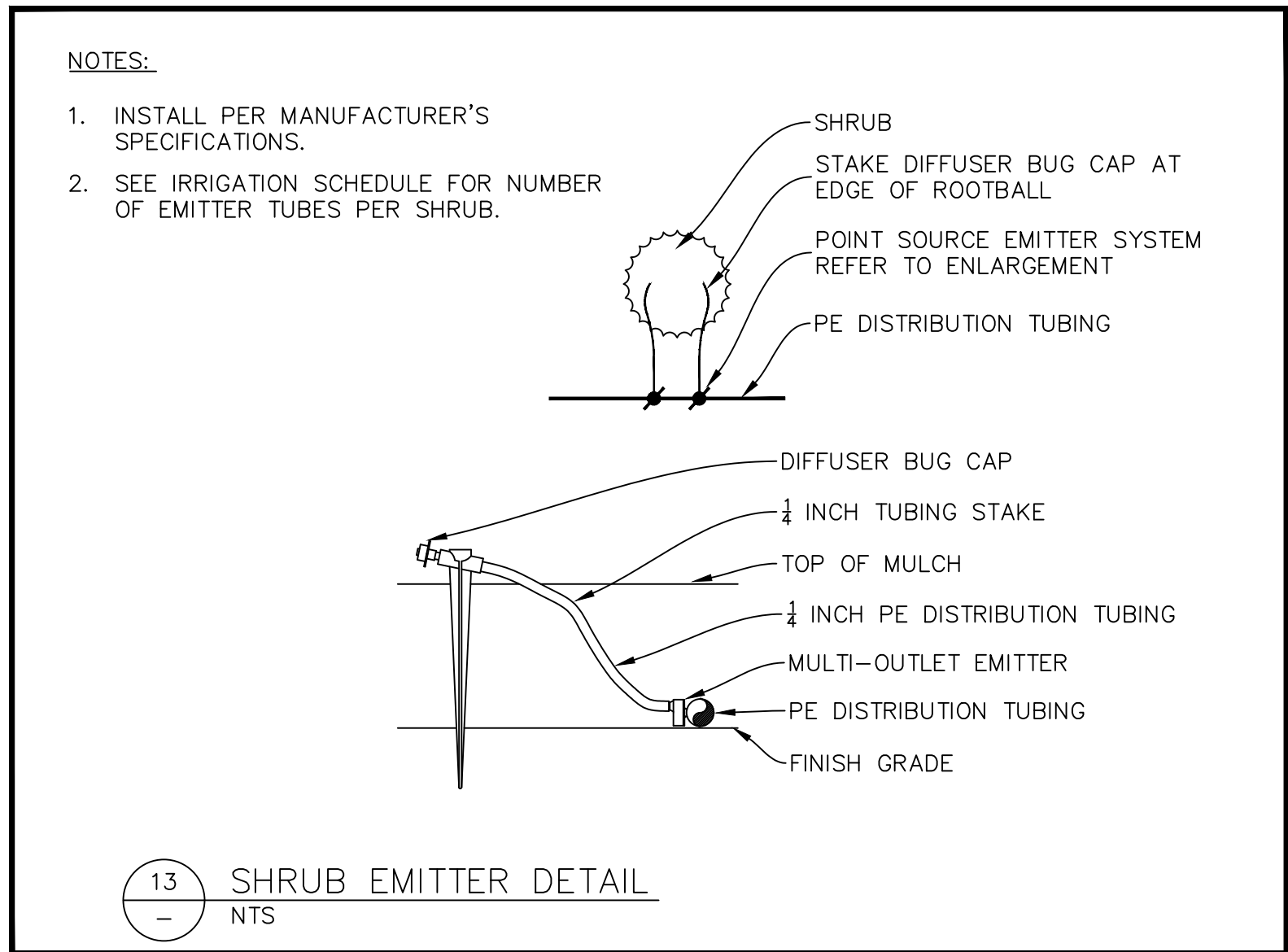
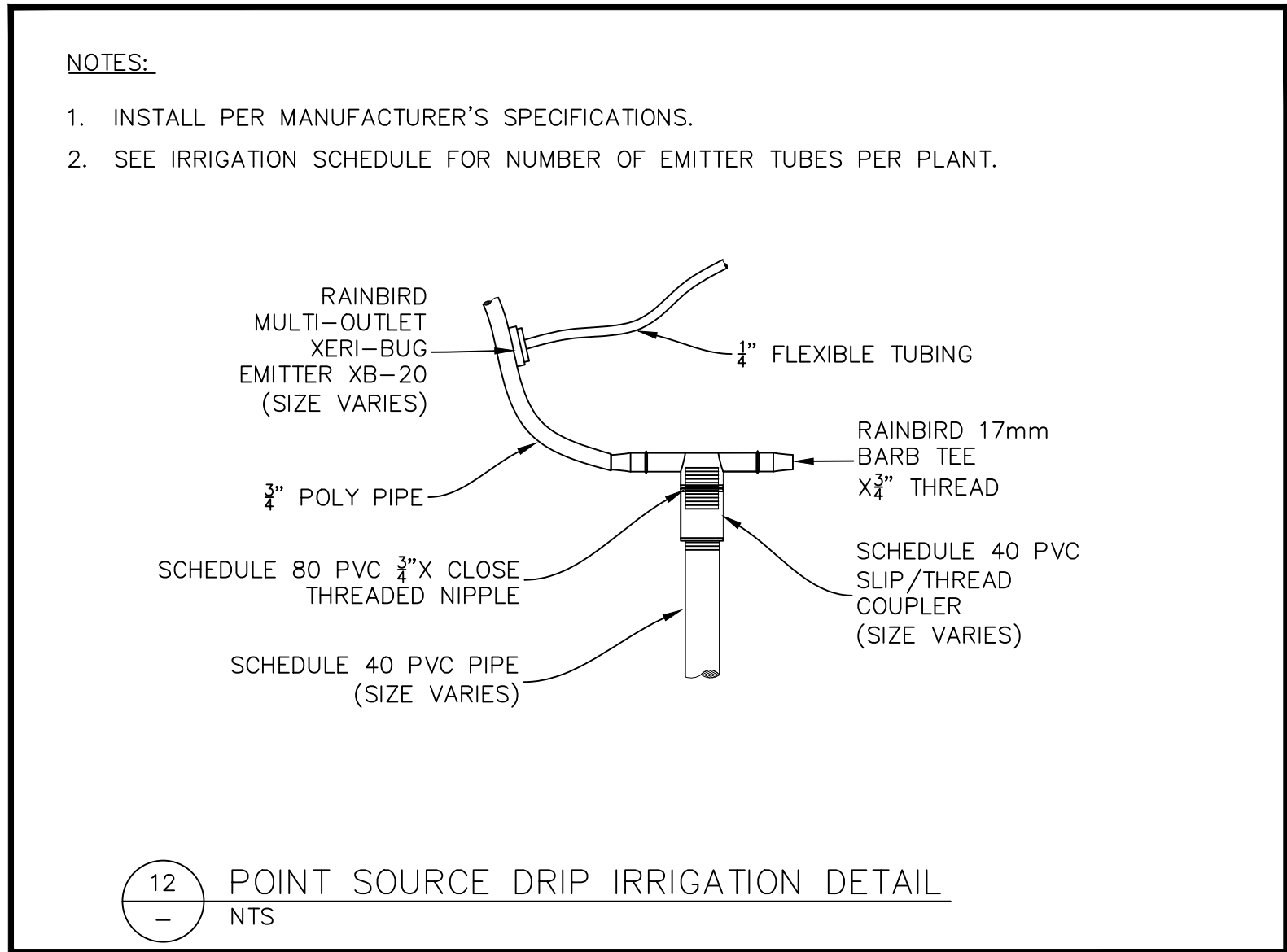
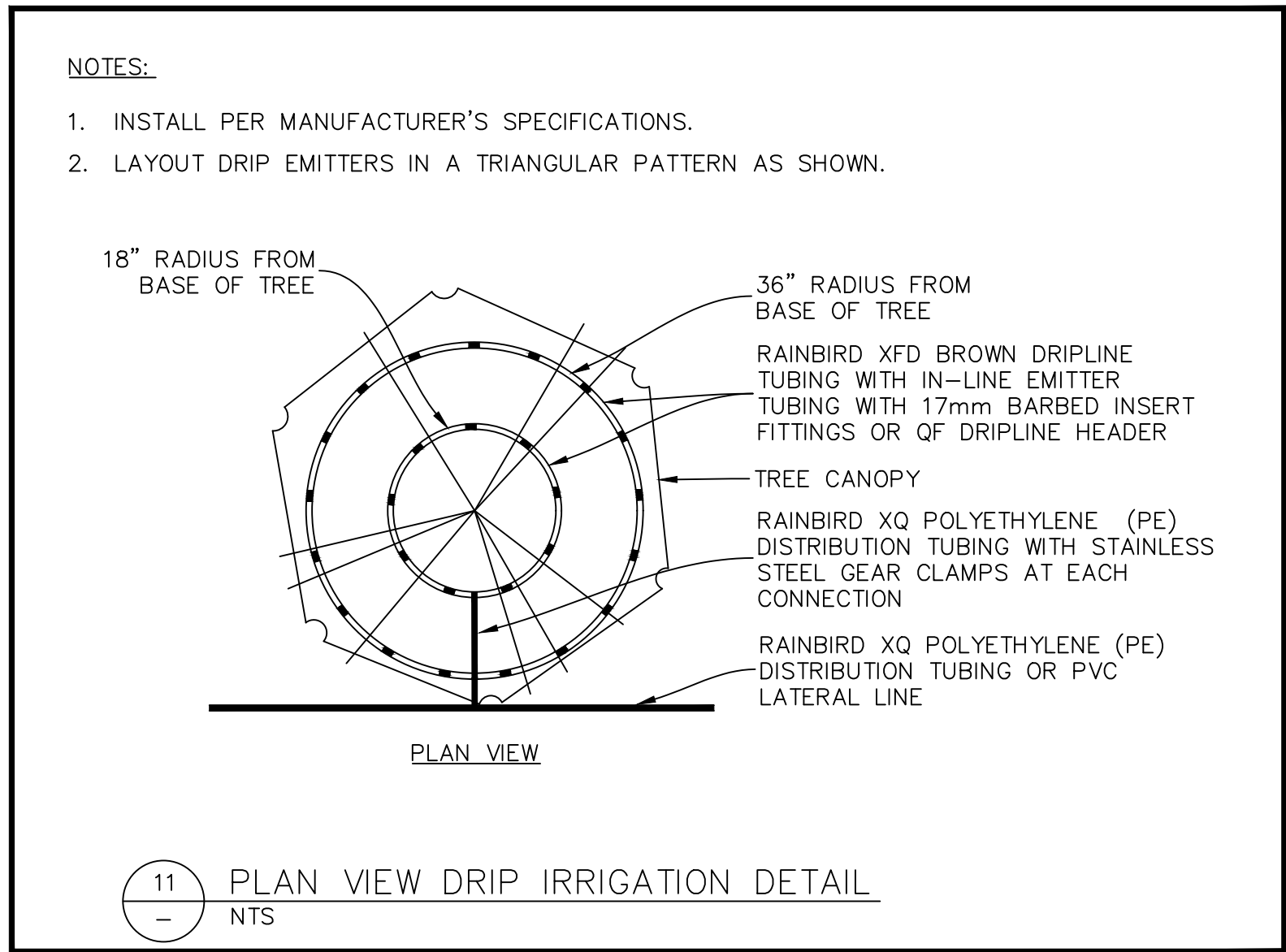
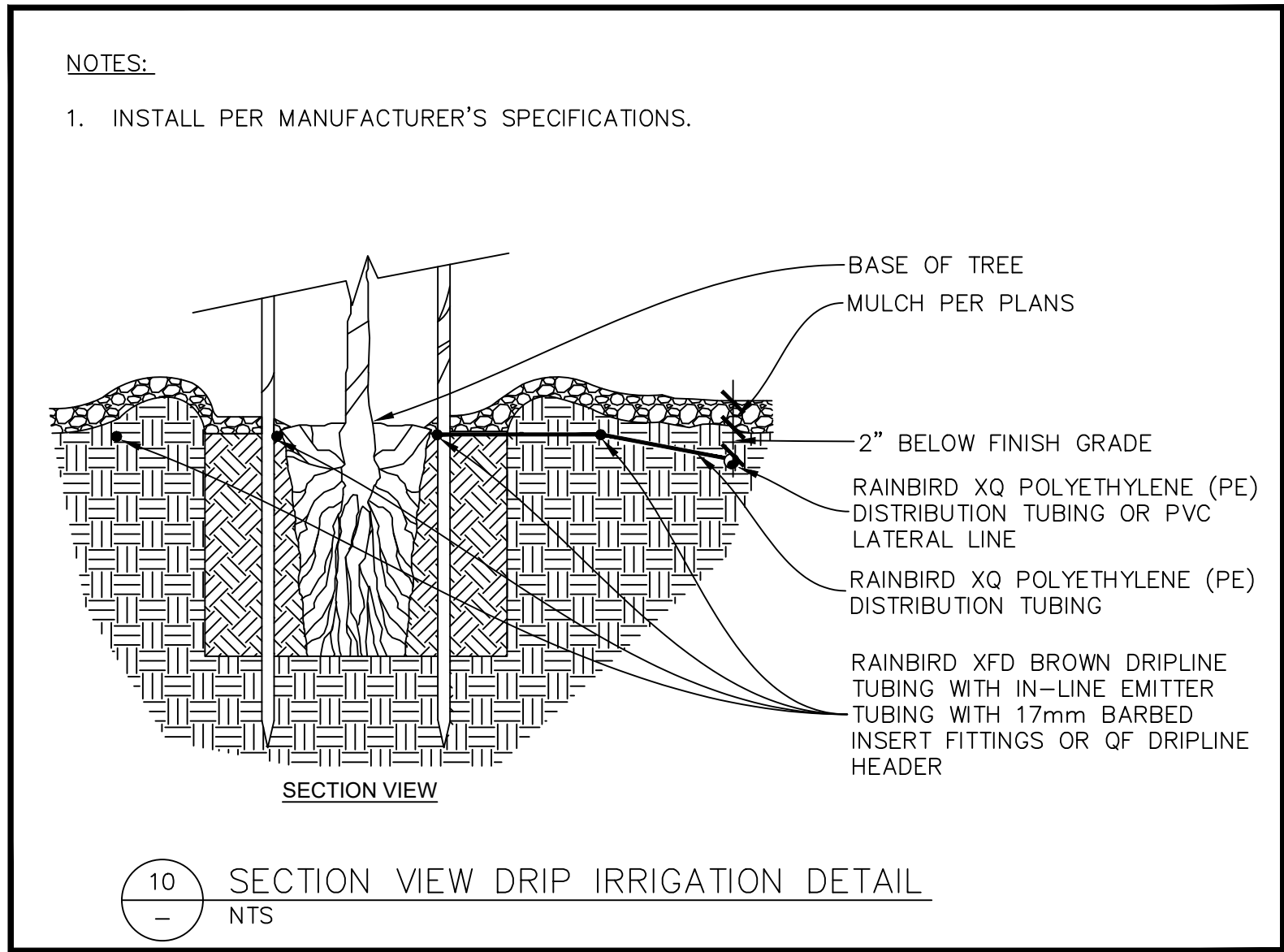
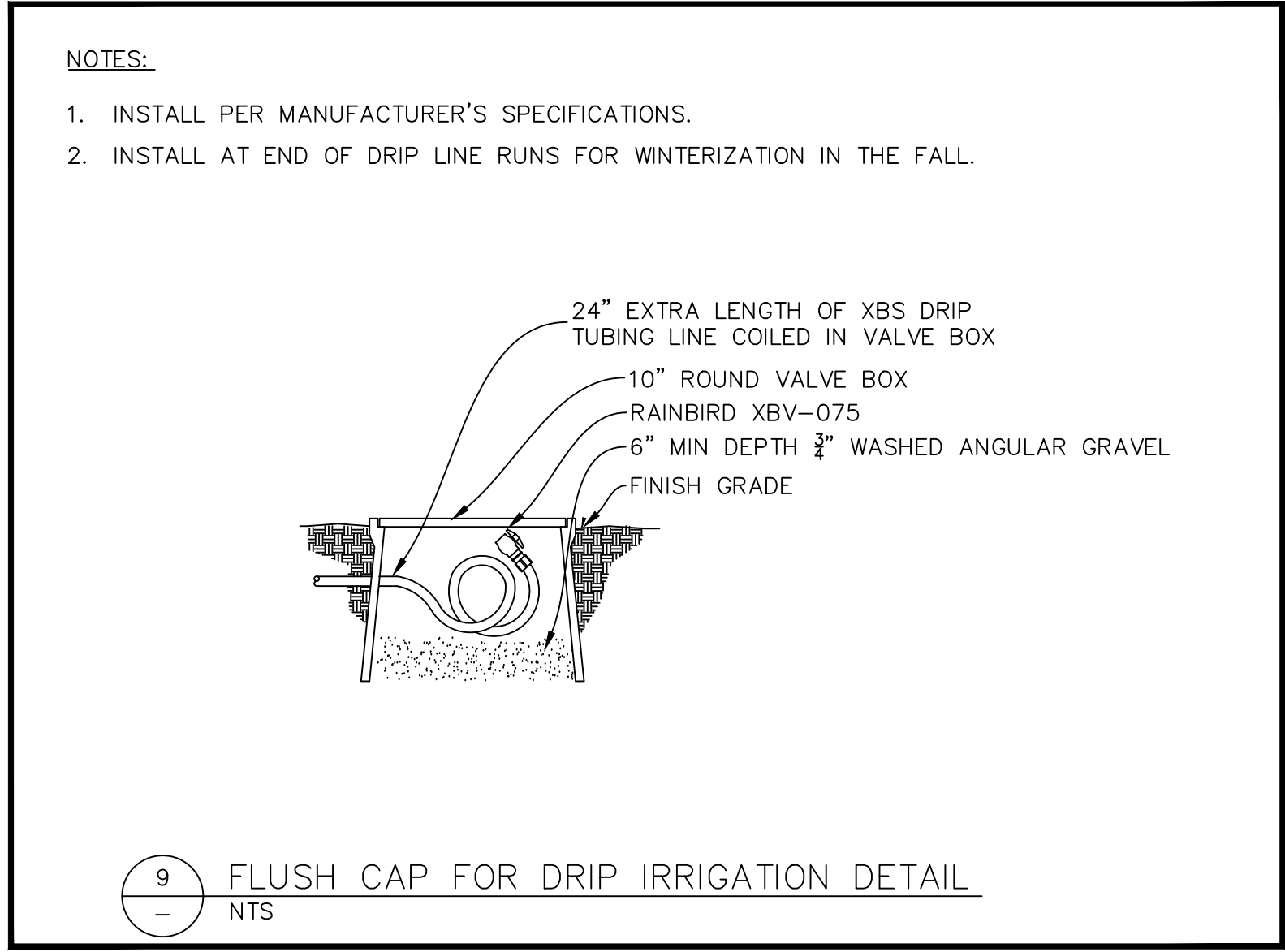
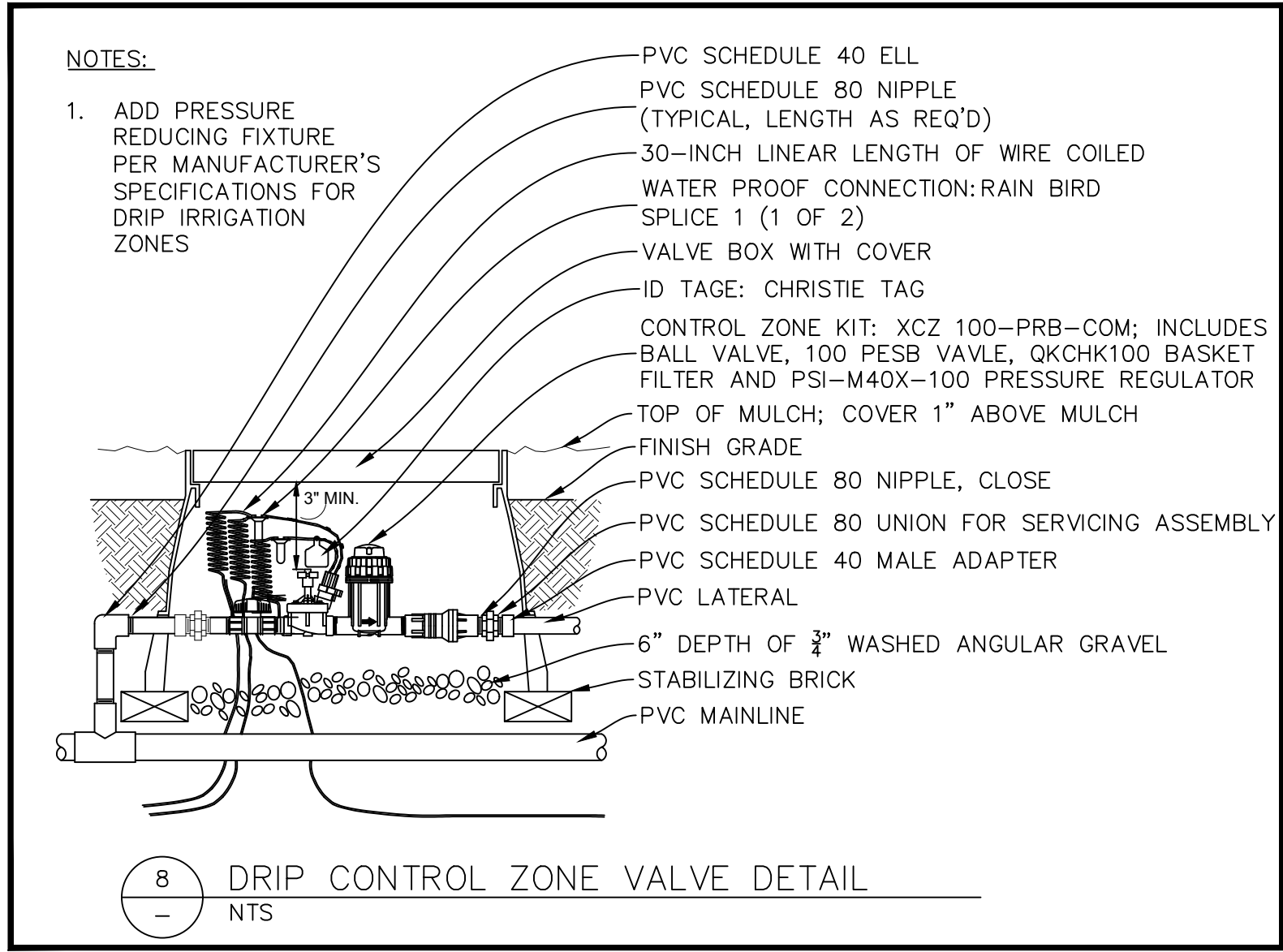
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DESIGN BY: DRS
ORIG. ISSUE DATE: SEP. 26, 2022



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IRRIGATION
DETAILS
L201



IRRIGATION NOTES

1. IRRIGATION PLAN IS DIAGRAMMATIC, ALL IRRIGATION EQUIPMENT SHALL BE LOCATED IN PLANTING AREAS ONLY AND ON THE PROPERTY OF THE OWNER, UNLESS NOTED OTHERWISE. REFER TO THE IRRIGATION LEGEND AND DETAILS FOR EQUIPMENT AND INSTALLATION. THE CONTRACTOR IS RESPONSIBLE TO MAKE ADJUSTMENTS AS NEEDED TO ENSURE PROPER COVERAGE OF ALL LANDSCAPED AREAS.
2. LANDSCAPE CONTRACTOR SHALL VERIFY LOCATION OF POINT OF CONNECTION AND THE STATIC WATER PRESSURE AT THAT LOCATION PRIOR TO BEGINNING ANY IRRIGATION WORK. IF THE LOCATION OR WATER PRESSURE IS DIFFERENT THAN EXPRESSED BY THE DRAWINGS OR IF THE PRESSURE APPEARS TO BE UNUSUALLY HIGH OR LOW, THE CONTRACTOR SHALL CONTACT THE OWNERS REP IMMEDIATELY.
3. CONTRACTOR SHALL KEEP THE PREMISES CLEAN AND FREE OF EXCESS EQUIPMENT, MATERIALS, AND RUBBISH INCIDENTAL TO WORK ON THE LANDSCAPE AND IRRIGATION.
4. BACKFLOW PREVENTION DEVICES SHALL BE AS INDICATED ON THE PLANS AND SCHEDULE AND BE INSTALLED AS TO MANUFACTURERS RECOMMENDATIONS.
5. ALL MAINLINE AND LATERAL PIPE TO BE SCHEDULE 40 PVC PIPE. NO POLY PIPE SHALL BE INCLUDED. FITTINGS UP TO 1 1/2" MUST BE SCHEDULE 40 OR BETTER. FITTINGS LARGER THAN 1 1/2" MUST BE SCHEDULE 80 OR BETTER. MANUAL DRAIN VALVES SHALL BE PLACED ON THE MAINLINE IN LOW SPOTS. ALL MANUAL DRAINS SHALL BE PLACED IN SEPARATE VALVE BOXES.
6. CONTRACTOR SHALL HAVE ALL UTILITIES BLUE STAKED PRIOR TO DIGGING. ANY DAMAGE TO THE UTILITIES SHALL BE REPAIRED AT THE EXPENSE OF THE CONTRACTOR WITH NO ADDITIONAL COST TO THE OWNER.
7. MODIFY LOCATION OF IRRIGATION COMPONENTS TO AVOID PLACING TREES, SHRUBS AND OTHER SITE ELEMENTS DIRECTLY OVER PIPE, PER PLANS. PLANT MATERIAL TO BE PLANTED 12" AWAY FROM IRRIGATION BOXES OR SPRAY HEADS. DO NOT LOCATE VALVE BOXES IN LAWN AREAS UNLESS CLEARLY STATED ON PLANS.
8. CONTRACTOR SHALL INSTALL A 1" THREADED TEE WITH 1" THREADED PLUG AT POINT OF CONNECTION IN ORDER TO BLOW OUT THE SYSTEM WITH AN AIR COMPRESSOR EACH FALL.INSTALL FLUSH CAP AT THE END OF ALL DRIP IRRIGATION LINES TO FACILITATE BLOW-OUT AND MAINTENANCE (SEE DETAIL 11, SHEET L202).
9. LATERAL LINES SHALL BE NO SMALLER THAN 3/4". LANDSCAPE CONTRACTOR TO ENSURE THE FOLLOWING PIPE SIZES DO NOT EXCEED THE SUGGESTED GPM LISTED BELOW:

3/4"	8 GPM
1"	12 GPM
1-1/2"	30 GPM
2"	53 GPM
2-1/2"	75 GPM
3"	110 GPM

10. INSTALL DRIP IRRIGATION PER PLANS AND DETAILS. INSTALL DRIP RINGS AT ALL TREES. CONTRACTOR SHALL MAKE ADJUSTMENTS AS NECESSARY.
11. CONTRACTOR SHALL PROVIDE AND INSTALL SLEEVES FOR ALL PIPES AND WIRES UNDER PAVEMENT AND SIDEWALKS. SLEEVES SHALL BE 2 SIZES LARGER THAN PIPE INSIDE. ALL WIRE SHALL BE IN SEPARATE SLEEVES (NOT SHOWN). ALL CONTROL WIRE SHALL BE INSTALLED IN CLASS 200 PIPE. PLACE JUNCTION BOXES WHERE NECESSARY TO MINIMIZE LONG RUNS OR AT DIRECTIONAL CHANGES.
12. WATER LINES AND ELECTRICAL LINES MUST NOT SHARE CONDUITS. ALL WIRE CONNECTIONS MUST BE CONTAINED IN VALVE BOX WITH 3' OF EXTRA WIRE. WIRE TO BE CONNECTED TO MAIN LINE PIPE WHERE POSSIBLE WITH TAPE AT 25' INTERVALS. SLACK IN CONTROL WIRES REQUIRED AT EVERY CHANGE OF DIRECTION. WIRES MUST HAVE SEPARATE COLORS FOR COMMON, CONTROL AND SPARE. MINIMUM 1 SPARE WIRE FOR EVERY 5 VALVES. ALL CONTROL WIRES TO BE INSULATED 14 GAUGE COPPER. ALL SPARE WIRES MUST "HOME RUN" TO CONTROLLER AND SPARE WIRES AVAILABLE AT ALL VALVE MANIFOLDS AND CLUSTERS.
13. ALL SLEEVES INSTALLED SHALL BE DUCT TAPED TO PREVENT DIRT OR OTHER DEBRIS ENTERING PIPE. ALL SLEEVES SHALL BE IDENTIFIED BY WOOD OR PVC STAKES AND BE SPRAY PAINTED WITH MARKING PAINT. REMOVE STAKES ONCE IRRIGATION SYSTEM IS COMPLETE.
14. IRRIGATION SYSTEM MUST CONTAIN CHECK VALVES TO PREVENT LOW POINT DRAINAGE.
15. SPACE ALL SPRAY HEADS 2" AWAY FROM ANY HARDSCAPE.
16. CONTRACTOR SHALL MATCH PRECIPITATION RATES AS MUCH AS POSSIBLE FOR ALL LANDSCAPED AREAS. OVERHEAD IRRIGATION MUST HAVE A MINIMUM DU (DISTRIBUTION UNIFORMITY) OF 60%.
17. IRRIGATION CONTRACTOR SHALL PRESSURE TEST MAINLINE FOR LEAKS PRIOR TO BACKFILLING.
18. MAIN LINES SHALL BE 36" DEEP MIN. AND LATERAL LINES 18" DEEP MIN. NO ROCK GREATER THAN 1/2" DIAMETER SHALL BE ALLOWED IN TRENCHES. TRENCHING BACKFILL MATERIAL SHALL BE COMPACTED TO PROPER FINISHED GRADE.
19. ALL WORK SHALL BE IN ACCORDANCE WITH APPLICABLE CITY AND/OR COUNTY CODES. THE CONTRACTOR SHALL APPLY AND PAY FOR ALL NECESSARY PERMITS.
20. IRRIGATION INSTALLATION TO COMPLY WITH APPLICABLE CITY SPECIFICATIONS AND DRAWINGS.
21. CONTRACTOR SHALL INSTALL IRRIGATION SYSTEM WITH HEAD TO HEAD COVERAGE IN ALL TURF AREAS. USE VAN AND/OR U-SERIES NOZZLES AS NECESSARY TO PROVIDE PROPER COVERAGE AND TO KEEP WATER OFF OF BUILDINGS AND HARDSCAPES.
22. POWER TO CONTROLLER TO BE PROVIDED BY OWNER. OWNER TO SPECIFY EXACT LOCATION OF CONTROLLER, INSTALL PER MANUFACTURERS INSTRUCTIONS. IRRIGATION CONTRACTOR SHALL PROVIDE AN AS-BUILT IRRIGATION PLAN UPON COMPLETION OF INSTALLATION AND PRIOR TO FINAL PAYMENT.
23. INSTALL A FLUSH CAP AT THE END OF EACH DRIP LINE PER DETAILS FOR MAINTENANCE.
24. THE PURPOSE OF THE IRRIGATION SYSTEM IS TO PROVIDE SUFFICIENT WATER TO MAINTAIN PLANTS IN OPTIMAL CONDITION DURING DRIER WEATHER CONDITIONS. TIME CLOCKS SHALL BE ADJUSTED CONTINUOUSLY THROUGHOUT THE YEAR TO PROVIDE WATER ONLY WHEN THE SOIL IS DRY AT A DEPTH OF FOUR (4) INCHES THE FIRST INITIAL GROWING SEASON AND SIX (6) INCHES THE FOLLOWING YEARS.
25. IF ANY SUBSURFACE DRAINAGE OR RUN-OFF IS VISIBLE AT LOW AREAS, ACROSS SIDEWALKS, OR AT LOWER PORTIONS OF SLOPES, IMMEDIATELY SHUT THE VALVES OFF TO ALLOW THE AREA TO COMPLETELY DRY OUT. IF THIS CONDITION CONTINUES AFTER SUBSEQUENT WATERINGS THE CONTRACTOR SHALL NOTIFY THE OWNERS REP.
26. INSPECTIONS OF IRRIGATION SYSTEM SHALL BE MADE ON A DAILY BASIS TO OBSERVE AND PROVIDE REPAIRS OR REMEDIES TO THE FOLLOWING UNACCEPTABLE PROBLEMS: OVER-SPRAY ON SIDEWALKS, STREETS, PAVED AREAS, PARKING AREAS, FENCES, WALLS, SIGNS, BUILDINGS, OR STRUCTURES; DRAINAGE OR RUN-OFF ACROSS SIDEWALKS, PAVING, OR STREETS; DAMAGED OR IMPROPERLY OPERATING HEADS, PIPING, VALVES, CONTROLLER, OR OTHER IRRIGATION EQUIPMENT.
27. CONTRACTOR TO PROVIDE 2 HOURS OF TRAINING TO OWNER AT THE END OF THE PROJECT REGARDING OPERATION FOR IRRIGATION SYSTEM. CONTRACTOR WILL SHOW OWNER HOW TO OPERATE THE ISOLATION VALVE, BACKFLOW VALVE, CONTROLLER, AND REMOTE CONTROL VALVES.
28. AT THE TIME OF SUBSTANTIAL COMPLETION (DEFINED AS COMPLETE INSTALLATION AND PROPER FUNCTIONING OF IRRIGATION SYSTEM AND MOWCURB, INSTALLATION OF ALL PLANT MATERIALS INCLUDING STAKING OF TREES, AND PLACEMENT OF SOIL PREP AND MULCH) THE CONTRACTOR SHALL SCHEDULE A WALK THROUGH WITH THE OWNER TO REVIEW COMPLETED WORK AND GENERATE A PUNCH LIST. AT THIS TIME THE WARRANTY PERIOD OF ONE (1) YEAR BEGINS. THE CONTRACTOR HAS THIRTY (30) DAYS TO SATISFY THE ITEMS ON THE PUNCH LIST.
29. IRRIGATION CONTRACTOR SHALL GUARANTEE THE ENTIRE IRRIGATION SYSTEM TO BE FREE OF DEFECTS IN WORKMANSHIP AND MATERIALS FOR A PERIOD OF ONE (1) YEAR FROM FINAL ACCEPTANCE BY OWNER.

OWNER:
EAGLE 11 LLC.

APPLEBEE'S
AT
RANCHES
CROSSING

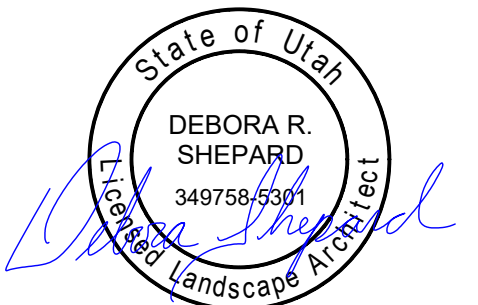
CLEAR ROCK RD.

SECTION 20, TOWNSHIP 5
SOUTH, RANGE 1 WEST
EAGLE MOUNTAIN,
UTAH COUNTY, UTAH



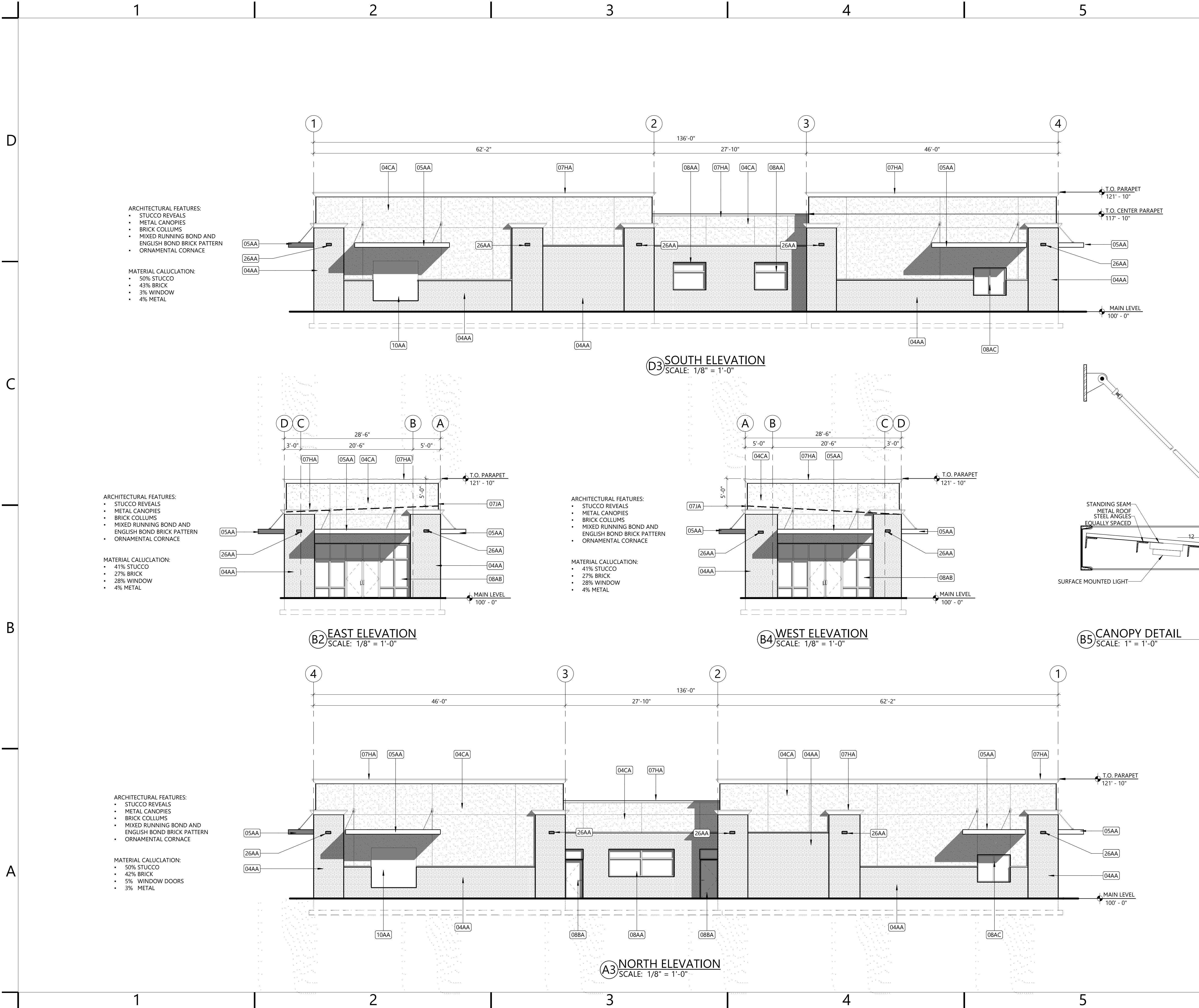
Rev.	Date	Comment
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DRAWN BY: DRS
DESIGN BY: DRS
ORIG. ISSUE DATE: SEP. 26, 2022



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IRRIGATION
DETAILS
L202



KEYNOTES

#	DESCRIPTION
04AA	MIX AND RUNNING AND ENGLISH BOND BRICK VENEER WITH PRECAST CONCRETE TRIM.
04CA	CEMENT PLASTER.
05AA	PAINTED METAL AWNING. PROVIDE TWO LIGHTS PER CANOPY.
07HA	REFINISHED METAL COPING OVER ARCHITECTURAL CORNICE.
07JA	LINE OF ROOF LINE. PARAPET SCREEN WALL.
08AA	STOREFRONT WINDOW SYSTEM.
08AB	STOREFRONT WINDOW AND DOOR SYSTEM.
08BA	DRIVE-THRU TRANSACTION WINDOW.
08BA	INSULATED METAL EXTERIOR DOOR.
10AA	FUTURE DRIVE-THRU MENU BOARD.
26AA	WALL MOUNTED LIGHT.

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ARCHITECTS & ENGINEERS

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LOGAN, UT 84341
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AGENCY APPROVAL

RANCHES RETAIL

CARTWRIGHT PROJECT #	124006
DATE:	2/14/2024
DRAWN BY:	RA
CHECKED BY:	JMC
APPROVED BY:	JMC

DATE	REVISIONS DESCRIPTION
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ARCHITECTURAL
ELEVATIONS

A201

PRELIMINARY

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C2 NORTHWEST PERSPECTIVE ELEVATION
SCALE: 1/2" = 1'-0"

A2 SOUTHWEST PERSPECTIVE ELEVATION
SCALE: 1/2" = 1'-0"

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RANCHES RETAIL

CARTWRIGHT PROJECT # 124006

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APPROVED BY:

REVISIONS	
DATE	DESCRIPTION

PERSPECTIVE
ELEVATIONS

A202

PRELIMINARY

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B

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C2 NORTHEAST PERSPECTIVE ELEVATION
SCALE: 12" = 1'-0"



A2 SOUTHEAST ELEVATION
SCALE: 12" = 1'-0"

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RANCHES RETAIL

CARTWRIGHT PROJECT # 124006

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REVISIONS	
DATE	DESCRIPTION

PERSPECTIVE
ELEVATIONS

A203

PRELIMINARY

5/13/2024 6:36:26 PM



TO: City Council

FROM: Evan Berrett, Economic Development Director

DATE: 07/15/2024

SUBJECT: STAFF REPORT – ADOBE AGREEMENT FOR 3-YEAR LICENSING

Eagle Mountain City currently pays for several licenses of Adobe Software, primarily for Adobe Acrobat Pro, in addition to a handful of Creative Suite applications. We obtain these licenses directly from Adobe as part of a program called their Value Incentive Plan (VIP) which is reserved for commercial, non-profit, or government users. This allows us to obtain licensing at discounted rates and have a management platform to easily transfer licenses from employee to employee.

Recently, with the growth in our organization, we reached the threshold to be offered a 3-Year licensing arrangement with Adobe. This locks in the price so we don't see increases in that time and reduces the cost of the licenses in general. I met our account representative from Adobe and I cannot see any particular downside to this arrangement other than we are locked in for three years, though we can exit the plan with 30-days notice. I do not anticipate this being an issue due to how much our employees use the Adobe suite of products.

This agreement does not seek a specific price, since we already have sufficient funds set aside in the budget, and the cost is going down anyway. Rather, because this would be committing the City for three years, the agreement is to accept the terms of their 3-year VIP offering.



RESOLUTION NO. R- -2024

A RESOLUTION OF EAGLE MOUNTAIN CITY, UTAH, APPROVING AN AMENDMENT TO THE ADOBE VALUE INCENTIVE PLAN TERMS AND CONDITIONS

PREAMBLE

WHEREAS, the City Council of Eagle Mountain City, Utah, finds that it is in the public interest to approve an amendment to the Adobe Value Incentive Plan Terms and Conditions, as set forth in Exhibit A.

NOW THEREFORE, BE IT RESOLVED by the City Council of Eagle Mountain City, Utah for and in consideration of the mutual promises, covenants and agreements hereinafter set forth, the parties hereto agree as follows:

1. The amendment to the Adobe Value Incentive Plan Terms and Conditions is approved, as set forth in Exhibit A.
2. This Resolution shall become effective immediately upon its passing.

ADOPTED by the City Council of Eagle Mountain City, Utah, this 6th day of August, 2024.

EAGLE MOUNTAIN CITY, UTAH

Tom Westmoreland, Mayor

ATTEST:

Fionnuala B. Kofoed, MMC
City Recorder

The above Resolution was adopted by the City Council of Eagle Mountain City, Utah on the 6th day of August, 2024.

Those voting yes:

☐ Donna Burnham

☐ Melissa Clark

☐ Jared Gray

☐ Rich Wood

☐ Brett Wright

Those voting no:

☐ Donna Burnham

☐ Melissa Clark

☐ Jared Gray

☐ Rich Wood

☐ Brett Wright

Those excused:

☐ Donna Burnham

☐ Melissa Clark

☐ Jared Gray

☐ Rich Wood

☐ Brett Wright

Those abstaining:

☐ Donna Burnham

☐ Melissa Clark

☐ Jared Gray

☐ Rich Wood

☐ Brett Wright

Fionnuala B. Kofoed, MMC
City Recorder

Exhibit A

AMENDMENT TO ADOBE VALUE INCENTIVE PLAN TERMS AND CONDITIONS

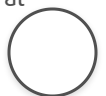
This Amendment ("Amendment") to the Value Incentive Plan ("VIP" or "Program") Membership Agreement ("Agreement") sets forth the additional terms of your participation as a Member (defined below) in the Program. The Amendment is effective as of the date Member accepts these terms and Adobe approves this Amendment ("Effective Date"). This Amendment is entered into by and between Adobe (defined in the Agreement) and Member.

1. *Term and Termination.* The Amendment Term commences on the Effective Date and expires thirty-two days prior to the third Anniversary Date after the Effective Date, unless terminated earlier according to the terms of the Agreement or this Amendment. Notwithstanding the foregoing, if Member re-accepts this Amendment at any time during their existing Amendment Term, then the existing Amendment Term does not change. This Amendment automatically terminates if: (a) Member's Agreement terminates; or (b) if Member has obtained this Amendment through participation in a VIP Linked Membership and: i-the Linked Membership fails to maintain VIP Select status, or ii- the Linked Membership is terminated, or iii-Member is no longer participating in the Linked Membership.

2. *Three Year Commit.* Excluding special and promotional pricing if available to Member, during the Amendment Term Adobe will offer the same price for Products to either (a)-Adobe's direct channel partner, if Member's transaction is through a Reseller, or (b) Member, if Member's transaction is direct with Adobe. In years two and three Member must renew on or before Member's Anniversary Date at least the same number of licenses as displayed in the account management page of the Program Admin console 15 business days after the Effective Date (the "Minimum Number of Licenses"). Member may change its Account Manager during the term of the Agreement if it so chooses. For clarity, if the Products are distributed through Adobe's channel partners, then Adobe does not set the pricing that channel partners charge Member and Adobe cannot guarantee any particular discount to Member. Member's actual license fees are determined by its Reseller, if a transaction is through a Reseller.

3. *Breach.* In years two and three, if Member does not renew the Minimum Number of Licenses on or before Member's Anniversary Date, then Member has breached this Amendment and Adobe may terminate any licenses renewed during such annual renewal period under the partner pricing provided by this Amendment.

4. *Auto-renewal and Migration from VIP to VIP Marketplace.* Member's licenses will be migrated from VIP to VIP Marketplace during this Amendment Term. Once in VIP Marketplace Member must (i) set auto-renewal on for at least the Minimum Number of Licenses, and (ii) auto-renew at least the Minimum Number of Licenses on Member's first and second Anniversary Date after the Effective Date.



Amendment, all other terms and conditions of the Agreement remain in full force and effect. Any inconsistency between this Amendment and the Agreement regarding the subject matter of this Amendment shall be resolved in favor of this Amendment. This Amendment may be executed in any number of counterparts, each of which will be deemed an original, but all of which together constitute one instrument.

6. This Amendment is prepared and is executed in the English language only. The English language version is controlling in all respects, and any version of this Amendment in any other language, is not binding and has no effect. Further, each party agrees that signature by Member or Adobe on any non-English language version, even if there is no signature(s) on the English language version will be deemed execution of the English language version and binding on the parties. Without limiting the foregoing, if there is any conflict or inconsistency between the English language version of this Amendment and any other translated version of this Amendment, the English language version and interpretation will prevail. All communications or notices to be made or given pursuant to this Amendment and any disputes arising under this Amendment will be conducted or resolved in the English language.

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ADOBE VALUE INCENTIVE PLAN TERMS AND CONDITIONS

This Value Incentive Plan ("VIP" or "Program") Commercial Membership Agreement ("Agreement") sets forth the terms of your participation as a Member in the Program. The Agreement is effective as of the date of online enrollment. This Agreement is entered into by and between Adobe and the customer identified in on-line enrollment to become a Member. "Adobe" shall mean either ADOBE INC., a Delaware corporation having a place of business at 345 Park Avenue, San Jose, CA 95110-2704, if the Agreement is entered into with a Member's organization that is located in the United States, Canada, or Mexico, ADOBE SYSTEMS SOFTWARE IRELAND LIMITED, a company incorporated in Ireland and having a place of business at 4-6 Riverwalk, Citywest Business Campus, Dublin 24, Ireland as authorized agent of Adobe Systems Pty Ltd (ABN 72 054 247 835), if the Agreement is entered into with a Member's organization that is located in Australia, or otherwise with ADOBE SYSTEMS SOFTWARE IRELAND LIMITED, a company incorporated in Ireland and having a place of business at 4-6 Riverwalk, Citywest Business Campus, Dublin 24, Ireland. Member shall license all software, services, and offerings available under the Program (collectively "Product") to be installed and used within the United States (including United States territories and military bases wherever located), Canada, or Mexico from Adobe U.S. Member shall license all Products to be installed and used in Australia from Adobe Ireland, as authorized agent of Adobe Systems Pty Ltd (ABN 72 054 247 835). Member shall license all Products to be installed and used in all other countries and territories from Adobe Ireland.

1. Program Description.

1.1 General and Program Term. The VIP Program is a flexible licensing program designed to allow qualified and eligible customers to manage and deploy Product licenses purchased through the Program. The VIP Program is a membership program with license Subscription Periods as further defined in Section 3.4 of this Agreement. Once the organization enrolls in a membership through the VIP administration user interface and is accepted by Adobe into the Program, the organization will be a member of the Program ("Member") until the earliest of when (a) Adobe terminates the Program, (b) this Agreement terminates. Member's participation is further subject to the terms stated in the program guide for the Program, which may be updated from time to time and is available at www.adobe.com/go/vip_program_guide_en ("Program Guide"). The Program Guide is hereby incorporated into the Agreement by reference. Adobe may change the terms of the Program at its sole discretion. If Program terms change Member may be required to reaccept the Program terms in the Console.

1.2 Termination. Notwithstanding the foregoing, either party may terminate the Agreement with or without cause on thirty (30) days prior written notice. Termination of this Agreement shall not affect Member's obligations with regard to any Products ordered prior to the termination date, including without limitation any subscription terms or payment obligations. In addition, Adobe may immediately terminate this Agreement, upon written notice, for a material breach (including but not limited to any misappropriation or infringement of Adobe's intellectual property rights). If this Agreement terminates, then Member's organization shall immediately cease use of the Products, delete the Products from all computer systems and IT equipment on which it resides, and return to Member's Account Manager any media containing the Products as well as any related materials. Account Manager means either (i) Reseller, if a transaction is through a reseller, or (ii) Adobe representative, if a transaction is with Adobe.

1.3 TOU. The access and use of the Products is governed by the applicable Adobe terms of use ("TOU") available at <https://www.adobe.com/legal/terms.html>. The terms of the applicable TOUs are hereby incorporated by reference (including without limitations terms related to governing law and venue). In the event of inconsistency between the terms of this Agreement and the terms of the TOU, the terms of this Agreement shall control.

1.4 Program Products. For a complete list of Products available through the Program, Member shall contact its Account Manager



available for license by purchasing Consumables, as described in the Program Guide.

1.5 Affiliates. Adobe agrees that customer's Affiliates may place orders under this Agreement for the Products and use such Products provided hereunder. Customer retains ultimate liability for any acts or omissions of such Affiliate. Affiliate means, for Member, any other entity that controls, is controlled by, or under common control with, Member. For the purposes of this Section 1.5, the term "control" means the direct or indirect power to direct the affairs of the other entity through at least 50% of the shares, voting rights, participation, or economic interest in this entity.

2. Participation.

2.1 Adobe ID and VIP ID. An Adobe ID will be required in order to enroll in the Program. Each Member will be assigned a VIP ID which must be referenced on all orders. Member is responsible for acts or omissions of anyone who obtains access to and use of the Products through Member.

2.2 Console. The Program administration user interface is the "Admin Console." Once the terms of this agreement are accepted, the individual accepting on behalf of the organization will be assigned as the Contract Owner. The Contract Owner can add system administrator(s) (each an "Administrator"). The Contract Owner and any Administrator will be provided access to the Admin Console where they will have the ability to access the Product, manage their subscriptions, and view their account information. The Admin Console will allow the Administrator to invite additional users within their organization to gain access to the Admin Console. Member authorizes any Administrator or Contract Owner to act on Member's behalf.

2.3 Confidentiality. Member shall treat VIP ID as confidential and not share or disclose such information except with Member's Account Manager.

2.4 Memberships. The terms of Exhibit B apply to Education, Government, and Non-Profit Memberships. Member must use a separate VIP Agreement for any Products made available and ordered for use in the People's Republic of China.

3. Ordering, Pricing, and Fulfillment.

3.1 Ordering and Pricing. Member shall place Product orders with their Account Manager. All fees are determined by Member's Account Manager. Matters such as price, delivery, and payment terms must be agreed between Member and Member's Account Manager. Adobe cannot guarantee any particular discount, unless Adobe is Member's Account Manager.

3.2 Access, Admin Console Deployment, and Fulfillment Upon becoming a Member, Member's Administrator will be provided access to the available Products, through the Admin Console. Member may add many Products from the Admin Console and obtain immediate access to such Products. Adobe must receive an order for any such Products within the Grace Period.

3.3 Grace Period for Products Added in Admin Console. The Grace Period is 14 days after adding such Products. If Adobe does not receive an order for such Products within the Grace Period, then Member will no longer be allowed to add additional Products until payment is made for all added Products. Member may manage the number of Products deployed in the Console.

3.4 Agreement Anniversary Date, Subscription Period, and Renewals.

3.4.1 Anniversary Date. Unless otherwise communicated by Adobe, Member's Anniversary Date is the day twelve months after Adobe accepts Member's initial order ("Anniversary Date").

3.4.2 Subscription Period. The Subscription Period means the period that a Member may use Products and includes the initial Subscription Period and any renewal Subscription Period. The initial Subscription Period means the period that begins on Member's initial order date and ends the day prior to the Anniversary Date. With Product subscription renewal, a renewal Subscription Period will begin on the Anniversary Date and continue until the day prior to the next Anniversary Date. Use of

3.4.3 Subscription Renewals. Adobe or Account Manager will use reasonable efforts to notify Member prior to any Subscription Period end date. Subscriptions must be renewed prior to the Anniversary Date in order to ensure uninterrupted use of Product.

3.5 Upgrade Protection. Purchase of the subscription Product(s) includes upgrade entitlement, meaning Member will be entitled to receive the latest generally available version of a subscription Product purchased under the program as long as the Product subscription is paid and active at the time Adobe makes the new version of the Product commercially available.

3.6 Returns. Without prejudice to any rights that a Member may have under any consumer laws in the jurisdiction that Member is located, once a Product is installed or accessed, Member cannot return it. If Member requests a return prior to installation, Member must return the entire order. Member must request the return of Products purchased under the Agreement through Member's Account Manager. Subject to any applicable warranty rights, return requests must be made to Member's Account Manager within fourteen (14) days after Member's original Product order date. Adobe must approve all return requests before any return is valid, as further described in the Program Guide.

3.7 Orders Direct From Adobe. If Member orders direct from Adobe, then this section will apply. Members can add Products at any time via the Admin Console or via an Adobe representative, but you must place an order for all Products with an Adobe representative. Products are priced at the rates current at the time ordered and prorated based on the days remaining in your Subscription Period. Notwithstanding the language in 3.2, 3.3, and 4.2, if you add Products via the Admin Console, then Adobe my invoice you directly for those products at the then current price. Your order may be subject to credit approval. Member will be charged the Product price, plus applicable taxes. For any ordered Products, Member must pay in full within 30 days of the invoice date in accordance with the invoice. Any amounts not paid when due will bear interest at a rate which is the lesser of 1.0% per month or the maximum rate permitted by applicable law on any overdue fees, from the date due until the date the full amount plus interest is paid in-full.

4. VIP Marketplace.

4.1. Section 4 "VIP Marketplace" will only apply to Products licensed through VIP Marketplace. Despite language in Section 3.4.3 above, at the end of your subscription term in VIP Marketplace, your annual subscription will automatically renew based on Adobe's partner price: 1- in effect on your Anniversary Date and 2-for your qualifying discount level, unless you elect to change or cancel at least 3 days before your Anniversary Date or Adobe communicates otherwise. For clarity, your Account Manager will determine your Product fees. See VIP Marketplace Program Guide for details. Member may work with their Account Manager to adjust Product subscriptions.

4.2 VIP Marketplace Grace Period. Notwithstanding Section 3.2 and 3.3, the Grace Period for VIP Marketplace Products is seven days after adding Products, not 14 days. If Adobe does not receive an order for Products added through VIP Marketplace within the Grace Period, then such Products will be removed.

5. Miscellaneous.

5.1 Transfer of License. Product TOUs do not govern restrictions regarding the transfer of Products licensed under or in connection with this Agreement. In limited circumstances, Adobe may permit the transfer of Product licenses under this Agreement in its sole and exclusive discretion. Such requests should be directed to Adobe Customer Service including a description of the reason for the proposed transfer and the contact information of the transferee. Additional information may be found in the Program Guide. For clarity, all offerings are licensed, not sold.

5.2 License Compliance. Member must maintain systems and/or procedures sufficient to ensure an accurate record of the number of copies of the Products that have been installed and/or deployed and retain records of Product installation and/or deployment for two (2) years after the termination of the Agreement. Adobe and/or its representatives may conduct an audit of Member's Product installation/deployment not more than once per year on thirty (30) days written notice. Such audit will

notified. Notwithstanding the foregoing, Adobe reserves the right to conduct an onsite audit of Member license installation and deployment after ten (10) business days' prior written notice during regular business hours. This Section 5.2 shall survive termination of the Agreement for a period of two (2) years.

5.3 Use of Information. Adobe may use information about Member or Affiliate, including name and contact information, for fulfilling obligations under the Agreement. For more information, please see the Adobe Privacy Center (adobe.com/privacy).

5.4 Standing. The parties agree that the United Nations Convention on Contracts for the International Sale of Goods is specifically excluded from application to this Agreement. If Member is an entity of the United States Federal Government, Member agrees that Adobe shall have standing and the right to assert any breach of contract claim arising out of this Agreement under the Contracts Disputes Act of 1978 ("Disputes Act").

5.5 General. The parties are independent contractors, and this Agreement will not be construed to imply that either party is the agent or venturer of the other. Member may not assign this Agreement (by operation of law or otherwise) without the prior written consent of Adobe and any prohibited assignment is null and void. Adobe may, at its sole discretion, assign or novate this Agreement, without the prior written consent of Member. This Agreement will be binding upon and will inure to the benefit of any permitted successors or assignees. No modification will be valid or binding unless in writing. This Agreement (including the Program Guide, applicable TOUs, and any Exhibits or on-line enrollment information, if applicable) represents the entire agreement between the parties on the subject matter of this Agreement. If any provision of this Agreement is held unenforceable, the remainder of the Agreement will continue in full force and effect. If Member's Account Manager is no longer an Authorized Adobe Account Manager, then after notice to Member, Adobe may move Member's account under a then-current Authorized Adobe Account Manager.

This Agreement is prepared and is executed in the English language only. The English language version shall be controlling in all respects, and any version of this Agreement in any other language, shall not be binding and shall have no effect. Further, each party agrees that signature by Member or Adobe on any non-English language version, even if there is no signature(s) on the English language version shall be deemed execution of the English language version and binding on the parties. Without limiting the foregoing, if there is any conflict or inconsistency between the English language version of this Agreement and any other translated version of this Agreement, the English language version and interpretation shall prevail. All communications or notices to be made or given pursuant to this Agreement and any disputes arising under this Agreement shall be conducted or resolved in the English language.

5.6 Services. The Product may integrate with a variety of services, operated either by Adobe or by third parties, which may contain user-generated content that may be (a) inappropriate for minors, (b) illegal in some countries; or (c) inappropriate for viewing at work. A complete list of integrated services is available here: www.adobe.com/go/integratedservices. If Member wants to prevent viewing of or access to user-generated content services it may (i) disable service access in the Creative Cloud Packager, where that functionality is made available, or (ii) block access to the services via its network firewall. Services are not, under any circumstances, available to users under the age of thirteen (13). Adobe disclaims liability for all user-generated content available via the services. Member is responsible for determining whether use of the services complies with applicable laws in Member's jurisdiction. Member is not entitled to a refund and Adobe is not liable (i) if access to the services is slowed or blocked as a result of government or service provider action, or (ii) if Adobe reasonably deems it necessary to block access to some or all of the services.

EXHIBIT B

EDUCATION, GOVERNMENT, AND NON-PROFIT MEMBERSHIPS

A. EDUCATION MEMBERS

For the Member who is an Education Entity (defined below), the following additional terms apply. Adobe reserves the right to terminate Education memberships if Member is not an Educational Entity.

1.1 Education Entity. The following is a non-exhaustive list of qualified educational institutions: (a) Accredited (by official accrediting entities) public or private primary or secondary school providing full-time instruction; (b) Accredited public or private university or college (including community, junior, or vocational college) that grants degrees requiring not less than the equivalent of two years of full-time study; (c) Named educational institutions, if individually approved in writing by Adobe; (d) Hospitals that are wholly owned and operated by an otherwise qualified educational institution, where "wholly owned and operated" means the educational institution is sole owner of the hospital and the only entity exercising control over day to day operations; and (e) Higher education research laboratories that are i - a public institution and recognized by a national or regional educational authority, ii - teach students, and iii - can provide a copy of the bylaws that state the relationship with the controlling university.

The following is a non-exhaustive list of entities that are not qualified educational institutions: (a) Non-accredited schools; (b) Museums or libraries; (c) Hospitals not wholly owned and operated by an otherwise qualified educational institution; (d) Churches or religious organizations that are not accredited schools; (e) Vocational training centers or schools granting certificates for courses such as computer software training or job training that are not accredited schools or which grant degrees requiring less than the equivalent of two years of full-time study; (f) Military schools that do not grant academic degrees; and (g) Research laboratories not recognized by a national or state ministry overseeing education. For example, institutions recognized by other government branches are not eligible.

The above lists do not apply to the countries as listed in Section 1.2 (Regional-Specific Definition) below.

1.2 Regional-Specific Definition of Education Entity.

(a) *Asia Pacific Countries excluding Southeast Asia Countries* as defined in sub-paragraph (b) below. If Education Member is resident in Australia, New Zealand, India, Sri Lanka, China mainland, Hong Kong SAR of China, Taiwan region, the Republic of Korea, the People's Republic of Bangladesh, the Federal Democratic of Nepal, the Republic of the Union of Myanmar, Pakistan or Mongolia or any country designated by Adobe from time to time, "Education Entity" shall mean the entities that satisfy the meaning of "Qualified Educational Users" (except for the sections entitled "Full and Part Time Faculty and Staff" and "Students") designated by Adobe on <https://www.adobe.com/special/avl/education/ap/index2.html> (or its successor web site thereto), as updated by Adobe from time to time.

(b) *Southeast Asia Countries.* If Education Member is resident in Indonesia, Malaysia, Philippines, Singapore, Thailand and Vietnam, "Education Entity" or "Education Institution" shall have the respective meanings designated by Adobe on https://www.adobe.com/go/edu_entity_sea (or its successor web site thereto), as updated by Adobe from time to time.

(c) *Japan.* If Education Member is resident in Japan, "Education Entity" or "Education Institution" shall have the respective meanings designated by Adobe on <https://helpx.adobe.com/jp/x-productkb/policy-pricing/cq081918191.html> (or its successor web site thereto), as updated by Adobe from time to time.

1.3 Primary and Secondary Schools. Primary and Secondary Schools are defined in the Program Guide. Adobe may have offers available to members that qualify as Primary and Secondary Schools. Adobe reserves the right to terminate Primary and Secondary School licenses and memberships if Member is not a Primary and Secondary School as defined in the Program Guide. See VIP Education Program Guide for additional details and <http://www.adobe.com/go/primary-secondary-institution-eligibility-guidelines>.

B. GOVERNMENT MEMBERS

For the Member who is a Government Entity (defined below), the following additional terms apply. Adobe reserves the right to terminate Government memberships if Member is not a Government Entity.

Government Entity. Participation is contingent upon Member (and each Affiliate) being a “government entity”, which means: (a) a federal, central, or national agency, department, commission, board, office, council, or authority (executive, legislative, or judicial); (b) a municipality, special district, city, county, or state governmental agency, department, commission, board, office, council, entity, or authority, or any other agency in the executive, legislative, or judicial branch of state or local government that is created by the constitution or a statute of the governing state, including the district, regional, and state administrative offices; or (c) a public agency or organization created and/or funded by federal, state, or local governments and authorized to conduct the business of governing or supporting citizens, businesses, or other governmental entities. For the avoidance of doubt, the following entities are not Government Entities: private “for profit” companies, non-profit organizations, trade or industry associations, higher education institutions, and labor unions, even those conducting work on behalf of or with government agencies, unless such entity has a specific letter of authorization from a U.S. Government Entity pursuant to FAR Part 51. Member represents to Adobe that it and its Affiliates are government entities. A list of qualified “Government Entities” for Japan is available at: http://www.adobe.com/jp/aboutadobe/volumelicensing/pdfs/cl5_government_license_table.pdf.

1.1 For France: a Government Entity is either an agency; a minister; a commission, board, office, or council (national, regional, or local); a city; a region; or any entity subject to the French Public Law and under the administration of a government entity.

2. Terms Applicable to Government Members.

2.1 Additional Restrictions. For United States Federal Government Members, it is understood that any orders are subject to FAR 52.232-18 (Availability of Funds) and FAR 52.232-19 (Availability of Funds for the Next Fiscal Year) and therefore United States Federal Government Members shall not deploy any Product unless funds are available to pay for such orders. To the extent any state or local government entity is subject to similar requirements, such entities shall not deploy any Product unless funds are available to pay for such orders.

2.2 Termination. This Agreement may be terminated by a Member who is a United States federal government customer pursuant to FAR 52.249-1 (Termination for Convenience of the Government). Adobe may change the Terms at its sole discretion.

2.3 Federal Government Members. Notice to U.S. Federal Government End Users (Commercial Items): The Products, provided under this Agreement are “Commercial Item(s),” as that term is defined at 48 C.F.R. §2.101, consisting of “Commercial Computer Software” and “Commercial Computer Software Documentation,” and services related thereto, as such terms are used in 48 C.F.R. §12.212 or 48 C.F.R. §227.7202, as applicable. Consistent with 48 C.F.R. §12.212 or 48 C.F.R. §227.7202-1 through §227.7202-4, as applicable, the Commercial Computer Software and Commercial Computer Software Documentation are being licensed to U.S. Federal Government End Users (a) only as Commercial Items and (b) with only those rights as are granted to all other end users pursuant to the terms and conditions of this Agreement and the TOUs. Unpublished rights are reserved under the laws of the United States- Adobe Inc., 345 Park Avenue, San Jose, CA 95110-2704, USA.

C. NON-PROFIT MEMBERS

Additional terms applicable to Non-Profit Members are contained in the Program Guide. Adobe reserves the right to terminate memberships, if Member is not an eligible non-profit organization, as described on <https://helpx.adobe.com/buying-programs/non-profit.html>.

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RESOLUTION NO. R- -2024

A RESOLUTION OF EAGLE MOUNTAIN CITY, UTAH, AMENDING THE EAGLE MOUNTAIN CITY POLICY FOR APPROVAL OF MINUTES

PREAMBLE

WHEREAS, Utah Code § 52-4-203 requires that public bodies establish and implement procedures for the public body's approval of the written minutes of each meeting; and

WHEREAS, the Eagle Mountain City Policy for Approval of Minutes was approved by the City Council on March 7, 2023; and

WHEREAS, the Eagle Mountain City Council desires to amend the Eagle Mountain City Policy for Approval of Minutes.

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

1. The Eagle Mountain City Policy for Approval of Minutes is hereby approved as set forth specifically in Exhibit A.
2. This Resolution shall take effect upon its first publication or posting.

ADOPTED by the City Council of Eagle Mountain City, Utah, this 6th day of August, 2024.

EAGLE MOUNTAIN CITY, UTAH

Tom Westmoreland, Mayor

ATTEST:

Fionnuala B. Kofoed, MMC
City Recorder

CERTIFICATION

The above Resolution was adopted by the City Council of Eagle Mountain City, Utah on the 6th day of August, 2024.

Those voting yes:	Those voting no:	Those excused:	Those abstaining:
☐ Donna Burnham	☐ Donna Burnham	☐ Donna Burnham	☐ Donna Burnham
☐ Melissa Clark	☐ Melissa Clark	☐ Melissa Clark	☐ Melissa Clark
☐ Jared Gray	☐ Jared Gray	☐ Jared Gray	☐ Jared Gray
☐ Rich Wood	☐ Rich Wood	☐ Rich Wood	☐ Rich Wood
☐ Brett Wright	☐ Brett Wright	☐ Brett Wright	☐ Brett Wright

Fionnuala B. Kofoed, MMC
City Recorder

Exhibit A

Eagle Mountain City Policy for Approval of Minutes

The following shall be the policy and procedure for the approval of minutes for any public body of this municipality:

A. Written minutes shall be taken for all public meetings of any public body of this municipality. The minutes of all public meetings of any public body of this municipality shall be recorded and taken down by the City Recorder or designee, during the course of any public meeting of the public body.

B. The written minutes shall include the following:

1. The date, time, and place of the meeting;
2. The names of members of the public body present and absent;
3. The substance of all matters proposed, discussed, or decided by the public body;
4. A record by individual member of each vote taken by the public body;
5. The name of each person who is not a member of the public body and after being recognized by the presiding member of the public body, provided testimony or comments to the public body;
6. The substance, in brief, of the testimony or comments provided by the public; and
- 1.7. Any other information that is a record of the proceedings of the meeting that any member requests to be entered in the minutes or recording.

C. The requirements in Sections B(3) and B(6) will be satisfied by maintaining a publicly available online version of the minutes that provides a link to the meeting recording at the place in the recording where the matter is proposed, discussed, or decided, or the testimony or comments provided.

D. In the event that a recording is not available due to technical issues, the written minutes shall include the details listed in Sections B(3) and B(6).

B. Once the proposed minutes have been given to the members of the public body, the City Recorder or designee shall immediately make available to the public the proposed written minutes, which shall be clearly identified as “draft” or “unapproved” or with some other appropriate notice that the proposed minutes are subject to change until formally approved, and they shall become a public document available to any member of the public who requests to read or copy the proposed minutes.

C. The public body shall consider the proposed minutes for approval at the first meeting of the public body where votes are taken and business transacted (i.e., excluding work meetings and executive sessions) that immediately follows the City Recorder or designee giving the proposed minutes to the members of the public body. The members of the public body shall either approve the proposed written minutes as presented or amended, at that meeting.

D. If the public body fails to consider the proposed minutes or does not take any action to

approve the proposed minutes at the first public meeting held by the public body immediately following the public body's receipt of the proposed minutes from the City Recorder or designee, the proposed minutes shall be deemed to have been approved by the public body and will stand as proposed.

E. Once the proposed minutes have either been approved by the public body or have been deemed to have been approved by the inaction of the public body, they shall become the official record of the proceedings of the public body and shall be signed by the City Recorder or designee and shall be retained in the official records of this municipality and shall be a public document available for the inspection and copying by members.

Adopted by the Eagle Mountain City Council on August 6, 2024.



**EAGLE MOUNTAIN CITY
CITY COUNCIL MEETING
AUGUST 6, 2024**

TITLE:	RESOLUTION - A Resolution of Eagle Mountain City, Utah, Approving a Cooperative Agreement between Eagle Mountain City and the Utah Department of Natural Resources, Division of Wildlife Resources for the Completion of the Eagle Mountain Wildlife Migration Corridor Preservation FY25 Project.
ITEM TYPE:	Resolution
FISCAL IMPACT:	This will need a budget amendment (coming in September), but it is reimbursable monies the state has already allocated for FY24 per the attached agreement.
APPLICANT:	UDWR--Todd Black

CURRENT GENERAL PLAN DESIGNATION & ZONE	ACREAGE
N/A	N/A

PUBLIC HEARING

No

PREPARED BY

Todd Black, Wildlife
Biologist/Environmental Planner

PRESENTED BY

Todd Black

RECOMMENDATION:

Staff recommends the City Council adopt a Resolution of Eagle Mountain City, Utah, Approving a Cooperative Agreement between Eagle Mountain City and the Utah Department of Natural Resources, Division of Wildlife Resources for the Completion of the Eagle Mountain Wildlife Migration Corridor Preservation FY25 Project.

BACKGROUND:

This is a Cooperative Agreement between EMC and UDWR that allows the city to continue, and get reimbursed for, the wildlife corridor fencing project. Plans this year are to continue the fence to SR73 and around the Lone Tree Hill area. We have had similar, annual agreements for the past 2 years.

ITEMS FOR CONSIDERATION:

PLANNING COMMISSION ACTION/RECOMMENDATION:

N/A

ATTACHMENTS:

1. RES--UDWR Cooperative Agreement
2. UDWR Cooperative Agreement
3. Attachment B - Utah's Watershed Restoration Initiative

RESOLUTION NO. R-_____-2024

**A RESOLUTION OF EAGLE MOUNTAIN CITY, UTAH, APPROVING
A COOPERATIVE AGREEMENT BETWEEN EAGLE MOUNTAIN CITY AND THE
UTAH DEPARTMENT OF NATURAL RESOURCES, DIVISION OF WILDLIFE RESOURCES
FOR THE COMPLETION OF THE EAGLE MOUNTAIN WILDLIFE MIGRATION
CORRIDOR PRESERVATION FY25 PROJECT**

PREAMBLE

WHEREAS, the City Council of Eagle Mountain City, Utah, finds that it is in the public interest to approve a cooperative agreement between Eagle Mountain City and Utah Department of Natural Resources, Division of Wildlife Resources for the completion of the Eagle Mountain Wildlife Migration Corridor Preservation FY25 Project, as set forth in Exhibit A.

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

1. The cooperative agreement between Eagle Mountain City and Utah Department of Natural Resources, Division of Wildlife Resources for the completion of the Eagle Mountain Wildlife Migration Corridor Preservation FY25 Project, attached hereto as Exhibit A, is hereby approved.
2. This Resolution shall take effect upon its first publication or posting.

ADOPTED by the City Council of Eagle Mountain City, Utah, this 6th day of August 2024.

EAGLE MOUNTAIN CITY, UTAH

Tom Westmoreland, Mayor

ATTEST:

Fionnuala B. Kofoed, MMC
City Recorder

CERTIFICATION

The above resolution was adopted by the City Council of Eagle Mountain City on the 6th day of August, 2024.

Those Voting Yes:	Those Voting No:	Those Excused:	Those Abstaining:
☐ Donna Burnham	☐ Donna Burnham	☐ Donna Burnham	☐ Donna Burnham
☐ Melissa Clark	☐ Melissa Clark	☐ Melissa Clark	☐ Melissa Clark
☐ Jared Gray	☐ Jared Gray	☐ Jared Gray	☐ Jared Gray
☐ Rich Wood	☐ Rich Wood	☐ Rich Wood	☐ Rich Wood
☐ Brett Wright	☐ Brett Wright	☐ Brett Wright	☐ Brett Wright

Fionnuala B. Kofoed, MMC
City Recorder

Exhibit A

Cooperative Agreement

BETWEEN
EAGLE MOUNTAIN CITY
AND
UTAH DEPARTMENT OF NATURAL RESOURCES,
DIVISION OF WILDLIFE RESOURCES

Pursuant to Utah Code §23A-2-401, this COOPERATIVE AGREEMENT is made and entered into upon the date of 07/01/2024, between the State of Utah, Department of Natural Resources, Division of Wildlife Resources (UDWR) and Eagle Mountain City for completion of the *Eagle Mountain Wildlife Migration Corridor Preservation FY25 (WRI # 6991)* proposed through the Watershed Restoration Initiative (WRI).

The term of this Agreement will be from July 1, 2024 through June 30, 2025.

The Parties agree as follows:

1. UDWR will:

- a. Reimburse Eagle Mountain City actual cost up to \$104,500 for completion of the *Eagle Mountain Wildlife Migration Corridor Preservation FY25 (WRI # 6991)*.
- b. UDWR will assist with entering of project completion reports as needed.
- c. The contract monitor(s) at UDWR will be:

Daniel Eddington	Josee Seamons
danieleddington@utah.gov	jseamons@utah.gov
435 820-6024	385 421-1277

2. Eagle Mountain City will:

- a. Install an 8-foot wildlife fence along roads, improve watershed health, and improve habitat for migrating deer and other wildlife.
- b. Plant ~5000 shrub seedlings with browsing cages within the corridor to provide cover and resources for migration wildlife.
- c. Install 25 BDAs in West Wash to control erosion, trap sediment, and reduce channel incising.
- d. Oversee project work and ensure that project managers submit completion reports in the WRI online database within 3 months of completion of project or by August 31, 2025.

All provisions of Attachment A and Attachment B are incorporated into and become a part of this Cooperative Agreement. If provisions of the Cooperative Agreement conflict, the order of precedence shall be (i) Attachment A; (ii) Cooperative Agreement signature page; and (iii) Attachment B.

SIGNATURES ON FOLLOWING PAGE

Agreed to by:

Eagle Mountain City

Date

Division of Wildlife Resources/Deputy Director

Date

Division of Wildlife Resources/Financial Manager

Date

State of Utah/Division of Finance

Date

ATTACHMENT A – STANDARD TERMS AND CONDITIONS

- 1. INVOICING:** The Parties agree to share records with one another detailing expenditures pursuant to the Cooperative Agreement on a quarterly basis, and to reconcile all accounts no later than June 30 annually. The Cooperative Agreement number shall be listed on all invoices, freight tickets, and correspondence.
- 2. LAWS AND REGULATIONS:** Each Party shall be responsible for ensuring their individual compliance with all applicable federal and state constitutions, laws, rules, codes, orders, and regulations, including applicable licensure, certification, and permitting requirements.
- 3. CONFLICT OF INTEREST:** PARTNER represents that none of its officers or employees are officers or employees of UDWR or the State of Utah, unless prior written disclosure has been made to UDWR.
- 4. RECORDS ADMINISTRATION:** PARTNER shall maintain all records necessary to properly account for PARTNER's performance and the payments it receives from UDWR pursuant to this Cooperative Agreement. These records shall be retained by PARTNER for at least six (6) years after final payment, or until all audits initiated within the six (6) years have been completed, whichever is later. PARTNER agrees to allow, at no additional cost, the State of Utah, federal auditors, and UDWR staff, access to all such records.
- 5. TERMINATION:** This Cooperative Agreement may be terminated with cause by UDWR in advance of the specified expiration date by providing prior written notice to PARTNER. PARTNER will be given ten (10) days after written notification to correct and cease the violations, after which this Cooperative Agreement may be terminated for cause immediately. This Cooperative Agreement may also be terminated without cause (for convenience), in advance of the specified expiration date, by either party, upon sixty (60) days written termination notice being given to the other party. UDWR and PARTNER may terminate this Cooperative Agreement, in whole or in part, at any time, by mutual agreement in writing. Upon termination of the Cooperative Agreement, PARTNER shall be compensated for eligible services properly performed up to the effective date of the notice of termination. In no circumstance shall UDWR be responsible for any costs for services unsatisfactorily performed, outside of the scope of the project proposal, performed after the effective date of the notice of termination, or for costs exceeding the reimbursable total identified herein.
- 6. GOVERNING LAW AND VENUE:** This Cooperative Agreement shall be governed by the laws, rules, and regulations of the State of Utah. Any action or proceeding arising from this Cooperative Agreement shall be brought in a court of competent jurisdiction in the State of Utah. Venue shall be in Salt Lake City, in the Third Judicial District Court for Salt Lake County.

7. **DEBARMENT:** PARTNER certifies that it is not presently nor has ever been debarred, suspended, or proposed for debarment by any governmental department or agency, whether international, national, state, or local. PARTNER must notify the UDWR within thirty (30) days if debarred, suspended, proposed for debarment, declared ineligible, or voluntarily excluded from participation in any contract by any governmental entity during the Cooperative Agreement term.
8. **LIABILITY:** Each Party shall be responsible for any claims, losses, suits, actions, damages, and costs of every name and description arising out of their own performance under this Cooperative Agreement. If one or more parties are found negligent, they each shall bear their proportionate share of any allocated fault or responsibility. Nothing herein shall be construed as waiving any immunity, the monetary damage limitations, or any other provision set forth in the Utah Governmental Immunity Act, Utah Code §§ 63G-7-101 through 63G-7-904.

ATTACHMENT B – PROJECT PROPOSAL

[ADD PROJECT PROPOSAL]

Eagle Mountain Wildlife Migration Corridor Preservation FY25

Project ID: 6991
Status: Proposed
Fiscal Year: 2025
Submitted By: N/A

Project Manager: Josee Seamons
PM Agency: Utah Division of Wildlife Resources
PM Office: Central Region
Lead: Utah Division of Wildlife Resources
WRI Region: Central

Description:

Using data collected by the UDWR, BLM, Eagle Mountain City, and other partners a mule deer (*Odocoileus hemionus*) migration corridor was identified running through the middle of an undeveloped area within the City of Eagle Mountain. The objectives of this phase of effort are to install fencing along roads, improve watershed health, and improve habitat for migrating deer and other wildlife.

Location:

The City of Eagle Mountain is located in the western portion of Utah County surrounded by the Oquirrh Mountains to the west, Traverse Mountains and Camp Williams Military Installation to the north and the Lake Mountains to the southeast. This project stretches for approximately one mile between the Lake Mountains and Camp Williams through the northeastern portion of the city. The land use within the area is a mix of urban development, paved and dirt roads and fallow agricultural fields.

Project Need

Need For Project:

Wildlife fencing to facilitate mule deer migration through the corridor. Preserve open space and functionality of the corridor from development and recreation. Between now and 2030, 20+ miles of fence will be needed to accomplish the goal of preserving the corridor.

Objectives:

- Preserve open space and the functionality of the wildlife migration corridor.
- Limit impacts of development and recreation in and adjacent to this migration corridor.
- Place fencing in key areas to better assist with the funneling of wildlife into this corridor allowing them to move through the city with the least amount of human-wildlife conflict.
- Fence the entire migration corridor in key areas.
- Continue to look for opportunities to improve habitat within the migration corridor and in open spaces adjacent to

the corridor to provide necessary resources for wildlife to continue to use the corridor and reduce their need to move into developed areas for resources.

Project Location/Timing Justification (Why Here? Why Now?):

Eagle Mountain City is one of the fastest-growing cities in Utah. It currently has an estimated population of 65,000 and is projected to be over 120,000 by 2050. Currently, there are over 30 square miles of agriculture open space, and undeveloped lands within the City boundary BUT with approved development plans, much of this will be developed within the next 20 years. Eagle Mountain is working hard with partners to conserve a portion of the open space for wildlife and ensure the mule deer migration route through the city is maintained into the future. We must work to plan and implement conservation measures now thus ensuring these areas into the future. One of the priorities within the next 5 years is to fence the mule deer migration route and provide overpasses, underpasses, and at-grade crossings to ensure human-wildlife conflict is reduced. The city has passed code and hired a full-time wildlife biologist to work closely with partners to implement these and other conservation projects. Approximately 1,500 mule deer use this corridor to travel between summer and winter ranges. If no corridor is preserved in this area the existing route used by migrating deer and the space used by other species will be cut off by homes, businesses, and roads. The loss of space and connectivity to habitats will result in the loss of native and genetic biodiversity, increased human-wildlife conflicts, and increased direct wildlife mortality on roads. Once this area is developed it would be extremely cost prohibitive to restore the historical migration paths of wildlife in the area. Strong partnerships have been created between Eagle Mountain City, DWR, UDOT, BLM, SITLA, Camp Williams, private landowners, and sportsmen groups to preserve this corridor. These groups have and are willing to continue to provide monetary and in-kind services toward completing this project. Over \$600,000 in actual and in-kind dollars have already been invested in this project. This WRI project is only a portion of the big picture of this project. DWR and Eagle Mountain City are also pursuing federal grants such as the "America the Beautiful" challenge through the National Fish and Wildlife Foundation (NFWF). One goal of this grant is: "Connecting and reconnecting wildlife corridors, large landscapes, watersheds, and seascapes". If awarded, this would be used to plan crossing structures within the city that are not on UDOT-managed roads. With multiple current and potential new funding sources, if we don't continue with this project now, it will be nearly impossible down the road.

Relation To Management Plan:

Utah Mule Deer Statewide Management Plan- "To address deer/vehicle collisions, DWR and our partners have worked to identify deer migration routes and locations where deer are commonly hit on roadways. This information has allowed us to know where to place underpasses and fences to increase deer survival. These studies have also provided data on the types of underpasses and structures these animals will use (Cramer 2014). Although costly, these efforts are helping to prevent future collisions, increase public safety, and minimize deer mortalities." Additionally, they will "Conserve, improve, and restore mule deer habitat throughout the state with emphasis on crucial ranges." "Work with county, state, and federal agencies to limit the negative effects of roads by reclaiming unused roads, properly planning new roads, and installing fencing and highway passage structures where roads disrupt normal mule deer migration patterns." Utah's Wildlife Migration Initiative -- specifically states that we are to "...identify and preserve wildlife migration corridors" DOI Secretarial Order 3362 - "... improve the quality of big-game winter range and migration corridor habitat on Federal lands under the management jurisdiction of this Department in a way that recognizes state authority to

conserve and manage big-game species and respects private property rights. Utah Wildlife Action Plan (WAP) - The project area includes multiple key terrestrial habitats identified in the WAP including Lowland Sagebrush, Mountain Sagebrush, and Mountain Shrub. Sentential Landscape Bill (2018) - there is further recognition from the state on the importance of open lands and the preservation of these open lands. See also Camp Williams INRMP, Private lands/conservation easements <https://ut.ng.mil/Resources/Environmental-Resources-Management/Natural-Resources/>. The Eagle Mountain City Plan- The city of Eagle Mountain and its leadership have expressed great interest in preserving the natural setting of the area wherever possible. This project has been explicitly endorsed by the Mayor and City Planner of Eagle Mountain City. Eagle Mountain also passed city code 17.49 to specifically protect this migration corridor. See <https://www.codepublishing.com/UT/EagleMountain/html/EagleMountain17/EagleMountain1749.html>

Fire / Fuels:

We developed a seed mix to improve forage for mule deer within the corridor but to also serve as a green strip to act as a firebreak and lower fire risk to nearby structures. Shrub, forb, and perennial grasses are more drought tolerant and will stay greener longer into the season. Cheatgrass increases the frequency of fire and threatens homes and infrastructure in this area. Cheatgrass dries out earlier in the summer and is a continuous fuel load where fire can easily carry through quickly. This corridor can act as both a natural and enhanced fuel break. Eagle Mountain City is already planting a wildlife, 'green' friendly rangeland seed mix in these areas. This seed mix is designed to compete with non-native invasives such as Russian thistle and cheatgrass and provide flowering species to benefit pollinators. Invasives such as Russian thistle and cheatgrass threaten homes and infrastructure in this area. (EM City Seed mix, see attached) Additionally, Eagle Mountain works each year with the Unified Fire Authority to reduce fuel loads in key areas in this corridor.

Water Quality/Quantity:

By reducing the threat of fire from cheatgrass we will be protecting the crucial water supply to the City of Eagle Mountain. Shrub/seed planting prevents mudslides and erosion from damaging homes and infrastructure. This project will also improve a drainage ditch with seasonal flow within the corridor used by wildlife, preventing erosion along the drainage ditch. BDAs will be installed in West Wash to control erosion, trap sediment, and reduce channel incising.

Compliance:

Cultural clearances will be conducted in-house with UDWR archaeologists before implementation. Any actions taken on federal and state lands will be assessed by appropriate agencies and completed before actions occur.

Methods:

Installation of \$100,000ish of 8' wildlife fence. Habitat improvement will be done by planting ~5000 shrub seedlings with browsing cages within the corridor to provide cover and resources for migration wildlife. Greenstrip/forb mix will be drill-seeded within the fenced corridor. ~25 BDAs will be installed in West Wash to control erosion, trap sediment, and reduce channel incising.

Monitoring:

Eagle Mountain City will conduct regular inspections of permanent fences as part of an ongoing maintenance program that ensures the proper function of the fence for the lifespan of the practice. To include the following: 1-conduct inspections of fences after storms and other disturbance events, 2-repair or replacement of loose or broken material, gates, and other forms of ingress and egress, 3-removal of trees or shrubs that are encroaching into the fence, 4-repair of eroded areas as necessary, 5-repair or replacement of markers or other safety and control features as required, 6-maintain fladry or signage as necessary. The migration routes in and around Eagle Mountain were identified by data gathered using GPS collars. The success of this project would be able to continue to be monitored using the same collars and collars placed on additional individual deer and other species, such as pronghorn. The success of this project will also be monitored through analysis of roadkill data observed on the Utah Roadkill Reporter app.

Partners:

The Utah Division of Wildlife Resources has been working closely with leadership and city planners of the City of Eagle Mountain to plan a route to preserve. Also, collaborations with the BLM, Utah National Guard (Camp Williams and West Traverse Sentinel Landscape), UDOT, Sportsman Groups, and other partners of the Utah Wildlife Migration Initiative. Eagle Mountain and UDWR representatives have met with landowners within the proposed corridor and signed a memorandum of understanding to work together to accomplish the goal of preserving a migration corridor through the city. Much of this work will be done and coordinated by the UDWR with support from the other partners that will provide sportsmen groups public volunteers and technical advice throughout the process. UDWR will monitor the success of the fencing and habitat projects.

Future Management:

The preservation of this area is a multi-year project. Once the entire project is complete the corridor will be preserved for the benefit and use of wildlife. Maintenance of highway fencing will be UDOT's responsibility. Other management responsibility in the area will go to the city of Eagle Mountain with support from the UDWR.

Sustainable Uses of Natural Resources:

The main purpose of this project is to protect the functionality of the wildlife migration corridor through Eagle Mountain by restricting development within the proposed corridor, keeping recreational impacts to a minimum, and ensuring wildlife have a relatively safe passage through the city. The project will support wildlife populations indefinitely if the corridor is sustained. This project will also protect lands from development that can also be used for livestock grazing.

Budget	WRI/DWR	Other	Budget Total	In-Kind	Grand Total
	\$104,500.00	\$90,000.00	\$194,500.00	\$60,000.00	\$254,500.00

Item	Description	WRI	Other	In-Kind	Year
Materials and Supplies	2000 shrub seedlings @\$1.50/plant.	\$3,000.00	\$0.00	\$0.00	2025
Materials and Supplies	8' field wire fence. 2 3/8" drill pipe. 10' x 7" treated wood posts	\$100,000.00	\$90,000.00	\$60,000.00	2025
Materials and Supplies	BDA materials 250 posts @ \$6/post	\$1,500.00	\$0.00	\$0.00	2025

Funding	WRI/DWR	Other	Funding Total	In-Kind	Grand Total
	\$104,500.00	\$90,000.00	\$194,500.00	\$60,000.00	\$254,500.00

Source	Phase	Description	Amount	Other	In-Kind	Year
Utah's Watershed Restoration Initiative (UWRI)			\$104,500.00	\$0.00	\$0.00	2025
Other		West Traverse Sentinel Landscape (Camp Williams)	\$0.00	\$90,000.00	\$0.00	2025
Eagle Mountain City		Equipment and time for fence installation. Seed, revegetate, and grow and plant ~300 shrubs. BDA installation.	\$0.00	\$0.00	\$60,000.00	2025

Species

Species	"N" Rank	HIG/F Rank
Mule Deer		R1
Threat		Impact
Housing and Urban Areas		Medium
Mule Deer		R1
Threat		Impact
Inappropriate Fire Frequency and Intensity		High
Mule Deer		R1
Threat		Impact
Invasive Plant Species – Non-native		High
Mule Deer		R1
Threat		Impact
OHV Motorized Recreation		Medium
Mule Deer		R1
Threat		Impact
Roads – Transportation Network		High
Pronghorn		R3

Species	"N" Rank	HIG/F Rank
	Threat	
	Impact	
	Droughts	High
Pronghorn		R3
	Threat	
	Impact	
	Housing and Urban Areas	Low
Pronghorn		R3
	Threat	
	Impact	
	Roads – Transportation Network	Low
Western bumble bee	N3	
	Threat	
	Impact	
	Droughts	High
Western bumble bee	N3	
	Threat	
	Impact	
	Fire and Fire Suppression	Medium

Habitats

Habitat

Lowland Sagebrush

Threat	Impact
Brush Eradication / Vegetation Treatments	Medium

Lowland Sagebrush

Threat	Impact
Droughts	High

Lowland Sagebrush

Threat	Impact
Housing and Urban Areas	Medium

Lowland Sagebrush

Threat	Impact
Inappropriate Fire Frequency and Intensity	Very High

Lowland Sagebrush

Threat	Impact
Invasive Plant Species – Non-native	Very High

Lowland Sagebrush

Habitat	
Threat	Impact
OHV Motorized Recreation	Low

Project Comments

Comment	02/05/2024	Type: 1	Commenter: Clint Wirick
Perfect example of how the Migration Initiative can lead to management actions in the right place. Great to see ya'll are going after some America the Beautiful dollars, perfect fit. I don't see an associated cost for the shrubs and planting, how is it being funded? Also in all fairness, I have to say the same thing about the plastic protectors here as I have with Robbie and Mark, I HATE them.			
Comment	02/05/2024	Type: 1	Commenter: Todd Black
Eagle Mountain has contracted with Darwin Bundy and the CVHS to grow seedlings for us. We collected the seeds locally or at least from Great Basin in the fall and have them grow them for us for a year, planted in D-40 containers. We need to edit the plastic protectors as they are not going to have those, i hate them as well, they are messy and trashy and i've spent more time cleaning them up then they are worth. I don't think we have the densities or populations of mule deer to make it worth it.			
Comment	02/05/2024	Type: 1	Commenter: Clint Wirick
Nice, glad you're eliminating unnecessary garbage. Nice work on creatively getting the shrubs grown and planted. I'm sure WRI would appreciate showing it in the finance page as match.			
Comment	02/06/2024	Type: 1	Commenter: Kalon Throop
In the fire section of the project details you mention a seed mix and seeding but it isn't outlined anywhere else and there is no seed mix attached. Are you seeding as a part of this project?			
Comment	02/06/2024	Type: 1	Commenter: Todd Black
Kalon, we still have a plethora of seed from last year from Kevin, we will be using this seed this spring and fall as we continue with this effort. I will see if I can find the mix and add it to the project.			

Comment	02/06/2024	Type: 1	Commenter: Kalon Throop
Thanks Todd, that also explains why it isn't in the financials.			
Comment	02/07/2024	Type: 1	Commenter: Destiny Allgood
I'd like to echo this and see the seed mix and how it will be beneficial to the Western Bumble Bee. Thanks.			
Comment	02/08/2024	Type: 1	Commenter: Josee Seamons
I added a copy of the seed mix from last year to the documents.			
Comment	02/06/2024	Type: 1	Commenter: Jacob Hall
There are a few things mentioned in the body of the proposal that are not shown on the map (BDAs/ditch work, seeding footprint). It would be nice to see those on the map to better assess the potential impacts those treatments will have.			
Comment	02/08/2024	Type: 1	Commenter: Josee Seamons
Thanks Jacob, I missed adding the BDAs to the map. I will add them. The seeding will mostly be within the disturbed area inside the fence. I could have explained that portion a little better.			
Comment	02/07/2024	Type: 1	Commenter: Destiny Allgood
Hey Josee, is there a reason why this and Kyle Cook's project, WRI 7048, were not proposed as one? Combined your projects would strengthen certain sections where singularly they are lacking. They are within the same area and would've been under the financial threshold. Something to consider. I am going to comment the same thing on the other proposal as well. Thanks			
Comment	02/08/2024	Type: 1	Commenter: Josee Seamons
That's a great point Destiny. We get so focused on the migration corridor that I hadn't considered putting them together. Given the proximity, I agree that it would strengthen both proposals.			
Comment	02/08/2024	Type: 1	Commenter: Sydney Lamb
Very cool to see this proactive work as Eagle Mountain expands. Do you know of any other fenced corridors like this that have been built for ungulates? Also, are there specs on the width of the corridor or on how deer will be funneled to actually use this corridor as they migrate from the Oquirrh to the Lake Mountains?			

Completion

Start Date:

End Date:

FY Implemented:

Final Methods:

Project Narrative:

Future Management:

Map Features

ID	Feature Category	Action	Treatment/Type
1249	Fence	Construction	Wildlife Exclusion
13707	Terrestrial Treatment Area	Planting/Transplanting	Bareroot stock
13781	Aquatic/Riparian Treatment Area	Stream Corridor/Channel Improvements	Beaver dam analog

Project Map





**EAGLE MOUNTAIN CITY
CITY COUNCIL MEETING
AUGUST 6, 2024**

TITLE:	RESOLUTION - A Resolution of Eagle Mountain City, Utah, Approving an Interlocal Cooperation Agreement with Utah County for Funding for Airport Road from Pony Express Parkway to State Road 73.
ITEM TYPE:	Agreement
FISCAL IMPACT:	\$9,879,524
APPLICANT:	City Staff

CURRENT GENERAL PLAN DESIGNATION & ZONE	ACREAGE
N/A	N/A

PUBLIC HEARING

No

PREPARED BY

Chris Trusty, City Engineer

PRESENTED BY

Chris Trusty

RECOMMENDATION:

Staff recommends the City Council adopt a Resolution of Eagle Mountain City, Utah, Approving an Interlocal Cooperation Agreement with Utah County for Funding for Airport Road from Pony Express Parkway to State Road 73.

BACKGROUND:

Eagle Mountain City was awarded \$9,879,524 for the build Airport Road from Overland to SR-73. Based on the funding cycle, funds for this project would not be available until 2026. This allows the City to be reimbursed for costs incurred to date, and allows the City to use City funds to complete the project earlier than otherwise possible.

ITEMS FOR CONSIDERATION:

PLANNING COMMISSION ACTION/RECOMMENDATION:

N/A

ATTACHMENTS:

1. RES--Interlocal Cooperation Agreement for Airport Road Funding
2. Interlocal Cooperation Agreement - Airport Road

RESOLUTION NO. R-_____-2024

A RESOLUTION OF EAGLE MOUNTAIN CITY, UTAH, APPROVING AN INTERLOCAL COOPERATION AGREEMENT WITH UTAH COUNTY FOR FUNDING FOR AIRPORT ROAD FROM PONY EXPRESS PARKWAY TO STATE ROAD 73

PREAMBLE

WHEREAS, the Utah Interlocal Cooperation Act, Title 11, Chapter 13, Utah Code Annotated, as amended, permits local governmental units including cities, counties, inter-local agencies and political subdivisions of the State of Utah to make the most efficient use of their powers by enabling them to cooperate with other public entities on the basis of mutual advantage and to exercise joint cooperative action for the benefit of their respective citizens; and

WHEREAS, Utah County and Eagle Mountain City desire to facilitate the construction of a project known as Eagle Mountain Airport Road – Pony Express Parkway to SR-73 which consists of constructing a new 3-lane roadway along Airport Road from Pony Express Parkway to SR-73; and

WHEREAS, the City Council of Eagle Mountain City, Utah, finds that it is in the public interest to approve an interlocal cooperation agreement with Utah County for the Eagle Mountain Airport Road – Pony Express Parkway to SR-73 project, as set forth in Exhibit A.

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

1. The Interlocal Cooperation Agreement with Utah County for the Eagle Mountain Airport Road – Pony Express Parkway to SR-73 project, attached hereto as Exhibit A, is hereby approved.
2. This Resolution shall take effect upon its first publication or posting.

ADOPTED by the City Council of Eagle Mountain City, Utah, this 6th day of August 2024.

EAGLE MOUNTAIN CITY, UTAH

ATTEST:

Tom Westmoreland, Mayor

Fionnuala B. Kofoed, MMC
City Recorder

CERTIFICATION

The above resolution was adopted by the City Council of Eagle Mountain City on the 6th day of August, 2024.

Those Voting Yes:	Those Voting No:	Those Excused:	Those Abstaining:
☐ Donna Burnham	☐ Donna Burnham	☐ Donna Burnham	☐ Donna Burnham
☐ Melissa Clark	☐ Melissa Clark	☐ Melissa Clark	☐ Melissa Clark
☐ Jared Gray	☐ Jared Gray	☐ Jared Gray	☐ Jared Gray
☐ Rich Wood	☐ Rich Wood	☐ Rich Wood	☐ Rich Wood
☐ Brett Wright	☐ Brett Wright	☐ Brett Wright	☐ Brett Wright

Fionnuala B. Kofoed, MMC
City Recorder

Exhibit A

INTER-LOCAL COOPERATION AGREEMENT
between
UTAH COUNTY and
EAGLE MOUNTAIN CITY

For A Project Known As

EAGLE MOUNTAIN AIRPORT ROAD – PONY EXPRESS PKWY TO SR-73

THIS AGREEMENT, made and entered into this ____ day of July 2024, by and between **UTAH COUNTY (Program Manager)**, a political subdivision of the State of Utah, with principle offices located at 100 East Center ST, Suite 2300, Provo, Utah 84606 and **EAGLE MOUNTAIN CITY (Project Sponsor)**, a political subdivision of the State of Utah, with principle offices located at 1650 East Stage Coach Run, Eagle Mountain, UT.

RECITALS:

WHEREAS, the Utah Interlocal Co-operation Act, Title 11, Chapter 13, Utah Code Annotated (1953), as amended, permits local governmental units including cities, counties, inter-local agencies and political subdivisions of the State of Utah to make the most efficient use of their powers by enabling them to cooperate with other public entities on the basis of mutual advantage and to exercise joint cooperative action for the benefit of their respective citizens; and

WHEREAS, the Program Manager and the Project Sponsor desire to facilitate the construction of a trail project known as Eagle Mountain Airport Road – Pony Express Parkway to SR-73 (**Approved Project**) which consists of constructing a new 3-lane roadway along Airport Road from Pony Express Parkway to SR-73; and

WHEREAS, the Program Manager and the Project Sponsor held duly noticed public meetings wherein this Agreement was considered and an Authorizing Resolution was presented for approval by the respective legislative bodies.

NOW THEREFORE, in consideration of the covenants and agreements contained herein and other valuable consideration, the sufficiency of which is hereby acknowledged, the Program

Manager and the Project Sponsor hereby agree as follows:

Section 1. PURPOSES.

This Agreement has been established and entered into between the Program Manager and the Project Sponsor for the purpose of outlining the respective rights and responsibilities of the Program Manager and the Project Sponsor in the construction of the Approved Project.

Section 2. ADMINISTRATION OF AGREEMENT.

The parties hereto agree that, pursuant to Section 11-13-207, Utah Code Annotated, 1953 as amended, the Utah County Public Works Director shall act as the administrator responsible for the administration of this Agreement. The parties further agree that this Agreement does not anticipate nor provide for any organizational changes in the parties. The administrator agrees to keep all books and records in such form and manner as the Utah County Auditor shall specify and further agrees that said books shall be open for examination by the parties hereto at all reasonable times.

Section 3. MULTIPLE JURISDICTIONS.

If a project is within multiple jurisdictions and/or agencies, one jurisdiction or agency will enter in to this interlocal agreement and interface with the Program Manager as the Project Sponsor. Multiple jurisdictions and/or agencies interactions will be outlined within a separate interlocal agreement between said jurisdictions and/or agencies. This agreement shall be referenced in this agreement as an Exhibit.

Section 4. EFFECTIVE DATE; DURATION.

This Agreement shall become effective and shall enter into force within the meaning of the Interlocal Cooperation Act, upon the submission of this Agreement to, and the approval and execution hereof by the governing bodies of the Program Manager and the Project Sponsor. The term of this Agreement shall be from the date of execution hereof until the terms and obligations identified herein are completed, but in no event, longer than 3 years from the execution date.

Section 5. NO SEPARATE LEGAL ENTITY.

The Program Manager and the Project Sponsor do not contemplate nor intend to establish

a separate legal or administrative entity under the terms of this Agreement.

Section 6. TERMS.

- 1) **Project Scope** – constructing a new 3-lane roadway along Airport Road from Pony Express Parkway to SR-73, in Eagle Mountain, Utah.
- 2) **Procurement** - The Project Sponsor will designate a qualified project engineer from its staff or hire a project engineer from the Project Sponsors consultant pool or the prequalified UDOT pool, who will be responsible for project delivery. The Project Sponsor shall follow Utah State Code Section 63G-6a-101 or its own procurement/purchasing policy. Different project engineers can be designated or hired for different phases of the project.
- 3) **Project Development** - The Project Sponsor and the designated project engineer, will design, acquire the necessary rights-of-way (ROW), bid out, and manage the construction of the Approved Project.
 - a) **Design Standard** - The design and construction of the Approved Project will meet or exceed Eagle Mountain City standards.
 - b) **Environmental Work** - The Project Sponsor will acquire the appropriate clearances and permits through the design process. The Project Sponsor can follow their own adopted environmental process, or follow the Recommended Environmental Guidance / Mountainland & Utah County Programmed Projects document (including designating with the Program Manager the type of environmental work to be completed), or any other stricter environmental process under local or federal law. The Project Sponsor must follow any National Environmental Policy Act (NEPA) requirements required (Endangered Species Act, Clean Water Act, etc.), and any other local or government agency requirements for the Approved Project.
 - c) **Design Work** - The Project Sponsor will involve the Program Manager at the following design milestones:
 - (1) Kickoff Meeting;
 - (2) 30% Scope and Schedule Review;
 - (3) 60% On Site Plan Review; and

(4) 90% Plans, Specifications and Estimate.

- d) **Final Design Approval** - Once project design is completed, the Project Sponsor will review the final design with the Program Manager. The construction phase will not proceed unless both parties agree that the project is ready.
 - e) **ROW Acquisition** - The Project Sponsor will be responsible to acquire all necessary ROW adhering to state and local laws. The Project Sponsor can follow their own adopted ROW acquisition process or follow the Recommended Right of Way Acquisition Guidance / Mountainland & Utah County Programmed Projects guidance document, or as required by Utah law.
 - f) **Construction Advertising** - To advertise construction, the Project Sponsor shall follow Utah State Code Section 63G-6a-101 or its own procurement/purchasing policy. All construction bids will include a 10% construction contingency. The Project Sponsor will provide a copy of the advertisement and the notice of award to the Program Manager.
- 4) **Project Signage/Contact Info** - It is recommended that the Project Sponsor install signage informing the public of the following:
- a) Project name.
 - b) Project description.
 - c) Start and completion dates (general).
 - d) Contact name, phone number, website address, email.
 - e) Use the sentence “This project funded with Mountainland Transportation Funding”.
 - f) List project sponsors and their logos (Project Sponsor, Mountainland, Utah County).
 - g) Generally, one sign at each access point to the project shall be installed.
 - h) Signs should be at least 4’ x 6’, or large enough for passing motorists to read.
 - i) Signs should be installed prior to construction and stay in place through construction.
- 5) **Construction Process** - The Project Sponsor will manage the construction process. The Project Sponsor will notify the Program Manager of any changes that affect the scope of the project or costs that exceed the construction contingency.
- 6) **Project Completion** - Program Manager staff will be notified and allowed to attend the final inspection of the completed project.
- 7) **Project Hold** - The Program Manager has the authority to place a project on hold at any time during the project development process or withhold reimbursement of invoices during the construction process if the Program Manager deems that the Approved Project is not within

the Approved Project scope or budget. The Program Manager shall notify the Project Sponsor of the hold in writing and will work with the Project Sponsor to rectify the issues promptly. If the Project Sponsor and Program Manager cannot bring the Approved Project back into scope or if additional funding is needed above what the Program Manager or the Project Sponsor can provide, the issues will be brought to the Mountainland TAC committee and MPO Board for their review, recommendations, resolutions, and approvals.

- 8) **Total Project Cost** - Both the Program Manager and Project Sponsor acknowledge that the Approved Project has been authorized by the Mountainland MPO Board (Utah County Commission must also approve if county funds are used) to be funded at an amount not to exceed \$10,596,937 (Total Project Cost) for the direct costs of the Approved Project.
 - a) **Matching Funds** - The Project Sponsor is required to pay a match or portion of the Total Project Cost. This amount is 6.77% of the Total Project Cost. The use of Project Sponsor equipment and/or Project Sponsor employee time for the project shall not be reimbursable, but can be claimed by the Project Sponsor as a soft match toward the required 6.77% matching funds required from the Project Sponsor. The Project Sponsor is required to pay the difference between the required match and the value of the soft match, if any.
 - b) **Multi-Year Funding** - Some projects require funding across multiple fiscal years. Reimbursement for Approved Project activities can only be made up to the available amount identified in a single fiscal year. Any balance from a prior year where available funds have not been expended for the Approved Project are then advanced to the next fiscal year and are added to the funds available that fiscal year. Fiscal year for County Transportation Sales Tax Funds starts on January 1st. The Approved Project has \$10,596,937 beginning in 2026.
 - c) **Funding Availability** - MAG Exchange funds are distributed to the MPO generally in October each year through a cooperative agreement with UDOT. The exchange process requires that MPO federal funds be exchanged with UDOT for state funds on an annual basis. The federal funds are made available by congress, the release of funds can fluctuate yearly. County Transportation Sales Tax funds are generally available each January and are generated by sale tax revenue, which can fluctuate with the economy. MAG will not reimburse expenses on an Approved Project unless funding is made available by UDOT and Utah County. This could require the Approved Project to be placed on hold by the Program Manager or that the Project Sponsor advance their own funds toward the Approved Project with reimbursement to be made by the Program Manager upon receipt of available funding from UDOT and/or Utah County.

- d) **Reimbursement** - The Project Sponsor, if desiring reimbursement for the direct costs of the Approved Project, will provide the Program Manager with one monthly itemized invoice detailing actual costs for the ROW acquisition, design, utility relocation, construction, or other approved elements of the project. Appropriate backup materials shall also be supplied by the Project Sponsor to the Program Manager without requiring separate inquiry. The Program Manager agrees to reimburse the Project Sponsor within 30 days of receiving acceptable itemized invoices establishing the validity of the direct costs of the Approved Project. The maximum amount of reimbursement from the Program Manager to the Project Sponsor for any fiscal year shall be the available funds actually received by the Program Manager for such fiscal year. The maximum amount of reimbursement from the Program Manager to the Project Sponsor for the entire cost of the Approved Project shall not exceed \$9,879,524 (Total Project Cost less Matching Funds). Any costs which exceed \$9,879,524 shall be the sole responsibility of the Project Sponsor. The Program Manager will review and approve monthly each itemized invoice and will reimburse the total invoice amount less the required matching funds.
- e) **Cost Overruns** - The Program Manager maintains a contingency account for cost overruns. The Project Sponsor may request additional funds above the approved Total Project Cost with supporting documentation demonstrating the need for additional funds. The Program Manager may approve up to 10% of the Total Project Cost up to a maximum of \$500,000. The MPO Board can approve higher amounts (Utah County Commission must also approve if county funds are used). The addition of these contingency funds would require a modification to this Agreement. If no additional funds are awarded or the Approved Project still requires additional funds, the Project Sponsor will be responsible to fund the overrun.
- f) **Surplus Funds** - Any surplus funds remaining after the completion of the Approved Project will be returned to the Utah County fund balance to be reallocated to other projects selected through the MPO project selection process. Note that Mountainland and Utah County selects and funds projects, not project sponsors. Surplus funds cannot be moved to a new project not already approved through the MPO project selection process. Any surplus funds paid by the Project Sponsor shall be returned to the Project Sponsor.
- 9) **Liability, Ownership and Maintenance of Approved Project** - The Project sponsor bears all liability through all stages of project development and construction. The Project Sponsor shall own and be responsible for maintenance, repair and replacement of the completed project.
- 10) **Inspection of Approved Project** - The Program Manager and its designees, upon reasonable notice, reserve the right to enter upon the Approved Project to inspect the same to verify

compliance with this Agreement.

- 11) **Other Expenses** - Except as otherwise expressly stated herein, all expenses not identified as a part of the Approved Project or executed prior to the Agreement shall be the sole responsibility of the Project Sponsor.
- 12) **No Third-Party Rights** - The obligations of the parties set forth in this Agreement shall not create any rights in or obligations to any persons or parties other than to the Project Sponsor and Program Manager. This Agreement is not intended to nor shall it be construed to benefit any third party.
- 13) **Recitals** - The Recitals portion of this Agreement constitutes a part of this Agreement.

Section 7. FILING OF INTERLOCAL COOPERATION AGREEMENT.

Executed copies of this Agreement shall be placed on file with the official keeper of records of the Program Manager and the Project Sponsor and shall remain on file for public inspection during the term of this Agreement.

Section 8. AMENDMENTS.

- 1) **Amending this Agreement** - This Agreement may not be amended, changed, modified or altered except by an instrument in writing which shall be: (a) approved by Resolution of the governing body of each of the parties, (b) executed by a duly authorized official of each of the parties, and (c) filed in the official records of each party.
- 2) **Change Orders** - Changes can occur throughout a project. Changes that are outside the scope outlined in this contract must be amended as stated above. Minor changes and adjustments that fall within the original project scope can be addressed with a change order. A change order does not require amending this agreement. A change order is defined as that additional effort necessary by reason of changed conditions which are radical, unforeseen, and completely beyond the control of the Project Sponsor. The Project Sponsor shall create the change order and keep records of them. Any additional costs incurred can be covered by the construction contingency or by added local funding and should be addressed in the change order. If additional costs are more than the construction contingency and available local funds, the Project Sponsor shall contact the Program Manager to review funding options.

Section 9. EXTRA WORK

Extra work shall be undertaken only when previously authorized in writing by the Program Manager and is defined as additional work which is neither shown nor defined in this Agreement. Extra work includes additional improvements adjacent to the Approved Project or in other locations that the Project Sponsor desires to complete as a package of projects. Extra work can be for utility projects, facilities that tie into the Approved Project, project betterments, or other work desired by the Project Sponsor. No costs incurred by extra work can be billed to the Approved Project. Any invoices submitted by the Project Sponsor shall clearly detail costs incurred by the Approved Project and list separately costs incurred by the extra work. This agreement shall be referenced in this agreement as an Exhibit.

Section 10. SEVERABILITY.

If any term or provision of this Agreement or the application thereof shall to any extent be invalid or unenforceable, the remainder of this Agreement, or the application of such term or provision to circumstances other than those with respect to which it is invalid or unenforceable, shall not be affected thereby, and shall be enforced to the extent permitted by law. To the extent permitted by applicable law, the parties hereby waive any provision of law, which would render any of the terms of this Agreement unenforceable.

Section 11. GOVERNING LAW.

All questions with respect to the construction of this Agreement, and the rights and liability of the parties hereto, shall be governed by the laws of the State of Utah.

Section 12. INDEMNIFICATION.

The Project Sponsor shall indemnify and hold the Program Manager harmless from any and all claims of liability for any injury or damage to any person or property whatsoever occurring in, on or about the Approved Project or any part thereof. The Project Sponsor shall further indemnify and hold the Program Manager harmless from and against any and all claims arising from any breach or default in the performance of any obligation on the Project Sponsor's part to be performed under the terms of this Agreement, or arising from any act or negligence of the Project Sponsor, or any of the Project Sponsor's agents, employees, contractors, subcontractors, or invitees and from and against all costs, reasonable attorney's fees, expenses and liabilities

incurred in the defense of any such claim or any action or proceeding brought thereon. Both the Project Sponsor and Program Manager agree that the terms of this Agreement are subject to, and not a waiver of, the protections, immunities and liability limits of the Governmental Immunity Act, U.C.A. 63G-1-101, et. seq. The Project Sponsor's obligations under this provision shall survive the expiration or other termination of this Agreement.

Section 13. ENTIRE AGREEMENT

This Agreement shall constitute the entire agreement between the parties and any prior understanding or representation of any kind preceding the date of this Agreement shall not be binding upon either party except to the extent incorporated in this Agreement.

IN WITNESS WHEREOF, the parties have signed and executed this Agreement, after resolutions duly and lawfully passed, on the dates listed below:

UTAH COUNTY

Authorized and passed on this ____ day of May 2024,

BOARD OF COUNTY COMMISSIONERS,
UTAH COUNTY, UTAH

BRANDON B. GORDON, Chair

ATTEST:
AARON R. DAVIDSON
Utah County Clerk

By: _____
Deputy

APPROVED AS TO FORM AND LEGALITY:
JEFFREY S. GRAY
Utah County Attorney

By: _____
Deputy County Attorney

EAGLE MOUNTAIN CITY

Authorized and passed on this ____ day of May 2024,

EAGLE MOUNTAIN CITY
UTAH COUNTY, UTAH

Mayor

ATTEST:

City Recorder

REVIEWED AS TO FORM AND
COMPATIBILITY WITH APPLICABLE
LAW:

By: _____
City Attorney

RESOLUTION NO. R-__-2024

A RESOLUTION OF EAGLE MOUNTAIN CITY, UTAH, APPROVING THE PROPOSAL FOR THE CREATION OF A NEW SCHOOL DISTRICT PURSUANT TO UTAH CODE § 53G-3-301.4, SCHEDULING FINAL ACTION ON THE CREATION OF A NEW SCHOOL DISTRICT, AND RELATED MATTERS

WHEREAS, pursuant to the provisions of Utah Code § 53G-3-301.4, Eagle Mountain City, the City of Saratoga Springs, and Fairfield Town (“interlocal participants”), with the written support from the Town of Cedar Fort, approved an interlocal agreement on April 29, 2024 with an effective date of May 1, 2024 to begin the process for the creation of a new school district encompassing the incorporated limits of Saratoga Springs, Eagle Mountain, Fairfield, and Cedar Fort, as well as certain unincorporated areas west of Utah Lake; and

WHEREAS, pursuant to Utah Code § 53G-3-301.4 (4), on April 30, 2024, the interlocal participants filed a request with the Utah County Clerk to initiate the new school district creation process (“Request”); and

WHEREAS, in accordance with Utah Code § 53G-3-301.4 (5), on May 7, 2024, the County Clerk certified the Request; and

WHEREAS, pursuant to Utah Code § 53G-3-301.4 (7), on May 21, 2024, the interlocal participants received and approved a feasibility study meeting all requirements set forth in Utah Code Ann. § 53G-3-301.4(7)(b); and

WHEREAS, the Eagle Mountain City Council has provided the statutory public comment period in accordance with Utah Code § 53G-3-301.4 (8)(a); and

WHEREAS, pursuant to Utah Code § 53G-3-301.4 (8)(a)(ii), two public hearings with the City Council took place on June 13, 2024, and June 18, 2024, to consider public comment on the Feasibility Study and recommendations contained therein on the new school district creation.

NOW THEREFORE BE IT RESOLVED by the City Council of Eagle Mountain City, Utah as follows:

1. The proposal for the creation of a new school district is hereby approved, with all statutory requirements met;
2. That the requested proposal shall be submitted to a public vote at the next regular general election;

3. Notice shall be sent to the Utah County Commission and the Utah County Clerk in accordance with Utah Code § 53G-3-301.4 (9).
4. That this Resolution shall take effect immediately upon passage.

Passed, adopted, and approved this 6th day of August, 2024.

EAGLE MOUNTAIN CITY, UTAH

Tom Westmoreland, Mayor

ATTEST:

Fionnuala B. Kofoed, MMC
City Recorder

CERTIFICATION

The above Resolution was adopted by the City Council of Eagle Mountain City, Utah on the 6th day of August, 2024.

Those voting yes:	Those voting no:	Those excused:	Those abstaining:
☐ Donna Burnham	☐ Donna Burnham	☐ Donna Burnham	☐ Donna Burnham
☐ Melissa Clark	☐ Melissa Clark	☐ Melissa Clark	☐ Melissa Clark
☐ Jared Gray	☐ Jared Gray	☐ Jared Gray	☐ Jared Gray
☐ Rich Wood	☐ Rich Wood	☐ Rich Wood	☐ Rich Wood
☐ Brett Wright	☐ Brett Wright	☐ Brett Wright	☐ Brett Wright

Fionnuala B. Kofoed, MMC
City Recorder



**EAGLE MOUNTAIN CITY
CITY COUNCIL MEETING
AUGUST 6, 2024**

TITLE:	UPDATE - Legislative Priorities List
ITEM TYPE:	Communication Item
FISCAL IMPACT:	N/A
APPLICANT:	N/A

CURRENT GENERAL PLAN DESIGNATION & ZONE	ACREAGE
N/A	N/A

PUBLIC HEARING

No

PREPARED BY

Clifford Strachan, Director of
Legislative Affairs

PRESENTED BY

Clifford Strachan

RECOMMENDATION:

BACKGROUND:

EMMC 2.15.100 establishes a legislative priorities list to clarify by adoption or amendment the authorized ongoing priorities of the City Council and to provide direction to the City Administrator in prioritizing the day-to-day activities of the Director of Legislative Affairs. The list is provided for information and discussion. The City Council may make changes to the list of priorities via majority vote. The attached list includes a description of the issues prioritized, prioritization, status designation, and comments or updates concerning the item.

ITEMS FOR CONSIDERATION:

PLANNING COMMISSION ACTION/RECOMMENDATION:

N/A

ATTACHMENTS:

1. Legislative Priorities List Update
2. Legislative Priorities List

Summary of Changes Since Last Report						
Issue / Item	Description	Priority [see EMMC 2.15.100]	Status	Target Date	Date of last update	Comments/Update
MIHP re Transfer of Development Rights	Create a program to transfer development rights for moderate income housing.	Secondary Priority	In Progress	7/16/2024	7/31/2024	Per MIHP 9.4, Strategy 4. Adopted as a strategy for the MIHP 1/3/2023. Staff will present the topic for discussion on 8/06/2024.
MIHP re Mortgage Assistance Program	Implement a mortgage assistance program for employees of the municipality, an employer that provides contracted services to the municipality, or any other public employer that operates within the municipality.	Secondary Priority	In Progress	9/30/2024	7/16/2024	Per MIHP 9.4, Strategy 2. Adopted as a strategy for the MIHP in 2023. Staff has brought this discussion to the Council twice this summer. A draft policy is expected later in August.
Status Report on Master Plans	Per EMMC 2.19.030.J, provide periodic city council review of the priorities and implementation strategies of the city's master plans. A discussion at the annual strategic planning meeting is also recommended.	Secondary Priority	In Progress	9/30/2024	7/16/2024	Staff reported on the status of master plan reviews on 7/2/2024; the CC requested this item be added to the Legislative Priorities List for periodic status updates.
A review of Conditional Uses in Zoning Code leading to reclassification based on defined specifications.	The goal is to eliminate conditional uses in Commercial Storage, Agriculture, and Industrial zones by adopting defined specifications for such uses. See EMMC 17.38.040, 17.40.020, and 17.40.040, for conditional uses listed in each zone.	High Priority	In Progress	4/30/2024	8/1/2024	Agriculture, Industrial, and Commercial Storage zones have been to PC, coming to Council in August. We have an update ready to go. We are just waiting for an opening on an agenda.
Neighborhood Residential 1 - Lot Size Distribution	Redo residential zoning to specify housing unit mix. Within the Neighborhood Residential 1 Future Land Use Category there are 3 zones with various lot sizes, developers can propose all smaller size; wants a variety in each development by # of units, not by acreage.	High Priority	In Progress	3/31/2024	8/1/2024	This item received a public hearing and was tabled on 2/6/2024; going to Council in August.
General Plan Update	A general plan update has commenced. The project is expected to continue through August 2025.	High Priority	In Progress	8/31/2025	8/1/2024	Staff presented and the council approved a timeline for updating the General Plan (GP) on March 6, 2024. It outlines a step by step process culminating in a targeted completion of August 2025. Our next step is in the GP is prepping the Future Land Use Map update. We have a joint session with Council and PC on 8.8.24 to kickoff the map update.
General Plan Update	Survey Data and Outline to the City Council	High Priority	In Progress	6/30/2024	8/1/2024	The survey is out to residents and we have over 1100 responses so far.

Legislative Priorities List																		
Order	Dept	Issue / Item	Description	Priority [see EMMC 2.15.100]	E Matrix:	Status	Target Date	Date of last update	Comments/Update	Date Adopted	Assigned		Economic Growth	Infrastructure Networks	Reputational Evolution	Generational Planning	Environmental Stewardship	Service Enhancement
2023.001	11	City Hall Land Acquisition	Need to prioritize land acquisition for future civic uses, of different types.	High Priority	Schedule	Long Horizon	<2035	6/10/2024	Related to the Facilities Master Plan project. Council would like to move the city hall project forward with more funding, concept plan, etc. Strategy discussion scheduled with Council for 6/18/24.	5/16/2023	City Manager			X		X		
2023.037	12	MIHP re Transfer of Development Rights	Create a program to transfer development rights for moderate income housing.	Secondary Priority	Schedule	In Progress	7/16/2024	7/31/2024	Per MIHP 9.4, Strategy 4. Adopted as a strategy for the MIHP 1/3/2023. Staff will present the topic for discussion on 8/06/2024.	8/15/2023	Draper							
2023.035	14	MIHP re Mortgage Assistance Program	Implement a mortgage assistance program for employees of the municipality, an employer that provides contracted services to the municipality, or any other public employer that operates within the municipality.	Secondary Priority	Do	In Progress	9/30/2024	7/16/2024	Per MIHP 9.4, Strategy 2. Adopted as a strategy for the MIHP in 2023. Staff has brought this discussion to the Council twice this summer. A draft policy is expected later in August.	1/3/2023	Strachan							
2024.003	14	Status Report on Master Plans	Per EMMC 2.19.030.J, provide periodic city council review of the priorit es and implementation strategies of the city's master plans. A discussion at the annual strategic planning meeting is also recommended.	Secondary Priority	Schedule	In Progress	9/30/2024	7/16/2024	Staff reported on the status of master plan reviews on 7/2/2024; the CC requested this item be added to the Legislative Priorities List for periodic status updates.	7/16/2024	Strachan			X		X		
2023.038	16	MIHP re Planned uses for RDA housing allocation funds	Create a policy or approve a plan that identifies the planned uses for the RDA housing allocation funds that come from economic development projects, in compliance with UCA§17C-1-412.	Secondary Priority	Schedule	In Progress	5/1/2024	6/10/2024	Per MIHP 9.4, Strategy 5. Adopted as a strategy for the MIHP 1/3/2023. The final LRB report is being reviewed and will be presented to Council soon.	8/15/2023	Berrett						X	
2023.018	21	Transportation Funding	Work with MAG/UDOT/Lehi/Saratoga etc. to promote EMC's transportation funding needs. Specifically, the overpass for Mountain View Corridor and SR73, future funding for Hidden Valley Road.	High Priority	Do	Long Horizon	<2030	5/14/2024	Mid-Valley / Hidden Valley road study and additional funding for Airport road was approved by MAG on 2/1/24. In May, Utah Transportation Commission approved \$553M funding for the Mountain View Corridor from Cory Wride Fwy to 2100 North (2029); \$459M for the Cory Wride Fwy from Ranches Parkway to Mountain View Corridor (2029); and projects making it easier to cross Lehi and Saratoga Springs (2025 & 2026). Work is already happening on MVC at 2100 N but the timing of other projects is to be determined.	5/16/2023	Mumford			X		X		
2023.013	21	City-wide Trail Network Plan	Do a trail network plan separate from the bike and pedestrian plan; address power line corridor preservation. Connect trail along wash.	Secondary Priority	Schedule	In Progress	7/30/2024	1/31/2024	Interns have obtained GPS data of the trails in the Hidden Valley area of the City. Staff is working on next steps for the off-street trails master plan and will provide updates in the near future as to the status.	5/16/2023	Mumford			X				X
2023.039	21	MIHP re Adopt Land Use ordinance re 10% moderate income housing dedication	Adopt a land use ordinance that requires 10% or more of new residential development in certain residential zones be dedicated to moderate income housing.	Secondary Priority	Schedule	Not Started	12/31/2024	6/10/2024	Per MIHP 9.4, Strategy 5. Adopted as a strategy for the MIHP 1/3/2023. The final LRB report is being reviewed and will be presented to Council soon.	1/3/2023	Mumford						X	

Legislative Priorities List													Economic Growth	Infrastructure Networks	Reputational Evolution	Generational Planning	Environmental Stewardship	Service Enhancement
Order	Dept	Issue / Item	Description	Priority [see EMMC 2.15.100]	E Matrix:	Status	Target Date	Date of last update	Comments/Update	Date Adopted		Assigned						
2023.036	21	MIHP re Impact fees for ADUs	Eliminate impact fees for any accessory dwelling unit that is not an internal accessory dwelling unit as defined in Section 10-9a-530.	Secondary Priority	Schedule	Not Started	12/31/2024	6/4/2024	Per MIHP 9.4, Strategy 3; Once per year staff will provide a report to the Council concerning ADU fees. Last report provided December 2023. An update on MIHP strategies was presented on 6/4/2024.	8/15/2023		Mumford						
2023.044	22	A review of Conditional Uses in Zoning Code leading to reclassification based on defined specifications.	The goal is to eliminate conditional uses in Commercial Storage, Agriculture, and Industrial zones by adopting defined specifications for such uses. See EMMC 17.38.040, 17.40.020, and 17.40.040, for conditional uses listed in each zone.	High Priority	Do	In Progress	4/30/2024	8/1/2024	Agriculture, Industrial, and Commercial Storage zones have been to PC, coming to Council in August. We have an update ready to go. We are just waiting for an opening on an agenda.	9/19/2023		Larsen				X		
2023.024	22	Neighborhood Residential 1 - Lot Size Distribution	Redo residential zoning to specify housing unit mix. Within the Neighborhood Residential 1 Future Land Use Category there are 3 zones with various lot sizes, developers can propose all smaller size; wants a variety in each development by # of units, not by acreage.	High Priority	Do	In Progress	3/31/2024	8/1/2024	This item received a public hearing and was tabled on 2/6/2024; going to Council in August.	5/16/2023		Larsen				X		
2024.001 (was 2023.003)	22	General Plan Update	A general plan update has commenced. The project is expected to continue through August 2025.	High Priority	Do	In Progress	8/31/2025	8/1/2024	Staff presented and the council approved a timeline for updating the General Plan (GP) on March 6, 2024. It outlines a step by step process culminating in a targeted completion of August 2025. Our next step is in the GP is prepping the Future Land Use Map update. We have a joint session with Council and PC on 8.8.24 to kickoff the map update.	5/16/2023		Larsen	X		X			
2024.001a	22	General Plan Update	Survey Data and Outline to the City Council	High Priority	Do	In Progress	6/30/2024	8/1/2024	The survey is out to residents and we have over 1100 responses so far.	3/6/2024		Larsen						
2024.001b	22	General Plan Update	Future Land Use Map: Do all designated areas make sense? Consider additional zoning designations (i.e.. separate RC from MF1).	High Priority	Do	In Progress	9/30/2024	8/1/2024	We have a joint session with Council and PC on 8.8.24 to kickoff the map update.	3/6/2024		Larsen						
2024.001c	22	General Plan Update	Annexation Policy Declaration: Review and preparation (to be included as an Appendix).	Secondary Priority	Schedule	Not Started	6/30/2025	6/10/2024	Start in September.	4/2/2024		Larsen						
2024.001d	22	General Plan Update	Part 1 (Planning context, community context, framework for the future, decision-making framework)	Secondary Priority	Schedule	Not Started	10/31/2024	3/21/2024	Future	3/6/2024		Larsen						
2024.001e	22	General Plan Update	Part 2 (Land use, Transportation, Open Space, Environment)	Secondary Priority	Schedule	Not Started	1/31/2025	3/21/2024	Future	3/6/2024		Larsen						
2024.001f	22	General Plan Update	Part 3 (Housing, Moderate Income Housing, Water)	Secondary Priority	Schedule	Not Started	4/30/2025	3/21/2024	Future	3/6/2024		Larsen						
2024.001g	22	General Plan Update	Part 4 (Plan Administration, Best Practices, Appendices)	Secondary Priority	Schedule	Not Started	6/30/2025	3/21/2024	Future	3/6/2024		Larsen						
2024.001h	22	General Plan Update	Review and approve General Plan: Schedule targets draft to PC in July 2025; to Council for discussion in July 2025; with goal to adopt in August 2025.	Secondary Priority	Schedule	Not Started	7/31/2025	3/21/2024	Future	3/6/2024		Larsen						
2024.001i (was 2023.028)	22	GP Full Build Out Scenarios	As part of the GP process, given zoning and land use maps, determine the city's full build out scenarios? What would we want to change? What roads are needed? How much water is needed?	Secondary Priority	Schedule	Not Started	12/31/2024	3/28/2024	Not started. This item will be evaluated further by staff.	4/2/2024		Larsen Trusty			X			

Legislative Priorities List																		
Order	Dept	Issue / Item	Description	Priority [see EMMC 2.15.100]	E Matrix:	Status	Target Date	Date of last update	Comments/Update	Date Adopted	Assigned		Economic Growth	Infrastructure Networks	Reputational Evolution	Generational Planning	Environmental Stewardship	Service Enhancement
20243.001j (was 2023.023 & 2023.049)	24	GP Water Study	Complete a water study to determine how much water is needed in EMC, based on residential and commercial density, balanced with transportation needs. Establish a policy to ensure adequate water is reserved for future commercial uses.	High Priority	Do	In Progress	12/31/2024	8/1/2024	Psomas has been hired to do this element. Work will begin in the late summer/early fall.	4/2/2024	Larsen			X		X	X	
2023.005	22	Establish discontinued zoning ordinances	Establish discontinued zoning ordinances for vested undeveloped expired zones or other antiquated land uses. Use Saratoga Springs' 19.04.09-6 Discontinuation of Office Warehouse Zone as a reference.	Secondary Priority	Do	In Progress	5/31/2024	8/1/2024	An Historic Zones Code Amendment has received a recommendation from the PC for adoption. It was discussed and tabled at the June 18 meeting. Staff will consult with Council members on needed changes. Staff will bring this back to the Council in August.	5/16/2023	Larsen					X		
2023.004	22	MDP/MDA Amendment Proposals	Establish criteria for MDP/MDA amendment proposals. Require side by side vesting comparison (may be appropriate for EMMC 16.10.090).	Secondary Priority	Schedule	On Hold	4/30/2024	5/14/2024	Staff has begun work on this issue, but paused briefly because of HB476. We want to make sure we work in harmony with the Utah Code. Staff will resume exploring this issue now that the 2024 regular legislative session has concluded.	5/16/2023	Larsen					X		
2023.015	22	Zone Transition Code	Review Zone Transition Code (17.60.160).	Secondary Priority	Schedule	Not Started	6/30/2024	8/1/2024	This has been assigned to a planner and the research/drafting process will resume.	5/16/2023	Larsen					X		
2023.025	22	Powerline Corridor Development	We have applications and need to think about how to develop the power corridor and what uses, vegetation, etc., benefit the city.	Secondary Priority	Schedule	In Progress	6/30/2024	5/14/2024	Map all City properties and designate each property with an appropriate designation, along with criteria for which designations could be developed (to what extent), which ones could be improved with trails and/or landscaping, and which ones could be disposed of (sold). Todd has said his work is mostly complete in cataloging properties. A summer intern is currently helping Todd with this project, which should help with completion.	8/15/2023	Larsen					X		
2023.048	22	Parking and storage	Consider a code to enable parking garages based on counting as two parking spaces.	Secondary Priority	Schedule	Not Started		4/30/2024	Staff believed that the Legislature would address this issue, but did not. Staff will review.	10/3/2023	Larsen					X		
2023.009	23	Facilities Master Plan	Create or update the Facilities Master Plan. Include civic buildings in the plan. Need to have a financial plan to accomplish.	High Priority	Do	In Progress	6/30/2024	7/19/2024	The consultant, Galloway, presented the draft plan to the Council for discussion on May 21.	5/16/2023	Weber			X		X		X
2023.032	24	Irrigation pipe requirements	Currently, we don't require it everywhere. EMMC 15.40 authorizes where city can supply water within 3 years. All 3 phases of the plan would cost >\$70M.	High Priority	Do	In Progress	6/30/2024	6/26/2024	A report will include proposed upgrades to the system and where it can be implemented. Report was expected in June, now July.	5/16/2023	Trusty			X			X	
2023.011a	24	Airport Road	Road needs to be prioritized and upgraded. Don't use the funds for this road on other projects. Council wants to know where this is in the process.	High Priority	Do	In Progress	12/31/2024	5/30/2024	Contractor is on site.	5/16/2023	Trusty			X		X		
2023.011b	24	Mid Valley Road	Road needs to be prioritized and upgraded. Don't use the funds for this road on other projects. Council wants to know where this is in the process.	High Priority	Schedule	In Progress	12/31/2025	8/1/2024	Civil Science has been awarded the design contract for this project. Completion is expected by fall 2025.	5/16/2023	Trusty			X		X		

Legislative Priorities List																		
Order	Dept	Issue / Item	Description	Priority [see EMMC 2.15.100]	E Matrix:	Status	Target Date	Date of last update	Comments/Update	Date Adopted	Assigned		Economic Growth	Infrastructure Networks	Reputational Evolution	Generational Planning	Environmental Stewardship	Service Enhancement
2023.043	24	Adjust Transportation Master Plan to designate MidValley as an expressway	Extend it via the future Hidden Valley Road as an expressway as a expedited way in/out of the city. Bring forward earlier the MAG project priority. The Hidden Valley Road project from East Expressway (aka Airport Road) eastward to Redwood Road is unfunded but included in consideration for Phase 3 covering 2043-2050.	Secondary Priority	Do	In Progress	12/5/2023	8/1/2024	City has issued an RFP in expectations of adoption by MAG.	8/15/2023	Trusty		X		X			
2023.041	24	Shared Parking	17.55.100 Add traffic engineer's data into the city code to determine what is the right amount of shared parking; and for the Council to become the land use authority rather than PC.	Secondary Priority	Schedule	In Progress	6/30/2024	5/30/2024	The council wants clarity to the parking code and become the land use authority. Engineering is collaborating with Planning to move this forward.	8/15/2023	Trusty		X					
2023.033	32	Capital Asset Management Plan	Incorporate into our planning and budget process, financing etc. Do impact fees sufficiently cover state mandates like ADUs?	Secondary Priority	Schedule	In Progress	12/31/2024	1/31/2024	Public Works selected OpenGov - Cartegraph software for asset management. Staff working on draft capital asset policy.	5/16/2023	Ruesch		X		X			
2023.042	41	Safe Routes for Schools as a Calendar Item	Bring forward each year a staff report on safe routes for school including completing infrastructure projects before school commences.	Secondary Priority	Schedule	In Progress	5/31/2024	3/7/2024	Put this on the calendar by May 31 each year.	8/15/2023	Hickman Kofoed Hilton							
2023.008	41	Rodeo Feasibility Study	Coordinate a feasibility study to consider relocating the rodeo.	Secondary Priority	Schedule	Not Started		1/16/2024	The rodeo facility is not included in the Facilities Master Plan. A study for relocating would be done separately.	5/16/2023	Hickman				X		X	
Proposed																		
2024.002		Matching Grant Program for Neighborhood/Parks Improvements	Create a grants program to support residents/groups who wish to install make parks or other neighborhood improvements.	Proposed	-	-		4/16/2024	A program was established in 2016, funded with \$1M. The program fell into disuse by 2020. Council discussed this item and determined to not adopt move forward at this time.		Strachan Hickman							X
2023.019	31	Advise and Consent	Coordinate with city boards, committees, and commissions.	Proposed	-	-		1/16/2024	Currently there are empty positions. See what the EMMC directs. What is the status now? There is one PC vacancy, 2 still to fill on the cemetery.									
2023.012	41	City Food Orchard	Suggests planting wild fruit trees in the city. Mayor supports? Put property to use for community benefit...use city resources to beautify and create a commodity for	Proposed	-	-					Hickman						X	
2023.029	21	Master Plan Process	Council members want to know how they can be involved in the city infrastructure master plan process.	Proposed	-	-		7/2/2024	Write a memo; also relates to EMMC 2.19.030.J.		Mumford				X			
2023.031	21	Dashboard of city data and demographics	Provide a dashboard showing data and demographics, for example, permits, population, etc.	Proposed	-	-		2/13/2024	Dashboard for Economic Development is live, but going through some updates. Dashboard that includes more data from OpenGov is pending final rollout to Building Department 7/18/2024.		Mumford Berrett				X			
2023.045	21	Review business licensing with a view to approving or denying licenses based on parking or other code constraints.	The goal is to ensure that businesses seeking licensing are compliant with other code sections.	Proposed	-	-		1/31/2024	Staff will review the code to determine any necessary or suggested updates.		Mumford							X
2023.050	21	City-sponsored Waterwise Landscaping Grants Program	Create a grants program to support residents who wish to install waterwise landscaping instead of grass.	Proposed	-	-		1/31/2024	This is currently on hold until it is approved to be added to the priorities list and to allow us to work on other higher priority items.		Mumford				X			

Legislative Priorities List													Economic Growth	Infrastructure Networks	Reputational Evolution	Generational Planning	Environmental Stewardship	Service Enhancement
Order	Dept	Issue / Item	Description	Priority [see EMMC 2.15.100]	E Matrix:	Status	Target Date	Date of last update	Comments/Update	Date Adopted		Assigned						
2023.016	22	Staff Report for Development Projects	Wants a staff report before unofficial council feedback. Developments - need more information before meeting with developers. Suggest having the staff report (even the one before the PC) before such meetings. Its hard to meet with the developer without useful information (#units, setbacks, etc.). SM - perhaps a summary of the project, a map, etc	Proposed	-	-		9/19/2023	This is a process issue. Planners don't always know developers are already talking to councilors. It may be possible to provide the staff report to the PC to the Council. Could also provide a memo or "heads up" email of some sort to the Council if requested.			Larsen						
2023.026	22	Visitor Parking in Code	Visitor parking proximity in multi-family housing. Wants parking close to units, not all grouped in one area. It requires a code amendment.	Proposed	-	-		9/19/2023	This is on hold while we work on higher priority code amendments. Will pursue as those are approved/completed.			Larsen				X		
Completed																		
2023.003c	22	Development Code: Mobile Business Regulations	In 2023, HB408 Mobile Business Licensing Amendments, necessitated a review of the code. It deals with the distinction between "Enclosed Mobile Business" and food trucks, carts, etc.	High Priority	-	Completed	5/16/2024	5/7/2024	If a local mobile business owner needs a license, we will issue it as a normal business license; but state law requires us to honor other instate business licenses. There is no action required.	5/16/2023		Larsen				X		
2023.003b	22	Development Code: Military Compatibility Amendment	In 2023, HB265 Sentinel Landscape Amendments, required municipalities and counties to develop a compatible use plan to ensure proposed land uses within a certain distance of military land are compatible with military uses.	High Priority	-	Completed	4/30/2024	4/16/2024	The Council adopted code amendments based on 2023's HB265 and 2024's HB 256 Military Compatible Land Use Amendment.	5/16/2023		Larsen				X		
2023.006	22	Wildlife Overlay Zone	Facilitate bringing forward a presentation soon.	Secondary Priority	-	Completed	3/31/2024	4/2/2024	Adopted with amendments.	5/16/2023		Larsen					X	
2023.003a	22	Development Code	The Utah Legislature passed several bills in 2023 that necessitate changes to the city's code. SB174, HB364, HB406, HB265, and SB118 all affect the city's development codes. SB199 makes certain land use laws not referable but no changes are needed to the code.	High Priority	-	Completed	3/19/2024	3/7/2024	Most required ordinance changes have been completed. Some unfinished items are split into new priority items. The final EMMC code changes due to SB174 and HB406 regarding lot line adjustment item was presented and adopted on 3/6/2024.	5/16/2023		Larsen				X		
2023.002	22	Zoning Map Update	Update the city's zoning map(s).	High Priority	-	Completed	2/20/2024	2/20/2024	Staff presented and the CC adopted the new zoning map which was demonstrated electronically. Staff is expected to maintain the map going forward.	5/16/2023		Larsen		X		X		
2023.048	12	Residential Development Standards	17.25.040 Residential Development Standards: Footnote #7 requires the average lot size be calculated across the preliminary plat.	High Priority	-	Completed	2/28/2024	2/6/2024	Approved by the CC on 2/6/2024.	11/7/2023		Draper					X	
2023.047	13	Standard background for online meetings	Create a standard background for use in public, teams, and zoom meetings.	Secondary Priority	-	Completed	1/31/2024	1/31/2024	A new, post-branding, background has been created and sent via email along with instructions for uploading to online meeting programs.	10/3/2023		Maffitt				X		
2023.007	14	Annual Council Training	Code to establish yearly training of Council by DOLA; to include duties, responsibilities, and authorities granted to the council by the state; LUDMA, OPMA, Ethics, etc.	Secondary Priority	-	Completed	1/2/2024	1/30/2024	State code requires annual training for OPMA - on January 2 agenda; an orientation manual for council members was presented and new council orientation on December 6.	5/16/2023		Strachan						
2023.004	22	Fencing Code	Council has made a lot of exceptions and wants to be very clear about fencing standards. See also 16.35.090.	Secondary Priority	-	Completed	3/31/2024	2/6/2024	The CC adopted new fencing and buffer code on 2/6/2024.	8/15/2023		Larsen					X	
2023.001	21	Title 16 Subdivisions	Review and update language, address concerns in preliminary and final plat approvals regarding language and requirements due to SB174.	High Priority	-	Completed	2/1/2024	10/3/2023	Ordinance changes were approved on 9/19/2023. On 10/3/2023 added an effective date.	5/16/2023		Mumford				X		
2023.034	24	Water Conservation Issues	Adjust water rates to save for infrastructure needs.	High Priority	-	Completed	1/31/2024	10/3/2023	Rate changes to cover operations and maintenance were approved 9/19/2023.	5/16/2023		Trusty		X				

Legislative Priorities List																			
Order	Dept	Issue / Item	Description	Priority [see EMMC 2.15.100]	E Matrix:	Status	Target Date	Date of last update	Comments/Update	Date Adopted	Assigned			Economic Growth	Infrastructure Networks	Reputational Evolution	Generational Planning	Environmental Stewardship	Service Enhancement
2023.027	14	Second Class City Requirements	What needs to be done? When?	Secondary Priority	-	Completed		10/3/2023	Provided a memo listing requirements and trigger for changes.		Strachan							X	

Mayor & City Council Updates



Department	Topic	Update
Public Works		
Public Services	Streetlight Project	Pony Express Pkwy is almost complete. 77 extra streetlights added between Pony Express Pkwy and Oquirrh Ranch Pkwy.
	Seal Coat Road	Seal coat will be applied to approx. 2 million sq. ft. of road. Anticipated start date: Aug 26, 2024. Anticipated project length: 2-3 weeks. This is
	Maintenance	intended to be funded by fees collected from developers. A budget opening will be needed to allocate those funds to the proper GL account.



Tentative Upcoming Agenda Items for City Council Information

Development Projects

- Tract Monte Vista Development Agreement
- Tract Project Area Plan and Budget
- Firefly IFFP/IFA - Water, Sewer, Transportation, and Storm Drain

Code Amendments

- Historic Zones
- Retaining Walls and Fencing
- Off-Street Shared Parking Agreements for Non-Single Family
- Residential Zoning Definitions
- Residential Zone Bonus Density Entitlements
- Drive-Thru Regulations
- Clarifications to the Agriculture Zone, Commercial Storage Zone, and Industrial Zone
- Livestock Housing Setbacks
- Right-of-way Illustrations

Other Items

- Commercial Water Rights Requirements
- City Brand & Marketing Playbook Amendments
- Amended/Restated Rodeo Grounds Lease Agreement with Pony Express Events
- Purchase Agreements for northern ROW of Old Airport Road
- Strategic Planning Retreat/Conference
- Consideration of a Demonym
- Local Building Authority meeting (to adopt bylaws)

Please note all items are tentative and are subject to change.