EAGLE MOUNTAIN
PLANNING COMMISSION MEETING

AUGUST 27, 2024, 5:30 PM
EAGLE MOUNTAIN CITY COUNCIL CHAMBERS
1650 EAST STAGECOACH RUN, EAGLE MOUNTAIN, UTAH 84005

5:30 PM – PLANNING COMMISSION WORK SESSION

1. DISCUSSION ITEMS

6:30 PM PLANNING COMMISSION POLICY SESSION

2. CALL TO ORDER

3. PLEDGE OF ALLEGIANCE

4. DECLARATION OF CONFLICTS OF INTEREST

5. MINUTES

5.A. August 13, 2024 Planning Commission Minutes

6. STATUS REPORT

7. ACTION AND ADVISORY ITEMS

7.A. ACTION/PUBLIC HEARING - Rose Ranch - MDP Rezone

7.B. ACTION/PUBLIC HEARING - Berry Family - General Plan Amendment

7.C. ACTION - Berry Family - Rezone

7.D. ACTION/PUBLIC HEARING - Harmony & Eagle Mountain Utah West Stake - Site Plan

7.E. ACTION/PUBLIC HEARING - Building Envelope Definition - Code Amendment

7.F. ACTION/PUBLIC HEARING - Ranches Properties/Parcels 29, 30, & 31 of Eagle Mountain Properties - Rezone

7.G. ACTION/PUBLIC HEARING - Wash Setback Distances - Code Amendment

7.H. ACTION/PUBLIC HEARING - Solar Farm/Plants - Code Amendment 17.75.092 Utilities Public and Private

8. DISCUSSION ITEMS

9. NEXT SCHEDULED MEETING

10. 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 22nd 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
PLANNING COMMISSION MEETING MINUTES

August 13, 2024, 5:30 PM
Eagle Mountain City Council Chambers
1650 East Stagecoach Run, Eagle Mountain, Utah 84005

COMMISSION MEMBERS PRESENT: Commissioners Jason Allen, Robert Fox, Rod Hess, Brent Strong, Craig Whiting, and Alternate Commissioner Bryan Free.

ELECTED OFFICIALS PRESENT: Councilmember Brett Wright, Liaison to the Planning Commission.

CITY STAFF PRESENT: Brandon Larsen; Planning Director; Marcus Draper, City Attorney; Robert Hobbs, Senior Planner; Elizabeth Fewkes, Planner; Ashley Swensen, Planner; and Lianne Pengra, Chief Deputy Recorder.

5:30 P.M. EAGLE MOUNTAIN CITY PLANNING COMMISSION WORK SESSION

Commissioner Allen called the meeting to order at 5:30 PM.

1. DISCUSSION ITEMS

1.A. Rezoning of Property – Training for Planning Commissioners

Utah Code Annotated § 10-9a-302(6)(b) requires the City to ensure that each member of the Planning Commission completes four hours of annual land use training. Planning Director Brandon Larsen led a discussion about the procedures and requirements for the rezoning of property found in Chapter 17.90 of the Eagle Mountain Municipal Code.

Commissioner Allen adjourned the work session at 6:07 PM.

6:30 P.M. EAGLE MOUNTAIN CITY PLANNING COMMISSION POLICY SESSION

2. CALL TO ORDER

Commissioner Allen called the meeting to order at 6:30 PM.

3. PLEDGE OF ALLEGIANCE

Commissioner Allen led the Pledge of Allegiance.

4. DECLARATION OF CONFLICTS OF INTEREST

Commissioner Whiting stated he recently represented a client who purchased in the Towns and Brylee Farms subdivision and wished to abstain from the vote, but still participate in the discussion.

5. MINUTES

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5.A. July 9, 2024 Planning Commission Minutes

MOTION: *Commissioner Fox moved to approve the minutes. Commissioner Allen seconded the motion.*

Jason Allen	Yes
Robert Fox	Yes
Rod Hess	Yes
Brent Strong	Yes
Craig Whiting	Yes
Bryan Free	Not Voting – Alternate

The motion passed with a unanimous vote.

5.B. July 23, 2024 Planning Commission Minutes

MOTION: *Commissioner Hess moved to approve the minutes. Commissioner Strong seconded the motion.*

Jason Allen	Yes
Robert Fox	Yes
Rod Hess	Yes
Brent Strong	Yes
Craig Whiting	Abstain
Bryan Free	Yes

The motion passed with a unanimous vote.

6. STATUS REPORT

Planning Director Brandon Larsen reviewed the planning items discussed and voted upon during the previous City Council meeting.

7. ACTION AND ADVISORY ITEMS

7.A. DISCUSSION – Cedar Corners Phase 5 Concept Plan

Planner Steven Lehmitz presented the item, and applicant representative Eric Yergensen with Tamarak Homes addressed the Planning Commission regarding the item. This property, Utah County Parcel Number 59:007:0092, was originally part of the Cedar Corners residential development. The preliminary plat for the project was approved on January 16, 2007, and showed this section being subdivided into 7 lots. The rest of the project has been completed as originally approved. The applicant is seeking feedback on a proposal to rezone the property to the RC zone, thus allowing 7 lots to be constructed.

Please see the attached Report of Action for details regarding the Planning Commission discussion.

7.B. ACTION ITEM/PUBLIC HEARING – Ellis Property Lot Split

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Planner Steven Lehmitz presented the item. The proposed lot split for 1812 N. Lake Mountain Road, Utah County Parcel Number 59:029:0014, will create two lots of approximately five acres each.

Commissioner Allen opened the public hearing at 6:49 PM. As there were no comments, he closed the public hearing.

Please see the attached Report of Action for details regarding the Planning Commission discussion.

MOTION: *Commissioner Whiting moved to approve the Ellis Lot Split as presented. Commissioner Strong seconded the motion.*

Jason Allen	Yes
Robert Fox	Yes
Rod Hess	Yes
Brent Strong	Yes
Craig Whiting	Yes
Bryan Free	Not Voting - Alternate

The motion passed with a unanimous vote.

7.C. ACTION ITEM/PUBLIC HEARING – Berry Family Rezone

Planner Steven Lehmitz presented the item. The proposal includes a rezone for a7.3-acre parcel located along Pole Canyon Boulevard between the Triumph and Scarlet Ridge master developments, Utah County Parcel Number 59:019:0015, from Agriculture to Foothill Residential.

Commissioner Allen opened the public hearing at 6:54 PM. As there were no comments, he closed the public hearing.

Please see the attached Report of Action for details regarding the Planning Commission discussion.

MOTION: *Commissioner Allen moved to table the Berry Family Rezone until a General Plan Amendment application has been submitted. Commissioner Strong seconded the motion.*

Jason Allen	Yes
Robert Fox	Yes
Rod Hess	Yes
Brent Strong	Yes
Craig Whiting	Yes
Bryan Free	Not Voting - Alternate

The motion passed with a unanimous vote.

7.D. ACTION ITEM/PUBLIC HEARING – Towns at Brylee Farms Development Agreement

Planner Steven Lehmitz presented the item, and applicant representative Ross Holliday addressed the Planning Commission regarding the item. Brylee Estates/Farms is located at the

DRAFT

northwest corner of Eagle Mountain Boulevard and Aviator Avenue. The Brylee Estates Phase B preliminary plat, (all townhomes) was originally approved on July 16, 2019, and was amended on January 5, 2021. The purpose of the amendment was to move and increase open space/park amenities between both Phase A (single-family) and Phase B. There were two final plats approved and recorded within Phase B, with Plat 1 being approved on September 29, 2020, and Plat 2 on July 21, 2021. The approved amenities have been constructed in both Phase A and B. The preliminary plat has since expired, and an extension was never requested by the applicant.

Commissioner Allen opened the public hearing at 6:59 PM. As there were no comments, he closed the public hearing.

Please see the attached Report of Action for details regarding the Planning Commission discussion.

MOTION: *Commissioner Fox moved to recommend approval to the City Council of the Towns at Brylee Farms Development Agreement. Commissioner Allen seconded the motion.*

Jason Allen	Yes
Robert Fox	Yes
Rod Hess	No
Brent Strong	Yes
Craig Whiting	Abstain
Bryan Free	Yes

The motion passed with a vote of 4:1.

7.E. ACTION ITEM/PUBLIC HEARING – Enyo Battery Rezone

Senior Planner Robert Hobbs presented the item, and applicant representative Christine Giordano addressed the Planning Commission regarding the item. The proposal is to rezone Utah County Parcel Number 59:068:0004, comprising approximately 160 acres of land, from its base Airpark Zone to the Agricultural (Ag) Zone. The property is owned by Land Mountain Land Co. LLC. The parcel is located at the south/southwest end of the city at the southeast intersection of N. 500 East and E. 100 North, and within the NW ¼ of Section 35, T6S, R2W.

Commissioner Allen opened the public hearing at 7:17 PM.

Fairfield Town Mayor Hollie McKinney urged the Planning Commission to consider adopting a battery storage development code.

Bettina Cameron spoke regarding energy production and storage throughout Utah.

Commissioner Allen closed the public hearing at 7:23 PM.

Please see the attached Report of Action for details regarding the Planning Commission discussion.

MOTION: *Commissioner Hess moved to recommend approval to the City Council of the Enyo Battery Rezone, with a recommendation that the City Council consider*

codes that would address and define private utilities within the City. Commissioner Allen seconded the motion.

Jason Allen	Yes
Robert Fox	Yes
Rod Hess	Yes
Brent Strong	Yes
Craig Whiting	Yes
Bryan Free	Not Voting - Alternate

The motion passed with a unanimous vote.

7.F. ACTION ITEM/PUBLIC HEARING – Eagle Mountain Properties Rezone

Planning Director Robert Hobbs presented the item. The proposal includes zoning and future land use map amendments for properties within and about the Eagle Mountain Properties master development plan. Approximately 3,989.60 acres of land are included in the re-entitlement proposal. Utah County Parcel Numbers 59:045:0045, 59:045:0006 and 42:050:0002 are excluded from consideration at the August 13, 2024, Planning Commission meeting owing to a clerical noticing error. The proposed changes are part of a City-wide effort, where appropriate, to assign properties land use zones/districts that are currently codified and administered by the City. Amendments to the City's Future Land Use Map are also proposed in an effort to help harmonize the proposed zone map amendments with the "Future Land Use & Transportation Map."

Commissioner Allen opened the public hearing at 8:02 PM.

The following individuals spoke during the public hearing: Ryan Taylor with Upland Capitol, Chad Rawlins, Bettina Cameron, Fairfield Mayor Hollie McKinney, Erin Wells, and Chad Ellis. Mike Mylorie submitted a comment via email. Please see the attached Report of Action for details regarding the public hearing comments.

Commissioner Allen closed the public hearing at 8:21 PM.

Tomas Romney addressed the Planning Commission regarding properties within the proposed rezone area that he currently represents.

Please see the attached Report of Action for details regarding the Planning Commission discussion.

MOTION: *Commissioner Allen moved to recommend approval to the City Council of the Eagle Mountain Properties with the following designations:*

Property #	*General Plan Category*	*Zone*	*Property #*	*General Plan Category*	*Zone*
1	*CC*	*CN*	*17*	*Business Park/ Light Industry*	*Industrial*
2	*AG/RD2*	*RD1*	*18*	*EXCLUDED*	*EXCLUDED*
3	*Parks and Open Space*	*AG*	*19*	*AG/RD1*	*RA1*

4	*Parks and Open Space*	*AG*	*20*	*Business Park/ Light Industry*	*LMD*
5	*Parks and Open Space*	*AG*	*21*	*CC*	*CC*
6	*Parks and Open Space*	*AG*	*22*	*Business Park/ Light Industry, Parks and Open Space*	*AG*
7	*Foothill Residential*	*AG*	*23*	*CC*	*CC*
8	*Foothill Residential/ Parks and Open Space*	*AG*	*24*	*CC*	*CN*
9	*Foothill Residential*	*AG*	*25*	*CC*	*CN*
10	*Foothill Residential/ Parks and Open Space*	*AG*	*26*	*CC*	*CN*
11	*CC*	*CC*	*27*	*CC*	*CN*
12	*Business Park/ Light Industry*	*LMD*	*28*	*CC*	*CC*
13	*Parks and Open Space*	*AG*	*29*	*EXCLUDED*	*EXCLUDED*
14	*AG/RD2*	*RD1*	*30*	*EXCLUDED*	*EXCLUDED*
15	*AG/RD2*	*RD1*	*31*	*EXCLUDED*	*EXCLUDED*
16	*Business Park/ Light Industry*	*AG*			

Commissioner Strong seconded the motion.

Jason Allen	Yes
Robert Fox	Yes
Rod Hess	Yes
Brent Strong	Yes
Craig Whiting	Yes
Bryan Free	Not Voting - Alternate

The motion passed with a unanimous vote.

8. DISCUSSION ITEMS

9. NEXT SCHEDULED MEETING

The next Planning Commission meeting is scheduled for August 27, 2024.

10. ADJOURNMENT

MOTION: *Commissioner Strong moved to adjourn the meeting at 9:33 PM. Commissioner Allen seconded the motion.*

Jason Allen	Yes
Robert Fox	Yes
Rod Hess	Yes

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Brent Strong	Yes
Craig Whiting	Yes
Bryan Free	Not Voting - Alternate

The motion passed with a unanimous vote.

The meeting was adjourned at 9:33 PM.

Approved by the Planning Commission on August 27, 2024.

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Brandon Larsen
Planning Director

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Eagle Mountain City

Planning Commission
Report of Action

August 13, 2024

ITEM #7A This property (Parcel No. 59:007:0092) was originally part of the Cedar Corners residential development. The preliminary plat for the project was approved on January 16, 2007, and showed this section being subdivided into 7 lots. The rest of the project has been completed as originally approved. The applicant is seeking feedback on a proposal to rezone the property to the RC zone, thus allowing 7 lots to be constructed. After meeting with staff, it was determined that the applicant would complete a half-width road across the south end of their property and the adjacent park. Steven Lehmitz, 801-789-6617, slehmitz@emcity.org, **CNCP-24-7**

The following action was taken by the Planning Commission on the above-described item at its regular meeting of August 13, 2024:

CONCEPT PLAN

Motion By: N/A

Second By: N/A

Votes in Favor of Motion: N/A

Jason Allen was present as Chair.

Includes facts of the case, analysis, conclusions and recommendations outlined in the Staff Report, with any changes noted; Planning Commission determination is generally consistent with the Staff analysis and determination.

LEGAL DESCRIPTION FOR PROPERTY TO BE REZONED
N/A

RELATED ACTIONS
N/A

PROPOSED OCCUPANCY

- 7 Total Units
- Type of occupancy proposed: Single Family

PROPOSED PARKING

N/A

DEVELOPMENT AGREEMENT
N/A

STAFF PRESENTATION
The Staff Report to the Planning Commission provides details of the facts of the case and the Staff's analysis, conclusions, and recommendations.

CITY DEPARTMENTAL ISSUES
There are remaining notes from the Development Review Committee (DRC) review that need to be considered.

- Utilities should be installed in the road;
- Minimum required road width/drivable surface for roadways serving residential units with fire hydrants is 26';
- Lot frontages to vary per RC zone; and
- The City is open to having the road improvements go across the south end of the adjacent park.

CONCERNS RAISED BY PUBLIC
None

APPLICANT RESPONSE
Key points addressed in the applicant's presentation to the Planning Commission included the following:

- The applicant, in response to questions asked by Commissioners, stated that they have had the property for a few years and are now ready to build. Also, they were unaware of any past plans to develop the site.

PLANNING COMMISSION DISCUSSION
Key points discussed by the Planning Commission included the following:

- It was verified that the site would have the proper access for development, meaning the proposed road would be constructed along the south end of the adjacent park; and
- No concerns were raised.

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Planning Director

See Key Land Use Policies of the Eagle Mountain General Plan, applicable Titles of the Eagle Mountain City Code, and the Staff Report to the Planning Commission for further detailed information.

Administrative decisions of the Planning Commission **may be appealed** by submitting an application/notice of appeal, with the required application and noticing fees to the Planning Division, **within fourteen (14) calendar days of the Planning Commission's decision** (Eagle Mountain City office hours are Monday through Friday, 7:30 a.m. to 5:30 p.m.).

BUILDING PERMITS MUST BE OBTAINED BEFORE CONSTRUCTION BEGINS

Eagle Mountain City

Planning Commission
Report of Action

August 13, 2024

ITEM #7B Chad Ellis requests Planning Commission review and approval of a lot-split proposal for 1812 N. Lake Mountain Road, creating two lots of about five acres each. Parcel Number(s): 59:029:0014. Steven Lehmitz 801-789-6617 slehmitz@emcity.org LOTS-24-1

The following action was taken by the Planning Commission on the above-described item at its regular meeting of August 13, 2024:

APPROVAL

On a vote of 5:0, the Planning Commission approved the Ellis Property Lot Split application.

Motion By: Craig Whiting (**to Approve**)

Second By: Brent Stong

Votes in Favor of Motion: Jason Allen, Brent Strong, Rod Hess, Craig Whiting, and Robert Fox.

Jason Allen was present as Chair.

Includes facts of the case, analysis, conclusions and recommendations outlined in the Staff Report, with any changes noted; Planning Commission determination is generally consistent with the Staff analysis and determination.

LEGAL DESCRIPTION FOR PROPERTY TO BE SPLIT
The property to be split is described in the attached Exhibit A.

RELATED ACTIONS
N/A

PROPOSED OCCUPANCY
Currently one single family house exists. The split allows the potential for one additional single-family unit.

PROPOSED PARKING
N/A

DEVELOPMENT AGREEMENT
N/A

STAFF PRESENTATION
The Staff Report to the Planning Commission provides details of the facts of the case and the Staff's analysis, conclusions, and recommendations.

CITY DEPARTMENTAL ISSUES
None

CONCERNS RAISED BY PUBLIC
None

APPLICANT RESPONSE
Key points addressed in the applicant's presentation to the Planning Commission included the following:

- The applicant stated that existing fences would be adjusted to match the proposed split

PLANNING COMMISSION DISCUSSION
Key points discussed by the Planning Commission included the following:

- Planning Commissioners verified the size of the new lots and whether current site improvements had to be adjusted to reflect the proposed boundary

FINDINGS / BASIS OF PLANNING COMMISSION DETERMINATION
The Planning Commission identified the following findings as the basis of this decision:

- The approval criteria presented in EMMC 16.45.050 had all been met.

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Planning Director

See Key Land Use Policies of the Eagle Mountain General Plan, applicable Titles of the Eagle Mountain City Code, and the Staff Report to the Planning Commission for further detailed information.

Administrative decisions of the Planning Commission **may be appealed** by submitting an application/notice of appeal, with the required application and noticing fees to the Planning Division, **within fourteen (14) calendar days of the Planning Commission's decision** (Eagle Mountain City office hours are Monday through Friday, 7:30 a.m. to 5:30 p.m.).

BUILDING PERMITS MUST BE OBTAINED BEFORE CONSTRUCTION BEGINS

EXHIBIT A

Ellis North Parcel

Beginning at a point which is the Northeast corner of the described Woolsey property, as deeded, which point being South 89°47'07" East 1325.336 feet along the North line of Section 30, Township 6 South, Range 1 West, Salt Lake Base and Meridian to the NE Corner of the NW ¼ of the NE ¼ of said Section 30 and South 00°07'27" West 676.113 feet along the 1/16th line from North Quarter Corner of said Section 30 and running South 00°07'27" West along said 1/16th line 328.256 feet; thence North 89°28'08" West 688.025 feet to the East line of the Lake Mountain Road (a 50 foot wide Eagle Mountain City Road); thence along the East line of said Lake Mountain Road the following three (3) calls: 1) North 00°31'52" East 76.915 feet; 2) North 01°46'24" East 126.820 feet; 3) North 03°41'55" east 121.46 feet to the extended South line of the Wolfgang Franz property; thence South 89°44'42" East along the South line of said Franz property 676.241 feet to the point of beginning.

Contains: 223409.481 Sq. Ft.

5.1287 Acres

Ellis South Parcel

Beginning at a point South 89°47'07" East 1325.336 feet along the North line of Section 30, Township 6 South, Range 1 West, Salt Lake Base and Meridian to the NE Corner of the NW ¼ of the NE ¼ of said Section 30 and South 00°07'27" West 1004.369 feet along the 1/16th line from North Quarter Corner of said Section 30 and running South 00°07'27" West along said 1/16th line 333.008 feet to the SE Corner of the NW ¼ of the NE ¼ of said Section 30; thence North 89°40'56" West along the 1/16th line 639.301 feet to the East line of the Lake Mountain Road (a 50 foot wide Eagle Mountain City Road); thence along the East line of said Lake Mountain Road the following four (4) calls: 1) North 22°02'46" West 43.898 feet; 2) North 11°18'34" West 123.850 feet; 3) North 03°32'14" West 124.430 feet; 4) North 00°31'32" East 76.915 feet; thence South 89°28'08" East 688.025 feet to the point of beginning.

Contains: 225501.004 Sq. Ft.

5.17679 Acres

Eagle Mountain City

Planning Commission

Report of Action

August 13, 2024

ITEM #7C Zane Berry requests a positive recommendation on a proposal to rezone parcel number 59:019:0015 from Agriculture to Foothill Residential of the 7.3-acre parcel located along Pole Canyon Boulevard and between the Triumph and Scarlet Ridge master developments. Steven Lehmitz 801-789-6617 slehmitz@emcity.org RZN-24-1

The following action was taken by the Planning Commission on the above-described item at its regular meeting of August 13, 2024:

TABLED

On a vote of 5:0, the Planning Commission voted to table the request until an application to amend the General Plan's Future Land Use Map had been submitted to Staff.

Motion By: Jason Allen (**to Table**)

Second By: Brent Strong

Votes in Favor of Motion: Brent Strong, Rod Hess, Craig Whiting, Robert Fox, and Jason Allen

Jason Allen was present as Chair.

Includes facts of the case, analysis, conclusions and recommendations outlined in the Staff Report, with any changes noted; Planning Commission determination is generally consistent with the Staff analysis and determination.

LEGAL DESCRIPTION FOR PROPERTY TO BE REZONED
The property to be rezoned to the Foothill Residential Zone is described in the attached Exhibit A.

RELATED ACTIONS
N/A

PROPOSED OCCUPANCY
N/A

PROPOSED PARKING
N/A

DEVELOPMENT AGREEMENT
N/A

STAFF PRESENTATION
The Staff Report to the Planning Commission provides details of the facts of the case and the Staff's analysis, conclusions, and recommendations.

CITY DEPARTMENTAL ISSUES
None

CONCERNS RAISED BY PUBLIC
None

APPLICANT RESPONSE
None

PLANNING COMMISSION DISCUSSION
Key points discussed by the Planning Commission included the following:

- It was clarified that that the Future Land Use Map shows the property in question as Agricultural/Rural Density 2 and that the Foothill Residential zone is not compatible with that General Plan category;
- City Attorney, Marcus Draper, stated that it would be a good idea to table the item and request that the applicant submit an application to amend the Future Land Use Map in the General Plan.

FINDINGS / BASIS OF PLANNING COMMISSION DETERMINATION
The Planning Commission identified the following findings as the basis of this decision or recommendation:

- The proposed rezone to Foothill Residential conflicts with the General Plan.

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Planning Director

See Key Land Use Policies of the Eagle Mountain General Plan, applicable Titles of the Eagle Mountain City Code, and the Staff Report to the Planning Commission for further detailed information.

Administrative decisions of the Planning Commission **may be appealed** by submitting an application/notice of appeal, with the required application and noticing fees to the Planning Division, **within fourteen (14) calendar days of the Planning Commission's decision** (Eagle Mountain City office hours are Monday through Friday, 7:30 a.m. to 5:30 p.m.).

BUILDING PERMITS MUST BE OBTAINED BEFORE CONSTRUCTION BEGINS

EXHIBIT A

COM S 1.35 FT & E 946.75 FT FR N 1/4 COR. SEC. 19, T6S, R1W, SLB&M.; S 89 DEG 55' 14" E 370.64 FT; S 0 DEG 5' 25" W 827.87 FT; N 89 DEG 56' 3" W 398.07 FT; N 1 DEG 59' 17" E 828.43 FT TO BEG. AREA 7.305 AC.

Eagle Mountain City

Planning Commission

Report of Action

August 13, 2024

ITEM #7D Ross Holliday requests Planning Commission review and recommendation of the Towns at Brylee Farms development agreement. Parcel Number(s): 59:034:0152, 59:034:0164, 59:034:0165. Steven Lehmitz 801-789-6617 slehmitz@emcity.org

The following action was taken by the Planning Commission on the above-described item at its regular meeting of August 13, 2024:

RECOMMENDED APPROVAL

On a vote of 4:1, the Planning Commission recommended that the City Council approve the above-noted application.

Motion By: Robert Fox (**to Recommend Approval**)

Second By: Jason Allen

Votes in Favor of Motion: Robert Fox, Jason Allen, Brent Strong, and Bryan Free

Votes Against: Rod Hess

Abstain: Craig Whiting

Jason Allen was present as Chair.

Includes facts of the case, analysis, conclusions and recommendations outlined in the Staff Report, with any changes noted; Planning Commission determination is generally consistent with the Staff analysis and determination.

LEGAL DESCRIPTION FOR PROPERTY
N/A

RELATED ACTIONS
The Planning Commission were amendable to having the applicant come back to the City with a proposed development agreement. A discussion was held about the item at the June 25, 2024 Planning Commission work session (Item #1.A).

DEVELOPMENT AGREEMENT
Applies - referred applicant to Council Attorney.

STAFF PRESENTATION

The Staff Report to the Planning Commission provides details of the facts of the case and the Staff's analysis, conclusions, and recommendations.

CITY DEPARTMENTAL ISSUES
None

CONCERNS RAISED BY PUBLIC
None

APPLICANT RESPONSE
Key points addressed in the applicant's presentation to the Planning Commission included the following:

- The applicant expressed their desire to have the project effectually reinstated to allow them to complete it as originally planned.

PLANNING COMMISSION DISCUSSION
Key points discussed by the Planning Commission included the following:

- It was established that a certain percentage of the garages (40 out of 113 units) would be larger (600 sq. ft.). This point is included in the proposed development agreement;
- Commissioner Whiting noted that the prior phases of the project already include some of these larger garages. If the City does require a wider width for the garages (22'), there will be units lost, increasing HOA fees across the development.

FINDINGS / BASIS OF PLANNING COMMISSION DETERMINATION
The Planning Commission identified the following findings as the basis of this decision or recommendation:

- Commissioner Hess expressed that the issue of the preliminary plat expiring could have been avoided;
- Commissioner Allen restated his opinion from June 25, that he was okay with the development agreement, thus allowing the project to continue.

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Planning Director

See Key Land Use Policies of the Eagle Mountain General Plan, applicable Titles of the Eagle Mountain City Code, and the Staff Report to the Planning Commission for further detailed information.

Administrative decisions of the Planning Commission **may be appealed** by submitting an application/notice of appeal, with the required application and noticing fees to the Planning Division, **within fourteen (14) calendar days of the Planning Commission's decision** (Eagle Mountain City office hours are Monday through Friday, 7:30 a.m. to 5:30 p.m.).

BUILDING PERMITS MUST BE OBTAINED BEFORE CONSTRUCTION BEGINS

Eagle Mountain City

Planning Commission
Report of Action

August 13, 2024

ITEM #7D	A proposal to rezone tax parcel 59:068:0004 comprising ~160 acres of land from its base Airpark Zone to the Agricultural (Ag) Zone (owned by Land Mountain Land Co. LLC); the parcel is located at the south/southwest end of the city at the southeast intersection of N. 500 east and E. 100 North Streets and within the NW ¼ of Section 35, T6S, R2W. Rob Hobbs, rhobbs@emcity.org

The following action was taken by the Planning Commission on the above-described item at its regular meeting of August 13, 2024:

RECOMMENDED APPROVAL

On a vote of 5:0, the Planning Commission recommended that the City Council approve the above-noted application.

Motion By: Rod Hess (**to Recommend Approval**)

Second By: Jason Allen

Votes in Favor of Motion: Robert Fox, Rod Hess, Jason Allen, Brent Strong, and Craig Whiting

Jason Allen was present as Chair.

Includes facts of the case, analysis, conclusions and recommendations outlined in the Staff Report, with any changes noted; Planning Commission determination is generally consistent with the Staff analysis and determination.

LEGAL DESCRIPTION FOR PROPERTY
The property to be rezoned to the Ag Zone is described in the attached Exhibit A.

RELATED ACTIONS
N/A

STAFF PRESENTATION
The Staff Report to the Planning Commission provides details of the facts of the case and the Staff's analysis, conclusions, and recommendations.

CITY DEPARTMENTAL ISSUES
There are not, at this time, issues from the Development Review Committee (DRC) review that need to be resolved aside from Fire Department concerns, to be addressed during site plan review.

CONCERNS RAISED BY PUBLIC

Any comments received prior to completion of the Staff Report are addressed in the Staff Report to the Planning Commission. Key issues raised in written comments received subsequent to the Staff Report or public comment during the public hearing include(d) the following:

- Propriety of proposed future, adjunct/possible accessory solar farms
- Battery storage code passed by Fairfield (as noted by their Mayor) but Eagle Mountain does not have that kind of code in its adopted ordinances
- Application is for the battery storage facility only, not other attendant or related accessory uses (gas, solar etc.) on the same property or outboard of the property as shown on the concept site plan provided by Enyo
- Safety of storage of batteries; note that the Fire Dept. has looked at the use already and are in conversation with the developer regarding appropriate safety measures and equipment for the intended property use
- Timing and type of site improvements (including road access/improvements)

APPLICANT RESPONSE

Key points addressed in the applicant's presentation and/or rebuttal to the Planning Commission included the following:

- Enyo's representative, attorney Christine Giordano, concurred with the Staff report's findings and Staff verbal presentation. She did not have a chance to respond to public testimony.

PLANNING COMMISSION DISCUSSION

Key points discussed by the Planning Commission included the following:

- Propriety of proposed future, adjunct/possible accessory solar farms related to the proposed property use
- Obtaining a copy of the battery storage code passed by Fairfield and reviewing the same for possible inclusion (in whole or in part) into the city's municipal code
- Re-affirmed that the project proposal is/was for the battery storage only with no other attendant or accessory uses (gas, solar etc.) shown on the concept site plan being proposed at this time
- Safety of storage of batteries; note that the Fire Dept. has looked at the use already and are in conversation with the developer regarding safety measures
- Required site and site infrastructure improvements (including road access & improvements, utilities, parking and landscaping, etc.) will be represented on forthcoming site plan application materials pertinent to the project. Installation or build-out of the same will occur post site plan and building permit review and approval

_____

Planning Director

See Key Land Use Policies of the Eagle Mountain General Plan, applicable Titles of the Eagle Mountain City Code, and the Staff Report to the Planning Commission for further detailed information.

Administrative decisions of the Planning Commission **may be appealed** by submitting an application/notice of appeal, with the required application and noticing fees to the Planning Division, **within fourteen (14) calendar days of the Planning Commission's decision** (Eagle Mountain City office hours are Monday through Friday, 7:30 a.m. to 5:30 p.m.).

BUILDING PERMITS MUST BE OBTAINED BEFORE CONSTRUCTION BEGINS

Exhibit “A”

NE1/4 OF SEC 35, T 6 S, R 2 W, SLM. AREA 160 ACRES.

Eagle Mountain City

Planning Commission

Report of Action

August 13, 2024

ITEM #7F Planning Commission review of varying proposed zoning and future land use map amendments for properties within and about the Eagle Mountain Properties MDP. Approximately 3,989.60 acres of land are included in the re-entitlement proposal. Parcels 59:045:0045, 59:045:0006 and 42:050:0002 are excluded from consideration at the August 13, 2024, Planning Commission meeting owing to a clerical noticing error. The proposed changes are part of a city-wide effort, where appropriate, to assign properties land use zones/districts that are currently codified and administered by the city. Amendments to the City's Future Land Use Map are also proposed in an effort to help harmonize the proposed zone map amendments with the "Future Land Use & Transportation Map." Robert Hobbs and Brandon Larsen (801) 789-6708 blarsen@emcity.org

---

The following action was taken by the Planning Commission on the above-described item at its regular meeting of August 13, 2024:

RECOMMENDED APPROVAL

On a vote of 5:0, the Planning Commission recommended that the City Council approve the above-noted application.

Motion By: Jason Allen (**to Recommend Approval**)

Second By: Brent Strong

Votes in Favor of Motion: Rod Hess, Robert Fox, Craig Whiting, Jason Allen, and Brent Strong

Jason Allen was present as Chair.

Includes facts of the case, analysis, conclusions and recommendations outlined in the Staff Report, with any changes noted; Planning Commission determination is generally consistent with the Staff analysis and determination.

EXHIBIT A -- LIST OF EAGLE MOUNTAIN PROPERTIES PROPOSED TO BE REZONED
The properties proposed to be rezoned are described in the attached Exhibit A.

STAFF PRESENTATION
The Staff Report to the Planning Commission provides details of the facts of the case and the Staff's analysis, conclusions, and recommendations.

CITY DEPARTMENT ISSUES
None have been raised.

CONCERNS RAISED BY PUBLIC AT PLANNING COMMISSION PUBLIC HEARING

- Ryan Taylor with Upland Capital who owns Parcel 21 (see Exhibit A), along with Chad Rawlins, tenant of the property, requested a zoning designation for Parcel 21 similar to the expired zoning for the property, which was the C-2 Zone.
- Bettina Cameron, resident of Cedar Pass Ranch, requested Ms. Tiffany Walden and Eagle Mountain City consider a land swap with the BLM and the Eagle Mountain Nature Wildlife Alliance for Lot 13 – near Wiley Canyon. She said this property is part of the Eagle Mountain migration corridor. Instead of just throwing an agricultural zone arbitrarily on the property, let us see if we can get a permanent fix. Ms. Cameron stated that she feels strongly this effort is essentially a band aid. When you just affix an agricultural zone or designation to the property, you open pandora's box. You think it is a placeholder, but it opens door for uses like "data." She expressed concerns with the list of properties to be rezoned, which was prepared by staff. Ms. Cameron identified an error on the future land use designation for Parcel 6 on the previously mentioned list. She feels there are too many inadequacies with the list prepared by staff for the Planning Commission to make a good recommendation. It needs to be double-checked that it is correct.
- Mayor McKinney, Fairfield City, expressed a desire to be kept abreast of rezone and other land use proposals and efforts, so Fairfield City can adequately prepare for or avoid impacts. The land uses and decisions made by either by Eagle Mountain City or Fairfield impact the other city. She would like to coordinate on general plan efforts.
- Erin Wells, requested RD1 zoning for Parcel 2 on the list of proposed rezones.
- Chair Allen, summarized comments from Mike Mylroie, who submitted comments via email. He urged the City to keep the vicinity around his home rural with bigger lots. He apparently lives across the street from the previously mentioned Parcel 2.
- Chad Ellis, property owner in the City, asked about the rezone proposals around Parcel 14. Chair Allen stated that it appears the proposed zoning would be residential.

PROPERTY OWNER PRESENTATION

- Thomas Romney, representative for Tiffany Walden and her related property ownership entities (Walden Properties), presented their vision for the Walden Properties that lie on the eastern side of the City (this collection of properties has commonly been called the Bench). He expressed a desire to come to the table with the City and coordinate efforts to make sure all parties' interests are considered. In his presentation, he presented numerous amenities and developments they would like to develop on their properties. Thomas requested consideration of the property be tabled.

PLANNING COMMISSION DISCUSSION

Key points discussed by the Planning Commission included the following:

- Chair Allen, stated the City has gone above the notice requirements to make sure citizens have the ability to give input.
- The Planning Commission discussed each parcel on the list one by one and recommended a future land use map designation and zone.
- The Planning Commission chose to not delay making a recommendation on Eagle Mountain Properties parcels, except for Parcels 18, 29-31. An independent rezone application for just Parcel 18 has been submitted, so it does not need to be considered in the subject application. Parcels 29-31 will be considered with the proposed rezones/future land use map amendments for the Ranches properties that will be coming to the Planning Commission on August 27, 2024.

_____
Planning Director

See Key Land Use Policies of the Eagle Mountain General Plan, applicable Titles of the Eagle Mountain City Code, and the

Staff Report to the Planning Commission for further detailed information.

Administrative decisions of the Planning Commission **may be appealed** by submitting an application/notice of appeal, with the required application and noticing fees to the Planning Division, **within fourteen (14) calendar days of the Planning Commission's decision** (Eagle Mountain City office hours are Monday through Friday, 7:30 a.m. to 5:30 p.m.).

BUILDING PERMITS MUST BE OBTAINED BEFORE CONSTRUCTION BEGINS

EXHIBIT A

See following pages

Exhibit to Formal Initiation of Process to Rezone Property Letter

Rezoning of Properties
Jul-24

	Property Owner	Property #	Acreage	Existing Future Land Use Map (General Plan) Category	MDA/Current Zone	Proposed Future Land Use Map (General Plan) Category	Proposed Zone	City Code Citation for Proposed Zone (EMMC = Eagle Mountain Municipal Code)	Planning Commission Recommended GP Category	Planning Commission Recommended Zone
	Eagle Mountain Properties List									
1	WALDEN ESTATE LLLP, MONTE VISTA RANCH LC	59:044:0092	13.7	Neighborhood Residential 1	Eagle Mountain Properties/Commercial C-1	Community Commercial	CN	EMMC 17.35	CC	CN
2	LAKE MOUNTAIN DEVELOPMENT LLC	59:007:0026	64.9	Agricultural/Residential Density 2	Eagle Mountain Properties/Residential	No Change	RD2	EMMC 17.25	AG/RD2	RD1
3	LAKE MOUNTAIN DEVELOPMENT LLC	59:018:0032	10.8	Parks and Open Space	Eagle Mountain Properties/Parks and Open Space	No Change	AG	EMMC 17.20	Parks and Open Space	AG
4	LAKE MOUNTAIN DEVELOPMENT LLC	59:018:0040	21.0	Parks and Open Space	Eagle Mountain Properties/Parks and Open Space	No Change	AG	EMMC 17.20	Parks and Open Space	AG
5	LAKE MOUNTAIN DEVELOPMENT LLC	59:018:0038	7.0	Parks and Open Space	Eagle Mountain Properties/Parks and Open Space	No Change	AG	EMMC 17.20	Parks and Open Space	AG
6	MONTE VISTA RANCH LC	59:008:0006	35.7	Parks and Open Space	Eagle Mountain Properties/Mixed-Use Residential/Commercial	No Change	AG	EMMC 17.20	Parks and Open Space	AG
7	MONTE VISTA RANCH LC	59:017:0003	422.7	Foothill Residential	Ault Farms/Parks and Open Space	No Change	FR/AG	EMMC 17.20 / EMMC 17.25	Foothill Residential	AG

Exhibit to Formal Initiation of Process to Rezone Property Letter

Rezoning of Properties
Jul-24

	Property Owner	Property #	Acreage	Existing Future Land Use Map (General Plan) Category	MDA/Current Zone	Proposed Future Land Use Map (General Plan) Category	Proposed Zone	City Code Citation for Proposed Zone (EMMC = Eagle Mountain Municipal Code)	Planning Commission Recommended GP Category	Planning Commission Recommended Zone
8	MONTE VISTA RANCH LC	59:020:0008	111.2	Foothill Residential & Parks and Open Space (2x tiny sections)	Ault Farms/Mixed-Use Residential/Commercial	No Change	FR/AG	EMMC 17.20 / EMMC 17.25	Foothill Residential/Parks and Open Space	AG
9	MONTE VISTA RANCH LC	59:020:0001	202.8	Foothill Residential	Eagle Mountain Properties/Mixed-Use Residential/Commercial	Foothill Residential	FR	EMMC 17.25	Foothill Residential	AG
10	MONTE VISTA RANCH LC	59:028:0004	81.1	Foothill Residential & Parks and Open Space	Eagle Mountain Properties/Mixed-Use Residential/Commercial	No Change	FR/AG	EMMC 17.20 / EMMC 17.25	Foothill Residential/Parks and Open Space	AG
11	MONTE VISTA RANCH LC	59:056:0037	90.8	Community Commercial	Eagle Mountain Properties/Commercial C-1 (along road) & Residential	Business Park/Light Industry	LMD/AG	EMMC 17.20 / EMMC 17.37	CC	CC
12	MONTE VISTA RANCH LC	59:019:0008	106.9	Community Commercial & Business Park/Light Industry & Neighborhood Residential One	Eagle Mountain Properties/Residential & Parks and Open Space	Business Park/Light Industry	LMD and/or Industrial	EMMC 17.37 / EMMC 17.40	Business Park/Light Industry	LMD
13	MONTE VISTA RANCH LC	59:027:0001	269.3	Parks and Open Space	Eagle Mountain Properties/Mixed-Use Residential/Commercial	No Change	AG	EMMC 17.20	Parks and Open Space	AG
14	MONTE VISTA RANCH LC	59:029:0003 (4 pieces)	360.0	Community Commercial & Business Park/Light Industry	Eagle Mountain Properties & Scarlet Ridge/Commercial C-2 & Residential & Parks and Open Space	No Change	RD1/RD2, AG	EMMC 17.20 / EMMC 17.25	AG/RD2	RD1

Exhibit to Formal Initiation of Process to Rezone Property Letter

Rezoning of Properties
Jul-24

	Property Owner	Property #	Acreage	Existing Future Land Use Map (General Plan) Category	MDA/Current Zone	Proposed Future Land Use Map (General Plan) Category	Proposed Zone	City Code Citation for Proposed Zone (EMMC = Eagle Mountain Municipal Code)	Planning Commission Recommended GP Category	Planning Commission Recommended Zone
15	MONTE VISTA RANCH LC	59:030:0006	380.5	Community Commercial & [mostly] Business Park/Light Industry	Eagle Mountain Properties & Non-MDA/Agricultural & Residential & Parks and Open Space	No Change	RD1/RD2	EMMC 17.25	AG/RD2	RD1
16	UTLCO EAGLE MTN TWO LLC	59:030:0008	228.6	Business Park/Light Industry	Eagle Mountain Properties/Commercial C-2	No Change	LMD and/or Industrial	EMMC 17.37 / EMMC 17.40	Business Park/Light Industry	AG
17	STADION LLC	66:815:0001	458.2	Business Park/Light Industry	Eagle Mountain Properties/Airpark	No Change	LMD and/or Industrial	EMMC 17.37 / EMMC 17.40	Business Park/Light Industry	Industrial
18	LAKE MOUNTAIN LAND CO LLC	59:068:0004	160.0	Business Park/Light Industry	Eagle Mountain Properties/Airpark	No Change	AG	EMMC 17.20		
19	MONTE VISTA RANCH LC	59:084:0002 (2 pieces)	239.5	Business Park/Light Industry & Agricultural/Rural Density 1	Eagle Mountain Properties/Residential & Parks and Open Space	No Change	RA1/RA2, AG	EMMC 17.20 / EMMC 17.25	Agricultural/Rural Density 1	RA1
20	MONTE VISTA RANCH LC	59:056:0043	116.0	Community Commercial & Business Park/Light Industry	Eagle Mountain Properties/Airpark	Business Park/Light Industry	LMD and/or Industrial	EMMC 17.37 / EMMC 17.40	Business Park/Light Industry	LMD
21	RAWLINS, STEVEN CHAD; UPLAND CAPTICAL LLC	59:054:0013	35.6	Neighborhood Residential 1	Eagle Mountain Properties/Commercial C-2	No Change	AG	EMMC 17.20	CC	CC

Exhibit to Formal Initiation of Process to Rezone Property Letter

Rezoning of Properties
Jul-24

	Property Owner	Property #	Acreage	Existing Future Land Use Map (General Plan) Category	MDA/Current Zone	Proposed Future Land Use Map (General Plan) Category	Proposed Zone	City Code Citation for Proposed Zone (EMMC = Eagle Mountain Municipal Code)	Planning Commission Recommended GP Category	Planning Commission Recommended Zone
22	UTLCO EAGLE MTN TWO LLC	59:047:0011 (4 pieces)	442.9	Regional Commercial & Business Park/Light Industry & Neighborhood Residential 2 & Neighborhood Residential 1	Eagle Mountain Properties/Commercial C-2 & Residential & Parks and Open Space	Business Park/Light Industry, Parks and Open Space	AG or Industrial	EMMC 17.20 / EMMC 17.40	Business Park/Light Industry, Parks and Open Space	AG
23	MONTE VISTA RANCH LC; WALDEN ESTATE LLLP; ZORBIS ENTERPRISES LLC	59:045:0151	100.5	Community Commercial	Eagle Mountain Properties/Commercial C-2	No Change	CC	EMMC 17.35	CC	CC
24	ZJT MANAGEMENT LLC	59:045:0061	8.3	Neighborhood Residential 1	Eagle Mountain Properties/Commercial C-1 & Residential	No Change	CN	EMMC 17.35	CC	CN
25	ZJT MANAGEMENT LLC	59:045:0060	7.0	Neighborhood Residential 1 & Community Commercial	Eagle Mountain Properties/Commercial C-1 & Residential	No Change	CN	EMMC 17.35	CC	CN
26	MVR MANAGEMENT LLC	59:045:0041	2.0	Community Commercial	Eagle Mountain Properties/Commercial C-1	No Change	CN	EMMC 17.35	CC	CN

Exhibit to Formal Initiation of Process to Rezone Property Letter

Rezoning of Properties
Jul-24

	Property Owner	Property #	Acreage	Existing Future Land Use Map (General Plan) Category	MDA/Current Zone	Proposed Future Land Use Map (General Plan) Category	Proposed Zone	City Code Citation for Proposed Zone (EMMC = Eagle Mountain Municipal Code)	Planning Commission Recommended GP Category	Planning Commission Recommended Zone
27	MVR MANAGEMENT LLC	59:045:0043	7.8	Community Commercial	Eagle Mountain Properties/Commercial C-1	No Change	CN (preferred) or CC	EMMC 17.35	CC	CN
28	MONTE VISTA RANCH LC	59:045:0044	4.8	Community Commercial	Eagle Mountain Properties/Commercial C-1	No Change	CC	EMMC 17.35	CC	CC

	EAGLE MOUNTAIN CITY **PLANNING COMMISSION MEETING** **AUGUST 27, 2024**
TITLE:	Rose Ranch MDP and Rezone
ITEM TYPE:	Rezone
FISCAL IMPACT:	N/A
APPLICANT:	Edge Homes

CURRENT GENERAL PLAN DESIGNATION & ZONE	ACREAGE
Neighborhood Residential One / Agriculture	79.85

PUBLIC HEARING	PREPARED BY	PRESENTED BY
Yes	David Stroud, Senior Planner	David Stroud
Yes		

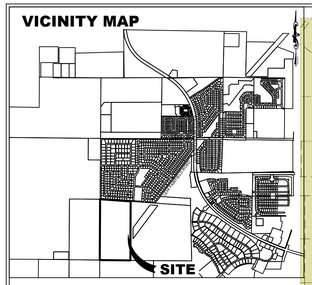
RECOMMENDATION:
Staff recommends the Planning Commission forward a positive recommendation to the City Council regarding this request.

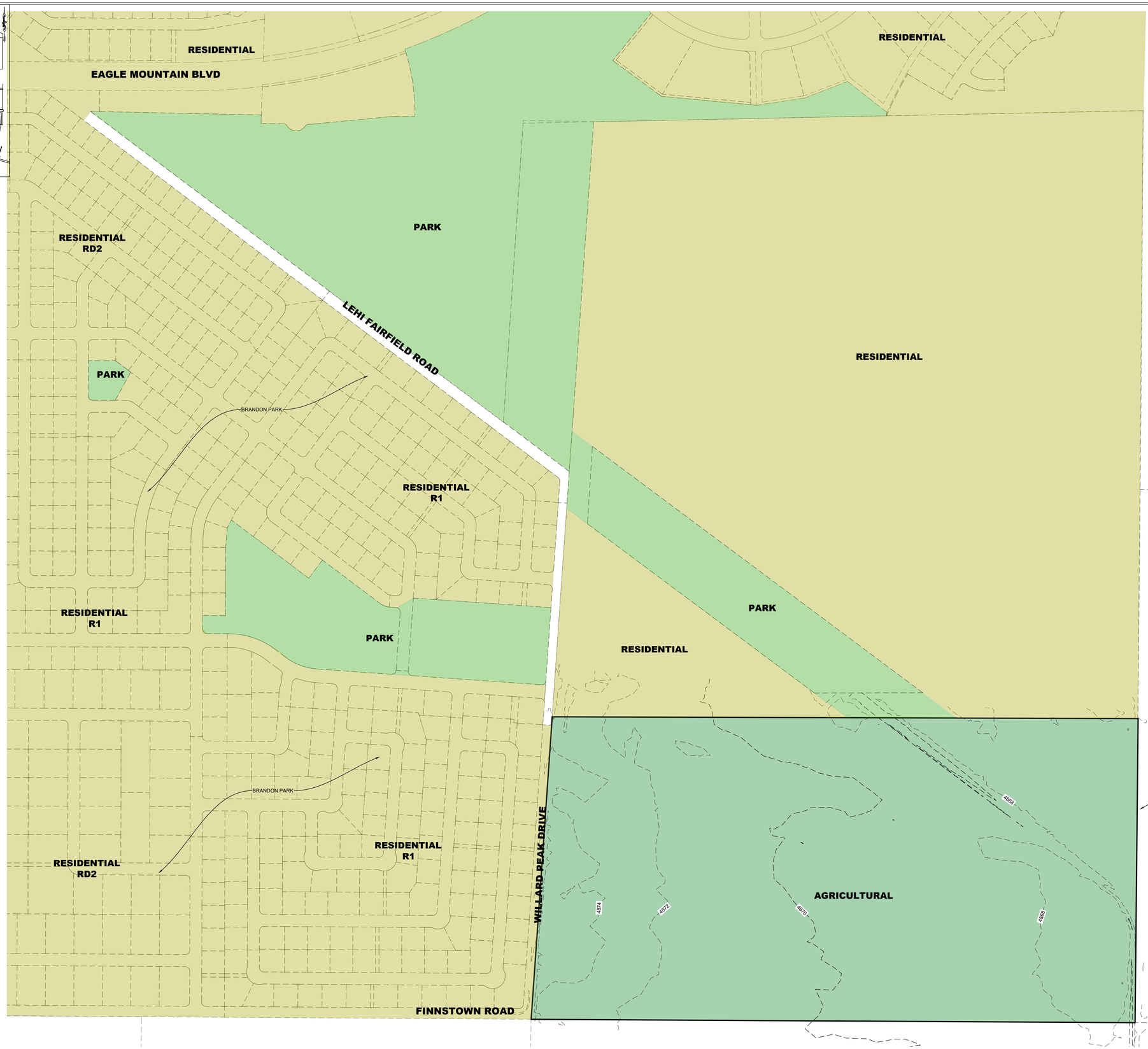
BACKGROUND:
Edge Homes requests Master Development Plan approval and rezone of Parcel 59:043:0016, consisting of approximately 79.85 acres. The zones requested are the R2 zone (8,000 s.f. minimum) and the R3 zone (6,500 s.f. minimum) for the purpose of constructing single-family homes. The current zone is Agriculture. Should the rezone be approved by the City Council, EMMC states the zones are not valid until a signed development agreement is executed. The proposed development is located adjacent to Brandon Park (R1 zone) to the north. Property to the east is zoned Residential, Parks and Open Space, undeveloped, and owned by the State of Utah. Property to the south is zoned Residential, Parks and Open Space, undeveloped, and privately owned. Property to the west is under zoning control of Utah County, undeveloped, and privately owned.

ITEMS FOR CONSIDERATION:
The proposed zones are compliant with the General Plan Land Use of Neighborhood Residential One, which consists of the R1, R2, and R3 zones. Zone buffering is also compatible with the R1 zoning as the Rose Ranch proposal locates R2 across the street from the existing development of R1 (Brandon Park) to the north.

PLANNING COMMISSION ACTION/RECOMMENDATION:

ATTACHMENTS:
1. Rose Ranch MDP





NOTES

1. THE PROJECT BOUNDARY CONTAINS NO HISTORICAL SITES, FEATURES, SENSITIVE LANDS, OR ENDANGERED SPECIES.

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www.lei-eng.com

NOT FOR CONSTRUCTION

ROSE RANCH - MASTER DEVELOPMENT

EAGLE MOUNTAIN, UTAH

EXISTING CONDITIONS

REVISIONS
1 -
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3 -
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5 -

LEI PROJECT #:	2024-0012
DRAWN BY:	BJP
DESIGNED BY:	NKW
SCALE:	1"=200'
DATE:	08/22/2024
SHEET	B-1

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HATCH	PROPOSED ZONE	# OF LOTS
	R3	147
	R2	78
		225

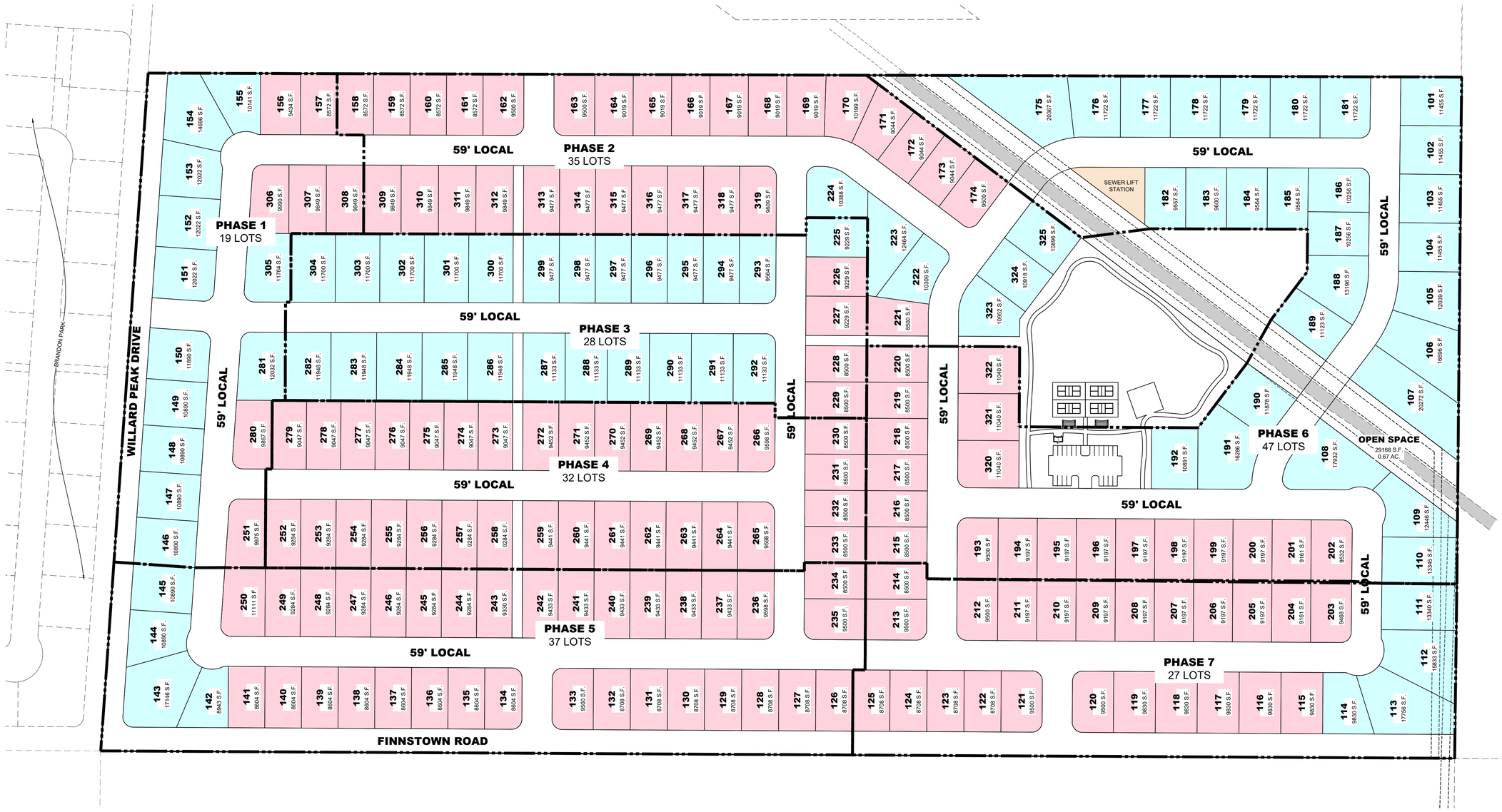
NOTE

1. A TOTAL OF 53 LOTS MEET THE MINIMUM LOT REQUIREMENT FOR THE R1 ZONE BUT ARE NOT LARGE ENOUGH TO MEET THE AVERAGE LOT SIZE FOR THIS ZONE.

NORTH

SCALE: 1"=100'

100 50 0 100



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PROPOSED LAND USE & ZONING MAP

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LEI PROJECT #: 2024-0012
DRAWN BY: BJP
DESIGNED BY: NKW
SCALE: 1"=100'
DATE: 08/22/2024
SHEET B-4

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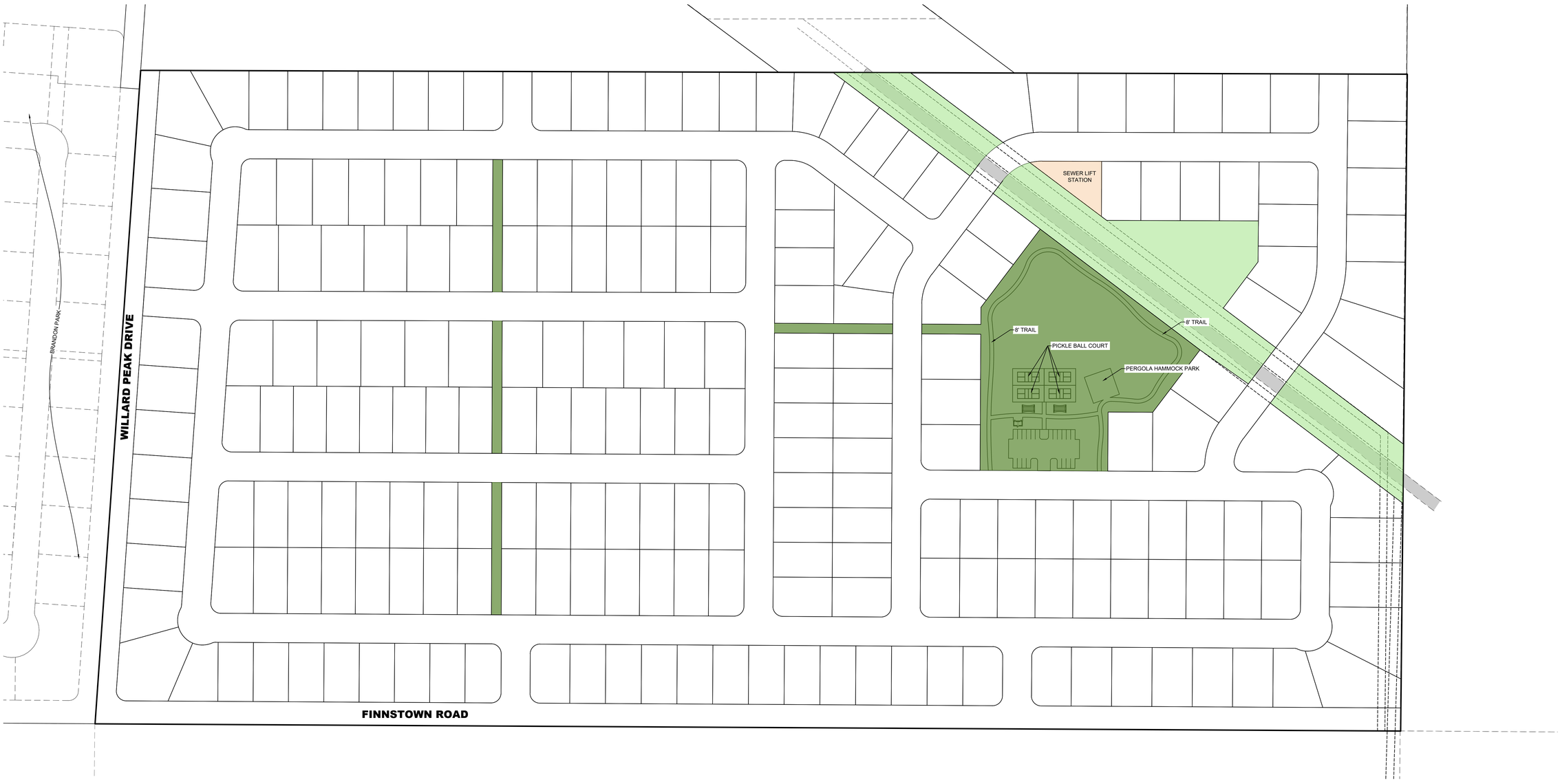
PROJECT INFORMATION

TOTAL PROJECT AREA: 79.84 ACRES
OPEN SPACE REQUIRED: 4.98 ACRES
OPEN SPACE PROVIDED: 7.17 ACRES
IMPROVED PARK PROVIDED: 3.77 ACRES
FUTURE/DEDICATED PARK PROVIDED: 3.40 ACRES

NORTH

SCALE: 1"=100'

100 50 0 100



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ROSE RANCH - MASTER DEVELOPMENT

EAGLE MOUNTAIN, UTAH

PARKS, OPEN SPACE, & TRAILS

REVISIONS
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4 -
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LEI PROJECT #: 2024-0012
DRAWN BY: BJP
DESIGNED BY: NKW
SCALE: 1"=100'
DATE: 08/22/2024

SHEET
B-5

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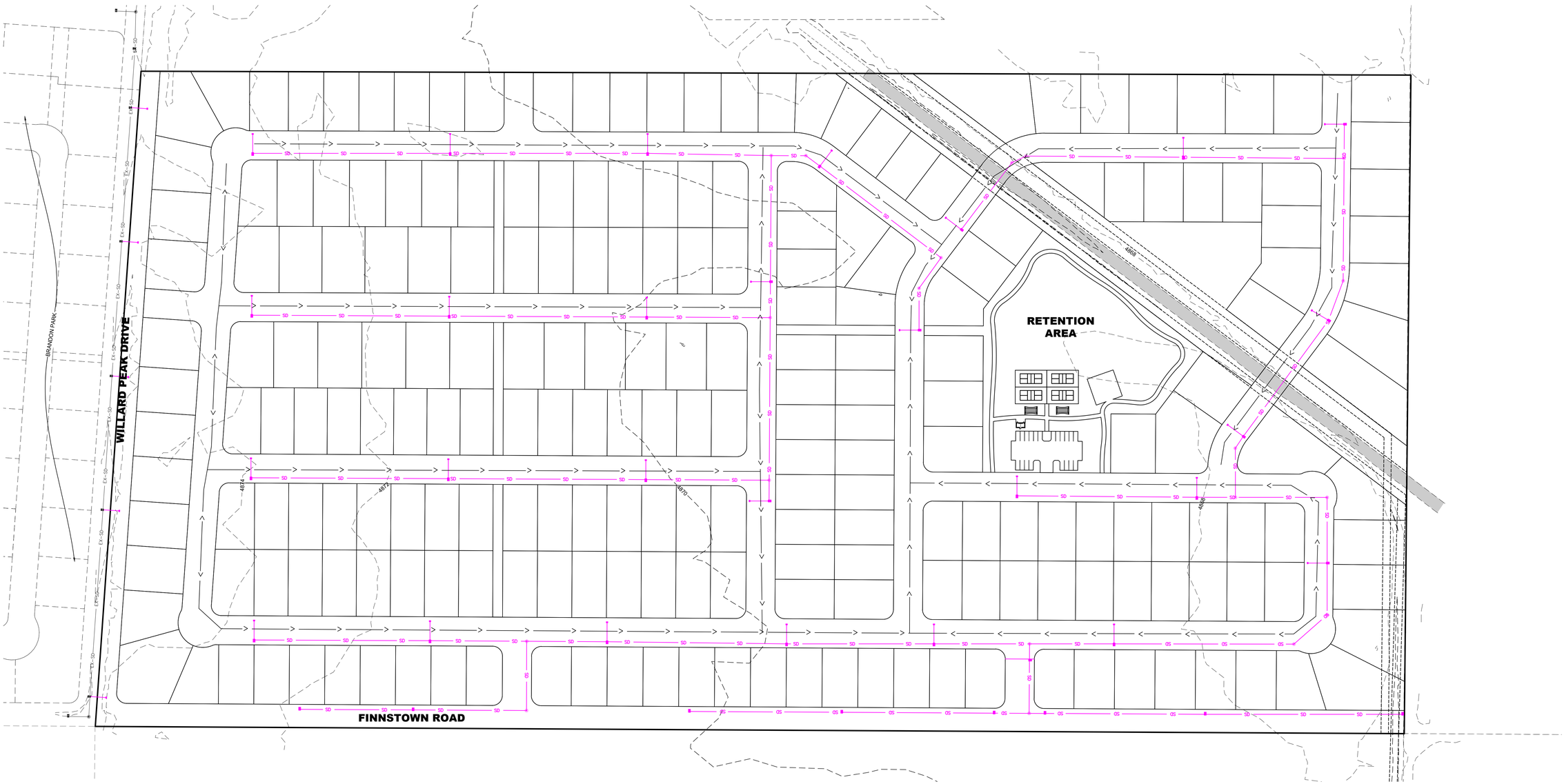

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ROSE RANCH - MASTER DEVELOPMENT

EAGLE MOUNTAIN, UTAH

GRADING, DRAINAGE, & EROSION

REVISIONS
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LEI PROJECT #: 2024-0012
DRAWN BY: BJP
DESIGNED BY: NKW
SCALE: 1"=100'
DATE: 08/22/2024
SHEET C-1

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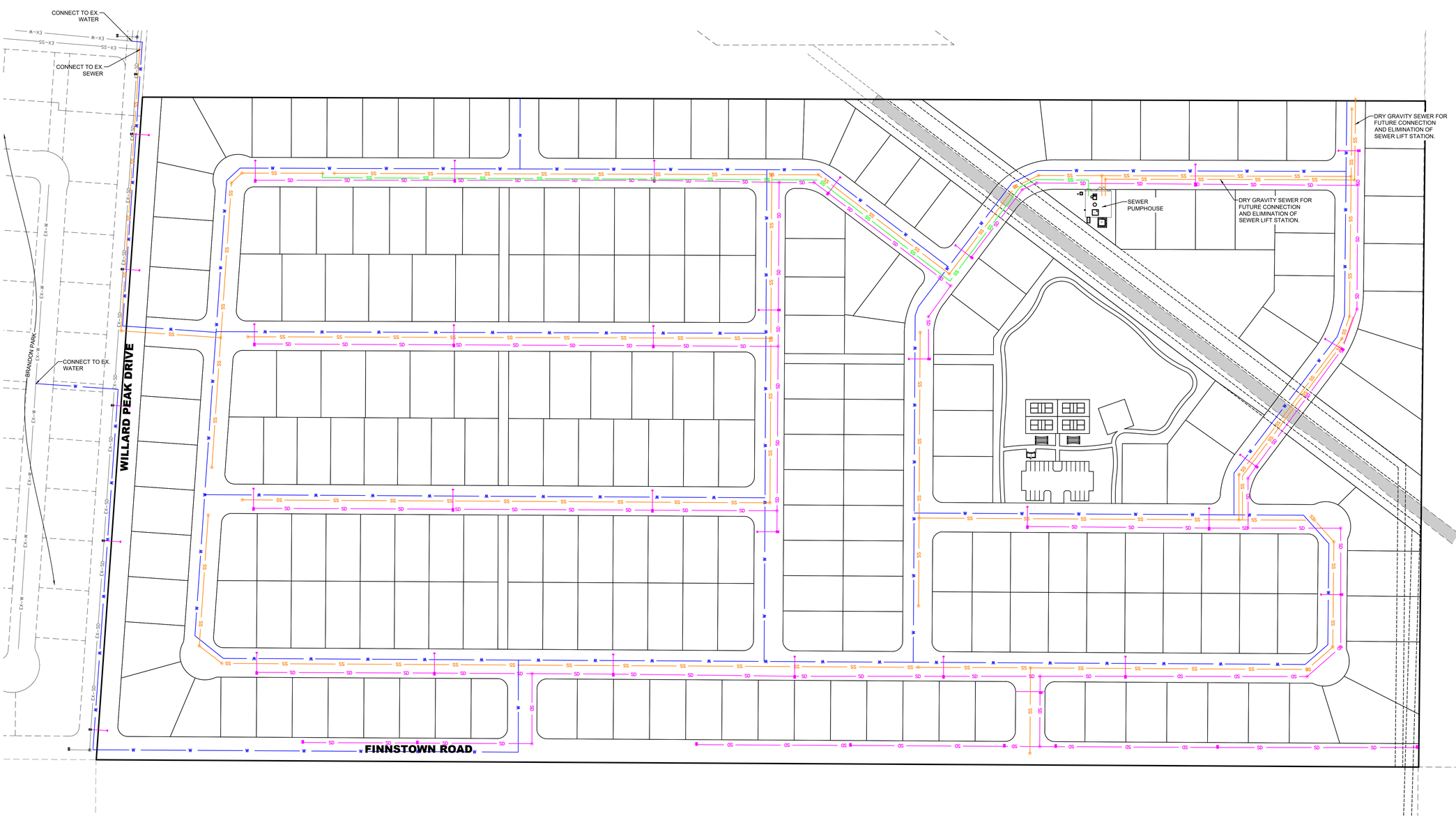

UTILITY LEGEND

SS	PRESSURIZED SEWER
SS	GRAVITY SEWER
SD	STORM DRAIN
W	CULINARY WATER

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NOT FOR CONSTRUCTION

ROSE RANCH - MASTER DEVELOPMENT

EAGLE MOUNTAIN, UTAH

INFRASTRUCTURE MAP

REVISIONS
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LEI PROJECT #: 2024-0012
DRAWN BY: BJP
DESIGNED BY: NKW
SCALE: 1"=100'
DATE: 08/22/2024

SHEET
C-2

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	EAGLE MOUNTAIN CITY **PLANNING COMMISSION MEETING** **AUGUST 27, 2024**
TITLE:	Berry Family General Plan Amendment
ITEM TYPE:	General Plan Amendment
FISCAL IMPACT:	N/A
APPLICANT:	Zane Berry

CURRENT GENERAL PLAN DESIGNATION & ZONE	ACREAGE
General Plan Category: Agricultural/Rural Density Two Zone: Agriculture	7.3 Acres

PUBLIC HEARING	PREPARED BY	PRESENTED BY
Yes	Steven Lehmitz, Planner	Steven Lehmitz

RECOMMENDATION:
Staff recommends that the Planning Commission forward a positive recommendation to the City Council.

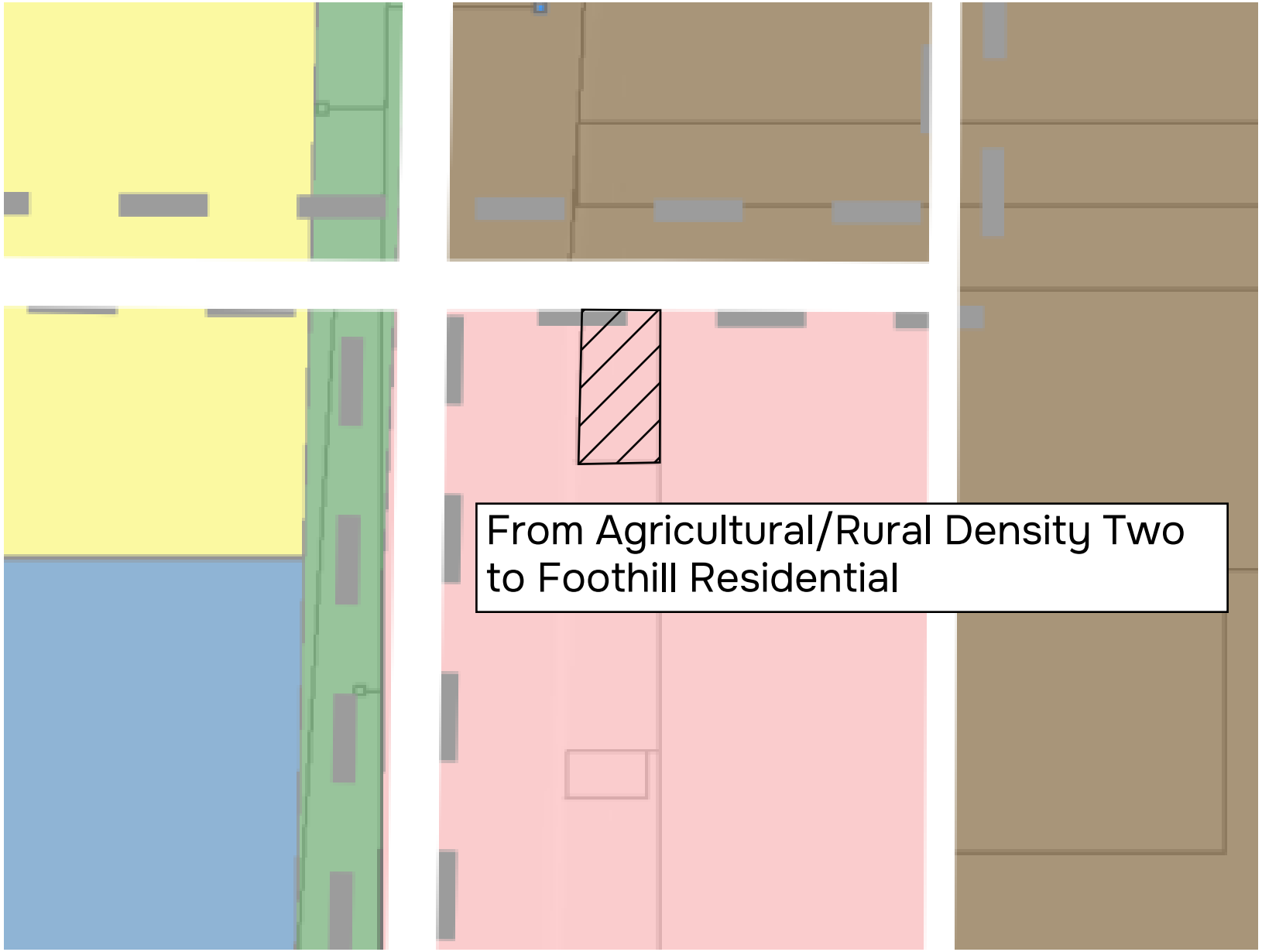
BACKGROUND:
The applicant is proposing to rezone their property from Agriculture to Foothill Residential. The property (Parcel No. 59:019:0015) is located along Pole Canyon Boulevard, between the Triumph and Scarlet Ridge master developments. For the rezone to be compatible with the General Plan, the property must be amended on the General Plan from Agricultural/Rural Density Two to Foothill Residential

ITEMS FOR CONSIDERATION:
There are no approval criteria for General Plan amendments.

PLANNING COMMISSION ACTION/RECOMMENDATION:
The Planning Commission, on August 13, 2024, asked the applicant to submit an application to amend the General Plan.

ATTACHMENTS:
1. General Plan Amendment Exhibit - Berry Family

Berry Family General Plan Amendment Proposal



LEGEND

Residential Categories:
- Foothill Residential
- Agricultural/Rural Density One
- Agricultural/Rural Density Two
- Neighborhood Residential One
- Neighborhood Residential Two
- Neighborhood Residential Three

Mixed Use/Commercial Categories:
- Community Commercial
- Town Center Mixed Use
- Regional Commercial
- Employment Center/Campus
- Business Park/Light Industry

Public/Civic Categories:
- Civic Uses/Schools
- Parks and Open Space

NEIGHBORHOOD CHARACTER AREA

TRANSPORTATION
- UDOT Highway/Freeway
- City Road Network - Collector & up

	EAGLE MOUNTAIN CITY **PLANNING COMMISSION MEETING** **AUGUST 27, 2024**
TITLE:	Berry Family Rezone
ITEM TYPE:	Rezone
FISCAL IMPACT:	N/A
APPLICANT:	Zane Berry

CURRENT GENERAL PLAN DESIGNATION & ZONE	ACREAGE
General Plan Category: Agricultural/Rural Density Two Zone: Agriculture	7.3 Acres

PUBLIC HEARING	PREPARED BY	PRESENTED BY
No	Steven Lehmitz, Planner	Steven Lehmitz

RECOMMENDATION:
Staff recommends that the Planning Commission forward a positive recommendation to the City Council.

BACKGROUND:
The applicant is proposing to rezone their property from Agriculture to Foothill Residential. The property (Parcel No. 59:019:0015) is located along Pole Canyon Boulevard, between the Triumph and Scarlet Ridge master developments.

ITEMS FOR CONSIDERATION:
The criteria for approval for a Rezone are listed in EMMC 17.90.060.

A. **Compliance with General Plan:** The Foothill Residential zone is not compatible with the Agricultural/Rural Density Two category. It is only compatible with the Foothill Residential General Plan category. The applicant has applied to amend the General Plan for this property, proposing a change to the Foothill Residential General Plan category.

B. **Compatibility Determination:** The proposed Foothill Residential zone is compatible with the surrounding zones, which are Foothill Residential and RD2.

C. **City Services:** Public services are available to the property and will not overburden capacity.

D. **Traffic Generation:** The size of the property (7.3 acres) will limit the number of lots possible, so there will not be a significant increase in traffic.

E. **Property Values:** It is not expected that the rezone will negatively impact surrounding property values.

PLANNING COMMISSION ACTION/RECOMMENDATION:
The Planning Commission tabled this item at their August 13, 2024, meeting, asking for a General Plan amendment application to be submitted.

ATTACHMENTS:

1. Rezone Exhibit - Berry Family Rezone

Berry Family Rezone
Proposed Zone Change from Agriculture to Foothill Residential

	EAGLE MOUNTAIN CITY **PLANNING COMMISSION MEETING** **AUGUST 27, 2024**
TITLE:	Harmony & Eagle Mountain Utah West Stake - Site Plan
ITEM TYPE:	Site Plan
FISCAL IMPACT:	N/A
APPLICANT:	Mike Davey - BHD Architects

CURRENT GENERAL PLAN DESIGNATION & ZONE	ACREAGE
General Plan Category: Neighborhood Residential One Zone: Residential	3.91 Acres

PUBLIC HEARING	PREPARED BY	PRESENTED BY
Yes	Steven Lehmitz, Planner	Steven Lehmitz

RECOMMENDATION:
Staff recommends that the Planning Commission forward a positive recommendation to the City Council.

BACKGROUND:
The applicant requests site plan approval of a church site subject to the site plan development and commercial design zoning standards. The site is located at 1177 E. Rachel Way (Parcel No. 68:022:0301) in the Harmony subdivision.

ITEMS FOR CONSIDERATION:
The proposed site plan complies with all applicable standards in the site plan development (EMMC 17.100) and commercial design (EMMC 17.72) zoning standards.

PLANNING COMMISSION ACTION/RECOMMENDATION:

ATTACHMENTS:
1. Site Plan - Harmony Church
2. Elevations - Harmony Church
3. Landscape Plan - Harmony Church

Site Areas

	Square Feet	% of Site
Main building	23,925 sf	14.0 %
Storage building	120 sf	0.1 %
Asphalt pavement	84,592 sf	49.6 %
Concrete	19,129 sf	11.2 %
Turfgrass	4,825 sf	2.8 %
Other landscaping	37,834 sf	22.2 %
Total site	170,388 sf	3.91 acres

5

Parking

Required stalls	3,040 Chapel and Rostrum sf / 20 = 153
Provided stalls	244
Regular parking stalls	235
ADA stalls	6
Van accessible ADA stalls	3
Total parking stalls	244
Snow storage stalls	53

Overexcavation and Fill Notes

A. For Overexcavation and Fill Detail, see F/C503.
B. Remove all unconsolidated fill and deleterious materials from the entire site prior to construction.
C. In the area of the building and mechanical enclosures:
- Overexcavate the entire footprint and 60" beyond at a 1:1 slope to the elevation as noted on F/C503.
- Install imported structural fill up to the bottom of footing level.
- Install imported structural fill up to base course under building slab.

D. At the storage building:
- Excavate as necessary to install footings on undisturbed native soils.
- Slab may be overexcavated to match footing overexcavation height, or may be overexcavated as noted in Item B. above.
- Install structural fill up to the the base course under the storage building slab.

E. At the pavilion:
- Excavate as necessary to install footings or caisons on undisturbed native soils.
- Slab may be overexcavated to match footing overexcavation height, or may be overexcavated as noted in Item B. above.
- Install structural fill as necessary to raise the grade to the base course under the pavilion slab.

F. At the dumpster enclosure:
- Excavate as necessary to install dumpster footings on undisturbed native soils.
- Overexcavate beneath dumpster as required to install 12" minimum base and 8" thick concrete slab.
- At a 20 foot x 20 foot area in front of the dumpster [as shown on the Site Architectural Plans], install (2) 3" layers of asphalt with 14" minimum base.
- Install structural fill as necessary to raise the grade to the base course under the dumpster slab and pad.

G. Install 18" crushed rock base beneath sidewalks at building entries, full width of sidewalk and full length of sidewalk from the building to the perimeter sidewalk.
H. All crushed rock base shall be 3/4" and shall be compacted by procedural compaction.
I. At sidewalks and all site concrete pads and elements:
- Overexcavate as noted in item B. above.
- Install subbase up to the base level.
- Install 4" aggregate base below all site concrete elements, pads and sidewalks. See site details.

J. At asphalt paving:
- Overexcavate as noted in item B. above.
- Install subbase up to the base level.
- Install 3" asphalt paving over 9" minimum aggregate base over entire parking lot (excluding the area in front of the dumpster enclosure).

K. All structural fill shall be imported.
L. Install imported structural fill full depth at all utility trenches.
M. All topsoil shall be imported. See Landscape Sheets.
N. All compacted soils shall be density tested.
O. On-site native soils may be used as fill only in landscape areas.

General Notes - New Construction

A. All noted items are new unless noted otherwise.
B. The contractor shall verify all existing site conditions prior to bidding. Coordinate all work affecting adjacent properties with the respective property owners prior to any demolition or construction work. Repair and replace all existing items on adjacent properties damaged or affected during construction to the satisfaction of the property owner.
C. Refer to ConsLog for Information Available to Bidders, including the geotechnical report and the record drawings of the existing seminary building provided by the owner.
D. The contractor shall enclose the entire area of work with a temporary fence and maintain a safe pedestrian route for all users of the site throughout demolition and construction.
E. The school contractor will be removing the existing overhead power line along main street and installing a new buried power line along main street, and replacing the street light in front of the site. Coordinate schedule and construction with the school contractor.
F. The contractor shall maintain egress from the existing seminary building to the street and circulation from the existing seminary building to the school building throughout construction until demolition of the existing seminary building.
G. The contractor is not required to maintain any existing landscaping during the project.
H. Refer to the Specifications for required locations of concrete control joints and expansion joints. Submit a proposed control joint and expansion joint plan to the Architect for approval prior to installation of site concrete.
I. The new building and parking lot are parallel or perpendicular to true north.
J. The contractor shall install all components of the building and site to meet accessibility standards as shown in 2017 ICC A117.1.

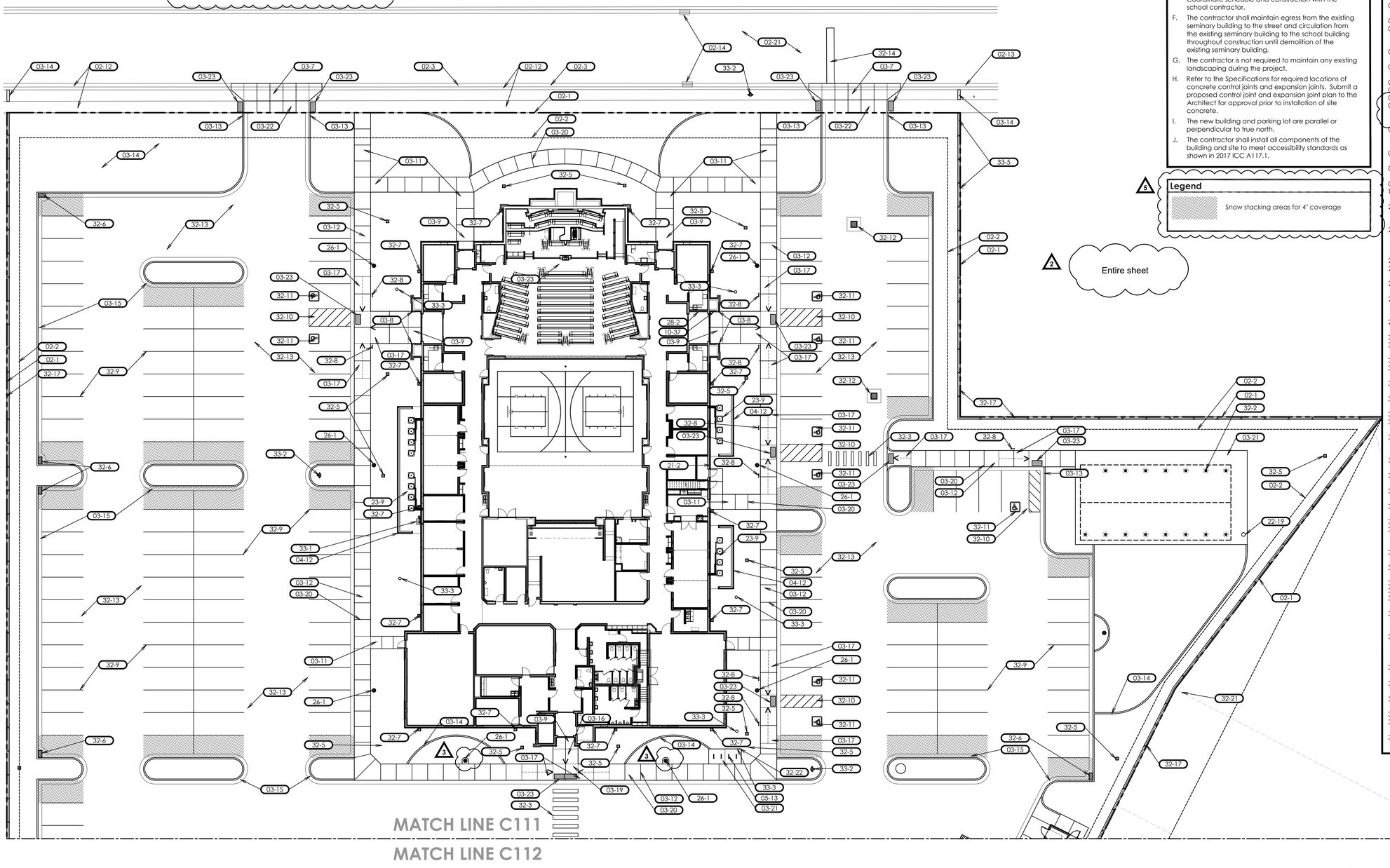
5

Legend

Snow stacking areas for 4" coverage

2

Entire sheet



Keyed Notes

02-1 Existing property line. See survey.
02-2 Existing utility easement. See survey and site utility plan.
02-4 Existing utility equipment to remain.
02-5 Existing water meter to remain.
02-12 Existing sidewalk, curb and gutter to remain.
02-14 Existing storm drain catch basin or structure to remain.
02-15 Existing property line.
02-16 Existing electrical equipment to remain.
02-17 Existing fire hydrant to remain
02-21 Existing street paving to remain. See site survey.
03-7 New concrete drive approach per city standards. Reinforce as required by the city. Meet the requirements of APWA Standard Detail for a Flare Driveway Approach 221.2.
03-8 Align sidewalk with building foundation wall.
03-9 Building landing. 2% slope maximum.
03-10 8" concrete pad over 12" base.
03-11 New concrete sidewalk. See A & H/C501. Typical.
03-12 New integral sidewalk, curb, and gutter. See B/C501. See Grading and Drainage Plan for infall / outfall of gutter.
03-13 Transition height of curb from full height to even with sidewalk and gutter in 5'-0". See E/C501.
03-14 New concrete mow strip. Typical. See K/C501.
03-15 New concrete curb & gutter - typical. See typical details C501 & infall / outfall notation on the Grading & Drainage Site Plans.
03-16 New concrete curb ramp. 6" maximum rise. See grading site plan.
03-17 Sloped section of concrete sidewalk at <5% slope. See grading plan for exact slope.
03-19 New curb ramp landing. 2% slope maximum.
03-20 New control joint in concrete flatwork. See H/C501.
03-21 New concrete slab. See K/C501 sim.
03-22 New concrete sidewalk and base per city standards. Meet the requirements of APWA Standard Detail for a Flare Driveway Approach 221.2.
03-23 Detectable warning slab consisting of surface of truncated domes and shall comply with city standards.
04-12 Mechanical enclosure wall. See C and D/C504 and Structural Sheets.
04-13 Dumpster enclosure wall. See 1/C503 and Structural Sheets.
05-13 New stainless steel bike rack. See L/C501.
10-37 New knox box 3200 series recessed in brick (verify type and location with fire department).
21-2 New fire department connection with locking knox plugs - model 3050 or 3043 (verify with fire department).
22-19 New accessible drinking fountain. Install per manufacturer's recommendations. 30" x 48" forward approach clear floor space shown with dashed line. See utility sheets.
22-20 New sewer cleanout. See civil sheets.
23-9 New mechanical equipment. see Mechanical Sheets.
26-1 New pole light and concrete base. See D/C503 and electrical sheets.
26-2 New concrete transformer pad and CT can per power company requirements. See Electrical Sheets.
28-2 New fire alarm control panel location. See A101 and electrical sheets.
32-1 New irrigation controller. See landscape sheets.
32-2 New pavilion, see Sheets C811, C812, C813, and C814.
32-3 New painted crosswalk.
32-5 New Nyloplast area drain or yard drain box. See C/C502 and Grading and Drainage Plan.
32-6 New curb inlet box. See Site Details and Grading and Drainage Plan.
32-7 New roof drain box at downspout. See utility sheets and C/C502. Typical.
32-8 New accessible parking sign. See A/C502.
32-9 New painted parking lines. Parking lines shall be 4" wide reflective white paint centered on top. Typical.
32-10 New accessible parking access aisle. Paint lines shall be 4" wide reflective white, at a 45° angle, and have 2'-0" spacing.
32-11 New blue & white painted accessible parking symbol.
32-12 New storm drain structure. See Grading and Drainage Plan.
32-13 New asphalt paving - typical. See F/C501 and overexcavation and fill notes.
32-14 Repair asphalt street paving in the area of utility work as required by the city.
32-15 6'-0" tall steel dumpster gates. See 1/C503.
32-16 Painted out "no parking" area. Paint lines shall be 4" wide reflective white, at a 45° angle, and have 2'-0" spacing.
32-17 New 6'-0" vinyl privacy fence with 12" x 12" mow strip. See E/C503.
32-18 New landscape boulder retaining walls and berms. See landscape sheets.
32-19 New storage building. See C801.
32-20 New bollard. See B/C502.
32-21 Tie new vinyl fence into existing adjacent fence. Typical at all adjacent fences.
32-22 Coordinate bike rack pad, bike rack post foundations, and location of sewer cleanout to avoid conflicts. See the Utility Plan.
32-23 Provide collars to raise the rim of the storm drain manhole lids as required for the berms in this area. See the Landscape Plan and the Grading and Drainage Plan.
32-24 (2) 3" layers of asphalt over 14" aggregate base in shaded area.
33-1 New gas meter per utility company requirements. See utility plan and plumbing sheets.
33-2 New fire hydrant and valve per city standards. See civil sheets.
33-3 Sewer cleanout. See civil sheets.
33-4 New blowoff and concrete pad per city requirements.
33-5 4'-0" tall vinyl privacy fence last 30 feet of the fence at this location.

1 Site Architectural Plan - North

Scale: 1" = 20'-0"

0' 10' 20' 40' 80'

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LICENSED ARCHITECT Lafe Theodore Harris 11 Jul 2024 6278898-0301 STATE OF UTAH

THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS

Harmony & Eagle Mountain UT West Stake

1186 East Bell Buoy Way, Eagle Mountain, Utah 84005

Date: 16 May 2024
BHD #: 2342
County Parcel: 68:022:0301
Plan Series: Heritage 23-2
Owner #: 501-5025

Drawing Issue and Revision Schedule

#	Date	Description
5	25 Jun 2024	Site plan review response
3	28 May 2024	Addendum #2
2	24 May 2024	Addendum #1
1	16 May 2024	Bid Documents

Site Architectural Plan - North

C111

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General Notes - Storm Water

A. The sequence of construction for this project will require that the existing storm drain system will be disabled and re-built during construction. During the full duration of construction, the Contractor shall be responsible for taking all necessary steps to manage any storm water and ensuring that storm water is properly diverted into the storm drain system and that the storm drain system is protected from silt from this site. Additionally, the Contractor shall be responsible to maintain the function of the existing storm drain main line during repairs and modifications to the main line

Legend

Snow stacking areas for 4" coverage

Overexcavation and Fill Notes

A. For Overexcavation and Fill Detail, see F/C503.
B. Remove all unconsolidated fill and deleterious materials from the entire site prior to construction.
C. In the area of the building and mechanical enclosures:
- Overexcavate the entire footprint and 60" beyond at a 1:1 slope to the elevation as noted on F/C503.
- Install imported structural fill up to the bottom of footing level.
- Install imported structural fill up to base course under building slab.

D. At the storage building:
- Excavate as necessary to install footings on undisturbed native soils.
- Slab may be overexcavated to match footing overexcavation height, or may be overexcavated as noted in Item B. above.
- Install structural fill up to the the base course under the storage building slab.

E. At the pavilion:
- Excavate as necessary to install footings or caisons on undisturbed native soils.
- Slab may be overexcavated to match footing overexcavation height, or may be overexcavated as noted in Item B. above.
- Install structural fill as necessary to raise the grade to the base course under the pavilion slab.

F. At the dumpster enclosure:
- Excavate as necessary to install dumpster footings on undisturbed native soils.
- Overexcavate beneath dumpster as required to install 12" minimum base and 8" thick concrete slab.
- At a 20 foot x 20 foot area in front of the dumpster [as shown on the Site Architectural Plans], install (2) 3" layers of asphalt with 14" minimum base.
- Install structural fill as necessary to raise the grade to the base course under the dumpster slab and pad.

G. Install 18" crushed rock base beneath sidewalks at building entries, full width of sidewalk and full length of sidewalk from the building to the perimeter sidewalk.
H. All crushed rock base shall be 3/4" and shall be compacted by procedural compaction.
I. At sidewalks and all site concrete pads and elements:
- Overexcavate as noted in item B. above.
- Install subbase up to the base level.
- Install 4" aggregate base below all site concrete elements, pads and sidewalks. See site details.

J. At asphalt paving:
- Overexcavate as noted in item B. above.
- Install subbase up to the base level.
- Install 3" asphalt paving over 9" minimum aggregate base over entire parking lot (excluding the area in front of the dumpster enclosure).

K. All structural fill shall be imported.
L. Install imported structural fill full depth at all utility trenches.
M. All topsoil shall be imported. See Landscape Sheets.
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I. The new building and parking lot are parallel or perpendicular to true north.
J. The contractor shall install all components of the building and site to meet accessibility standards as shown in 2017 ICC A117.1.

Keyed Notes

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02-17	Existing fire hydrant to remain
02-21	~~Existing street paving to remain. See site survey.~~
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10-37	New knox box 3200 series recessed in brick (verify type and location with fire department).
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22-19	New accessible drinking fountain. Install per manufacturer's recommendations. 30" x 48" forward approach clear floor space shown with dashed line. See utility sheets.
22-20	New sewer cleanout. See civil sheets.
23-9	New mechanical equipment, see Mechanical Sheets.
26-1	New pole light and concrete base. See D/C503 and electrical sheets.
26-2	New concrete transformer pad and CT can per power company requirements. See Electrical Sheets.
28-2	New fire alarm control panel location. See A101 and electrical sheets.
32-1	New irrigation controller. See landscape sheets.
32-2	New pavilion, see Sheets C811, C812, C813, and C814.
32-3	New painted crosswalk.
32-5	New Nyloplast area drain or yard drain box. See C/C502 and Grading and Drainage Plan.
32-6	New curb inlet box. See Site Details and Grading and Drainage Plan.
32-7	New roof drain box at downspout. See utility sheets and C/C502. Typical.
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32-13	New asphalt paving - typical. See F/C501 and overexcavation and fill notes.
32-14	Repair asphalt street paving in the area of utility work as required by the city.
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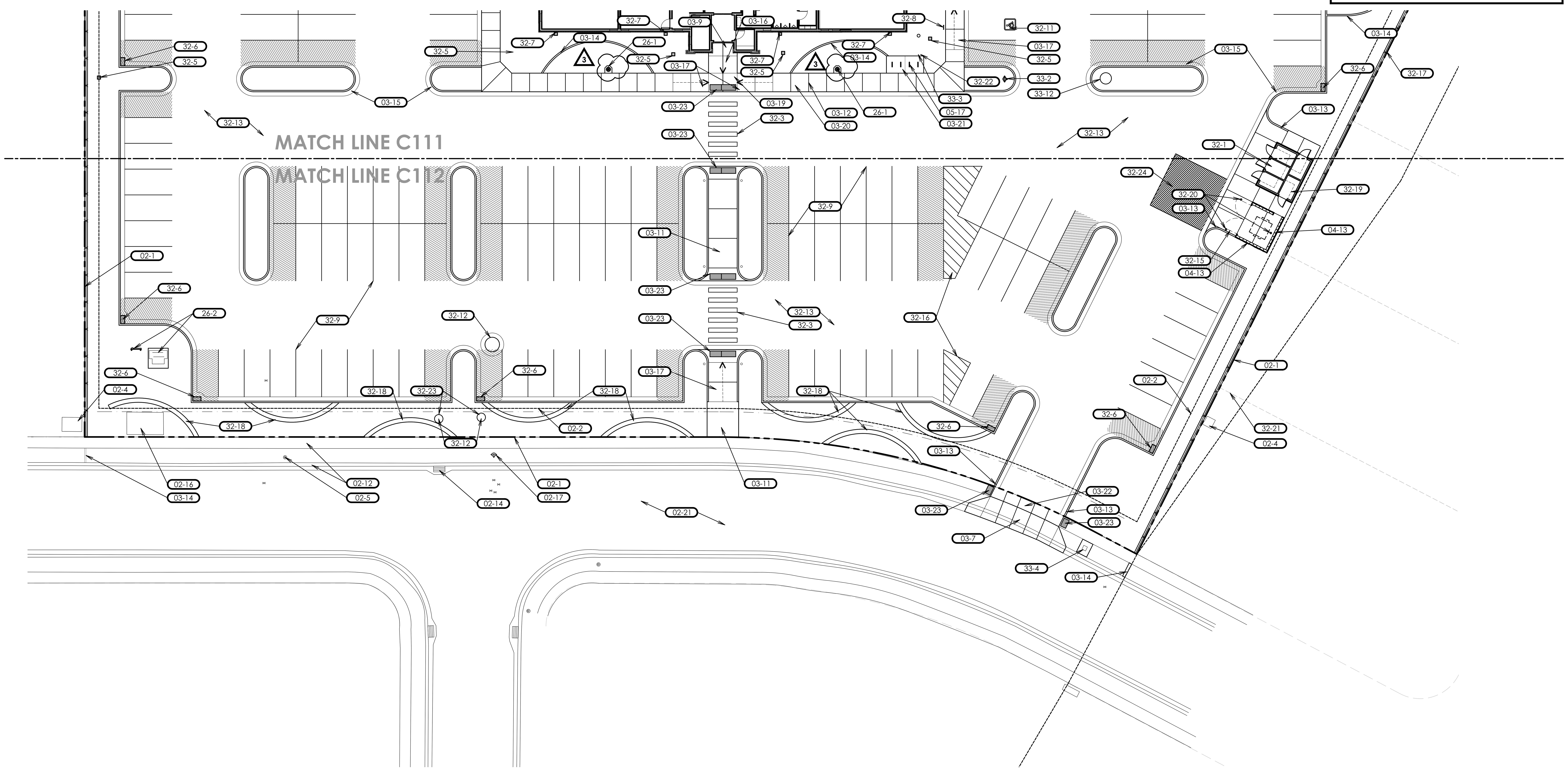
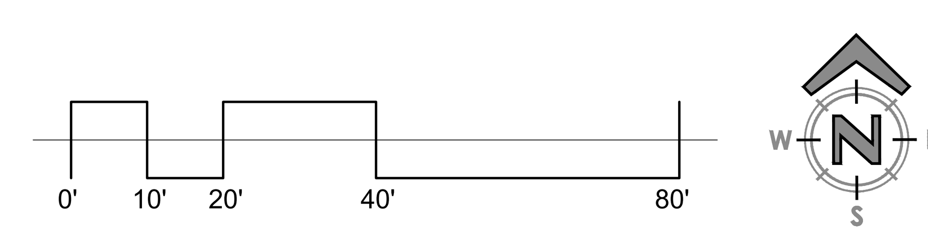
32-17	New 6'-0" vinyl privacy fence with 12" x 12" mow strip. See E/C503.
32-18	New landscape boulder retaining walls and berms. See landscape sheets.
32-19	New storage building. See C801.
32-20	New bollard. See B/C502.
32-21	Tie new vinyl fence into existing adjacent fence. Typical at all adjacent fences.
32-22	Coordinate bike rack pad, bike rack post foundations, and location of sewer cleanout to avoid conflicts. See the Utility Plan.
32-23	Provide collars to raise the rim of the storm drain manhole lids as required for the berms in this area. See the Landscape Plan and the Grading and Drainage Plan.
32-24	(2) 3" layers of asphalt over 14" aggregate base in shaded area.
33-1	New gas meter per utility company requirements. See utility plan and plumbing sheets.
33-2	New fire hydrant and valve per city standards. See civil sheets.
33-3	Sewer cleanout. See civil sheets.
33-4	New blowoff and concrete pad per city requirements.
33-5	4'-0" tall vinyl privacy fence last 30 feet of the fence at this location.

Entire sheet



1 Site Architectural Plan - South

Scale: 1" = 20'-0"



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LICENSED ARCHITECT Lafe Theodore Harris 6928898-0301 STATE OF UTAH 11 Jul 2024

THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS

Harmony & Eagle Mountain UT West Stake

1186 East Bell Buoy Way, Eagle Mountain, Utah 84005

Date: 16 May 2024 **BHD #:** 2342 **County Parcel:** 68:022:0301 **Plan Series:** Heritage 23-2 **Owner #:** 501-5025

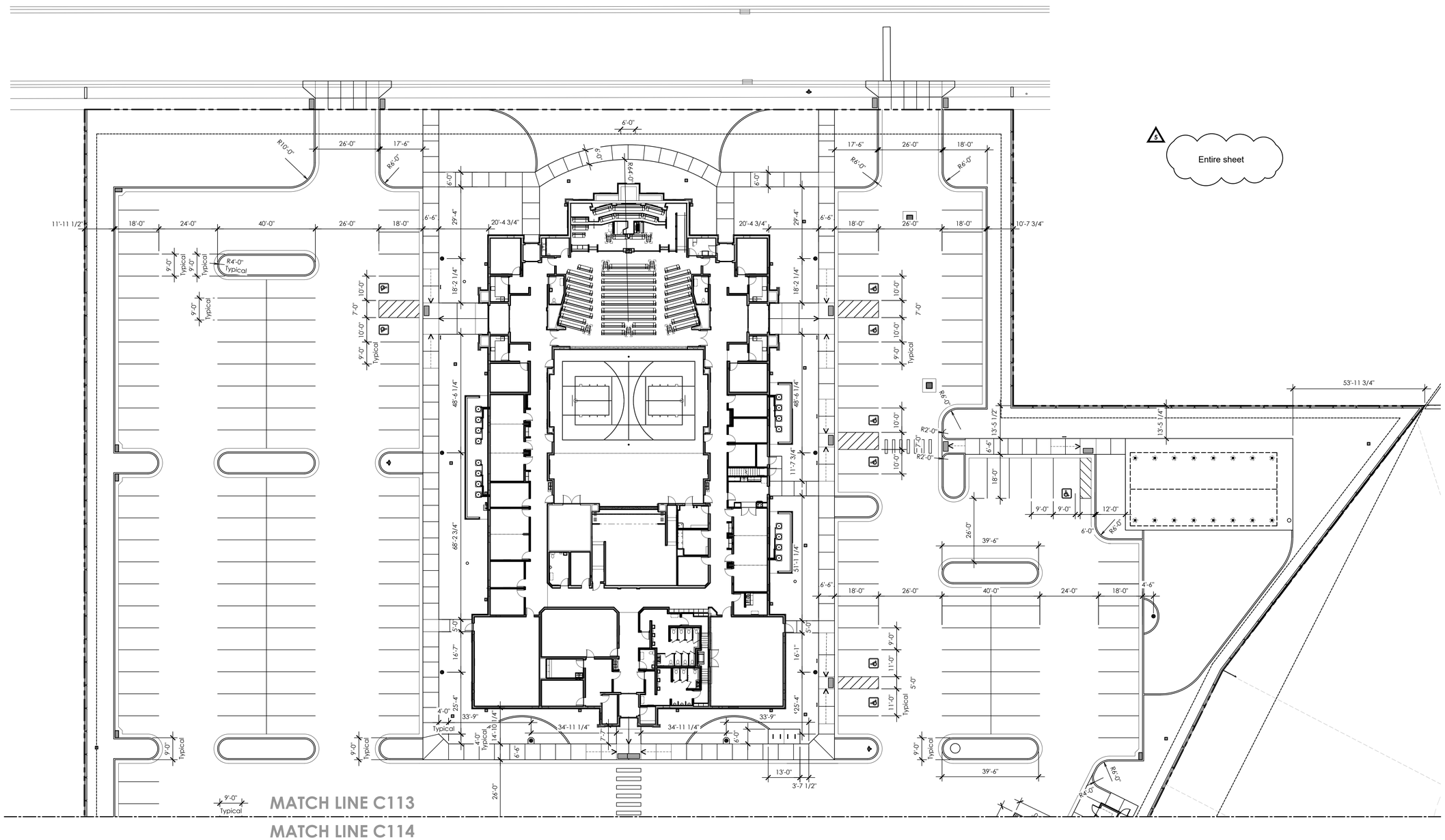
Drawing Issue and Revision Schedule

#	Date	Description
5	25 Jun 2024	Site plan review response
3	28 May 2024	Addendum #2
2	24 May 2024	Addendum #1
1	16 May 2024	Bid Documents

Site Architectural Plan - South

C112

Printed: 25 Jul 2024 4:34 PM



1 Site Dimension Plan - North

Scale: 1" = 20'-0"

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LICENSED ARCHITECT
Lafe Theodore Harris
11 Jul 2024
5676896-0301
STATE OF UTAH

THE CHURCH OF
JESUS CHRIST
OF LATTER-DAY SAINTS

Harmony &
Eagle Mountain UT West Stake

1186 East Bell Buoy Way, Eagle Mountain, Utah 84005

Date: 16 May 2024
BHD #: 2342
County Parcel: 68:022:0301
Plan Series: Heritage 23-2
Owner #: 501-5025

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1	16 May 2024	Bid Documents

Site Dimension Plan - North

C113

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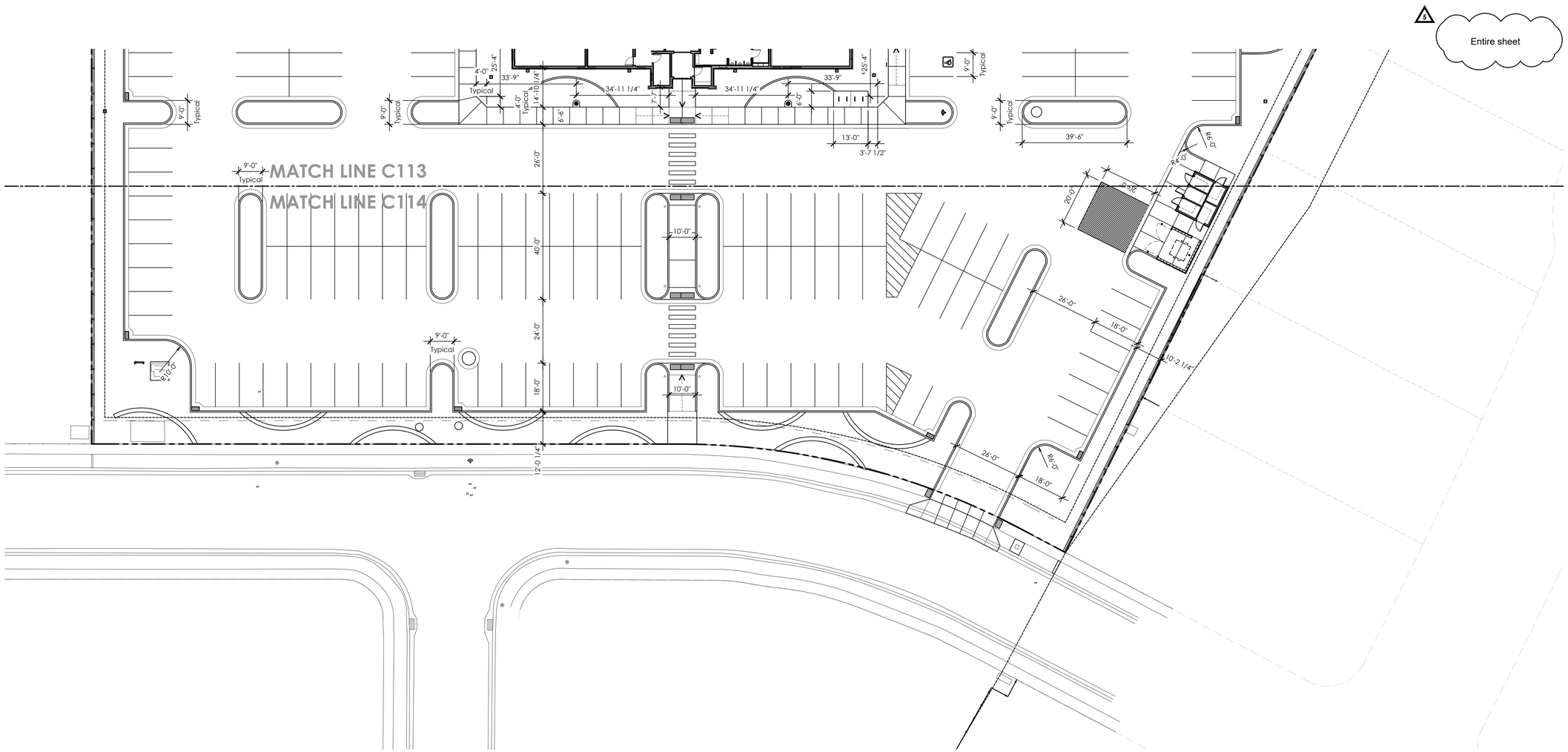

1 Site Dimension Plan - North

Scale: 1" = 20'-0"

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LICENSED ARCHITECT
Late Theodore Harris
11 Jul 2024
801-888-0301
STATE OF UTAH

THE CHURCH OF
JESUS CHRIST
OF LATTER-DAY SAINTS

Harmony & Eagle Mountain UT West Stake

1186 East Bell Buoy Way, Eagle Mountain, Utah 84005

Date: 16 May 2024
BHD #: 2342
County Parcel: 68:022:0301
Plan Series: Heritage 23-2
Owner #: 501-5025

Drawing Issue and Revision Schedule

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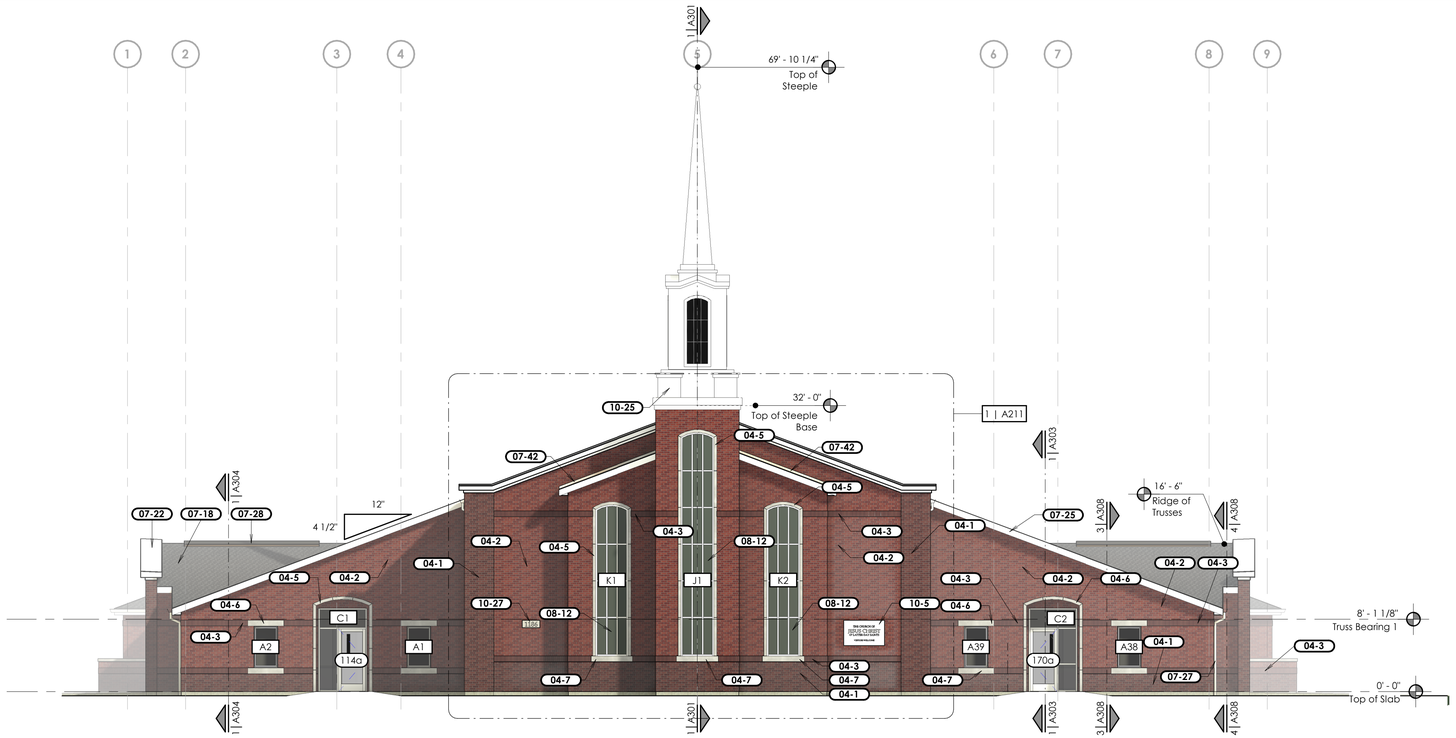
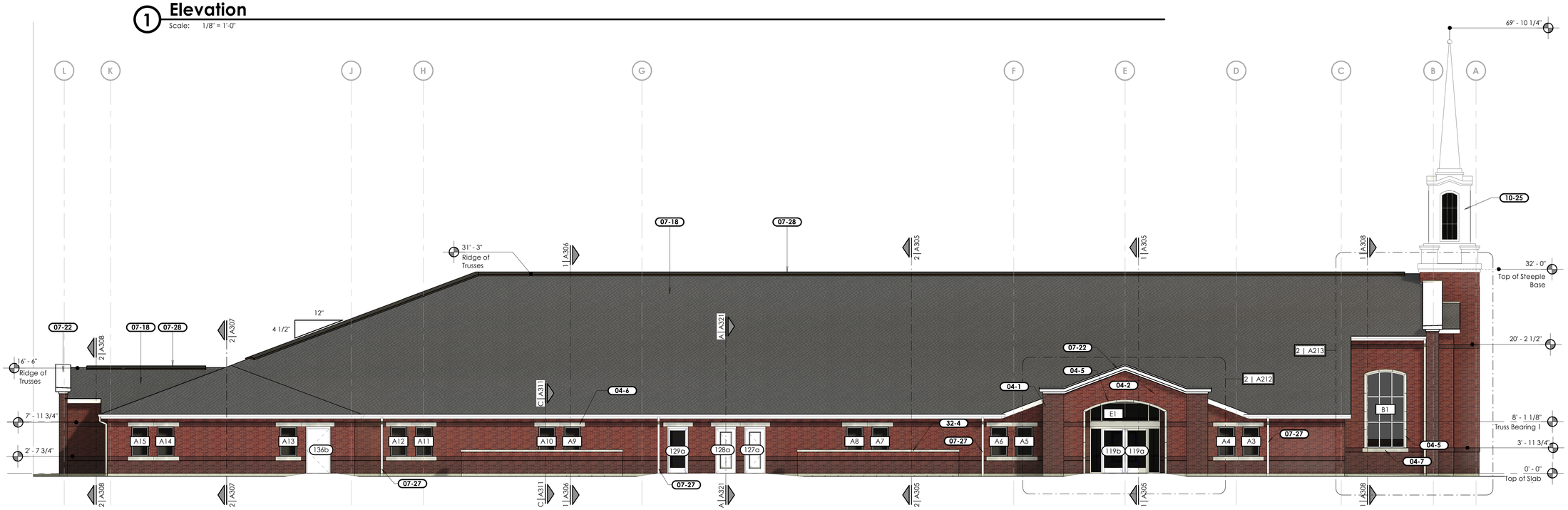
Site Dimension Plan - South

C114



1 Elevation

Scale: 1/8" = 1'-0"



2 Elevation

Scale: 1/8" = 1'-0"

General Notes

A. Install brick expansion joints at 30 feet o.c. minimum, and at inside corners of brick. Coordinate exact locations with the Architect prior to installation.

Keyed Notes

04-1	Brick veneer wainscot course. Brick Type #2.
04-2	Brick veneer field course. Brick Type#1.
04-3	Brick veneer soldier course. Brick Type #2. +1/2" from the face of the field brick.
04-5	Precast concrete entry or window trim.
04-6	Precast concrete window header.
04-7	Precast concrete window sill.
07-18	Asphalt shingle roofing over underlayments. Install secondary underlayment over the entire roof and down the front of the fascia.
07-22	Parapet Cap Flashing Assembly.
07-25	Prefinished Metal Fascia.
07-27	Prefinished Metal Downspout. Typical. See G/A522.
07-28	Prefinished metal ridge vent. See A/A522.
07-42	Prefinished metal counterflashing over step flashing. See J/A521.
08-12	Spandrel glass window. See Window Details.
10-5	Engraved Stone Sign Panel.
10-25	Prefinished aluminum steeple. See A206 and A207.
10-27	Engraved Stone Address Sign.
32-4	Mechanical Enclosure Wall. See C and D/C504.

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THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS

Harmony & Eagle Mountain UT West Stake

1186 East Bell Buoy Way, Eagle Mountain, Utah 84005

Date: 16 May 2024 **BHD #:** 2342 **County Parcel:** 68:022:0301 **Plan Series:** Heritage 23.2 **Owner #:** 501-5025

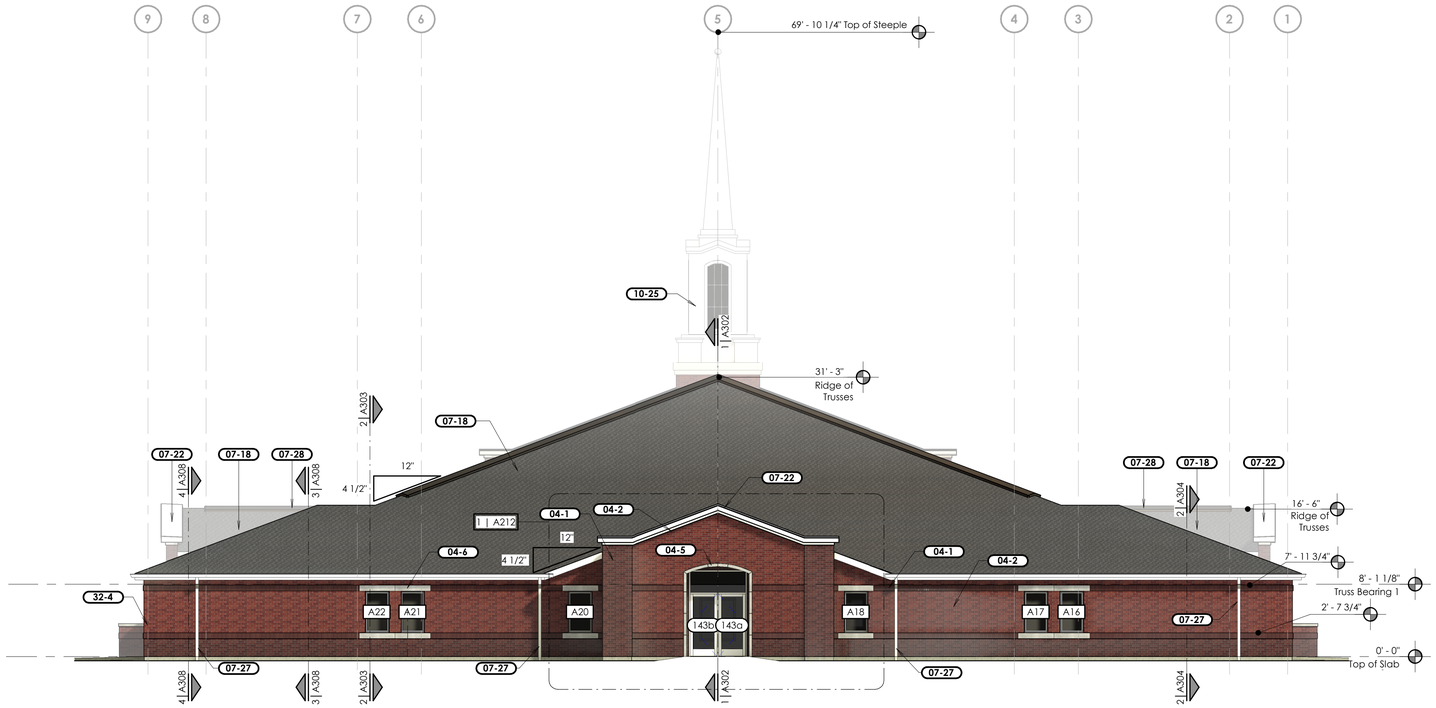
Drawing Issue and Revision Schedule

#	Date	Description

Elevations

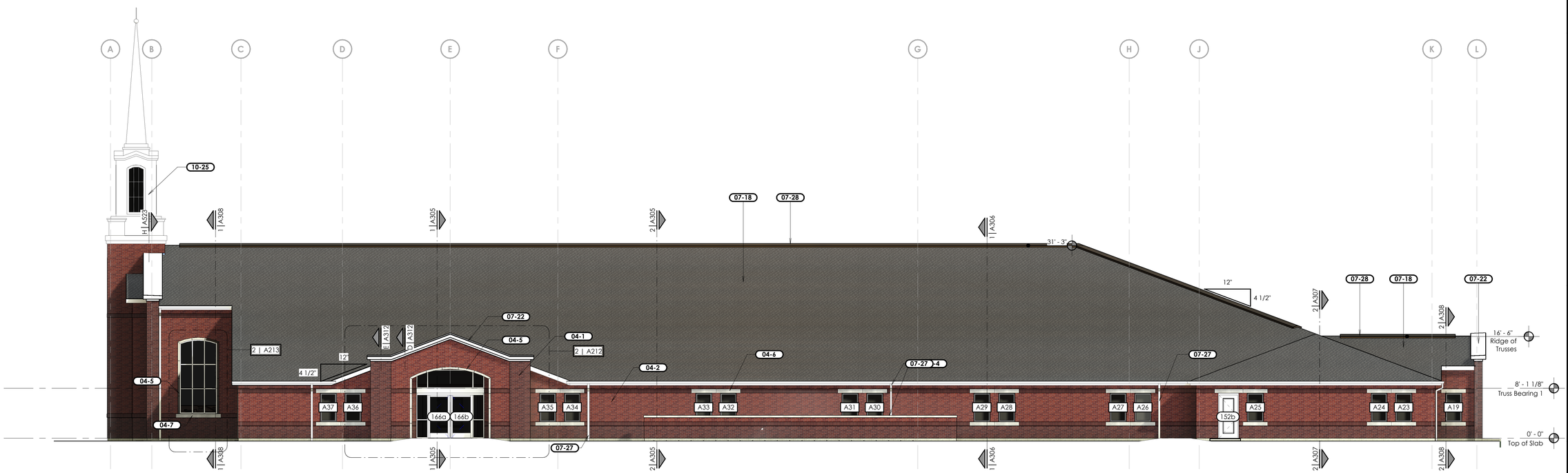
A201

5/31/2024 12:06:13 PM



1 North Elevation

Scale: 1/8" = 1'-0"



2 East Elevation

Scale: 1/8" = 1'-0"

General Notes

A. Install brick expansion joints at 30 feet o.c. minimum, and at inside corners of brick. Coordinate exact locations with the Architect prior to installation.

Keyed Notes

04-1	Brick veneer wainscot course. Brick Type #2.
04-2	Brick veneer field course. Brick Type#1.
04-5	Precast concrete entry or window trim.
04-6	Precast concrete window header.
04-7	Precast concrete window sill.
07-18	Asphalt shingle roofing over underlayments. Install secondary underlayment over the entire roof and down the front of the fascia.
07-22	Parapet Cap Flashing Assembly.
07-27	Prefinished Metal Downspout. Typical. See G/A522.
07-28	Prefinished metal ridge vent. See A/A522.
10-25	Prefinished aluminum steeple. See A206 and A207.
32-4	Mechanical Enclosure Wall. See C and D/C504.

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THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS

Harmony & Eagle Mountain UT West Stake

1186 East Bell Buoy Way, Eagle Mountain, Utah 84005

BHD #: 2342
County Parcel: 68:0220:0301
Plan Series: Heritage 23.2
Owner #: 501-5025
Date: 16 May 2024

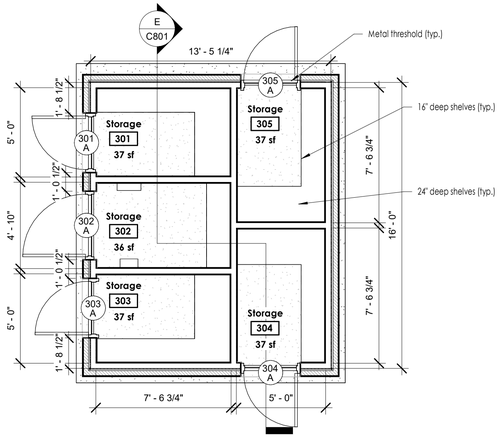
Drawing Issue and Revision Schedule

#	Date	Description

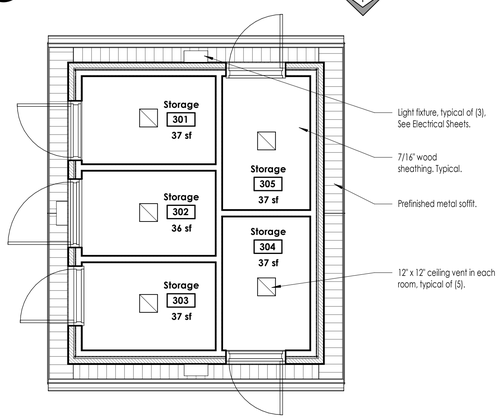
Elevations

A202

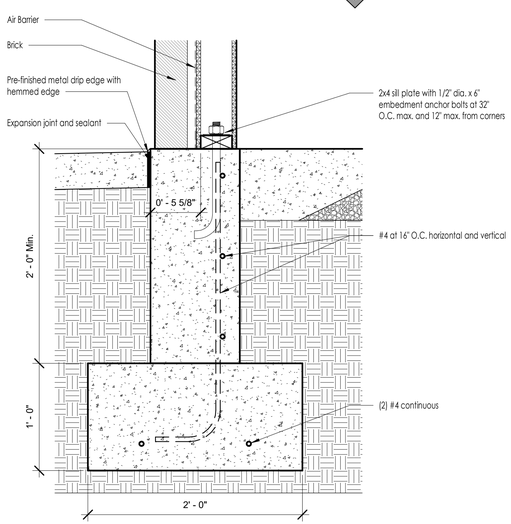
5/31/2024 12:09:00 PM



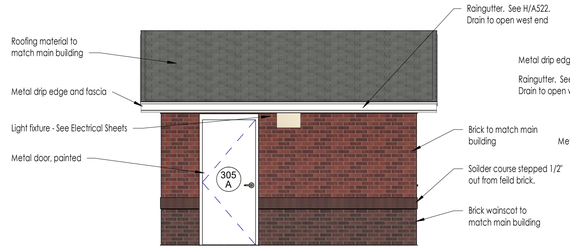
1 Floor Plan
Scale: 1/4" = 1'-0"



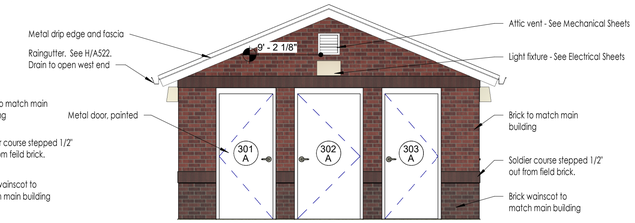
2 Ceiling Plan
Scale: 1/4" = 1'-0"



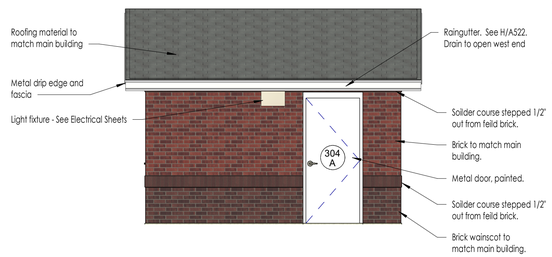
F Wall Base Detail
Scale: 1 1/2" = 1'-0"



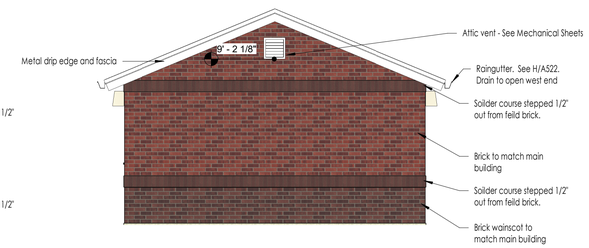
A Building Elevation
Scale: 1/4" = 1'-0"



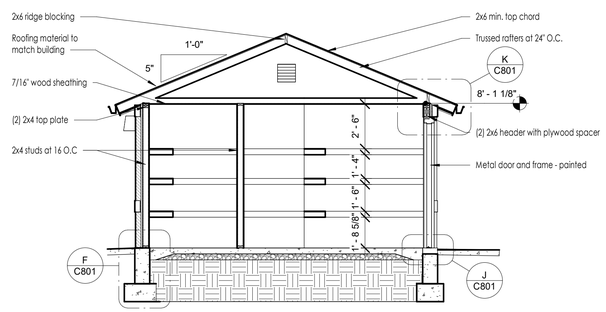
B Building Elevation
Scale: 1/4" = 1'-0"



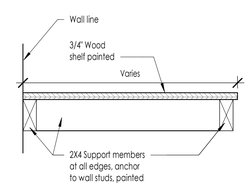
C Building Elevation
Scale: 1/4" = 1'-0"



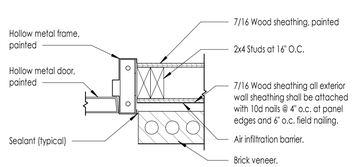
D Building Elevation
Scale: 1/4" = 1'-0"



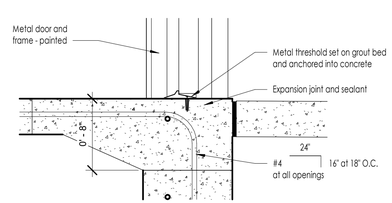
E Section
Scale: 1/4" = 1'-0"



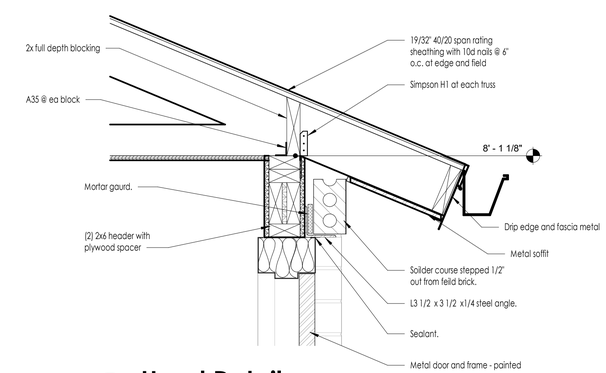
G Shelf Detail
Scale: 1 1/2" = 1'-0"



H Jamb Detail
Scale: 1 1/2" = 1'-0"



J Door Threshold Detail
Scale: 1 1/2" = 1'-0"



K Head Detail
Scale: 1 1/2" = 1'-0"

Code Analysis

Building Code	IBC 2021
Occupancy	S-1
Construction Type	V-B ; Non-Sprinklered
Height	12'
Stories	1
Building Area	241 Gross SF
Occupant Load	241/300 = .80 = 1 Occupant
Building is Unconditioned - No Heating or Cooling	

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THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS

Harmony & Eagle Mountain UT West Stake

1186 East Bell Buoy Way, Eagle Mountain, Utah 84005

Date: 16 May 2024
BHD #: 2342
County Parcel: 68:022:0301
Plan Series: Heritage 23-2
Owner #: 501-5025

Drawing Issue and Revision Schedule

#	Date	Description
1	16 May 2024	Bid Documents

Storage Building

C801

5/31/2024 12:13:07 PM

DESIGN CRITERIA:

1. 2021 INTERNATIONAL BUILDING CODE WITH STATEWIDE AMENDMENTS
2. TYPE OF CONSTRUCTION: TYPE II–B.
3. BUILDING USE: ASSEMBLY A–3
4. BUILDING OCCUPANCY CATEGORY: II
5. BUILDING HEIGHT: PER PLANS
6. BUILDING VOLUME: 19,800 CU. FT.
7. NO. OF OCCUPANTS: 120
8. ROOF DEAD LOAD – 11 PSF PLUS FRAMING WEIGHT
   a. SHINGLES AND FELT: 3.5 PSF
   a. DIAPHRAGM SHEATHING: 2.3 PSF
   b. WOOD DECK: 4.0 PSF
   c. MISCELLANEOUS: 1.2 PSF
9. ROOF LIVE LOAD – 20 PSF
10. SNOW LOAD
    a. Pg: 36 PSF (GROUND SNOW LOAD)
    b. Pf = 0.7 * Pg * Ce * Ct * Is = 27 PSF (ROOF SNOW LOAD)
       4) BUILDING ELEVATION: 4864 FT
    c. Ps = Pf Cs
       1) Cs: 1.0 FOR A 4:12 PITCH
       2) Ps: 27 PSF
11. WIND LOAD (ULTIMATE)
    a. V3s: 115 MPH
    b. EXPOSURE: C
    c. W: 1.00
12. SEISMIC LOAD (ULTIMATE)
    a. Ie: 1.00
    b. Ss: 1.48
    c. S1: 0.53
    d. Sds: 0.89
    e. Ωo: 1.25
    f. Cd: 2.5
    g. SITE CLASS: D-Default
    h. SEISMIC DESIGN CATEGORY: D
    i. R: 1.25 (CANTILEVERED STEEL COLUMNS)
    j. EQUIVALENT LATERAL FORCE PROCEDURE
    k. Cs = 0.48
13. ALLOWABLE SOIL BEARING PRESSURE:
    a. 1500 PSF
    b. ALLOWABLE FOUNDATION AND LATERAL PRESSURE = 100 PSF/FT BELOW NATURAL GRADE (TABLE 1806.2 OF 2021 IBC).
    c. USE CONSTRAINED CONDITIONS FOR CONCRETE PIERS
    d. COORDINATE ALL SITE GRADING AND SOIL WORK WITH THE SOILS REPORT.

PAVILION CONSTRUCTION SEQUENCE NOTES:

1. VERIFY PERMIT REQUIREMENTS BEFORE SIGNING CONTRACTS.
   a. BUILDING PERMIT
   b. PLANNING OR CONDITIONAL USE PERMIT
   c. OBTAIN REQUIRED USE PERMIT
2. REMOVE ALL VEGETATION, ROCKS, OUTCROPPINGS, AND TREES FROM LOCATION OF PAVILION SLAB. STRIP 6" OF TOP SOIL.
3. LEVEL PAVILION BUILDING AREA. AVOID GRADING THAT ALLOWS WATER TO DRAIN TOWARD PAVILION.
4. DIG COLUMN CAISSONS.
5. PLACE COLUMN CAISSON FORMS AND SET REINFORCING STEEL.
6. SET COLUMN ANCHOR BOLTS USING PLYWOOD TEMPLATE OF APPROXIMATELY THE SAME SIZE AS COLUMN BASE PLATE TO INSURE BOLT LOCATION ACCURACY.
7. PLACE CONCRETE IN CAISSON FORMS FROM BOTTOM OF PIER UP TO A LEVEL 1–1/2" BELOW BOTTOM OF COLUMN BASE PLATE. LET CONCRETE CURE 7 DAYS.
8. SET HSS COLUMNS OVER PRE–SET ANCHOR BOLTS ALLOWING COLUMNS TO REST ON LEVELING NUTS AND 1/4"x 3" PLATE WASHERS. LEVELING NUTS ARE TO BE USED TO SET COLUMNS PLUMB AND TRUE AND AT CORRECT BEARING HEIGHT TO RECEIVE GLU–LAM BEAMS.
9. AFTER COLUMNS ARE SET PLUMB AND TRUE, VERIFY ACCURACY OF DIMENSIONS BETWEEN COLUMNS AND SECURE COLUMNS IN PLACE USING 1/4"x 3" PLATE WASHERS UNDER NUTS. TIGHTEN NUTS WITH ADDITIONAL 1/4 TURN PAST SNUG.
10. THE WEIGHT OF GLU–LAM BEAMS IS APPROXIMATELY 500 POUNDS EACH. SOME FORM OF MECHANICAL HOIST IS RECOMMENDED FOR SETTING BEAMS ON TOP OF STEEL TUBE COLUMNS.
11. NOTCH A 1"x 1" HOLE AT TOP OF BEAMS NEAR CENTER PEAK FOR ELECTRICAL CONDUIT TO PASS THROUGH.
12. LIFT GLU–LAM BEAMS AND SET EACH END IN THE COLUMN SADDLE PLATES.
13. ANCHOR BEAMS IN SADDLES WITH (8) SIMPSON SDS25112 WOOD SCREWS.
14. ONCE GLU–LAM BEAMS ARE SET AND SECURELY BOLTED, ADEQUATELY BRACE EACH BEAM USING 2x LUMBER TO PREVENT BEAMS FROM OVERTURNING UNTIL ROOF DECK AND ROOF SHEATHING ARE SECURELY ANCHORED IN PLACE.
15. SET 2x8 TONGUE AND GROOVE ROOF DECK WITH COMMON OR RING SHANK NAILS IN ACCORDANCE WITH SUPPLIERS' RECOMMENDATIONS.
16. INSTALL 2x6 FASCIA BOARD AROUND ENTIRE ROOF PERIMETER. ALIGN TOP OF FASCIA BOARD WITH TOP OF ROOF DECKING.
17. INSTALL WOOD ROOF SHEATHING OVER 2x8 TONGUE AND GROOVE ROOF DECK AT 45 DEGREES AS SHOWN IN ROOF DIAPHRAGM DETAIL.
18. LAY 30 POUND FELT UNDERLAYMENT OVER ENTIRE ROOF STARTING AT FASCIA DRIP EDGE, OVERLAP EACH ROLL 6" AS FELTS ARE LAID UP TO RIDGE.
19. INSTALL PRE–FINISHED METAL DRIP EDGING ON ALL PERIMETER EDGES OF ROOF.
20. INSTALL FIBERGLASS SHINGLES OVER ROOF UNDERLAYMENT AND PRE–FINISHED METAL DRIP EDGING. FOLLOW MANUFACTURER'S INSTRUCTIONS.
21. PLACE NON–SHRINK GROUT UNDER COLUMN BASE PLATES. FINISH NON–SHRINK GROUT EDGES TO 45 DEGREES.
22. PLACE REMAINDER OF CONCRETE SLAB ANY TIME AFTER GLU–LAM BEAMS, ROOF DECKING, AND PLYWOOD ROOF SHEATHING ARE SECURELY IN PLACE.
23. FINISH TOP SURFACE OF CONCRETE SLAB WITH A LIGHT BROOM FINISH.
24. AS SOON AS CONCRETE HAS CURED ENOUGH TO SUPPORT AN EARLY ENTRY SAW (4–6 HOURS AFTER PLACEMENT), CUT CONTROL JOINTS IN SLAB TOP SURFACE. DEPTH OF CONTROL JOINTS IS TO BE 1" DEEP.
25. INSTALL MEMBRANE CURING ON CONCRETE SLAB.
26. ALLOW CONCRETE SLAB TO CURE A MINIMUM OF 7 DAYS BEFORE PROCEEDING WITH REMAINDER OF PAVILION WORK.
27. ALL STEEL COLUMNS, SADDLES, BOLTS, AND BASE PLATES TO BE POWDER COATED TOUCH–UP FINISH PAINTING BY OTHERS.
28. STAIN ALL EXPOSED WOOD.

SITE PREPARATION:

1. REMOVE ALL ORGANIC MATERIAL AND TOPSOIL FROM PAVILION AREA. VERIFY SUITABILITY OF SUBGRADE. FOUNDATIONS ARE TO BE ON UNDISTURBED, NATURAL SOIL OR ENGINEERED FILL EXTENDING TO SUITABLE UNDISTURBED NATURAL SOILS
2. PLACE FOOTINGS/CAISSONS IN FIRM UNDISTURBED NATURAL SUBGRADE (UNLESS NOTED OTHERWISE BY GEOTECHNICAL REPORT).
3. COMPACT SUBGRADE AND FILL UNDER CONCRETE FLOOR SLAB TO 95 PERCENT OF ASTM D–1557 (UNLESS NOTED OTHERWISE BY GEOTECHNICAL REPORT).
4. INSTALL AND COMPACT 6 INCH GRANULAR BASE BENEATH CONCRETE FLOOR SLAB TO 95 PERCENT OF ASTM D–1557.

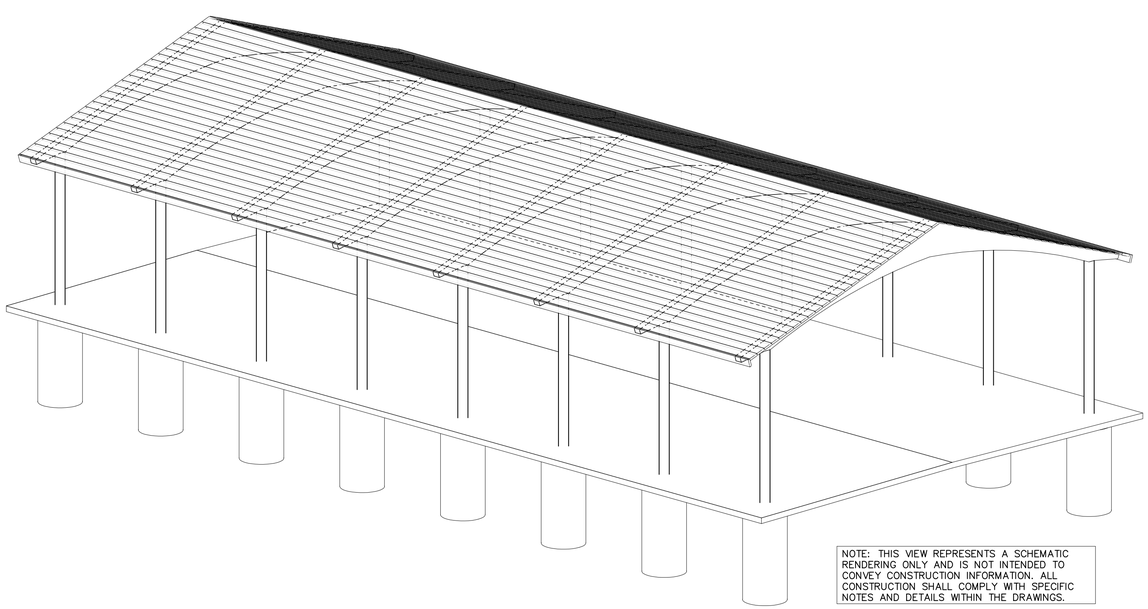
UTILITIES:(BY OTHERS)

1. INSTALL PLUMBING LINE FOR COLD WATER.
2. INSTALL ELECTRICAL LIGHTS, BOXES, CONDUITS, AND SWITCHES.

SPECIFICATIONS:

SCOPE– ONE EACH 30 FOOT BY 60 FOOT PAVILION WITH MINIMUM 4 INCH THICK CONCRETE SLAB. PROVIDE SHINGLES, ROOFING FELTS, FASCIA, SHEATHING, ROOF FRAMING, BEAMS, SOFFIT, CONNECTION HARDWARE, COLUMNS, CONCRETE SLAB, CONCRETE CAISSONS AND FINISHES TO CONSTRUCT COMPLETE PAVILION.

PAVILION HAS BEEN DESIGNED AS A FREE STANDING, OPEN STRUCTURE. RE–ENGINEER PAVILION IF WALLS ARE ADDED, IF STRUCTURE IS TO ADJOIN ANOTHER STRUCTURE, OR IF OTHER SUCH MODIFICATIONS ARE MADE. PROPERLY BRACE WOOD BEAMS AND MEMBERS UNTIL COMPLETE STRUCTURAL SYSTEM HAS BEEN CONSTRUCTED.



NOTE: THIS VIEW REPRESENTS A SCHEMATIC RENDERING ONLY AND IS NOT INTENDED TO CONVEY CONSTRUCTION INFORMATION. ALL CONSTRUCTION SHALL COMPLY WITH SPECIFIC NOTES AND DETAILS WITHIN THE DRAWINGS.

CONCRETE:

1. CONCRETE SLAB ON GRADE IS TO BE REINFORCED AND BE 4" MINIMUM THICK. INSTALL WITH CRACK CONTROL JOINTS AS SHOWN. SURFACE IS TO HAVE A BULL FLOAT FINISH AND BE LIGHTLY BROOMED.
2. EDGE OF SLAB IS TO BE THICKENED TO 8" WIDE AND BE REINFORCED WITH (2) #4 CONTINUOUS BARS. LAP SPLICES 24".
3. PROVIDE DEFORMED REINFORCING STEEL BARS CONFORMING TO ASTM A615 WITH A MINIMUM YIELD STRENGTH OF 60,000 PSI. SECURELY ANCHOR REINFORCING STEEL, AND PROVIDE CLEARANCES, IN ACCORDANCE WITH THE LATEST EDITION OF ACI 318.
4. MINIMUM CONCRETE MIX DESIGN REQUIREMENTS:
   a. COMPRESSIVE STRENGTH OF CONCRETE TO BE 4,500 PSI AT 28 DAYS.
   b. MAX W/C: 0.45
   c. 6% (+/–1.5%) AIR ENTRAINMENT.
   d. CEMENT TYPE II/V
   e. DESIGNED FOR THE FOLLOWING EXPOSURE CATEGORIES AND CLASSES:
      e.a. F2, S1 (PER ACI 318 TABLEL 4.2.1)
   f. LIMIT SLUMP TO 4" (+/–1")
5. VERIFY STRENGTH REQUIREMENTS AND CEMENT TYPE REQUIREMENTS WITH THE GEOTECHNICAL EVALUATION REPORT.
6. ALL CONCRETE WORK TO BE IN ACCORDANCE WITH THE LATEST EDITION OF ACI 318.
7. SLAB TO BE SEALED WITH WEATHERWORKER J–29A CONCRETE SEALER, BY DAYTON SUPERIOR CORPORATION. INSTALL AS PER MANUFACTURERS INSTRUCTIONS.
8. MEMBRANE CONCRETE CURING: USE CLEAR CURE J7wb BY DAYTON SUPERIOR CORPORATION. FOLLOW MANUFACTURERS INSTALLATION INSTRUCTIONS.

STRUCTURAL STEEL:

1. ALL STEEL PLATES TO BE ASTM A36
2. STEEL TUBES TO BE ASTM A500, GRADE B, Fy = 46,000 PSI
3. ALL WELDING IS TO BE DONE IN ACCORDANCE WITH LATEST AWS STANDARDS. IF WELDS ARE NOT SPECIFIED, ALL WELDS ARE TO DEVELOP THE FULL STRENGTH OF ALL COMPONENT PARTS.
4. ALL BOLTS ARE TO BE ASTM A325 EXCEPT THAT ANCHOR BOLTS ARE TO BE ASTM F1554 GRADE 36.
5. ALL EXPOSED BOLTS ARE TO BE PAINTED TO MATCH STRUCTURE.
6. ALL HOLES IN STEEL TO BE 1/16" LARGER THAN THE DIAMETER OF THE CONNECTING BOLT UNLESS NOTED OTHERWISE.
7. ALL FABRICATED STEEL IS TO BE PRIMED AND FINISH POWDER COATED.

WOOD:

1. GLU–LAM BEAMS:
   c. SOUTHERN YELLOW PINE
   d. 24F–V3 STRESS COMBINATION
   e. 2–INCH NOMINAL THICK LAMINATIONS
   f. 5" MINIMUM WIDTHS
   g. RESORCINOL ADHESIVE
   h. DOUBLE PITCHED AND TAPERED
   i. ARCHITECTURAL APPEARANCE GRADE
   j. STAIN AND SEAL FINISH
   k. ROOF PITCH IS TO BE 4 VERTICAL TO 12 HORIZONTAL (4:12)
   l. MATERIALS, MANUFACTURE AND QUALITY CONTROL OF GLUE LAMINATED BEAMS SHALL BE IN CONFORMANCE WITH "AMERICAN NATIONAL STANDARD FOR WOOD PRODUCTS – STRUCTURAL GLUED LAMINATED TIMBER" ANSI/AITC A190.1.
   m. MEMBERS SHALL BE MARKED WITH AN AITC OR APA/EWS QUALITY MARK AND, IN ADDITION, AN AITC OR APA/EWS CERTIFICATE OF CONFORMANCE SHALL BE PROVIDED TO INDICATE CONFORMANCE WITH ANSI/AITC A190.1.
   n. FACTORY SEAL BEAMS AND INDIVIDUALLY WRAP FOR PROTECTION IN TRANSIT, STORAGE, AND ERECTION.
   o. TEMPORARY STORAGE SHALL CONSIST OF LEVELED BLOCKS, WELL OFF GROUND, SEPARATION WITH WOOD STRIPS FOR AIR CIRCULATION AROUND EACH MEMBER, COVER TOP AND SIDES WITH MOISTURE RESISTANT PAPER.
   p. USE NON–MARRING SLINGS WHEN HANDLING, DRY–IN ROOF AS SOON AS ERECTED.
   q. PROTECTIVE WRAPPING SHALL REMAIN ON BEAMS UNTIL DECK HAS BEEN INSTALLED AND SHINGLES APPLIED.
2. ROOF FRAMING
   a. USE GALVANIZED NAILS.
   b. 2x6 FASCIA: NO. 1 SOUTHERN YELLOW PINE, KILN DRIED, CHROMATED COPPER ARSENATE PRESSURE TREATED (0.4 PCF), SURFACED ON FOUR SIDES, AND STAINED. FASCIA IS TO BE FREE OF ANY GROOVES OR INCISIONS.
      1) MITER ENDS OF FASCIA AT CORNERS
      2) BUTT FASCIA ONLY AT BEAM ENDS
      3) FASTEN FASCIA TO BEAM WITH NOT LESS THAN THREE 16d COMMON, GALVANIZED NAILS AT EACH BEAM JUNCTION AT EAVE AND TO OUTLOOKERS WITH TWO 16d COMMON, GALVANIZED NAILS AT EACH RAKE.
   c. 2x8 ROOF DECK:
      1) DOUGLAS FIR LARCH, SINGLE TONGUED AND GROOVED, SPECIFIED LENGTH, CENTER MATCHED, EDGE VEED TWO SIDES, KILN DRIED, AND STAINED – NO. 2 GRADE.
      2) DECK FURNISHED IN SPECIFIED LENGTHS SO ALL JOINTS OCCUR OVER BEAMS – RANDOM LENGTH DECK IS UNACCEPTABLE. DECK SHALL BE INSTALLED WITH A 2 SPAN CONDITION, MINIMUM.
      3) INSTALL IN ACCORDANCE WITH SUPPLIER'S SPECIFICATIONS USING 16d COMMON OR RING SHANK NAILS. MINIMUM. NAILING SHALL BE FACE NAILED USING (3) NAILS AT EACH BEARING POINT WITH A 4TH NAIL DIAGONALLY THROUGH THE TONGUE OF THE DECKING MEMBER. NAILS MUST PENETRATE 1–1/2 INCHES INTO SOLID WOOD.
      4) INSTALL WITH TONGUES UP ON SLOPED ROOFS.
3. ROOF SHEATHING:
   a. 7/16" THICK PLYWOOD OR ORIENTED STRAND BOARD COMPLYING WITH STANDARD PS–1 OF THE AMERICAN PLYWOOD ASSOCIATION APA/ANSI A199.1. APPROPRIATE APA STAMP IDENTIFYING FOLLOWING REQUIREMENTS: 24/0 SPAN INDEX RATING, EXTERIOR EXPOSURE, 18 PERCENT MAXIMUM MOISTURE CONTENT WHEN FABRICATED.
   b. INSTALL DIRECTLY OVER WOOD TONGUE AND GROOVE ROOF DECKING IN 4'x8' PANELS AT 45 DEGREES TO DECKING. STAGGER PANEL JOINTS APPROXIMATELY 4'–0" AND GAP JOINTS 1/4 INCH. STAPLE AROUND PERIMETER OF EACH PANEL WITH STAPLES AT 2" O.C. PER LINEAR FOOT. STAPLE WITHIN FIELD OF EACH PANEL WITH (2) ROWS OF STAPLES AT 8" O.C.
   c. PROTECT SHEATHING WITH 30 POUND FELT IMMEDIATELY AFTER INSTALLATION

ROOF SYSTEM

1. 50 YEAR ASPHALT SHINGLE by OWENS CORNING WITH A LIFETIME WARRANTY
2. PROFILE NOMINAL SIZE: 13"x 39 3/8"
3. EXPOSURE: 5 5/8"
4. COLOR AS PER OWNER FROM MANUFACTURERS STANDARD COLOR SELECTION.
5. INSTALL PER MANUFACTURER'S INSTRUCTIONS
6. PROVIDE EDGE AND TERMINATION DETAIL COMPONENTS AS REQUIRED TO OBTAIN MANUFACTURER'S WARRANTY.

STAIN:

1. BEAMS, DECK, AND FASCIA SHALL BE FACTORY STAINED WITH "OLYMPIC" SEMI–TRANSPARENT STAIN. BEAMS AND FASCIA TO BE STAINED NO. 708 WALNUT, DECK TO BE STAINED NO. 911 CAPE COD GRAY OR AS SELECTED BY OWNER.

ELASTOMERIC JOINT SEALANTS:

1. PROVIDE SIKASIL–728 NS NON–SAG SILICONE SEALANT AT SAW CUT JOINTS AND COLD JOINTS.
2. PROVIDE DOW CORNING 791 SILICONE WEATHERPROOFING SEALANT AT COLUMN/CONCRETE JOINT.
3. CLEAN AND PREPARE SURFACES.
4. USE PROPER PRIMER AND BACKING MATERIALS AS REQUIRED TO INSTALL SEALANTS.
5. PROVIDE MASKING AND TEST STRIPS AS NEEDED.
6. INSTALL ALL RELATED SEALANTS AND MATERIALS AS PER THE MANUFACTURER'S RECOMMENDATIONS AND INSTRUCTIONS.

PLUMBING AND ELECTRICAL:(BY OTHERS)

1. COORDINATE PLUMBING AND ELECTRICAL REQUIREMENTS WITH ARCHITECTURAL AND CITE PLANS, BY OTHERS.

Supplier:

SMITH STEELWORKS

PROFESSIONAL STRUCTURAL ENGINEER
DOUGLAS M. FARLEY
No.318831
05/03/2024
STATE OF UTAH

30'x60' Glulam Pavilian
Kit 1 Option A

1200 East Bell Buoy Way
Eagle Mountain, Utah

Project for:
THE CHURCH OF
JESUS CHRIST
OF LATTER-DAY SAINTS

Mark	Date (D-M-Y)	Description

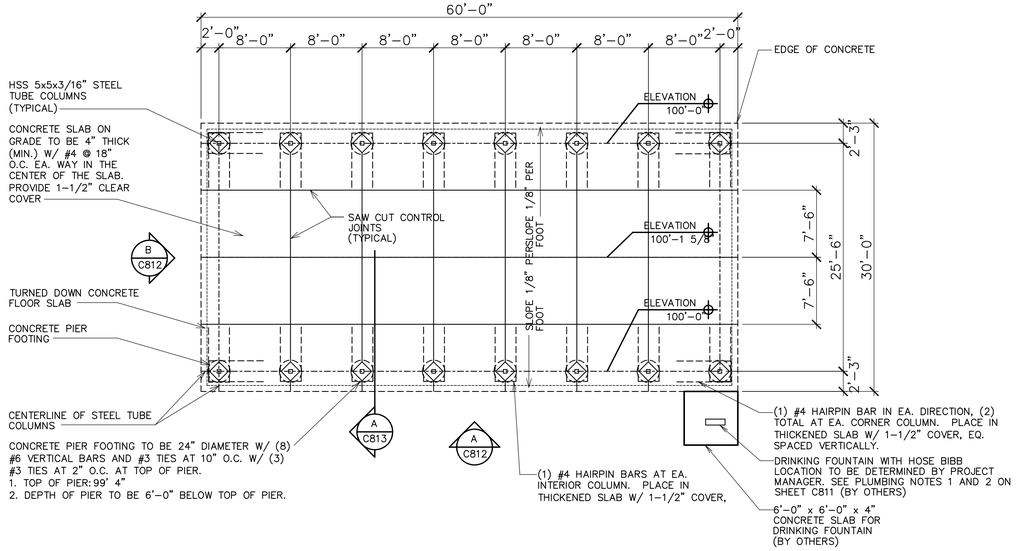
Project Number:

Plan Series:

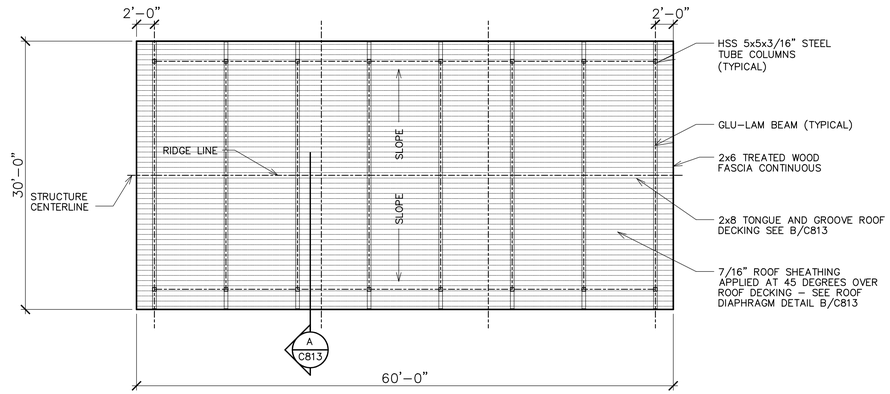
Property Number:

Sheet Title:
PLAN VIEWS

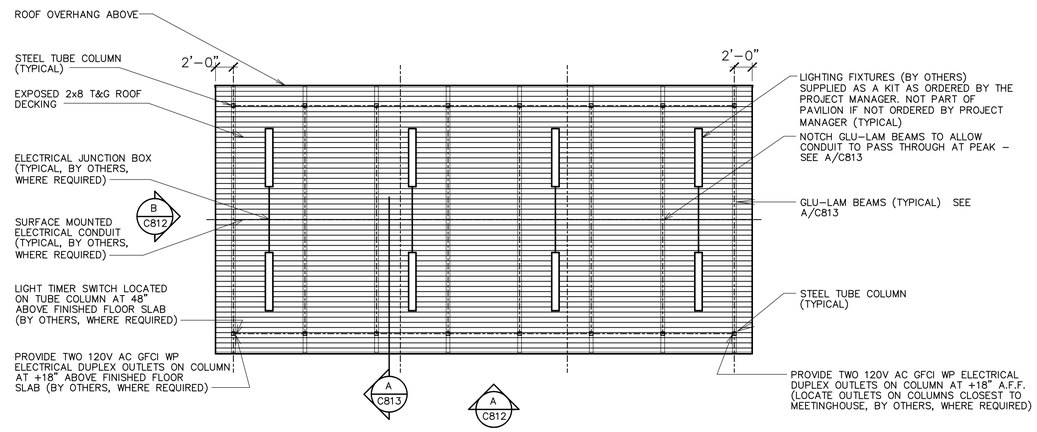
Sheet:
C811



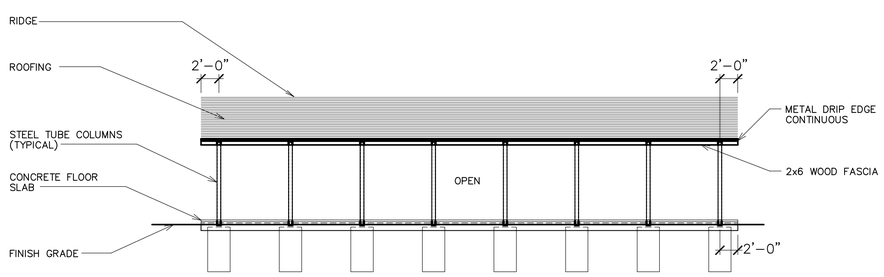
1 FLOOR PLAN
SCALE: 1/8" = 1'-0"



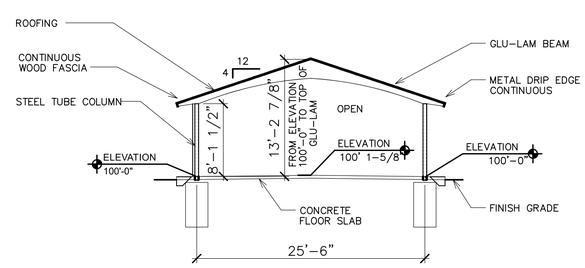
2 ROOF FRAMING PLAN
SCALE: 1/8" = 1'-0"



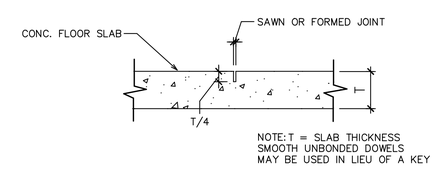
3 REFLECTED CEILING PLAN
SCALE: 1/8" = 1'-0"



A SIDE ELEVATION
SCALE: 1/8" = 1'-0"



B END ELEVATION
SCALE: 1/4" = 1'-0"



NOTE: T = SLAB THICKNESS
SMOOTH UNBONDED DOWELS MAY BE USED IN LIEU OF A KEY

4 CONTROL JOINT DETAIL
SCALE: 1 1/2" = 1'-0"

Supplier:

SMITH STEELWORKS

Stamp:

PROFESSIONAL STRUCTURAL ENGINEER
DOUGLAS M. FARLEY
No.318831
05/03/2024
STATE OF UTAH

30'x60' Glulam Pavilian
Kit 1 Option A

1200 East Bell Buoy Way
Eagle Mountain, Utah

Project for:
THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS

Mark	Date (D-M-Y)	Description

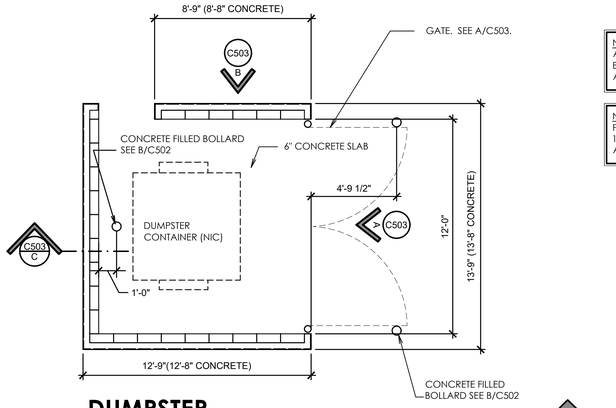
Project Number:

Plan Series:

Property Number:

Sheet Title:
PLAN VIEWS

Sheet:
C812

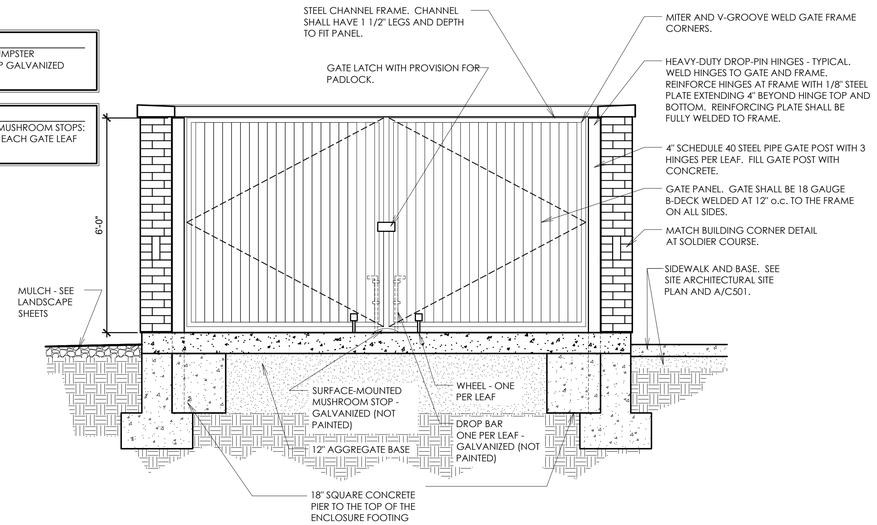


1 DUMPSTER ENCLOSURE PLAN

Scale: 1/4" = 1'-0"

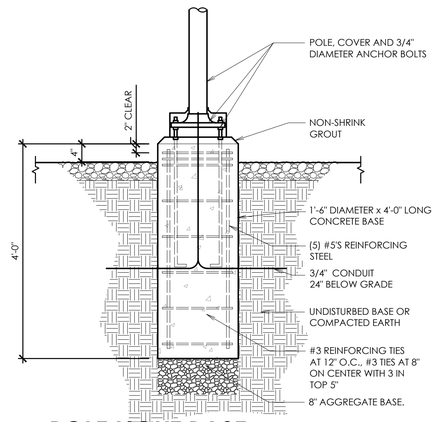
NOTE
ALL STEEL COMPONENTS OF THE DUMPSTER ENCLOSURE GATE SHALL BE HOT-DIP GALVANIZED AND POWDER COATED.

NOTE
PROVIDE (3) SURFACE - MOUNTED MUSHROOM STOPS: 1 AT CLOSED POSITION, AND 1 FOR EACH GATE LEAF AT THE OPEN POSITION.



A DUMPSTER GATE ELEVATION

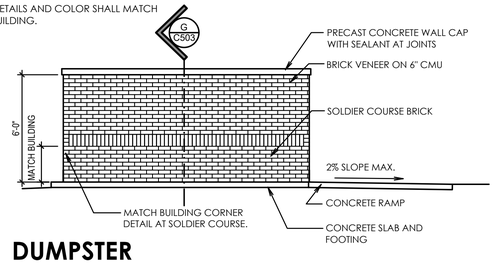
Scale: 1/2" = 1'-0"



D POLE LIGHT BASE IN LANDSCAPING AREAS

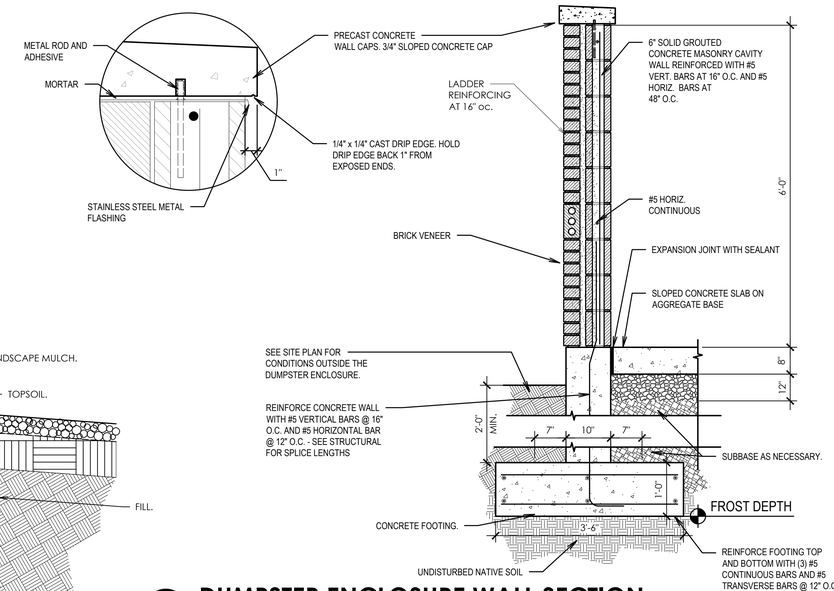
Scale: 3/4" = 1'-0"

NOTE:
BRICK DETAILS AND COLOR SHALL MATCH MAIN BUILDING.



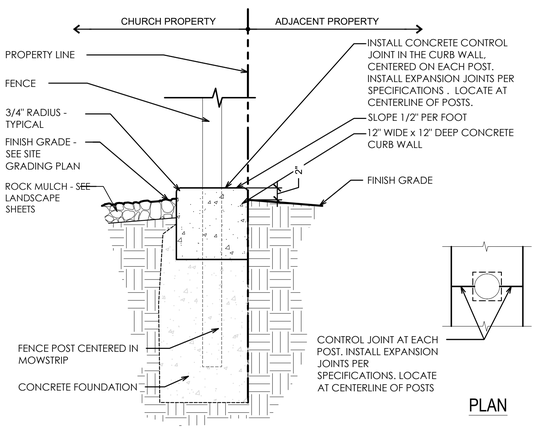
B DUMPSTER ENCLOSURE ELEVATION

Scale: 1/4" = 1'-0"



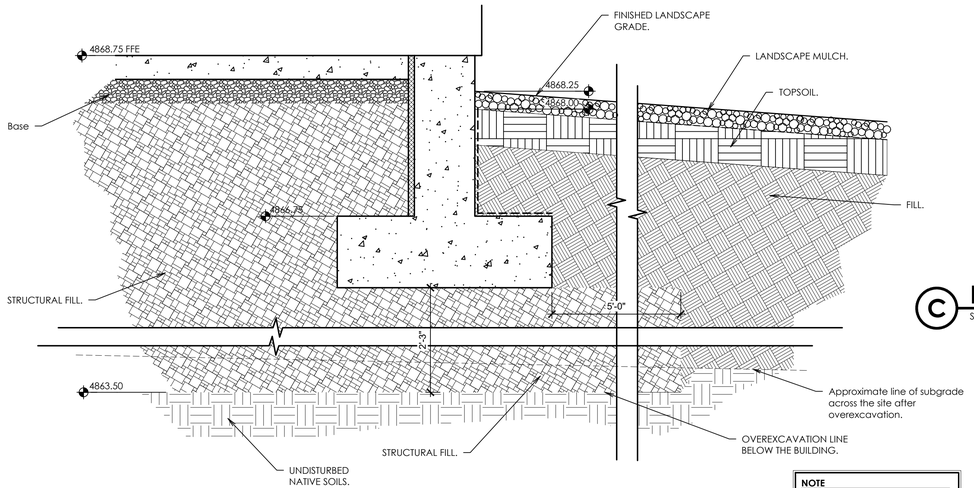
C DUMPSTER ENCLOSURE WALL SECTION

Scale: 3/4" = 1'-0"



E FENCE AND MOWSTRIP DETAIL

Scale: 1" = 1'-0"



NOTE
For other specific overexcavation and fill requirements, see Overexcavation and Fill Notes on the Site Architectural Plan Sheets.

F OVEREXCAVATION DETAIL

Scale: 1" = 1'-0"

bhd ARCHITECTS
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65 East Wadsworth Park Drive
Suite 205 Draper, Utah 84020

LICENSED ARCHITECT Lafe Theodore Harris 11 Jul 2024 STATE OF UTAH

THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS

Harmony & Eagle Mountain UT West Stake

1186 East Bell Buoy Way, Eagle Mountain, Utah 84005

BHD #: 2342
County Parcel: 68:022:0301
Plan Series: Heritage 23-2
Owner #: 501-5025
Date: 16 May 2024

Drawing Issue and Revision Schedule

#	Date	Description
5	25 Jun 2024	Site plan review response
3	28 May 2024	Addendum #2
2	24 May 2024	Addendum #1
1	16 May 2024	Bid Documents

Site Details

C503

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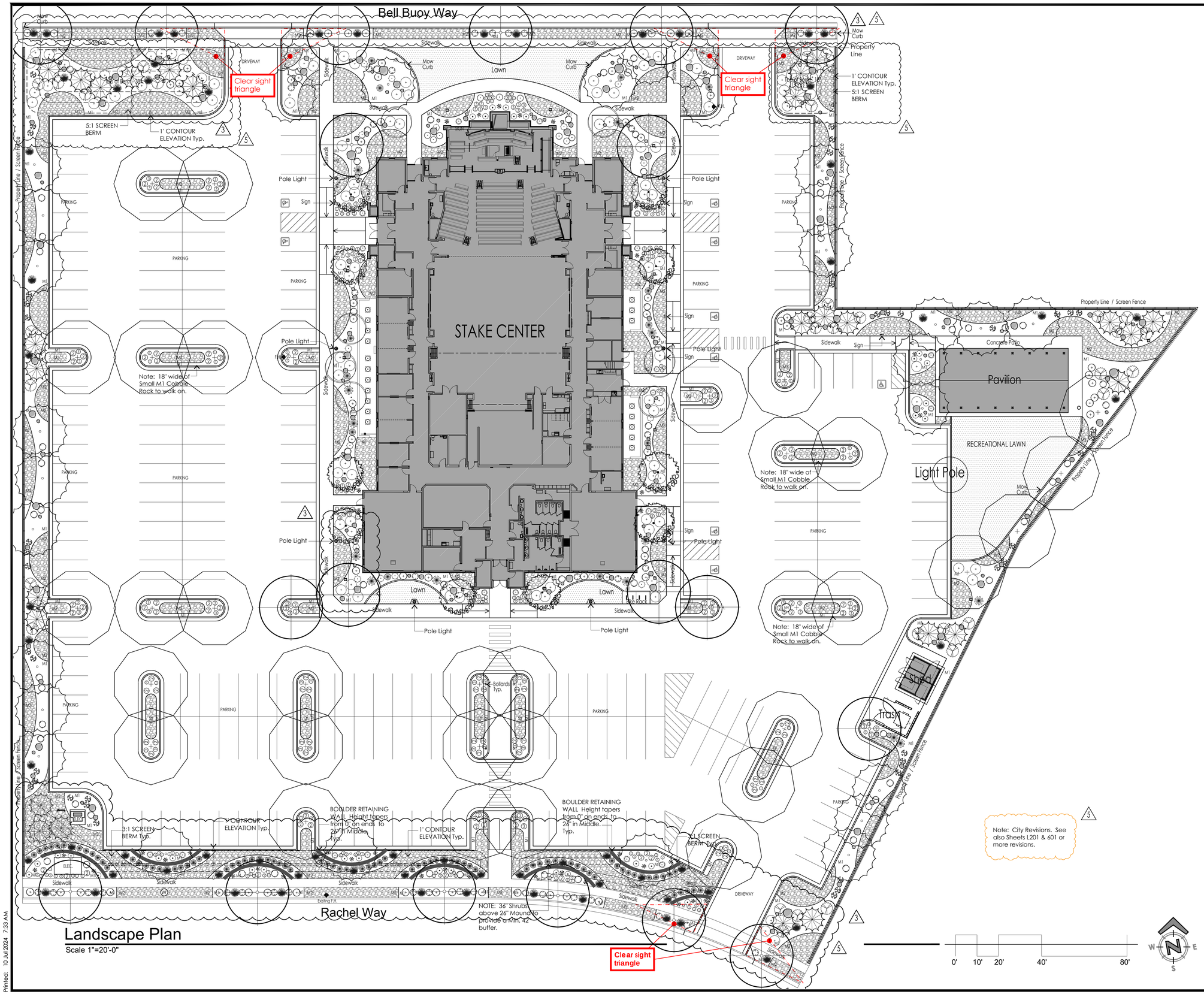

Landscape Plan

Scale 1"=20'-0"

Landscape Notes

1. TOPSOIL: ALL LAWN AREAS TO RECEIVE FIVE (5) INCHES OF IMPORTED APPROVED TOPSOIL. ALL IMPORTED TOPSOIL MUST MEET THE CONTRACT DOCUMENTS SPECIFICATIONS. SUBMIT A RECENT, WITHIN 60 DAYS, TOPSOIL ANALYSIS ON PROPOSED IMPORTED TOPSOIL FOR REVIEW AND APPROVAL. M1 SHRUB AREAS TO RECEIVE 12", IF AVAILABLE, OF STOCKPILED TOPSOILS. M2 COBBLE ROCK AREAS DO NOT NEED TOPSOIL. DO NOT INSTALL ANY TOPSOIL UNTIL THE SUB-GRADE HAS BEEN CHECKED AND APPROVED FOR PROPER DEPTH BY THE LANDSCAPE ARCHITECT. SCREEN BERMS TO BE CONSTRUCTED FROM STOCKPILED OR IMPORTED TOPSOILS.

2. ALL LANDSCAPE AREAS NOT LAWN TO BE COVERED WITH VARIOUS ROCK PRODUCTS MULCH. SEE KEY ON THIS DRAWING. ALL COBBLE ROCK TO BE INSTALLED THREE (3) INCHES DEEP MINIMUM OR DEEPER IF NECESSARY TO COMPLETELY COVER THE FABRIC. ALL COBBLE ROCK TO BE FINISH GRADED ONE (1) INCH BELOW ADJACENT CONCRETE EDGES. SUBMIT ROCK PRODUCT SAMPLES FOR APPROVAL BEFORE INSTALLATION. ALL COBBLE ROCK TO BE WASHED OR REMOVED OF DIRT BEFORE DELIVERY AND INSTALLATION.

3. WEED BARRIER FABRIC TO BE PLACED UNDER ALL COBBLE AND CRUSHED ROCK MULCH. OVERLAP 6" AT JOINTS AND ADHERE TO GROUND USING 1" BY 6" STEEL WIRE STAKES PLACED 4' O.C. USE DEWITT PRO 5 OR APPROVED EQUAL.

4. THE LAWN SHALL BE INSTALLED IN SOD FORM. INSTALL 'BIO BLUE' GRASS SOD FROM BIOGRASS SOD FARMS & BIOGRASS NURSERIES LOCATED IN WEST JORDAN, UTAH. THIS IS A MIX OF DROUGHT TOLERANT KENTUCKY BLUEGRASS VARIETIES. ORDER GRASS SOON AFTER BEING AWARDED THE CONTRACT TO ASSURE AVAILABILITY.

5. INSTALL TOP OF DRAIN CATCH BASINS FLUSH WITH FINISH GRADE ELEVATIONS TO ALLOW WATER TO DRAIN IN. REMOVE THE WEED BARRIER FABRIC FROM COVERING THE GRATE OPENINGS. MAKE SURE LOCATIONS ARE NOTED ON RECORD DRAWINGS.

6. FREE STANDING BOULDERS TO BE SIZES INDICATED ON THE DRAWINGS. BOULDERS TO BE OF A NATURAL APPEARANCE, QUARTZ OR OTHER HARD ROCK, OF A BROWN COLOR. SUBMIT A FULL SIZED SAMPLE FOR APPROVAL BEFORE USE. SEE LEGEND THIS SHEET. PARTIALLY BURY AND PLACE BOULDERS SO THEY HAVE A NATURAL LOOKING APPEARANCE. SEE DETAIL "K" ON DRAWING L501. BOULDERS SHALL BE THE SPECIFIED SIZE MINIMUM ON ALL THREE SIDES, NOT JUST ONE.

7. CONCRETE MOW CURB INSTALLATION IS DESCRIBED ON THE SITE PLAN DETAILS AND CONCRETE SPECIFICATIONS. MOW CURBS BETWEEN THE TWO SIZES OF COBBLE ROCK ARE NOT REQUIRED.

8. MAKE SURE ALL LANDSCAPE AREAS HAVE POSITIVE DRAINAGE OUT OF PLANTERS FOLLOWING FINISH GRADING AS PER CIVIL GRADING AND DRAINAGE DRAWINGS.

9. SEE DETAILS AND SPECIFICATIONS FOR ADDITIONAL INFORMATION. MAKE SURE THERE IS THE LATEST VERSION OF ALL THE DRAWINGS AND APPLICABLE SPECIFICATIONS AN SITE AT ALL TIMES FOR EMPLOYEE USE.

Landscape Objects Legend

M1	'SOMA' Crushed Rock 1.5" Light Colored Utah Landscape / Nephi
M2	Crushed Cobble Rock 3-5" Dark Burgandy Gray Colored Staker Parsons Beef Hollow Pit
	LAWN SOD KENTUCKY BLUEGRASS Bio Sod Bio-Blue Blend
18" 2" 3" 4"	BOULDERS Browns Canyon Brown Quartz
	CONCRETE MOW CURB 6"X6" SEE CIVIL DRAWINGS
	CONTOUR LINES 12" INTERVAL

Site Areas

	Square Feet	% of Site
Main building	23,925 sf	14.0%
Storage building	120 sf	0.1%
Asphalt Pavement	84,592 sf	49.6%
Concrete	19,092 sf	11.2%
Turfgrass	4,825 sf	2.8%
Other landscaping	37,834 sf	22.2%
Total site	**170,388 sf**	**3.91 acres**

bhd ARCHITECTS
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65 East Wadsworth Park Drive
Suite 205 Draper, Utah 84020

STATE OF UTAH GREGORY WOLFLEY LICENSED LANDSCAPE ARCHITECT
05162024

earthwise DESIGN LANDSCAPE · IRRIGATION · PLANNING
801-619-4040
greg@earthwisedesign.com

THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS

Harmony & Eagle Mountain UT West Stake

1186 East Bell Buoy Way, Eagle Mountain, Utah 84005

Date: 16 May 2024 **BHD #:** 2342 **County Parcel:** 68:022:0301 **Plan Series:** Heritage 23-2 **Owner #:** 501-5025

Drawing Issue and Revision Schedule

#	Date	Description
5	24 Jun 2024	Site Plan Review Response
3	28 May 2024	Addendum 2
1	16 May 2024	Bid Documents

Landscape Plan

L101

Printed: 10 Jul 2024 7:33 AM

ADDENDUM #2 PLANT COUNT

TREE LEGEND

Symbol	Plant Type	Scientific Name / Common Name	Planting Size	Planting Size Height	Planting Size Width	Mature Size Height	Mature Size Width	Quantity Addendum 2	Additional Plants	Quantity This Addendum
	Deciduous	Quercus rubra 'Shumardii' Shumard Red Oak	25 Gal. Container	8'	3'	50'	40'	—		
	Deciduous	Celtis occidentalis Common Hackberry	25 Gal. Container	8'	3'	30'	30'	—		
	Deciduous	Prunus virginiana 'Canada Red' Canada Red Choke Cherry (3 Tr.)	25 Gal. Container Multi-Stem 3	7–8'	4'	25'	20'	—		
	Deciduous	Acer rubrum 'Armstrong' Armstrong Columnar Red Maple	25 Gal. Container	8'	3'	35'	18'	—		
	Deciduous Ornamental	Amelanchier x 'grandiflora' Autumn Brilliance Serviceberry	25 Gal. Clump Container	8'	4'	25'	15'	—		
	Evergreen	Pinus flexilis 'Vanderwolfe' Vanderwolfe Pine	B&B or Container	6'&8' See Plan	3'	25'	15'	22	+1	23

5

SHRUB LEGEND

Symbol	Type	Scientific Name / Common Name	Root Ball Size	Planting Size Height	Planting Size Width	Mature Size Height	Mature Size Width	Quantity Addendum 2	Quantity Change	Quantity This Addendum
	Evergreen	Pinus mugo Mughus – Pumilo Dwarf Mugo Pine	5 GAL. Container	12"	12"	3'	4'	43	+23	66
	Evergreen	Yucca filimentosa Yucca	5 GAL. Container	12"	12"	3'	4'	68		68
	Deciduous	Caryopteris clandonensis Blue Mist Spirea	5 GAL. Container	14"	12"	3'	4'	62	+5	67
	Deciduous	Euonymus alatus 'Compacta' Dwarf winged Euonymus	5 GAL. Container	18"	12"	4'	4'	13		13
	Deciduous	Berberis thunb. atrop. "Nana' Crimson Pigmy Barberry	5 GAL. Container	18"	12"	2'	3'	20		20
	Deciduous	Rosa 'Kockout' Knockout Rose	5 GAL. Container	24"	12"	2'	3'	24		24
	Deciduous	Potentilla fruticosa 'Gold Drop' Jackman Potentilla	5 GAL. Container	4"	18"	3'	3'	30	+12	42
	Deciduous	Cornus sericea 'Kelseyi' Kelsey Dwarf Dogwood	5 GAL. Container	4"	18"	3'	3'	96		96
	Evergreen	Pinus mugo Mughus – Slowmound Slowmound Dwarf Mugo Pine	5 GAL. Container	4"	18"	18"	3'	22	−22	0
	Evergreen	Cotoneaster dammeri 'Lowfast' Dwarf Bearberry	5 GAL. Container	6"	18"	12"	6'	34		34
	Evergreen	Juniperous C. "Procumbens nana" Green Mound Juniper	5 GAL. Container	6"	18"	8–12"	6'	82	+27	109

3

GRASS & PERENNIAL LEGEND

Symbol	Type	Scientific Name / Common Name	Root Ball Size	Planting Size Height	Planting Size Width	Mature Size Height	Mature Size Width	Quantity Addendum 2	Additional Plants	Quantity This Addendum
	Perennial	Perovskia atriplicifolia 'Filigran' Filigran Russian Sage	1 GAL. Container	6"	12"	3'	4'	42	0	42
	Grass	Calamagrostis s. acutiflora 'Karl Foerster' Feather Grass	1 GAL. Container	18"	6"	4'	2'	41	0	41
	Grass	Pennisetum alopecuroides 'Hameln' Hameln Fountain Grass	1 GAL. Container	12"	6"	30"	3'	31	0	31
	Perennial	Hemerocalis 'Texas Sunlight' Dayliliy	1 GAL. Container	10"	6"	24"	2'	152	0	152
	Perennial	Nepeta faassenii Catmint 'Blue Wonder'	1 GAL. Container	8"	6"	18"	2'	102	0	102
	Perennial	Shasta Daisey Leucanthemum x superbum	1 GAL. Container	10"	6"	24"	2'	108	0	108

5

LANDSCAPE DATA

Total Site Area	170,388 sq.ft.	% of Landscape	%/# Required by Local Jurisdiction
Total Landscape Area	42,622sq. ft.	25%	15% Minimum
Recreation Lawn	2,845 sq.ft. % of total landscape area	.07%	NA
Other Lawn	3,052 sq.ft Recreation lawn area not included.	.07%	NA
All Shrubs/Groundcover	36,725 sq.ft. % of total landscape area	.86&	NA
Trees on site	None existing		

PLANT COVERAGE

Coverage Area	Recommended mature shrub coverage	Actual	Recommended Tree Effect	Trees Provided / Trees required
Street Frontage	30% - 55%	26%	Frame Building	NA
Primary Entries	25% - 60%	50%	Frame Entry	NA
Building Perimeter	15% - 35%	27%	Accent Building	NA
Perimeter Sides	10% - 25%	18%		NA
Perimeter Rear	5% - 25%	17%		NA

IRRIGATION LEGEND - Heads

SYMBOL	DESCRIPTION	MANUF.	MODEL NO.	PSI	RADIUS	GPM	PREC. IN/HR
	PRS – SPRAY HEAD	RAINBIRD	1804– MPR–12F	30	12'	2.60	2.01
	PRS – SPRAY HEAD	RAINBIRD	1804– MPR–12H	30	12'	1.30	2.01
	PRS – SPRAY HEAD	RAINBIRD	1804 MPR–12Q	30	12'	.65	2.01
	PRS – SPRAY HEAD	RAINBIRD	1804 MPR–15Q	30	15'	.92	1.83
	PRS – SPRAY HEAD	RAINBIRD	1804– MPR–15H	30	15'	1.85	1.83
	PRS – SPRAY HEAD	RAINBIRD	1804–MPR–15F	30	15'	3.70	1.83
[a]	FULL CIRCLE	RAINBIRD	5000 SERIES MPR – 30	55	25'	6.4	.68
[a]	HALF CIRCLE	RAINBIRD	5000 SERIES MPR – 30	55	25'	3.3	.68
[a]	QUARTER CIRCLE	RAINBIRD	5000 SERIES MPR – 30	55	25'	1.6	.68
[b]	FULL CIRCLE	RAINBIRD	5000 SERIES MPR – 35	55	35'	8.4	.66
[b]	HALF CIRCLE	RAINBIRD	5000 SERIES MPR – 35	55	35'	4.2	.66
[b]	QUARTER CIRCLE	RAINBIRD	5000 SERIES MPR – 35	55	35'	2.1	.66
	SHRUB DRIP EMITTER	RAINBIRD	XERI–BUG XBT–20PC 1/2" FPT 2.0 GPH				
	SHRUB DRIP EMITTER	RAINBIRD	XERI–BUG XBT–20PC 1/2" FPT 1.0 GPH				
	TREE DRIP LINE	NETIFIM	DRIPLINE 0.9 GPH EMITTERS 12" O.C. *				

IRRIGATION LEGEND - Controller & Valves

SYMBOL	DESCRIPTION	MANUF.	MODEL NO. / COMMENTS
	DRIP VALVE ASSEMBLY	RAINBIRD	XCZ–100–PRB–COM
	ELECTRIC VALVE	RAINBIRD	PEB VALVES – 1"
QC	QUICK COUPLER VALVE	RAINBIRD	33DRC – (3/4")
	GATE VALVE	NIPCO T–113	NON–RISING STEM GATE VALVE – SIZE PER MAIN LIE
C	CONTROLLER	WEATHER TRAK	WTPRO3–C–24–CWM 3
H	HYDROMETER	NETIFIM	LHM 151CT–MEL
BF	RPA BACKFLOW	ZURN / WILKENS	THEFT PROTECTION 375B – 1.5"
CI	CULINARY WATER CONN.	MUELLER	ORISEAL 1.5" S&W VALVE – Installed by Utility Contractor See installation Detail "K" Drawing L522
D	MANUAL DRAIN	NIPCO	3/4" BRASS GLOBE VALVE

IRRIGATION LEGEND - Pipe

SYMBOL	DESCRIPTION
	SCH 40 PVC MAIN PRESSURE LINE & SUPPLY LINE – 1.5" Unless noted otherwise
	CLASS 200 PVC SLEEVE PIPE – Two sizes larger than pipe size. Use everywhere piping & wires go under concrete or asphalt
	SCH 40 PVC LATERAL LINE – 1" Unless Noted Otherwise

DESIGN CRITERIA

Eco-Region	10.1 - Northern Cold Desert
Climate zone	Zone 3
Zoning ordinance	Residential
Water availability	80 p.s.i. and 58 g.p.m.
Soil type	Existing Sandy Clay Loam
Slopes	Very Mild Slopes
Wind	From the North
Setbacks/easements	See site plan
Microclimates	Windy Site, Especially in winter
Soil ph	7.6
Lawn Area Percentage	??% - Park Strip not included. Recreational Lawn area not included.
Undeveloped property	0 sq. ft.
Irrigation system	Yes -automatic

Landscape Notes

1. TOPSOIL: ALL LAWN AREAS TO RECEIVE FIVE (5) INCHES OF IMPORTED APPROVED TOPSOIL. ALL IMPORTED TOPSOIL MUST MEET THE CONTRACT DOCUMENTS SPECIFICATIONS. SUBMIT A RECENT, WITHIN 60 DAYS, TOPSOIL ANALYSIS ON PROPOSED IMPORTED TOPSOIL FOR REVIEW AND APPROVAL. M1 SHRUB AREAS TO RECEIVE 12", IF AVAILABLE, OF STOCKPILED TOPSOILS. M2 COBBLE ROCK AREAS DO NOT NEED TOPSOIL. DO NOT INSTALL ANY TOPSOIL UNTIL THE SUB-GRADE HAS BEEN CHECKED AND APPROVED FOR PROPER DEPTH BY THE LANDSCAPE ARCHITECT. SCREEN BERMS TO BE CONSTRUCTED FROM STOCKPILED OR IMPORTED TOPSOILS.

2. ALL LANDSCAPE AREAS NOT LAWN TO BE COVERED WITH VARIOUS ROCK PRODUCTS MULCH. SEE KEY ON THIS DRAWING. ALL COBBLE ROCK TO BE INSTALLED THREE (3) INCHES DEEP MINIMUM OR DEEPER IF NECESSARY TO COMPLETELY COVER THE FABRIC. ALL COBBLE ROCK TO BE FINISH GRADED ONE (1) INCH BELOW ADJACENT CONCRETE EDGES. SUBMIT ROCK PRODUCT SAMPLES FOR APPROVAL BEFORE INSTALLATION. ALL COBBLE ROCK TO BE WASHED OR REMOVED OF DIRT BEFORE DELIVERY AND INSTALLATION.

3. WEED BARRIER FABRIC TO BE PLACED UNDER ALL COBBLE AND CRUSHED ROCK MULCH. OVERLAP 6" AT JOINTS AND ADHERE TO GROUND USING 1" BY 6" STEEL WIRE STAKES PLACED 4' O.C. USE DEWITT PRO 5 OR APPROVED EQUAL.

4. THE LAWN SHALL BE INSTALLED IN SOD FORM. INSTALL 'BIO BLUE' GRASS SOD FROM BIOGRASS SOD FARMS & BIOGRASS NURSERIES LOCATED IN WEST JORDAN, UTAH. THIS IS A MIX OF DROUGHT TOLERANT KENTUCKY BLUEGRASS VARIETIES. ORDER GRASS SOON AFTER BEING AWARDED THE CONTRACT TO ASSURE AVAILABILITY.

5. INSTALL TOP OF DRAIN CATCH BASINS FLUSH WITH FINISH GRADE ELEVATIONS TO ALLOW WATER TO DRAIN IN. REMOVE THE WEED BARRIER FABRIC FROM COVERING THE GRATE OPENINGS. MAKE SURE LOCATIONS ARE NOTED ON RECORD DRAWINGS.

6. FREE STANDING BOULDERS TO BE SIZES INDICATED ON THE DRAWINGS. BOULDERS TO BE OF A NATURAL APPEARANCE, QUARTZ OR OTHER HARD ROCK, OF A BROWN COLOR. SUBMIT A FULL SIZED SAMPLE FOR APPROVAL BEFORE USE. SEE LEGEND THIS SHEET. PARTIALLY BURY AND PLACE BOULDERS SO THEY HAVE A NATURAL LOOKING APPEARANCE. SEE DETAIL "K" ON DRAWING L501. BOULDERS SHALL BE THE SPECIFIED SIZE MINIMUM ON ALL THREE SIDES, NOT JUST ONE.

7. CONCRETE MOW CURB INSTALLATION IS DESCRIBED ON THE SITE PLAN DETAILS AND CONCRETE SPECIFICATIONS. MOW CURBS BETWEEN THE TWO SIZES OF COBBLE ROCK ARE NOT REQUIRED.

8. MAKE SURE ALL LANDSCAPE AREAS HAVE POSITIVE DRAINAGE OUT OF PLANTERS FOLLOWING FINISH GRADING AS PER CIVIL GRADING AND DRAINAGE DRAWINGS.

9. SEE DETAILS AND SPECIFICATIONS FOR ADDITIONAL INFORMATION. MAKE SURE THERE IS THE LATEST VERSION OF ALL THE DRAWINGS AND APPLICABLE SPECIFICATIONS AN SITE AT ALL TIMES FOR EMPLOYEE USE.

Landscape Objects Legend

M1	'SOMA' Crushed Rock 1.5" Light Colored Utah Landscape / Nephi
M2	Crushed Cobble Rock 3-5" Dark Burgandy Gray Colored Staker Parsons Beef Hollow Pit
	LAWN SOD KENTUCKY BLUEGRASS Bio Sod Bio-Blue Blend
18" 2' 3' 4'	BOULDERS Browns Canyon Brown Quartz 3
	CONCRETE MOW CURB 6"X6" SEE CIVIL DRAWINGS
	CONTOUR LINES 12" INTERVAL

bhd ARCHITECTS
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Toll Free 888.571.0010
65 East Wadsworth Park Drive
Suite 205 Draper, Utah 84020

STATE OF UTAH GREGORY WOLFLEY LICENSED LANDSCAPE ARCHITECT
05162024

earthwise DESIGN LANDSCAPE | IRRIGATION | PLANNING
801-619-4040
greg@earthwisedesign.com

THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS

Harmony & Eagle Mountain UT West Stake

1186 East Bell Buoy Way, Eagle Mountain, Utah 84005

Date: 16 May 2024
BHD #: 2342
County Parcel: 68:022:0301
Plan Series: Heritage 23-2
Owner #: 501-5025

Drawing Issue and Revision Schedule

#	Date	Description
5	24 Jun 2024	Site Plan Review Response
3	28 May 2024	Addendum 2
1	16 May 2024	Bid Documents

Legends

L601

Printed: 10 Jul 2024 6:45 AM

	EAGLE MOUNTAIN CITY **PLANNING COMMISSION MEETING** **AUGUST 27, 2024**
TITLE:	Building Envelope Definition Code Amendment
ITEM TYPE:	Development Code Amendment
FISCAL IMPACT:	N/A
APPLICANT:	City-initiated

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

PUBLIC HEARING	PREPARED BY	PRESENTED BY
Yes	Steven Lehmitz, Planner	Steven Lehmitz

RECOMMENDATION:
Staff recommends that the Planning Commission forward a positive recommendation to the City Council.

BACKGROUND:
EMMC 16.25.040(A)(1)(s) requires that final plats include the building envelopes for each lot. They are typically depicted using a diagram that shows setbacks and easements. The setbacks used are almost always meant just for primary structures. However, without a specific callout that the setbacks only apply to primary structures, they actually apply to all structures. Due to the building envelope setbacks usually being more restrictive than typical accessory structure setbacks, they have to be followed. The purpose of this code amendment is to clearly establish that the building envelopes shown on final plats only apply to primary structures and detached accessory dwelling units.

ITEMS FOR CONSIDERATION:
Ordinances pertaining to development code amendments, and processing of the same, may be found in EMMC 17.05.120 & USC 10-9a-501.

PLANNING COMMISSION ACTION/RECOMMENDATION:

ATTACHMENTS:
1. EMMC 17.10.030 Definitions - Redlines

17.10.030 Definitions

"Buildable lot area" means that portion of a building lot not included within any required yard setbacks, public utility easement, or open space within which a ~~main~~ building may be located.

"Building Envelope" means the buildable lot area for primary structures and detached accessory dwelling units.

	EAGLE MOUNTAIN CITY **PLANNING COMMISSION MEETING** **AUGUST 27, 2024**
TITLE:	Ranches Properties/Parcels 29, 30, & 31 of Eagle Mountain Properties - Rezone
ITEM TYPE:	Rezone
FISCAL IMPACT:	N/A
APPLICANT:	City-initiated

CURRENT GENERAL PLAN DESIGNATION & ZONE	ACREAGE
Various	~216 acres

PUBLIC HEARING
Yes

PREPARED BY
Robert Hobbs, Senior Planner
Brandon Larsen, Planning Director

PRESENTED BY
Robert Hobbs, Brandon Larsen

RECOMMENDATION:
Staff recommends that the Planning Commission forward a positive recommendation to the City Council.

BACKGROUND:
Planning Commission review of varying proposed zoning and future land use map amendments for properties within and about the Eagle Mountain Properties and the Ranches MDPs. Approximately 4046 acres are included in the re-entitlement proposal that affects parcels: 59:044:0092, 59:007:0026, 59:018:0032, 59:018:0040, 59:018:0038, 59:008:0006, 59:017:0003, 59:020:0008, 59:020:0001, 59:028:0004, 59:056:0037, 59:019:0008, 59:027:0001, 59:029:0003 (4 pieces), 59:030:0006, 59:030:0008, 66:815:0001, 59:068:0004, 59:084:0002 (2 pieces), 59:056:0043, 59:054:0013, 59:047:0011 (4 pieces), 59:045:0151, 59:045:0061, 59:045:0060, 59:045:0041, 59:045:0043, 59:045:0044, **59:045:0006, 42:050:0002, 59:045:0045, 58:033:0423, 38:302:0002, 38:685:0002, 38:685:0001, 58:033:0305, 58:034:0440, 58:034:0250, 58:034:0242, 58:040:0259, 58:040:0188, 58:040:0378, 58:040:0326, 58:040:654, and 58:040:0525.**

Those parcels in the Eagle Mountain Properties MDP area have already been considered by the Planning Commission, except for Parcels 59:045:0045, 59:045:0006 and 42:050:0002, at their August 13, 2024, meeting. This staff report, in preparation for the August 27, 2024, Planning Commission meeting, considers only Parcels 59:045:0045, 59:045:0006 and 42:050:0002, as well as the parcels included in the application, which are in or near the Ranches MDP area. Seventeen (17) total parcels are considered in this report (the seventeen parcel are highlighted above).

The proposed changes are part of a city-wide effort, where appropriate, to assign properties land use zones/districts that are currently codified and administered by the City. Amendments to the City's Future Land Use Map are also proposed in an effort to help harmonize the proposed zone map amendments with the "Future Land Use & Transportation Map." This application represents the first of such efforts to be done in phases and sectors.

ITEMS FOR CONSIDERATION:
Actionables:

General plan map (or future land use map) amendments and rezones are legislative decisions and are considered valid if reasonably debatable and not illegal (i.e., the decisions do not require the City Planning Commission or City Council to take action based on findings of facts). Eagle Mountain does not have any code standards to govern general plan [map] amendments. The Planning Commission should consider the health, safety, and welfare of the community when evaluating proposed general plan map amendments. The criteria for approval for a rezone are listed in EMMC § 17.90.060.

Surrounding Zoning:
North: Refer to city's zoning map
East: Refer to city's zoning map
South: Refer to city's zoning map
West: Refer to city's zoning map

Current Future Land Use Map Designations:
Various -- see attached exhibit

Future Land Use Map Findings/Conclusions:
The requested future land use map and zoning changes (see attached exhibit) may be considered appropriate given that:

1. **Compliance with the General Plan:** Zones proposed are those which are currently codified and are intended to be overlaid in conformance to the city's adopted future land use map; alternatively, where the future land use map requires amendment to accommodate proposed zones, it too is being proposed for amendment so that future land use categories/designations [will] harmonize with proposed, and then assigned, land use zones/districts.

2. **[Zoning]/Use Compatibility:** Proposed zones have been suggested for given properties based on historical zoning of those lands, and/or, the existing zoning map, and/or, proposed new zoning based on area conditions (i.e., current zoning in the area and/or uses already operating in a given location -- with their attendant buildings) or based on intent to modify zoning (and the future land use map if needed) for a given parcel. Buffering and transition codes [still] apply.

3. **City Utility and Emergency Services Issues:** The City notes that future development of any undeveloped land(s) affected by rezoning will be required (as per adopted code, policy, code and common practice) to supply adequate utility and infrastructure improvements, at [the] time of property improvement, to serve such land.

4. **Traffic Generation:** n/a -- lands affected are largely or fully undeveloped. Traffic considerations will be addressed at the time any such are proposed for development (typically in conjunction with future site planning etc.).

5. **Property Values:** The intended use of the property after rezoning is expected to be fiscally supportive of the city -- instead of a drain on its resources. Valuations may change up or down on varying properties. However, all properties not already zoned as open space or civic, and proposed to stay the same, will still have the ability to be used and/or developed by their respective owners.

Additional Notes:
1. Disclaimer: Approval of a rezone request [i.e., entitlement] does not guarantee the physical ability to develop the rezoned land. A project must still comply with all requisite zoning, engineering, fire codes, etc., pertinent to buildout of said land and overcome any physical/topographical constraints or legal burdens inherit to it.

2. Known Conditions or Restrictions Affecting Entitlement Revision(s): n/a

3. Citizen/Agency/Intra-Departmental Correspondence: Any written correspondence received by Staff respecting this matter prior to the time this report was published is hereto attached.

PLANNING COMMISSION ACTION/RECOMMENDATION:

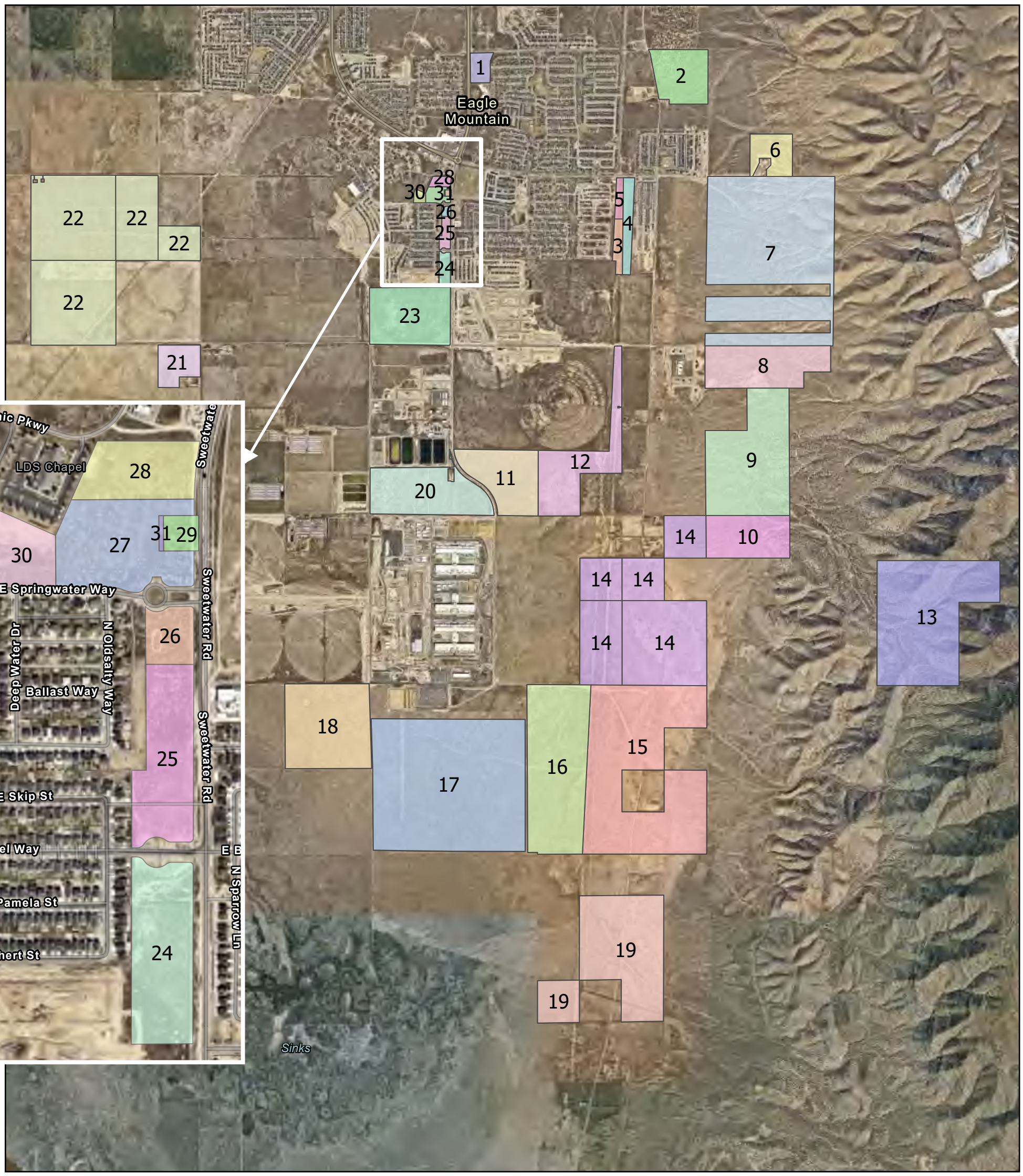
ATTACHMENTS:

1. Combined Map and Parcel List for Website

Proposed Rezones by Parcel

Eagle Mountain Properties

Number	Parcel Number	Number	Parcel Number	Number	Parcel Number
1	59:044:0092	14	59:029:0003	22	59:047:0011
2	59:007:0026	14	59:029:0003	22	59:047:0011
3	59:018:0032	14	59:029:0003	22	59:047:0011
4	59:018:0040	14	59:029:0003	22	59:047:0011
5	59:018:0038	14	59:029:0003	23	59:045:0151
6	59:008:0006	15	59:030:0006	24	59:045:0061
7	59:017:0003	16	59:030:0008	25	59:045:0060
8	59:020:0008	17	66:815:0001	26	59:045:0041
9	59:020:0001	18	59:068:0004	27	59:045:0043
10	59:028:0004	19	59:084:0002	28	59:045:0044
11	59:056:0037	19	59:084:0002	29	59:045:0006
12	59:019:0008	20	59:056:0043	30	42:050:0002
13	59:027:0001	21	59:054:0013	31	59:045:0045



Proposed Rezones by Parcel

The Ranches Properties

Number	Parcel Number
1	58:033:0423
2	38:302:0002
3	38:685:0002
4	38:685:0001
5	58:033:0305
6	58:034:0440
7	58:034:0250
8	58:034:0242
9	58:040:0259
10	58:040:0188
11	58:040:0378
12	58:040:0326
13	58:040:0654
14	58:040:0525

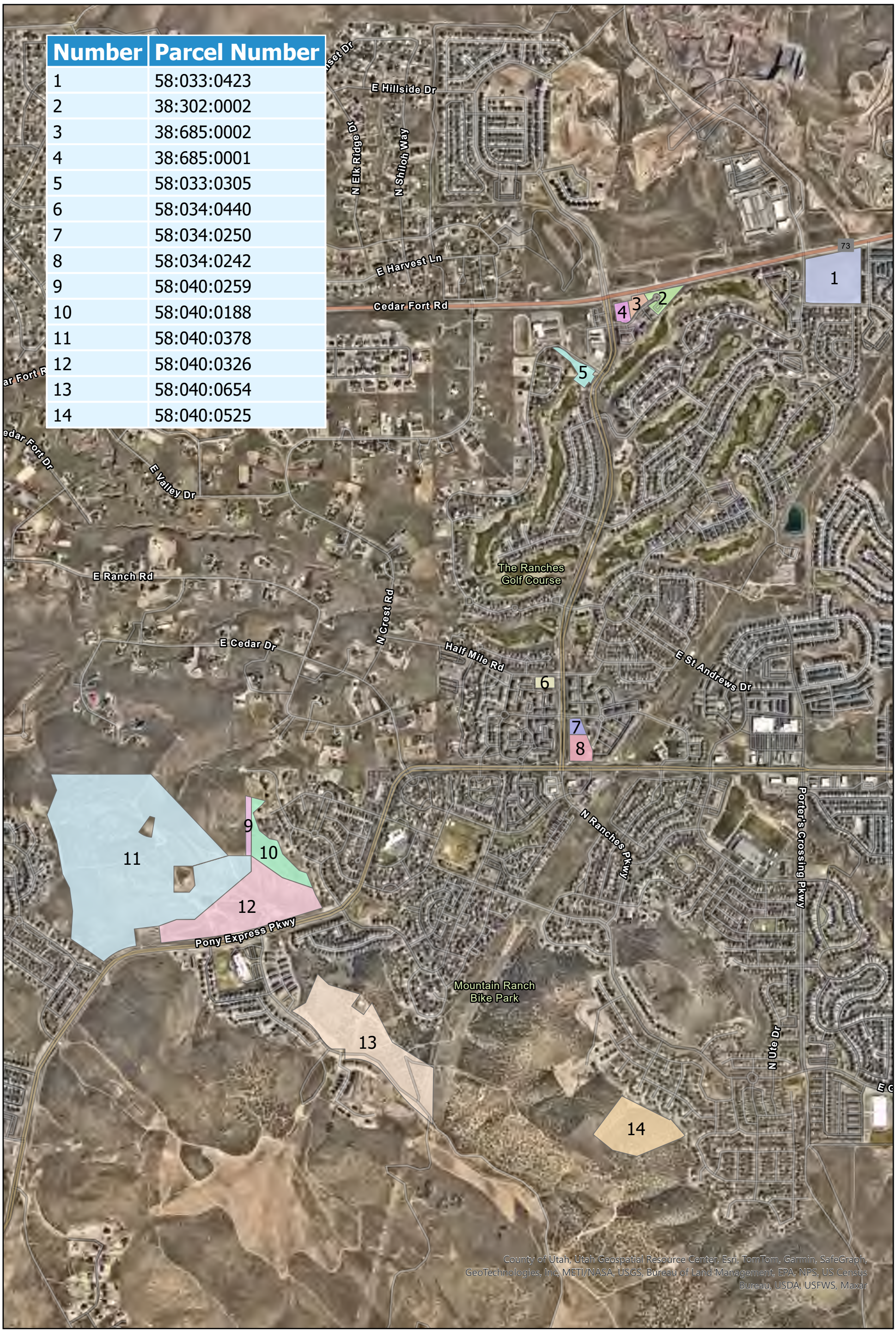


Exhibit to Formal Initiation of Process to Rezone Property Letter

Rezoning of Properties
Jul-24

	Property Owner	Property #	Acreage	Existing Future Land Use Map (General Plan) Category	MDA/Current Zone	Proposed Future Land Use Map (General Plan) Category	Proposed Zone(s)	City Code Citation for Proposed Zone (EMMC = Eagle Mountain Municipal Code)
Eagle Mountain Properties List								
1	WALDEN ESTATE LLLP, MONTE VISTA RANCH LC	59:044:0092	13.7	Neighborhood Residential 1	Eagle Mountain Properties/Commercial C-1	Community Commercial	CN	EMMC 17.35
2	LAKE MOUNTAIN DEVELOPMENT LLC	59:007:0026	64.9	Agricultural/Residential Density 2	Eagle Mountain Properties/Residential	No Change	RD2	EMMC 17.25
3	LAKE MOUNTAIN DEVELOPMENT LLC	59:018:0032	10.8	Parks and Open Space	Eagle Mountain Properties/Parks and Open Space	No Change	AG	EMMC 17.20
4	LAKE MOUNTAIN DEVELOPMENT LLC	59:018:0040	21.0	Parks and Open Space	Eagle Mountain Properties/Parks and Open Space	No Change	AG	EMMC 17.20
5	LAKE MOUNTAIN DEVELOPMENT LLC	59:018:0038	7.0	Parks and Open Space	Eagle Mountain Properties/Parks and Open Space	No Change	AG	EMMC 17.20
6	MONTE VISTA RANCH LC	59:008:0006	35.7	Parks and Open Space	Eagle Mountain Properties/Mixed-Use Residential/Commercial	No Change	AG	EMMC 17.20

Exhibit to Formal Initiation of Process to Rezone Property Letter

Rezoning of Properties
Jul-24

	Property Owner	Property #	Acreage	Existing Future Land Use Map (General Plan) Category	MDA/Current Zone	Proposed Future Land Use Map (General Plan) Category	Proposed Zone(s)	City Code Citation for Proposed Zone (EMMC = Eagle Mountain Municipal Code)
7	MONTE VISTA RANCH LC	59:017:0003	422.7	Foothill Residential	Ault Farms/Parks and Open Space	No Change	FR/AG	EMMC 17.20 / EMMC 17.25
8	MONTE VISTA RANCH LC	59:020:0008	111.2	Foothill Residential & Parks and Open Space (2x tiny sections)	Ault Farms/Mixed-Use Residential/Commercial	No Change	FR/AG	EMMC 17.20 / EMMC 17.25
9	MONTE VISTA RANCH LC	59:020:0001	202.8	Foothill Residential	Eagle Mountain Properties/Mixed-Use Residential/Commercial	Foothill Residential	FR	EMMC 17.25
10	MONTE VISTA RANCH LC	59:028:0004	81.1	Foothill Residential & Parks and Open Space	Eagle Mountain Properties/Mixed-Use Residential/Commercial	No Change	FR/AG	EMMC 17.20 / EMMC 17.25
11	MONTE VISTA RANCH LC	59:056:0037	90.8	Community Commercial	Eagle Mountain Properties/Commercial C-1 (along road) & Residential	Business Park/Light Industry	LMD/AG	EMMC 17.20 / EMMC 17.37
12	MONTE VISTA RANCH LC	59:019:0008	106.9	Community Commercial & Business Park/Light Industry & Neighborhood Residential One	Eagle Mountain Properties/Residential & Parks and Open Space	Business Park/Light Industry	LMD and/or Industrial	EMMC 17.37 / EMMC 17.40

Exhibit to Formal Initiation of Process to Rezone Property Letter

Rezoning of Properties
Jul-24

	Property Owner	Property #	Acreage	Existing Future Land Use Map (General Plan) Category	MDA/Current Zone	Proposed Future Land Use Map (General Plan) Category	Proposed Zone(s)	City Code Citation for Proposed Zone (EMMC = Eagle Mountain Municipal Code)
13	MONTE VISTA RANCH LC	59:027:0001	269.3	Parks and Open Space	Eagle Mountain Properties/Mixed-Use Residential/Commercial	No Change	AG	EMMC 17.20
14	MONTE VISTA RANCH LC	59:029:0003 (4 pieces)	360.0	Community Commercial & Business Park/Light Industry	Eagle Mountain Properties & Scarlet Ridge/Commercial C-2 & Residential & Parks and Open Space	No Change	RD1/RD2, AG	EMMC 17.20 / EMMC 17.25
15	MONTE VISTA RANCH LC	59:030:0006	380.5	Community Commercial & [mostly] Business Park/Light Industry	Eagle Mountain Properties & Non-MDA/Agricultural & Residential & Parks and Open Space	No Change	RD1/RD2	EMMC 17.25
16	UTLCO EAGLE MTN TWO LLC	59:030:0008	228.6	Business Park/Light Industry	Eagle Mountain Properties/Commercial C-2	No Change	LMD and/or Industrial	EMMC 17.37 / EMMC 17.40
17	STADION LLC	66:815:0001	458.2	Business Park/Light Industry	Eagle Mountain Properties/Airpark	No Change	LMD and/or Industrial	EMMC 17.37 / EMMC 17.40
18	LAKE MOUNTAIN LAND CO LLC	59:068:0004	160.0	Business Park/Light Industry	Eagle Mountain Properties/Airpark	No Change	AG	EMMC 17.20

Exhibit to Formal Initiation of Process to Rezone Property Letter

Rezoning of Properties
Jul-24

	Property Owner	Property #	Acreage	Existing Future Land Use Map (General Plan) Category	MDA/Current Zone	Proposed Future Land Use Map (General Plan) Category	Proposed Zone(s)	City Code Citation for Proposed Zone (EMMC = Eagle Mountain Municipal Code)
19	MONTE VISTA RANCH LC	59:084:0002 (2 pieces)	239.5	Business Park/Light Industry & Agricultural/Rural Density 1	Eagle Mountain Properties/Residential & Parks and Open Space	No Change	RA1/RA2, AG	EMMC 17.20 / EMMC 17.25
20	MONTE VISTA RANCH LC	59:056:0043	116.0	Community Commercial & Business Park/Light Industry	Eagle Mountain Properties/Airpark	Business Park/Light Industry	LMD and/or Industrial	EMMC 17.37 / EMMC 17.40
21	RAWLINS, STEVEN CHAD; UPLAND CAPTICAL LLC	59:054:0013	35.6	Neighborhood Residential 1	Eagle Mountain Properties/Commercial C-2	No Change	AG	EMMC 17.20
22	UTLCO EAGLE MTN TWO LLC	59:047:0011 (4 pieces)	442.9	Regional Commercial & Business Park/Light Industry & Neighborhood Residential 2 & Neighborhood Residential 1	Eagle Mountain Properties/Commercial C-2 & Residential & Parks and Open Space	Business Park/Light Industry, Parks and Open Space	AG or Industrial	EMMC 17.20 / EMMC 17.40

Exhibit to Formal Initiation of Process to Rezone Property Letter

Rezoning of Properties
Jul-24

	Property Owner	Property #	Acreage	Existing Future Land Use Map (General Plan) Category	MDA/Current Zone	Proposed Future Land Use Map (General Plan) Category	Proposed Zone(s)	City Code Citation for Proposed Zone (EMMC = Eagle Mountain Municipal Code)
23	MONTE VISTA RANCH LC; WALDEN ESTATE LLLP; ZORBIS ENTERPRISES LLC	59:045:0151	100.5	Community Commercial	Eagle Mountain Properties/Commercial C-2	No Change	CC	EMMC 17.35
24	ZJT MANAGEMENT LLC	59:045:0061	8.3	Neighborhood Residential 1	Eagle Mountain Properties/Commercial C-1 & Residential	No Change	CN	EMMC 17.35
25	ZJT MANAGEMENT LLC	59:045:0060	7.0	Neighborhood Residential 1 & Community Commercial	Eagle Mountain Properties/Commercial C-1 & Residential	No Change	CN	EMMC 17.35
26	MVR MANAGEMENT LLC	59:045:0041	2.0	Community Commercial	Eagle Mountain Properties/Commercial C-1	No Change	CN	EMMC 17.35
27	MVR MANAGEMENT LLC	59:045:0043	7.8	Community Commercial	Eagle Mountain Properties/Commercial C-1	No Change	CN (preferred) or CC	EMMC 17.35
28	MONTE VISTA RANCH LC	59:045:0044	4.8	Community Commercial	Eagle Mountain Properties/Commercial C-1	No Change	CC	EMMC 17.35

Exhibit to Formal Initiation of Process to Rezone Property Letter

Rezoning of Properties
Jul-24

	Property Owner	Property #	Acreage	Existing Future Land Use Map (General Plan) Category	MDA/Current Zone	Proposed Future Land Use Map (General Plan) Category	Proposed Zone(s)	City Code Citation for Proposed Zone (EMMC = Eagle Mountain Municipal Code)
29	MONTE VISTA RANCH LC; WALDEN ESTATE LLLP	59:045:0006	0.9	Community Commercial	Eagle Mountain Properties/Commercial C-1	No Change	CN (preferred) or CC	EMMC 17.35
30	CORP OF PRES BISHOP CHURCH OF JESUS CHRIST OF LDS	42:050:0002	3.1	Community Commercial	Eagle Mountain Properties/Commercial C-1	No Change	CN	EMMC 17.35
31	MONTE VISTA RANCH LC	59:045:0045	0.1	Community Commercial	Eagle Mountain Properties/Commercial C-1	No Change	CN (preferred) or CC	EMMC 17.35

The Ranches Properties List

1	CEDAR DEVELOPMENT PARTNERS LLC	58:033:0423	13.1	Community Commercial	The Ranches/Commercial Community	No Change	CN & CC	EMMC 17.35
2	DIRECT COMMUNICATIONS CEDAR VALLEY LLC	38:302:0002	2.2	Community Commercial	The Ranches/Commercial	No Change	CC	EMMC 17.35

Exhibit to Formal Initiation of Process to Rezone Property Letter

Rezoning of Properties
Jul-24

	Property Owner	Property #	Acreage	Existing Future Land Use Map (General Plan) Category	MDA/Current Zone	Proposed Future Land Use Map (General Plan) Category	Proposed Zone(s)	City Code Citation for Proposed Zone (EMMC = Eagle Mountain Municipal Code)
3	TACOS DON LUIS LLC	38:685:0002	1.2	Community Commercial	The Ranches/Commercial	No Change	CC	EMMC 17.35
4	T JOHNSON MANAGEMENT LLC	38:685:0001	1.3	Community Commercial	The Ranches/Commercial	No Change	CC	EMMC 17.35
5	BELLE STREET INVESTMENTS LLC	58:033:0305	2.4	Community Commercial	The Ranches/Commercial	Community Commercial	CN	EMMC 17.35
6	VDP INVESTMENT LLC	58:034:0440	1.0	Community Commercial	The Ranches/Village Core Commercial	No Change	CN	EMMC 17.35
7	EAGLE11 LLC	58:034:0250	1.1	Community Commercial	The Ranches/Village Core Commercial	No Change	CC	EMMC 17.35
8	EAGLE11 LLC	58:034:0242	2.7	Community Commercial	The Ranches/Village Core Commercial	No Change	CC	EMMC 17.35
9	THOMAS, HOLLY; THOMAS, NOLAN	58:040:0259	1.6	Parks and Open Space	The Ranches/Community Open Space	No Change	AG	EMMC 17.20
10	THOMAS, HOLLY; THOMAS, NOLAN	58:040:0188	7.5	Parks and Open Space	The Ranches/Community Open Space	No Change	AG	EMMC 17.20

Exhibit to Formal Initiation of Process to Rezone Property Letter

Rezoning of Properties
Jul-24

	Property Owner	Property #	Acreage	Existing Future Land Use Map (General Plan) Category	MDA/Current Zone	Proposed Future Land Use Map (General Plan) Category	Proposed Zone(s)	City Code Citation for Proposed Zone (EMMC = Eagle Mountain Municipal Code)
11	BELLE STREET INVESTMENTS LLC	58:040:0378	108.4	Foothill Residential	The Ranches/Community Open Space & Country Residential	No change	RD2 & OSN	EMMC 17.23 / 17.25
12	KDC HOLDINGS LLC	58:040:0326	27.4	Community Commercial	The Ranches/Commercial	No Change	CC	EMMC 17.35
13	CADENCE HOMES BUILDING CORP	58:040:654	32.4	Neighborhood Residential 1, Parks and Open Space, Foothill Residential	The Ranches/Community Open Space & Village Core	Parks and Open Space	OSN & AG(Roads)	EMMC 17.20 / 17.23
14	SHUPE BUILDERS LLC	58:040:0525	9.7	Parks and Open Space	The Ranches/Community Open Space	No Change	OSN	EMMC 17.23

	EAGLE MOUNTAIN CITY **PLANNING COMMISSION MEETING** **AUGUST 27, 2024**
TITLE:	Wash Setback Distances
ITEM TYPE:	Development Code Amendment
FISCAL IMPACT:	none
APPLICANT:	NA

CURRENT GENERAL PLAN DESIGNATION & ZONE	ACREAGE
NA	NA

PUBLIC HEARING	PREPARED BY	PRESENTED BY
Yes	Todd Black, Wildlife Biologist/Environmental Planner	Todd Black

RECOMMENDATION:
Staff recommends that the Planning Commission forward a positive recommendation to the City Council.

BACKGROUND:
The phrase “significant setbacks” occurs in three (3) places in the current city code. In all three (3) cases, the term refers to setting back development from natural washes. Staff recommends the code be amended to establish a specific, measurable setback requirement. Staff recommend a 50’ setback from the top of the wash. This is in line with recommendations received from the City's engineering consultant, JWO Engineering. Their recommendations seem to be in line with industry standards. These standards are frequently used by the Army Corps of Engineers and other governmental agencies when recommending setbacks for flood plain models and smaller washes in areas considering energy development.

There appears to be consensus with many city/county codes (where language is provided) to have a 50’ setback from the top of the wash. It appears this commonly used setback distance may have come from the Army Corps of Engineers many years ago (it appeared in the Ceder Pass Ranch area), and has continued with USGS and FEMA flood plain models. These agencies all buffer the top of the wash (the 100-year-high watermark) by 50’. They require a 50’ setback buffer on all their perennial and ephemeral streams as a development setback. Many cities have included ambiguous requirements in their codes relative to top of wash setback requirements. Eagle Mountain appears to have followed suit. Again, staff recommends we establish a specific, measurable requirement. The top of the wash is likely to be a bit subjective in some areas and well-defined in others. We intend on dealing with these issues on a case by case basis.

ITEMS FOR CONSIDERATION:
Ordinances pertaining to development code amendments, and processing of the same, may be found in EMMC 17.05.120 & USC 10-9a-501.

PLANNING COMMISSION ACTION/RECOMMENDATION:

ATTACHMENTS:

1. Washsetbacks-August 2024

August 2024. Code amendments as they relate to wash setbacks. The phrase "significant setbacks" occurs in three places in the current city code. Staff recommend changing these to an actual distance to be consistent and something measurable. Staff recommend a 50' setback from the top of the wash. This is in line JWO's recommendations 2022 report.

There appears to be consensus with many city/county codes (where language is provided) to have a 50' set back from the top of the wash. I believe this came from the Army Core of Engineers many years ago (it appears in Ceder Pass Ranch area) and has continued with USGS and FEMA flood plain models, they all buffer the top of the wash (the 100 year high water mark) by 50'. They use a 50' setback buffer on all their perennial and ephemeral streams as a development/structure protective setback/buffer. Further, there is other language in other cities code/ordinances (cities in WA county UT) that states this setback is up to City engineer and or the planning commission to decide at each place/development site which is the best setback distance. This is why (I'd guess) EMC chose to use the word significant such that Staff/PC/CC could decide what the distance is. This is why I believe we have some areas built up too close and others more in the 50' range. I'd rather put something in stone/draw a line in the sand and perhaps put the cavate that if the Developer can show no chance of erosion or wash expansion in the developed area PC/CC may consider closer setbacks.
The top of the was is likely to be a bit subjective in some areas and well defined in others. If we run into those problems, again I recommend we have language that the developer needs to provide documentation from a qualified hydrological engineer who can determine where the top of the wash is.

Residential Zones.
17.25.050 Generally Applicable Provisions

G. Hillside Development and Sensitive Lands. No construction, development, or earthwork may occur on land restricted by utility corridors, natural washes, storm drain retention/detention areas, geologically sensitive areas that require special engineering considerations for safe habitation, and steep slopes, unless in full compliance with Chapters 15.80 and 17.62 EMMC, other applicable city codes, and approved by the approval authority for preliminary plats. Development projects that include hillsides, ridgelines, or retaining walls must comply with the standards in Chapters 15.80 and 17.62 EMMC. ~~Development near natural washes must include significant setbacks from the edge of the wash to any structure~~. No permanent structures near

natural washes shall be built within the watercourse plus 50 feet on either side of the top-of-bank as determined by relevant City personnel. Utility corridors shall be preserved and deeded to the city whenever possible for trails and open space corridors. Lots in the RA1 and RA2 zones shall include a buildable footprint of at least 20,000 square feet, which generally includes enough area for a home, two accessory buildings (garages or animals), and a horse corral. Lots in the RD1 zone shall include a buildable footprint of at least 15,000 square feet.

Business Park Zone.
17.37.050 Generally applicable provisions.

G. Hillside Development and Sensitive Lands. No construction, development, or earthwork may occur on land restricted by utility corridors, natural washes, storm drain retention/detention areas, geologically sensitive areas that require special engineering considerations for safe habitation, and steep slopes, unless in full compliance with Chapters 15.80 and 17.62 EMMC, other applicable city codes, and approved by the approval authority for site plans. The approval authority may consider, at their discretion, approval of uses on land restricted by utility corridors, including parking lots, recreation (trails, plazas, open space), appropriate temporary uses, and transit stops. Development projects that include hillsides, ridgelines, or retaining walls must comply with the standards in Chapters 15.80 and 17.62 EMMC. ~~Development near natural washes must include significant setbacks from the edge of the wash to any structure, unless approved improvements to the wash allow for smaller setbacks~~. No permanent structures near natural washes shall be built within the watercourse plus 50 feet on either side of the top-of-bank as determined by relevant City personnel. Utility corridors and natural washes shall be preserved and deeded to the City whenever possible for trails and open space or wildlife corridors.

Commercial zones.
17.35.050 Generally Applicable Provisions

G. Hillside Development and Sensitive Lands. No construction, development, or earthwork may occur on land restricted by utility corridors, natural washes, storm drain retention/detention areas, geologically sensitive areas that require special engineering considerations for safe habitation, and steep slopes, unless in full compliance with Chapters 15.80 and 17.62 EMMC, other applicable city codes, and approved by the approval authority for site plans. The approval authority may consider, at their discretion, approval of uses on land restricted by utility corridors, including parking lots, recreation (trails, plazas, open space), appropriate temporary uses, and transit stops. Development projects that include hillsides, ridgelines, or retaining walls must comply with the standards in Chapters 15.80 and 17.62 EMMC~~. Development near natural washes must include significant setbacks from the edge of the wash to any structure, unless approved improvements to the wash allow for smaller setbacks.~~ No permanent structures near natural washes shall be built within the watercourse plus 50 feet on either side

of the top-of-bank as determined by relevant City personnel. Utility corridors and natural washes shall be preserved and deeded to the City whenever possible for trails and open space or wildlife corridors.

Wildlife Overlay Zone
17.49.030 Applicability

C. Natural Wash. When applying the wildlife corridor overlay zone to any linear features such as wash, stream, gulch, or creek, as recorded on the United States Geological Survey 1:24,000 topographic maps, a 75-foot buffer on both sides of the wash shall be required. This 75-foot buffer shall be determined by measuring/surveying from the ~~bottom~~ top of the wash. The best available scientific methods will be used to determine where the bottom of the wash is geographically located. This will be determined by a qualified hydrological engineer or qualified city staff. This 75' buffer shall be clearly marked either by the developer, city, or property owner. These points/lines shall be surveyed, and the location data shall be housed on an Eagle Mountain City Server in their zoning or open space GIS database. Existing master development agreements and plat maps previously approved by the City Council before Chapter 17.49 existed are excluded from this requirement. This setback adds an additional layer of protection to 1) minimize erosion, 2) prevent property loss, 3) discourage property owners from building on highly erodible soils, 4) help with bank stabilization, 5) prevent or minimize water pollution, and 6) protect sensitive flora, fauna, and sensitive habitat (see map below).

	EAGLE MOUNTAIN CITY **PLANNING COMMISSION MEETING** **AUGUST 27, 2024**
TITLE:	Solar Power Plant and Solar Farms Code Amendment
ITEM TYPE:	Development Code Amendment
FISCAL IMPACT:	NA
APPLICANT:	City-initiated

CURRENT GENERAL PLAN DESIGNATION & ZONE	ACREAGE
n/a - proposed code intends solar power plant and/or solar farm standards to be incorporated into an overlay zone	n/a

PUBLIC HEARING	PREPARED BY	PRESENTED BY
Yes	Robert Hobbs, Senior Planner	Robert Hobbs

RECOMMENDATION:
Recommend approval to the City Council (with any Planning Commission adopted revisions) of the proposed amendments, or, table action on the code draft pending further discussion and edits to the same...

BACKGROUND:
Receipt by the City of an application for battery storage and associated solar arrays required review and recommendation of a rezone request. Public testimony and Commission discussion during the ensuing public hearing suggested the need for the City to expeditiously author, review and adopt an ordinance to address solar power plants and solar farms. A draft ordinance that borrows heavily from Fairfield has been attached to this report, modified to streamline and fit with our city's code.

ITEMS FOR CONSIDERATION:
City code amendments are legislative actions to our municipal code (in this case Title 17) that, per EMMC 17.05.120 "...may be initiated and proposed by the city through the planning director, planning commission or city council. Individuals may also propose amendments by submitting such amendments in writing and paying an application fee as adopted in the city's consolidated fee schedule. The process for amending this title shall be that process allowed for and required by the Utah Code, as amended from time to time, for changing the city's land use title".

Consideration to varying issues surrounding the installation and operation of solar power plants and farms should be given. The city's environmental and wildlife planner asked about the propriety of large tracts of land being devoted to such uses and also wondered, by asking, about the:

1- Impacts of construction on roads, etc.

2- What standards exist or should be applied to the build-out of the contemplated solar facilities. "Will it all be cheatgrass and tumbleweeds inside the fence, what will such developments look like, and, what can the city require from a vegetative standpoint -- including a fuel break on the outside of such

facilities?

3- What, if any benefit, will the city derive from such uses? Can we require off-site mitigation/impact fees? Do the solar facilities take away future/potential revenue from the city potentially provided by other uses that might be considered "higher and better"?

4- How will such facilities impact fire hazards and safety issues?

Also, of consequence is how to handle abandoned facilities or partially damaged/non-functioning equipment (e.g., damaged solar arrays/panels).

Note that the draft code language requires a number of site plan elements, has property development controls, contains mitigation and development/management narratives and plans, requires evidence of permits' procurement from outside agencies, plus financial security to address repair and/or dismantling of a solar facility.

PLANNING COMMISSION ACTION/RECOMMENDATION:

ATTACHMENTS:

1. Solar Farms/Plants Draft Overlay Zone Code Amendment

Title 17
ZONING

Chapters:

Division I. Introduction and General Information

17.05 General Provisions
17.10 Definitions
17.15 Roles and Duties

Division II. Land Use and Density Regulations

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

Division III. Generally Applicable Development Standards and Regulations

17.55 Off-Street Parking
17.56 Outdoor Lighting Standards
17.58 Historical Preservation Overlay Zone
17.60 Landscaping, Buffering, Fencing and Transitioning
17.61 Land Use Compatibility With Military Use
17.62 Ridgeline Protection Standards

Division IV. Special Use Development Standards and Regulations

17.63 Ridgeline Protection Overlay Zone
17.65 Home Businesses
17.69 Second Kitchens or Kitchenettes

17.70 Accessory Dwelling Units
17.72 Commercial and Multifamily Design Standards
17.75 Standards for Special Uses
17.76 Small Wind and Solar Energy Conversion Systems
17.80 Sign Regulations and Sign Permits
17.85 *Superseded*

Division V. Approvals and Appeals

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

17.10.030 Definitions.

"Abandoned solar energy system" means any solar power plant and/or solar farm that remains non-functional or inoperative, meaning it is not being used to generate energy or is not maintained in compliance with the terms of an approved conditional use permit for a continuous period of one hundred eighty (180) days. A solar power plant and/or solar farm that is nonfunctional or inoperative for any period of time as a result of an emergency or force majeure event, any maintenance, repair, or repowering of the plant by the owner or operator, and/or curtailment by an end user or power purchaser, or any other periods of nonuse that are planned or scheduled by the owner or operator of the plant or otherwise required by the power purchaser or transmission provider shall not be deemed abandoned for purposes of this ordinance.

"Concentrating solar thermal devices" means systems that use lenses, mirrors, or tracking systems to focus or reflect a large area of sunlight into a small area by a transfer of fluid or gas, which is used as a heat source for either a conventional power plant, such as a steam power plant, or a power conversion unit.

"Disturbance zone" means the area of a site directly impacted by the construction and operation of a solar power plant and/or solar farm. Impacts within the disturbance zone may include, without limitation, reasonably anticipated detrimental effects to protected viewsheds, aquifers, water resources, and wildlife habitat or migration corridors located on the site.

"Hazardous waste" means any solid waste governed by the Resource Conservation and Recovery Act Subtitle C regulation.

"Integrated PV" means photovoltaics incorporated into building materials, such as shingles.

"Offsite impacted area" means: a) the neighboring properties and roadways located adjacent to the Disturbance Zone that are reasonably anticipated to be detrimentally affected by glare produced by the operation of a solar power plant and/or solar farm; and, b) a protected viewshed that includes the disturbance zone and other areas

outside the disturbance zone that is reasonably anticipated to be detrimentally affected by the solar power plant and/or solar farm. Areas outside of the disturbance zone where such a facility may be visible are not considered within the off-site impacted area solely by the fact that a plant or farm is visible provided that there are no reasonably anticipated glare or visual impacts to a protected viewshed (that includes the development site).

"Photovoltaic device" means a system of components that generates electrical energy from sunlight by means of photovoltaic effect, whether or not the device is able to store the electric energy produced for later use.

"Photovoltaic or PV" means materials and devices that absorb sunlight and convert it directly into electricity.

"Power plant" means an industrial type facility that generates electricity from primary energy. Most power plants use one or more generators that convert mechanical energy into electrical energy in order to supply power to the electrical grid for society's electrical needs. The exception is solar power plants, which use photovoltaic cells (instead of a turbine) to generate this electricity.

The type of primary fuel or primary energy flow that provides a power plant its primary energy varies. The most common fuels are coal, natural gas, and uranium (nuclear power). A substantially used primary energy flow for electricity generation is hydroelectricity (water). Other flows that are used to generate electricity include wind, solar, geothermal and tidal (oceanic waves) or river currents.

"Protected viewshed" means any viewshed corridor located within city that has been officially designated as a protected viewshed corridor by the city.

"Rated capacity" means the maximum capacity of a Solar Power Plant-Large based on the sum total of each photovoltaic system's nameplate capacity.

"Solar energy project" means a renewable energy project that either:

a. Generates electricity from sunlight, consisting of one or more PV systems and other appurtenant structures and facilities within the boundaries of the site, or

b. Utilizes sunlight as an energy source to heat or cool buildings, heat or cool water, or produce mechanical power by means of any combination of collecting, transferring, or converting solar-generated energy, and does not meet any of the following criteria:

i. Has a disturbance zone of less than two acres;

ii. Is mounted on or over a building or parking lot or other previously- disturbed area; or

iii. Utilizes integrated PV only.

"Solar farm" means any public or private utility operated collection of solar panels on a property as a primary use of that property where such is primarily designed to collect passive solar rays for the purpose of converting the light energy collected into electricity

for distribution to a utility company and/or the public. This definition does not include solar panels placed on a structure (e.g., a home) to collect sunshine for the purpose of assisting to power that structure's electrical system – even if excess power is fed back into the electrical grid for a small profit. A solar farm is primarily a large-scale, ground-mounted system spread over extensive areas, focusing on bulk electricity generation for the grid. In contrast, "solar plant" is a more general term. It can encompass sizable installations similar to solar farms but also refers to smaller, more localized energy systems.

"Solar power plant" means a solar energy facility intended to generate electric energy by converting sunlight, whether by solar devices or other conversion technology, for the sale, delivery, transmission, or consumption of the generated energy by more than one end-user or by an end-user other than the owner or lessor of the property on which the solar energy project is constructed and operated. A solar power plant may also include one or more substations, energy storage facilities, and/or transmission facilities and improvements. A solar energy project containing only transmission facilities and improvements may be considered a solar power plant if the electrical energy transmitted along the project was generated by solar devices or other conversion technology at an off-site location. A solar farm is primarily a large-scale, ground-mounted system spread over extensive areas, focusing on bulk electricity generation for the grid. In contrast, "solar plant" is a more general term. It can encompass sizable installations similar to solar farms but also refers to smaller, more localized energy systems.

"Substation" means any combination of transformers, circuit breakers, lightning arrestors, and associated equipment designed to either step up power generated by any solar energy project for transmission or to step down any power coming into a solar energy project from an external transmission system.

"Utilities" ~~includes~~ means culinary water lines and systems, pressure and gravity irrigation lines and/or ditches, sanitary sewer lines, storm drain lines, subdrains, electric power, natural gas facilities, cable television, telephone transmission lines, data transmission lines, underground conduits and junction boxes that serve to purvey water, sewage, electricity, phone or television signals, move garbage, etc.

"Utility, public" shall refer to any corporate, public entity that provides goods or services to the general populace. Public utilities may include common carriers as well as corporations that provide electric, gas, water, heat, and television cable systems. Public utilities are regulated by public utilities or service commissions that operate at a variety of jurisdictional levels. They provide or supply certain goods or services to the general public including: water, gas, electricity (i.e., via solar, wind, water, fossil fuels, dams, nuclear plants and other power plants, etc.), telephone (e.g., land line or cell phone service), waste disposal and varying communication (e.g., phone, internet, wi-fi, fiber optic, etc. utilities.

“Utility, private” shall refer to any utility owned and operated by a private property owner or set of owners or private company. They may provide services equivalent to a public utility company but typically at a lesser level for a smaller set of recipients.

17.10.045 Power Plant Overlay Zone.

17.45.010 What this chapter does.

This chapter contains land use provisions that regulate the approval, site development, installation and maintenance of solar-based power plants and/or farms and their accessory appurtenances.

17.45.020 Standards.

A. Underlaying zoning. The power plant overlay zone shall only be considered on lots with the following underlaying zoning:

1. Agriculture.

2. Industrial.

3. Light Manufacturing or Distribution

B. General.

1. Any utility installation shall comply with EMMC Title 13, Public Utilities and Services.

2. Any utility installation, except utility boxes and transmission lines, shall be subject to Chapter 17.100 EMMC.

C. Power substations.

1. Fencing. The perimeter of the substation site shall be fenced for public safety and to minimize visual impact. Chain-link, including electrified, may be used around such facilities.

2. Landscaping. The perimeter of the substation site (outside of fencing) shall be landscaped, including along any property frontage area in accordance with the base zone’s requirements.

3. Location. No power substation shall be located in the path of any planned street or trail as illustrated in the city’s transportation master plan and/or parks and open space master plan.

D. Solar farms.

1. Concentrating solar thermal devices.

Concentrating solar thermal devices are not, and shall not be, allowed.

17.45.030 Site plan applications additional details.

In association with the general requirements for site plan approval for a solar plant and/or farm facility, an application for such a project shall include the following [extra] information and plans:

A. Project description.

A narrative identifying the applicant, owner, and operator, and describing the proposed solar energy project, including a detailed overview of the project and its location; the approximate estimated rated capacity of the solar power plant and/or farm, the approximate number, representative types and expected footprint of solar equipment to be used or constructed; and a description of any ancillary equipment, buildings, and structures, if applicable; an estimated construction schedule and project life;

B. Site and development plans. Site development, operation and maintenance plans which shall include the following information:

a. Property lines and setback lines.

b. Existing and proposed buildings and structures, including the location(s) of the proposed PV and any other solar equipment.

c. Existing and proposed access roads, drives, turnout locations, and parking.

d. The location of all substations, electrical cabling from the solar energy project to all substations, ancillary equipment, buildings, and structures (including those within any applicable setbacks).

e. Fencing or other methods of ensuring public safety.

f. Areas of wildlife habitat and migration corridors and areas of historic, archeological, and cultural resources within the disturbance zone and off-site impacted area.

g. Erodible slopes and soils, and/or which present concerns for water quality, landslide, severe erosion, or high storm runoff potential.

h. Historic, archeological, and cultural resources.

i. Areas containing erodible slopes and soils, and/or which present concerns for water quality, landslide, severe erosion, or high storm runoff potential.

j. Existing utilities, pipelines, and transmission lines; proposed utility lines; utility and maintenance structures; existing topographic contours; existing and proposed drainage ways; proposed grading; areas of natural vegetation removal.

k. Any existing inhabitable structures and residentially-zoned lots within one-thousand feet of the project.

l. Any gulches, hillsides over 25% slope, floodplains or wetlands; on or crossing over property intended for a solar power plant and/or farm overlay.

m. Additional information may be required, as determined by Town officials or staff, such as a scaled elevation view and other supporting drawings, photographs of the proposed site, photos or other realistic simulations or modeling of the proposed solar energy project from potentially sensitive locations as deemed necessary by the city to assess the visual impact of the project, a landscaping and screening plan, coverage map, and additional information that may be necessary for a technical review of the proposal.

C. Documented approvals.

As a submittal requirement for rezone approval for the solar farm overlay zone, an applicant for a solar farm shall be required to provide the City with certified copies of all necessary permits to construct any solar power plant and/or farm from the Federal Energy Regulatory Commission ("FERG") and the Utah State Public Service Commission ("Utah PSC"). Also, prior to the issuance of a building permit, an applicant shall provide the city with the Safety Data Sheets (SDS) from the manufacturer of the solar array panels proposed for the project, as well as the SDS for all other components of the proposed project for which SDSs exist.

D. Confirmation of commitment to purchase power.

As a condition of approval of any conditional use permit pursuant to this subsection, the applicant shall provide city staff with documentation demonstrating a commitment by a power purchaser to purchase one hundred (100) percent of the anticipated power to be generated by any solar power plant and/or farm being proposed for permitting. Documentation may include, without limitation, evidence that the applicant has been selected by a power purchaser to negotiate a power purchase agreement, a memorandum of an executed power purchase agreement, docket filings or other publicly available records of the Utah PSC or other regulatory agency with jurisdiction evidencing the approval of such agreement. The applicant shall not be required to provide a copy of its power purchase agreement to satisfy the requirements of this section.

E. Local economic benefits.

The applicant shall provide a written analysis of projected local economic benefits, describing estimated project cost, generated taxes, the percentage of construction

dollars to be spent locally, and the number of local construction and permanent jobs that are anticipated to be created as a result of the project. In addition to these factors, the analysis of local economic benefits shall include an analysis of the anticipated life of the project, the costs to decommission the project at the end of its useful life, an estimate of the costs of disposal of all components of the project, including the potential cleanup costs of any hazardous waste generated both by the operation of the project and as part of decommissioning the project and disposal of the buildings, materials, components, waste, and accessory structures that exist because of the project. Finally, the analysis of economic benefits will include an assessment of the loss of all agricultural land within the disturbance zone used for the construction and operation of the proposed project, including the costs to mitigate the effects of sedimentation to the local surface and groundwater as a result of the removal of vegetation from the site over the anticipated life of the proposed project.

F. Environmental analysis.

An environmental review to include an evaluation of the reasonably anticipated wildlife impacts, visual impacts, soil impacts, including impacts arising from the removal of vegetation from the site for any solar power plant and/or solar farm, its proximity to the city's adopted wildlife corridor and possible sedimentation arising from that removal, and an evaluation of any wildlife, historic, archeological, and cultural resources identified by DWR and the UTSHPO. At the applicant's election, the analysis required under this section may be prepared so as to be consistent with the requirements of the National Environmental Policy Act, 42 U.S.C. § 4321, et seq. ("NEPA") and regulations issued by the Council on Environmental Quality or such alternative regulations as the applicant proposes that are consistent with the requirements of this code, with the applicant supporting its decision by a submission to the city.

In the event that the applicant is required by any state or federal agency to undertake review of the proposed project under NEPA, documents prepared by the applicant to comply with those requirements may be submitted to the city in satisfaction of this requirement.

Environmental review documents: shall include an evaluation of the decommissioning plan required by this Code and the reasonably anticipated environmental impacts arising from the implementation of the decommissioning plan. The review documents prepared pursuant to this section must identify all such reasonably anticipated impacts and propose modifications to any proposed project to reasonably mitigate the reasonably anticipated detrimental impacts. In the event that avoidance of identified impacts is not deemed possible, the environmental review documents prepared pursuant to this section shall include proposals for the mitigation of any identified impacts which cannot be avoided.

Rezone subject to approval based on environmental grounds: The city may deny any application for a rezone on their determination that the reasonably anticipated detrimental effects of a proposed solar power plant and/or solar farm cannot be

substantially mitigated by the proposal or the imposition of reasonable conditions to achieve compliance with the standards of approval set forth in this subsection.

G. Solid and hazardous waste plan.

Plan plans for the spill prevention, clean-up, and disposal of fuels, oils, and hazardous waste, as well as collection methods for all solid waste generated by the solar power plant and/or farm (e.g. broken panels, etc.). In addition, an application for a solar power plant and/or farm, pursuant to this subsection, shall include as part of a decommissioning plan a disposal plan for all solid waste and any hazardous waste that will be generated by the implementation of the decommissioning plan.

The calculation of the decommissioning costs shall include the costs to dispose of any hazardous waste generated by a proposed solar power plant and/or farm as part of the decommissioning of the project. Any hazardous waste generated as a result of the construction, operation, maintenance or decommissioning of a solar power plant and/or solar farm shall not be disposed of within city limits.

H. Transportation plan for construction and operation phases.

1. Transportation plan required details.

a. A narrative description and map of the roads the applicant will utilize during the construction and operational phases of the project, along with their existing surfacing and condition.

b. Description of any new roads and proposed upgrades or improvements needed to the existing road system to serve the project during both the construction and operation of the project.

c. Identification of all areas where modification of the topography is anticipated (cutting/filling) to construct or improve the roadways, address road improvement, restoration or maintenance needs associated with the construction, ongoing maintenance/ repair, and potential dismantling and/or decommissioning of the project, provide projected traffic counts for the construction period, broken down by the general type/size of vehicles, and identify approximately how many trips will have oversized or overweight loads.

I. Public safety.

Identification and description of any known or suspected potential safety hazards to the city, adjacent properties, public roadways, communities, and any other potential impacts to public safety that may be created by the proposed project.

J. Noise limitations. Include sufficient information regarding noise generated during both the construction and the operation of the proposed project so as to demonstrate compliance with applicable regulations in EMMC 8.15.

K. Visual and glare impacts and protected viewsheds.

As part of the required environmental review, an evaluation of the reasonably anticipated detrimental glare impacts and impacts to wildlife within any wildlife corridor area that the proposed solar power plant or solar farm crosses or abuts, any protected viewsheds within the disturbance zone and offsite impacted area shall be undertaken and included as part of that environmental review. The applicant shall also provide an evaluation of visual impacts caused by components of the project such as mirrors, solar towers, cooling towers, steam plumes above-ground electrical lines, accessory structures, access roads, utility trenches and installations, and alteration of vegetation.

The environmental review shall assess the visual and glare impacts within both the disturbance zone and offsite impacted area of all such components that are proposed to be installed as part of a solar power plant and/or solar farm together with an assessment of those impacts shall be included as part of a visual simulation of the planned structures and analysis of reasonably anticipated glare impacts within the proposed project's disturbance zone and off-site impacted area.

The number of visual simulations shall be sufficient to provide adequate analysis of the visual impacts of the proposal, which shall be from no less than four vantage points that together provide a view from all sides of the proposed solar power plant and/or solar farm. More visually sensitive proposals (e.g., solar power towers or exposed mirrors in sensitive viewsheds) may require analysis from significantly more vantage points, such as different distances and sensitive locations.

L. Proof of consultation with the Utah Department of Natural Resources, Division of Wildlife Resources. The applicant shall provide city staff with documentation that the applicant has notified DWR in writing of a proposed solar power plant and/or solar farm being proposed on one or more properties in the city. If, within thirty (30) days of DWR's receipt of the applicant's notice, DWR confirms in writing to the applicant that DWR has identified reasonably anticipated detrimental effects as determined by DWR to areas of wildlife habitat and migration corridors for wildlife on the site that will be affected as a result of the construction and operation of any solar power plant/solar farm, such information obtained from the consultation with DWR will be incorporated into the environmental review and the city may impose reasonable conditions to mitigate the reasonably anticipated detrimental effects of the project on such affected habitat or corridors on the site.

M. Proof of consultation with the Utah State Historic Preservation Office (SHPO) & Antiquities Section. The applicant shall provide city staff with documentation that the applicant has notified SHPO in writing of a proposed solar power plant and/or solar farm on any affected city property(ies). If, within thirty (30) days of SHPO's receipt of the applicant's notice, SHPO confirms in writing to the applicant that SHPO and identified reasonably anticipated detrimental effects of the proposed solar power plant and/or solar farm on historic, archeological, and cultural resources under by Section 106 of the National Historic Preservation Act, 54 U.S.C. § 300101, and any regulations adopted pursuant to that Act, as well as

the requirements of Utah Code Annotated § 9-8-404(1), such information obtained from the consultation with SHPO will be incorporated into the environmental review. The city may impose reasonable conditions to mitigate the reasonably anticipated detrimental effects of the solar power plan and/or farm given historic, archaeological, and cultural resources or features on the site.

N. Revegetation areas and methods. Any decommissioned solar power plant and/or solar farmland shall be re-vegetated and restored by the owner(s), at their expense, to as natural a state as possible within six-months of dismantling and removal.

O. Dust and erosion control.

P. Agreements/Easements. If the land on which the project is proposed is to be leased, rather than owned by the applicant, all property within the project boundary must be included in a recorded easement(s), lease(s), or consent agreement(s) specifying the applicable uses for the duration of the project. All necessary leases, easements, or other agreements between the applicant and the affected parties must be in place prior to commencing construction, unless specified otherwise as a condition of rezoning.

Q. Identify the anticipated points of interconnections between the solar power plant and/or solar farm and the power grid of the utility whose facilities will transmit the power generated. Unless waived by the city, no above-ground collector lines may be constructed as part of a solar power plant and/or solar farm, except for connections between the substation or substations included as part of a solar power plant and/or solar farm required to connect such to high voltage transmission lines operated by a public utility licensed by FERC and the Utah PSC. The applicant must demonstrate that any such connections are necessary, and that they comply with the requirements imposed by FERC and the Utah PSC, as applicable.

R. Mitigation plans: Additional measures/plans proposed to mitigate the reasonably anticipated detrimental effects of the solar power plant and/or solar farm proposed in conjunction with rezoning. Note the city may require the identification, assessment, avoidance, or mitigation of any other probable and significant impacts, as identified through the review process.

S. Drawings in form specific. Besides submittal of electronic and/or paper application(s) and plans and as required by the city, the applicant shall provide to the city .pdf drawings and GIS shape files of the intended facility.

T. Decommissioning plan

3. Standards for a decommissioning plan.

A. Submittal requirements: As part of a rezone application for a solar power plant and/or solar farm, an applicant must submit a decommissioning plan which shall include the following:

i. The anticipated life of the project.

ii. The estimated cost to remove, dismantle, and dispose of the project improvements at the end of their useful life (the "decommissioning cost"), as determined by a licensed professional engineer not employed by the applicant, owner or operator, with experience in the design/construction or operation and decommissioning of solar energy projects.

iii. The manner in which the project will be decommissioned and description of the means by which financial assurance will be provided to the city that the applicant will be able to implement its proposed decommissioning plan. The financial assurance means may be chosen from the following alternatives, and the required financial assurance shall be provided to the city prior to the issuance of a building permit authorizing the commencement of construction of the project.

(1). A federally insured certificate of deposit in the name of the city in the amount of one hundred twenty-five (125) percent of the decommissioning cost, along with a power of attorney, made in favor of the city, allowing the city to access the certificate of deposit in the event the applicant, owner, or operator fails to fulfill the decommissioning plan, declares bankruptcy, or is otherwise deemed to be insolvent by a court with competent jurisdiction.

(2). A cash deposit in the amount of one hundred twenty-five (125) percent of the decommissioning cost costs, along with a power of attorney, made in favor of the city, allowing the city to access the cash deposit in the event the applicant, owner, or operator fails to fulfill the decommissioning plan, declares bankruptcy, or is otherwise deemed to be insolvent by a court with competent jurisdiction.

(3) An irrevocable letter of credit in favor of the city, in the amount of one hundred twenty-five percent (125 %) of the decommissioning cost, along with a power of attorney, made in favor of the city, allowing the city to access the letter of credit in the event the applicant, owner, or operator fails to fulfill the decommissioning plan, declares bankruptcy, or is otherwise

deemed to be insolvent by a court with competent jurisdiction; and

(4) Posting a performance bond to be made in favor of the city of one hundred twenty-five percent (125%) of the decommissioning cost that allows the city to access the bond in the event the applicant, owner, or operator fails to fulfill the decommissioning plan, declares bankruptcy, or is otherwise deemed to be insolvent by a court with competent jurisdiction.

B. Securing decommissioning funds. If the owner of any solar power plant and/or solar farm finances the project with debt secured by the project, the owner shall ensure that the debt shall not be secured by and the lender(s) may not access the financial assurance posted by the applicant, owner, or operator to ensure the decommissioning costs of the project.

C. Decommissioning cost updates: To assure that the decommissioning cost upon which the decommissioning plan required by this section remains up-to-date and valid, the applicant, owner, or operator shall prepare and present to the city an updated decommissioning plan and decommissioning cost not later than five years following the issuance of any building permit by the city for any project permitted pursuant to this section, and again every five (5) years thereafter.

10. Unsafe or abandoned solar energy system.

If the building department, after the delivery of notice to the owner or operator, finds that a solar power plant and/or solar farm is in violation of any federal, state, or local permits, approvals, or safety standards, the owner or operator shall take steps immediately to ensure that the project complies with all federal, state, and local permits, approvals, and safety standards.

If the city, after delivery of notice to the owner or operator, finds that the project is an abandoned solar power plant and/or solar farm, the owner or operator shall decommission the project in accordance with the decommissioning plan. Any finding by the city pursuant to this paragraph must be made in writing and preceded by a public meeting that complies with applicable Utah law. The building department may extend the one hundred eighty (180) day deadline set forth in the definition of an abandoned solar power plant and/or solar farm if the building department finds that the owner or operator intends to repair and restore operations of the project and provides the building department with a restoration plan and timeline for doing so.

If the owner or operator fails to repair or decommission an abandoned solar power plant and/or solar farm within the time frame set forth in the decommissioning plan (or as otherwise approved by the building department as provided herein) or fails to file a timely appeal with the land use appeal authority,

this failure will be deemed as sufficient cause for the city to utilize the financial security accepted by the city pursuant to EMMC Section 17.45.030.3.A.iii and to remove the project and implement the decommissioning plan prepared by the applicant.

When the owner, operator, or other responsible party decommissions a solar power plant and/or solar farm, that person or persons shall handle and dispose of the equipment and other project components in conformance with all state and local requirements. At such time as a solar power plant and/or solar farm is scheduled to be decommissioned at the end of that project's useful life, the owner, operator, or other responsible party shall notify the city no less than three hundred sixty-five days prior to the date of decommissioning, as well as notify the city of the schedule within which the owner, operator, or other responsible party shall complete the physical removal of the solar power plant and/or solar farm. This period may be extended at the request of the owner, operator, or other responsible party, upon approval of the city council.

11. Standards for location, appearance, and operation of a solar power plant and/or solar farm:

A. Height Restriction. All photovoltaic panels, solar devices, buildings, and accessory structures located on a solar power plant and/or solar farm shall be restricted to a maximum height of twenty feet when orientated at a maximum tilt, as measured from the existing grade.

B. Setbacks. Structures constructed at, or as part of, a solar power plant shall be set back from all property lines and public road rights-of-way at least the distance required by the base zone in which the facility is established, or, twenty-five feet, or one and one-half times the height of the nearest structure to a right-of-way, whichever is greater.

Further, structures at a solar power plant and/or solar farm shall be located at least one thousand-feet from all residentially zoned lots and any existing residences. Additional setbacks may be required to mitigate reasonably anticipated noise and glare impacts, or to provide for designated road or utility corridors, as identified through the site plan application review process.

C. Fencing. An appropriate security fence not less than eight-feet (8’) shall be placed around the perimeter of any solar power plant and/or solar farm. Knox key lock boxes and keys shall be provided at locked entrances to allow emergency personnel access.

D. Signage on solar equipment. Warning signage shall be placed on solar equipment to the extent appropriate, as determined by the city, with any restrictions or requirements on signage incorporated as part of any rezone approved pursuant to this ordinance. Solar equipment shall not be used for displaying any advertising except for reasonable identification of the manufacturer, owner or operator of the solar power plant and/or solar farm. All signs, flags, streamers, or similar items, both temporary and permanent, are

prohibited on solar equipment except as follows: (a) manufacturer's or installer's identification; (b) appropriate warning signs and placards; (c) signs that may be required by any federal agency or the Utah PSC; and (d) signs that provide a 24-hour emergency contact phone number and warn of any danger.

E. Noise and nuisance requirements. Solar power plants and/or solar farms shall comply with all applicable city noise and nuisance codes.

F. Buildings and accessory structures. All buildings and accessory structures incorporated into any solar power plant and/or solar farm shall use/incorporate materials, colors, and textures that will blend the facility into the existing environment.

G. Landscaping. Shall be as per base zone requirements.

H. Lighting. Lighting of all buildings and accessory structures included in any solar power plant and/or solar farm shall be limited to the minimum necessary, and dark sky code compliant. No solar power plant and/or solar farm shall produce glare that would constitute a nuisance to occupants of neighboring properties or persons traveling on neighboring roads.

I. Fire protection. All solar power plants and/or solar farms shall have a defensible space for fire protection with a fire protection plan which will be approved and signed off by the fire marshal.

J. Local, state and federal permits. A solar power plant and/or solar farm shall be required to obtain all necessary permits from the Utah PSC, the Utah Department of Environmental Quality ("Utah DEQ"), including the Utah Division of Air Quality and the Utah Division of Water Quality, any applicable permits required by the Town, and all applicable Federal permits. A condition of building permit shall be reasonable documentation that the applicant has obtained all required permits to construct the solar power plant and/or solar farm from FERC, the Utah PSC, and the Utah DEQ. The city may withhold approval of a building permit for a solar power plant and/or solar farm if such condition is not satisfied at the time the applicant applies for a building permit.

K. Parking: There is not, nor shall be, imposed a minimum parking standard or open space requirement against a solar power plant and/or solar farm project. If provided however, parking and service drives shall meet minimum city standards for sizing, paving, striping, quantity, ADA conformance, planters, maneuvering area, etc.

L. Protection guarantees: If significant impacts to the environment and/or city's transportation system are anticipated, the city may require financial guarantees to ensure proper repair/restoration of lands or roadways or other infrastructure damaged or degraded during construction or dismantling of the project. In such cases, the "before" conditions of the lands, roadways and other infrastructure must be documented through appropriate methods such as videos, photos, and written records, in order to provide a proper reference for restoration.

17.75.092 Utilities, public and private.

This section ~~is inclusive of~~ pertains to facilities, substations, structures, buildings, transmission lines and pipes (above and/or below ground), equipment, and storage (fenced or enclosed) related to the production and distribution of utility services, public and private but not power plants or power generation facilities.