



EAGLE MOUNTAIN PLANNING COMMISSION MEETING

February 13, 2024, 5:30 PM

Eagle Mountain City Council Chambers

1650 East Stagecoach Run, Eagle Mountain, Utah 84005

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

1. Discussion Items

- 1.A [CONCEPT/DISCUSSION - Atkinson Exception to ADU Setback Standards, Lot 34, Valley View Ranch South, Plat "B"](#)
[Valley View Ranch South, B.pdf](#)
[ATKINSON SITE SET BACK.pdf](#)
[17.70.pdf](#)
- 1.B [DISCUSSION - City Open Space GIS database](#)
none

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

2. Pledge of Allegiance

3. Declaration of Conflicts of Interest

4. Approval of Meeting Minutes

- 4.A [January 23, 2024 Planning Commission Minutes](#)
[01.23.2024 PC DRAFT Minutes](#)

5. Status Report

6. Action and Advisory Items

- 6.A [ACTION ITEM/PUBLIC HEARING - Flinders' Exception to ADU Setback Standards, Lot 720, Valley View Ranch Phase A Plat 7](#)
Consideration of reduced setback standards for a proposed detached accessory dwelling unit to be located at 2374 E. Dugway Drive (Parcel Number 54:302:0720).
[Aerial Maps](#)
[ADU Floor Plan](#)
[Recorded Plat](#)
- 6.B [ACTION ITEM - First Amendment to Firefly ARMDA](#)
Approve Amendment
[First Amendment to Firefly ARMDA.docx](#)
- 6.C [ACTION ITEM/PUBLIC HEARING - Parkway Fields F - Preliminary Plat](#)

Review and recommendation pertaining to a request by Flagship Homes for Preliminary Plat Approval for Parkway Fields Phase F; said plat contains 61 (revised from 56) single-family lots and six parcels within 69.84 acres of land (UC Parcel 59:018:0057). Plat F has already been approved for residential development as part of the Ault Farms master development community (now "Parkway Fields"). Plat F was formerly identified as being part of Phase E in an area zoned Foothill Residential (FR).

[Parkway Fields Preliminary Phase F](#)

6.D [ACTION ITEM/PUBLIC HEARING - Parkway Fields G - Preliminary Plat](#)

Planning Commission review and recommendation regarding a request by Flagship Homes for Preliminary Plat Approval for Parkway Fields Phase G, containing 209 single-family detached lots, two commercial lots and four open space parcels within 66.96 acres of land (UC Parcel 59:018:0057). Plat G has already been approved for residential development as part of the Ault Farms master development community (now "Parkway Fields"). Plat G was formerly identified as being part of Phase F in an area with mixed zoning of Commercial Neighborhood (CN), RC, and R3.

[Parkway Fields Preliminary Phase G](#)

6.E [ACTION ITEM/PUBLIC HEARING - General Plan Amendment and Rezone for Pony Express 27](#)

Review and recommendation of a proposed General Plan amendment and rezone of Parcel Number 58:040:0326 and a portion of 58:040:0228. Feedback on the submitted concept plan.

[GP Amendment and Rezone Exhibits](#) [Concept Plan - Pony Express 27](#)

6.F [ACTION ITEM/PUBLIC HEARING - An Ordinance of Eagle Mountain City, Utah, Amending the Eagle Mountain Municipal Code Chapter 17.49 Wildlife Corridor Overlay Zone.](#)

Vote to move forward to City Council.

[EMMC 17.49 Wildlife Corridor Overlay Zone](#)

6.G [ACTION ITEM/PUBLIC HEARING - EMMC 17.61 Land Use Compatibility With Military Use](#)
Amending EMMC to comply with state notification requirements when land development is proposed within 5,000 feet of Camp Williams.

[EMMC 17.61 Military Use](#)

7. **Discussion Items**

8. **Next scheduled meeting**

9. **Adjournment**

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

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



EAGLE MOUNTAIN CITY
PLANNING COMMISSION MEETING
FEBRUARY 13, 2024

TITLE:	CONCEPT/DISCUSSION - Atkinson Exception to ADU Setback Standards, Lot 34, Valley View Ranch South, Plat "B"		
ITEM TYPE:	Discussion		
FISCAL IMPACT:			
APPLICANT:			
GENERAL PLAN DESIGNATION Agricultural/Rural Density Two	CURRENT ZONE Medium Density -- Valley View Ranch	ACREAGE 0.513	COMMUNITY Valley View Ranch South, Plat B

PUBLIC HEARING:
No

PREPARED BY:
Brandon Larsen, Planning

PRESENTED BY:

RECOMMENDATION:

BACKGROUND:

Jordan Atkinson is considering submitting a request for an exception to the setback requirements for ADUs. He would like to expand his home at 1998 E Horizon Cove and establish an internal ADU. EMMC 17.70.040(C) appears to establish a process by which the Planning Commission may approve, approve with conditions, or deny an exception to the ADU standards. This is just a discussion item to gauge the Planning Commission's interest in considering such a request.

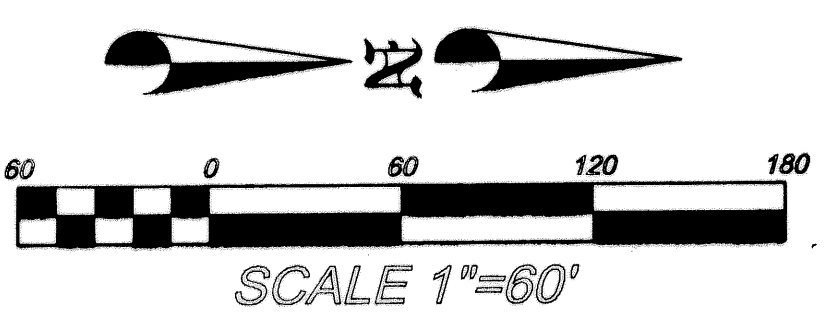
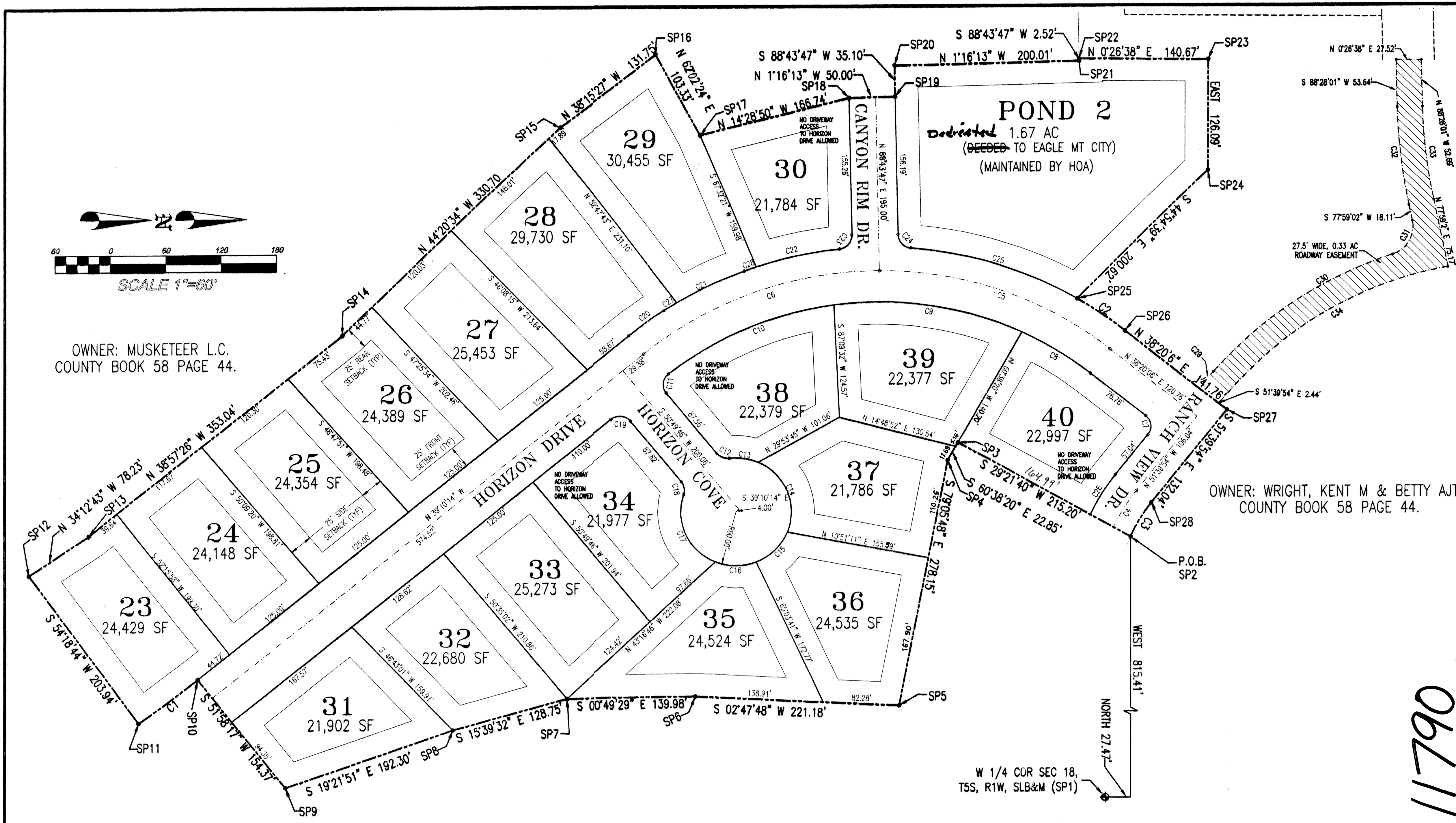
ITEMS FOR CONSIDERATION:

REQUIRED FINDINGS:

PLANNING COMMISSION ACTION/RECOMMENDATION:
Discussion item only.

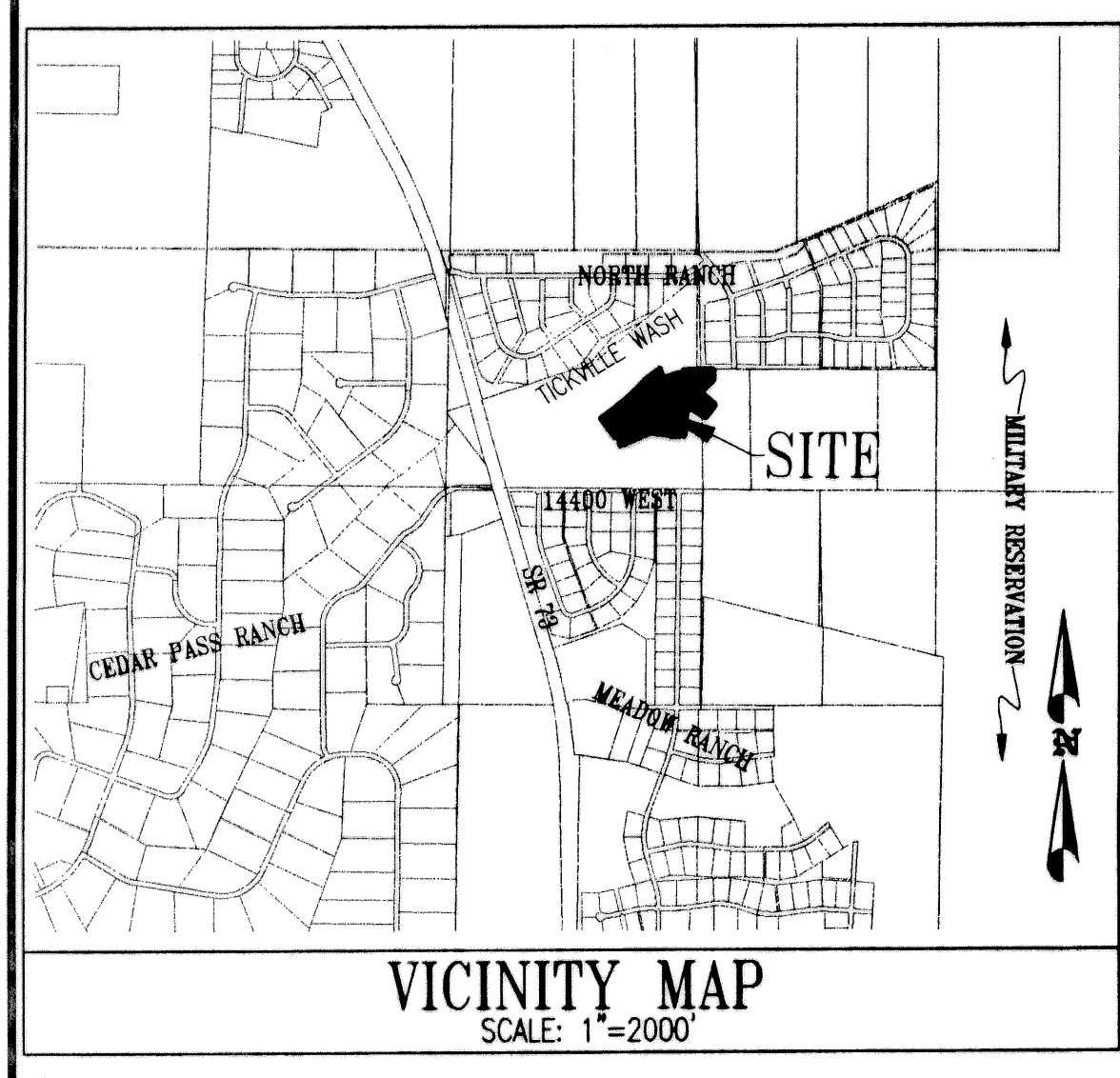
ATTACHMENTS:

[Valley View Ranch South, B.pdf](#)
[ATKINSON SITE SET BACK.pdf](#)
[17.70.pdf](#)



OWNER: MUSKETEER L.C.
COUNTY BOOK 58 PAGE 44.

OWNER: WRIGHT, KENT M & BETTY AJT
COUNTY BOOK 58 PAGE 44.



ADDRESS TABLE	
LOT#	ADDRESSES
23	8337 North Horizon Drive
24	9353 North Horizon Drive
25	9369 North Horizon Drive
26	9389 North Horizon Drive
27	9405 North Horizon Drive
28	9423 North Horizon Drive
29	9437 North Horizon Drive
30	9467 North Horizon Drive
OR	1954 East Canyon Rim Drive
31	9356 North Horizon Drive
32	9374 North Horizon Drive
33	9394 North Horizon Drive
34	9410 North Horizon Drive
OR	1998 East Horizon Cove
35	9444 North Horizon Drive
36	9452 North Horizon Drive
37	9461 North Horizon Drive
38	9446 North Horizon Drive
OR	1997 East Horizon Cove
39	9484 North Horizon Drive
40	9516 North Horizon Drive
OR	2000 East Ranch View Drive

CURVE TABLE				
CURVE	RADIUS	LENGTH	DELTA	CHORD
C1	1250.00	80.31	3°40'52"	80.30
C2	430.00	63.06	8°24'9"	63.00
C3	170.00	44.26	14°54'56"	44.13
C4	191.00	47.54	14°15'37"	47.42
C5	404.00	270.12	38°18'31"	265.12
C6	404.00	276.38	38°11'49"	271.03
C7	15.00	23.56	90°0'0"	21.21
C8	370.00	87.85	13°36'15"	87.65
C9	370.00	208.95	32°21'24"	206.19
C10	370.00	196.81	30°28'37"	194.50
C11	15.00	23.84	91°4'4"	21.41
C12	15.00	15.12	57°46'9"	14.49
C13	60.00	32.13	30°40'57"	31.75
C14	60.00	92.41	88°14'50"	83.55
C15	60.00	49.06	46°51'10"	47.71
C16	60.00	45.25	43°12'43"	44.19
C17	60.00	90.63	86°32'37"	82.26
C18	15.00	15.12	57°46'9"	14.49
C19	15.00	23.56	90°0'0"	21.21
C20	430.00	47.26	61°7'50"	47.24
C21	430.00	61.88	10°48'12"	60.96
C22	430.00	92.45	12°19'5"	92.27
C23	15.00	22.39	85°30'26"	20.37
C24	15.00	22.04	84°10'40"	20.11
C25	430.00	190.48	25°22'50"	188.93
C26	220.00	52.07	13°33'43"	51.95
C27	430.00	16.31	21°0'22"	16.31
C28	430.00	13.63	1°48'59"	13.63

NOTE: NO BUILDING PERMIT SHALL BE ISSUED FOR A LOT UNTIL THE UTAH COUNTY HEALTH DEPARTMENT APPROVES IT FOR A SEPTIC TANK AND DRAIN FIELD.

NOTE: NO BUILDING PERMIT SHALL BE ISSUED FOR A LOT UNLESS ADEQUATE WATER PRESSURE IS DEMONSTRATED TO EAGLE MOUNTAIN CITY.

TABULATIONS	
TOTAL AREA	= 14.02 AC
LOT ACREAGE	= 9.84 AC
STREET ACREAGE	= 2.51 AC
POND ACREAGE	= 1.67 AC
NUMBER OF LOTS	= 18
AVERAGE LOT SIZE	= 23.81 SF

GENERAL NOTES

1. ALL WATER LINES UP TO AND INCLUDING THE METER, POWER LINES, GAS LINES, AND TELEPHONE LINES UP TO AND INCLUDING THE METER ARE DEDICATED TO EAGLE MOUNTAIN CITY.

2. ALL LOTS ARE SUBJECT TO A 5' UTILITY EASEMENT (PUE) ALONG ALL SIDE AND REAR LOT LINES, AND A 10' FOOT UTILITY EASEMENT ALONG ALL STREET FRONTS, IN ADDITION TO ANY EASEMENTS SHOWN ON THIS PLAT.

STATE PLANE COORDINATES					
FACTOR = 0.999705155167					
SP#	X=	Y=	SP#	X=	Y=
SP1	1,860,508.180	747,409.620	SP15	1,859,234.769	746,817.422
SP2	1,859,693.014	747,437.083	SP16	1,859,153.212	746,920.849
SP3	1,859,587.530	747,249.579	SP17	1,859,244.452	746,969.280
SP4	1,859,607.439	747,238.379	SP18	1,859,202.769	747,130.680
SP5	1,859,880.491	747,185.780	SP19	1,859,201.660	747,180.653
SP6	1,859,869.702	746,964.924	SP20	1,859,166.584	747,179.875
SP7	1,859,871.717	746,824.999	SP21	1,859,162.151	747,379.774
SP8	1,859,906.456	746,701.066	SP22	1,859,159.632	747,379.718
SP9	1,859,970.199	746,519.700	SP23	1,859,160.721	747,520.336
SP10	1,859,848.640	746,424.630	SP24	1,859,286.771	747,520.336
SP11	1,859,897.317	746,360.800	SP25	1,859,428.367	747,378.298
SP12	1,859,731.721	746,241.860	SP26	1,859,463.710	747,430.433
SP13	1,859,687.748	746,306.535	SP27	1,859,551.612	747,541.596
SP14	1,859,465.844	746,580.982	SP28	1,859,655.150	747,459.724

SURVEYOR'S CERTIFICATE

I, DAVID V. THOMAS, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 163947 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY BY AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, OPEN SPACE, STREETS AND EASEMENTS AND THE SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT AND THAT THIS PLAT IS TRUE AND CORRECT.

DATE April 3, 2006 SURVEYOR (SEE SEAL BELOW)

BOUNDARY DESCRIPTION

BEGINNING AT A POINT WHICH IS NORTH 27.47 FEET AND WEST 815.41 FEET FROM THE WEST QUARTER CORNER OF SECTION 18, TOWNSHIP 3 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN;

THENCE S 29°21'40" W 215.20 FEET; THENCE S 80°38'20" E 22.85 FEET; THENCE S 79°05'48" E 278.15 FEET; THENCE S 02°47'48" W 221.18 FEET; THENCE S 07°44'29" E 138.80 FEET; THENCE S 19°38'32" E 128.75 FEET; THENCE S 19°21'51" E 192.30 FEET; THENCE S 51°18'17" W 154.37 FEET; THENCE ALONG THE ARC OF A 1250.00 FOOT RADIUS CURVE TO THE RIGHT 80.31 FEET (CURVE HAS A CENTRAL ANGLE OF 03°40'52" AND A CHORD BEARING S 37°19'48" E 80.30 FEET); THENCE S 54°18'44" W 203.94 FEET; THENCE N 34°12'43" W 78.23 FEET; THENCE N 38°57'28" W 353.04 FEET; THENCE N 44°20'34" W 330.70 FEET; THENCE N 38°15'27" W 131.75 FEET; THENCE N 62°02'24" E 103.33 FEET; THENCE N 14°28'50" W 166.74 FEET; THENCE N 01°16'13" W 50.00 FEET; THENCE S 88°43'47" W 35.10 FEET; THENCE N 01°16'13" W 200.01 FEET; THENCE S 88°43'47" W 2.52 FEET; THENCE N 02°26'38" E 140.67 FEET; THENCE S 77°59'02" W 18.11 FEET; THENCE S 51°38'54" E 2.44 FEET; THENCE S 51°38'54" E 141.76 FEET; THENCE S 51°38'54" E 132.04 FEET; THENCE ALONG THE ARC OF A 170.00 FOOT RADIUS CURVE TO THE LEFT 44.26 FEET (CURVE HAS A CENTRAL ANGLE OF 14°54'56" AND A CHORD BEARING S 59°07'21" E 44.13 FEET) TO THE POINT OF BEGINNING.

CONTAINING 14.02 ACRES.
BASIS OF BEARING = STATE PLANE

OWNER'S DEDICATION

WE, THE UNDERSIGNED OWNERS OF ALL THE REAL PROPERTY DEPICTED ON THIS PLAT AND DESCRIBED IN THE SURVEYOR'S CERTIFICATE ON THIS PLAT, HAVE CAUSED THE LAND DESCRIBED ON THIS PLAT TO BE DIVIDED INTO LOTS, STREETS, PARKS, OPEN SPACES, EASEMENTS AND OTHER PUBLIC USES AS DESIGNATED ON THE PLAT AND NOW DO HEREBY DEDICATE UNDER THE PROVISIONS OF 10-9-407, UTAH CODE, WITHOUT CONDITION, RESTRICTION OR RESERVATION TO EAGLE MOUNTAIN CITY, UTAH, ALL STREETS, WATER, AND OTHER UTILITY EASEMENTS AND IMPROVEMENTS, OPEN SPACES SHOWN AS PUBLIC OPEN SPACES, PARKS AND ALL OTHER PLACES OF PUBLIC USE AND ENJOYMENT TO EAGLE MOUNTAIN CITY, UTAH, TOGETHER WITH ALL IMPROVEMENTS REQUIRED BY THE DEVELOPMENT AGREEMENT BETWEEN THE UNDERSIGNED AND EAGLE MOUNTAIN CITY FOR THE BENEFIT OF THE CITY AND THE INHABITANTS THEREOF.

Valley View AB LLC by Gary McDougal manager

OWNER(S): VALLEY VIEW AB LLC AUTHORIZED SIGNATURE(S): GARY MCDUGAL
PRINTED NAME OF OWNER

ACKNOWLEDGMENT

ON THE 25th DAY OF April, 2006, PERSONALLY APPEARED BEFORE ME THE PERSONS SIGNING THE FOREGOING OWNERS DEDICATION KNOWN TO ME TO BE AUTHORIZED TO EXECUTE THE FOREGOING OWNERS DEDICATION FOR AND ON BEHALF OF THE OWNERS WHO DULY ACKNOWLEDGED TO ME THAT THE OWNERS DEDICATION WAS EXECUTED BY THEM ON BEHALF OF THE OWNERS

MY COMMISSION EXPIRES January 3, 2009 Angie C. Jorrie NOTARY PUBLIC

ACCEPTANCE BY LEGISLATIVE BODY

THE CITY COUNCIL OF EAGLE MOUNTAIN CITY COUNTY OF UTAH, APPROVES THIS SUBDIVISION AND HEREBY ACCEPTS THE DEDICATION OF ALL STREETS AND EASEMENTS FOR THE PERPETUAL USE OF THE PUBLIC THIS 22 DAY OF June, A.D. 2006

Guion S. Osborn MAYOR

APPROVED Christopher T. Tumb ATTEST David V. Thomas
CITY ENGINEER (SEE SEAL BELOW) CLERK-RECORDER (SEE SEAL BELOW)

PLAT "B"

VALLEY VIEW RANCH SOUTH

SUBDIVISION, EAGLE MOUNTAIN CITY, UTAH COUNTY, STATE OF UTAH

LOCATED IN THE S.E. 1/4 OF SECTION 13, T.5S., R.2W., S.L.B.&M.

SCALE: 1" = 60'

UTAH - 31 OCT 2005

SURVEYOR'S SEAL: DAVID V. THOMAS, No. 163947, STATE OF UTAH

NOTARY PUBLIC SEAL: ANGIE C. JORRIE, No. 9868, UTAH

CITY ENGINEER SEAL: CHRISTOPHER T. TUMB, No. 9868, UTAH

CLERK-RECORDER SEAL: DAVID V. THOMAS, No. 9868, UTAH



Chapter 17.70

ACCESSORY DWELLING UNITS

Sections:

17.70.010 Definition.

17.70.020 Purpose and intent.

17.70.030 Accessory dwelling unit standards.

17.70.040 Accessory dwelling unit permit.

17.70.050 Noncompliance.

17.70.010 Definition.

Accessory Dwelling Unit. An accessory dwelling unit is an independent habitable living unit, with a kitchen, bath facilities, and its own entryway, which is: (1) within or attached to an owner-occupied single-family residential dwelling, or (2) within a separate detached accessory structure, or above a detached garage, on a single-family lot. Does not include motor homes, fifth-wheels, travel trailers, campers, or other housing units on wheels. [Ord. [O-41-2021](#) § 1 (Exh. A)].

17.70.020 Purpose and intent.

This chapter provides a process to allow affordable housing within the city through accessory dwelling units within single-family detached dwellings or in separate detached structures in zoning districts specified in this title. The standards in this chapter include reasonable limitations to minimize impact on neighboring properties. [Ord. [O-41-2021](#) § 1 (Exh. A)].

17.70.030 Accessory dwelling unit standards.

Proposed accessory dwelling units must be in compliance with the following criteria to ensure that health and safety considerations are addressed and that the residential characteristics of neighborhoods are preserved. Accessory dwelling units are to be clearly incidental and secondary to the primary residential use of the property. The approval criteria include:

A. Number of Accessory Dwelling Units. A maximum of one accessory dwelling unit is allowed on a residential lot, whether it is in an owner-occupied single-family dwelling, or in a detached accessory structure associated with a single-family dwelling.

B. Occupancy and Owner Occupation. The owner(s) of the residence shall live in the dwelling in which the ADU was created (either in the primary unit or in the ADU), except for bona fide temporary absences. The occupants of the ADU shall be related to each other by blood, marriage, or adoption; or consist of no more than two unrelated individuals living as a single housekeeping unit. The occupants of the ADU shall not sublease a portion of the unit to other

individuals. The following are not considered accessory dwelling unit uses and do not fall under the regulation of this chapter: occupation by a live-in maid, in-home nurse, nanny or any other person or persons who are provided a place to live as part of their employment with, or services they provide to, the owner/resident of the dwelling; or while a family member is called up for military service, etc.; and any occupation by individuals related by blood or marriage.

C. Code Compliance. The accessory dwelling unit shall conform to all applicable standards in the International Fire Code and International Residential Code.

D. Location and Type. Accessory dwelling units may be allowed within or attached to the main single-family residential dwelling (basement or addition), over the garage (attached or detached), or in a detached accessory structure (cottage home, casita, guest house), where permitted by EMMC [17.25.030](#).

1. ADU – Basement. An accessory dwelling unit in a basement must have a separate exterior entrance located on either the side or the rear of the building. An internal connection to the primary dwelling is not required.

2. ADU – Attached. Accessory dwelling units attached to the primary dwelling as an addition shall meet all minimum setback standards required for the primary dwelling, as found in EMMC [17.25.040](#). Attached ADUs must have a separate entrance located on the side or in the rear of the building. An internal connection to the primary dwelling is not required.

3. ADU – Detached.

a. Maximum Height. Maximum height of accessory dwelling units located above a garage is 35 feet. Standalone units may not exceed two stories and 35 feet in height.

b. Size. The living space of a detached accessory dwelling unit must be a minimum of 400 square feet, up to a maximum of 1,200 square feet. Detached accessory dwelling units may not have more than two bedrooms and must be permanently connected to utilities, attached to a site-built permanent foundation which complies with building code, and must comply with all other applicable standards of this chapter. A building permit and inspections are required for construction of the foundation and installation of the structure and connection to utilities.

c. Setbacks. Detached accessory dwelling units must meet the same front, side, and rear yard setbacks as the primary dwelling and be located at least six feet from the primary dwelling.

d. Street Frontage. The lot must have a minimum street frontage of 70 feet to receive approval for a detached accessory dwelling unit. A smaller-frontage lot may be approved if, at the discretion of the approval authority, the lot configuration is

unique and/or the primary dwelling unit is unique in size or location on the lot, and the impacts to neighbors and the street are substantially similar to those on a 70-foot-wide lot.

E. Exterior Appearance. The accessory dwelling unit shall be incorporated into the residence so that, to the degree reasonably feasible, the appearance of the building remains that of a single-family residence. All entrances to accessory dwelling units shall be located on the side or in the rear of the building. The architectural style, building materials, and colors of detached ADUs shall be compatible and consistent with the architectural style, materials, and color of the primary dwelling unit. If the ADU is above a detached garage, the architectural style, building materials, and colors of the ADU must match those of the garage.

F. Utilities. Detached accessory dwelling units may have separate utility meters, and all municipal utilities shall be in the property owner's name and the property owner shall be responsible for payment of all municipal utilities.

G. Parking. Off-street parking for one vehicle, in addition to parking for two vehicles otherwise required for a residence in this title, shall be available for use by the tenants of the accessory dwelling units. Driveway (tandem) parking in front of a garage does not qualify. All parking shall be on a hard surface (concrete, asphalt, etc.). Occupants may not park on the street along the frontage of a neighboring property.

H. Address. The principal dwelling and the accessory dwelling unit shall have the same address number but shall refer to the accessory dwelling unit as unit "B." The address must be located in a visible location on the street frontage side of the home.

I. Short-Term Rental Prohibited. Accessory dwelling units may not be rented for a period of less than 30 consecutive days. [Ord. [O-33-2023](#) § 2 (Exh. A); Ord. [O-17-2023](#) § 2 (Exh. A); Ord. [O-41-2021](#) § 1 (Exh. A)].

17.70.040 Accessory dwelling unit permit.

Any person owning an existing accessory dwelling unit that has not been permitted by the city, or any person constructing or causing construction of a residence that has an accessory dwelling unit, or any person remodeling or causing the remodeling of a residence for an accessory dwelling unit, shall obtain an accessory dwelling unit permit from the planning division of the city's community development department. This shall be in addition to any required building permit for the work to be performed. The applicant shall obtain all necessary building permits and pay all applicable fees prior to constructing the ADU, including permits for a basement that was finished previously without a permit. Accessory dwelling units constructed without an approved accessory dwelling unit permit shall be considered illegal until a permit is submitted to and approved by the city.

A. Applications. Applicants for an accessory dwelling unit shall submit a complete application and the supporting materials listed in this section to the planning division of the community development department.

1. Owner Signature. The owner shall sign the application, agreeing to occupy the dwelling (either the primary unit or the ADU), except for bona fide temporary absences, and agreeing to comply with the standards in this chapter.

2. Site Plan. A site plan shall be provided that shows property lines, dimensions, the location of existing buildings and building entrances, proposed buildings or additions, dimensions from buildings to property lines, the location of required off-street parking, and utility meters.

3. Floor Plan. A detailed floor plan, to scale, showing the floor in which the accessory dwelling unit will be located, including labels on rooms indicating uses or proposed uses, shall be provided.

4. Evidence of Building Permit. Evidence shall be provided that a building permit was obtained for the building and/or area containing the accessory dwelling unit.

5. Fee. The processing fee required by the current consolidated fee schedule approved by the city council shall be paid in full.

B. Planning Director or Designee Approval. The planning director or designee shall approve an accessory dwelling unit application if it is in complete compliance with all the approval criteria standards identified in this chapter. As part of the planning director's or designee's review, inspections may be required by the planning, building, and/or fire departments.

C. Exceptions to Standards. Accessory dwelling unit applications that deviate from the approval criteria may be considered by the planning commission in a public meeting. After conducting a public hearing and reviewing the application, the planning commission may approve, approve with conditions, or deny the application. Applicants requesting exceptions are not guaranteed approval and must provide evidence that the exceptions will not create negative impacts on neighboring properties. Conditions must be connected to the exceptions being requested, and may include increased setbacks, limitations on windows and doors adjacent to abutting property lines, privacy fencing, and additional parking.

D. Transfer of Ownership. Upon sale of the home or transfer of ownership, accessory dwelling unit permits shall remain valid so long as the accessory dwelling unit is in compliance with the city's ordinances and conditions of approval. [Ord. O-41-2021 § 1 (Exh. A)].

17.70.050 Noncompliance.

Owners of the single-family dwelling where the accessory dwelling unit use has been approved shall be responsible for their property's compliance with the city's ordinances and conditions of approval. Property owners who fail to maintain or violate the city's ordinances regulating accessory dwelling unit use or conditions upon which approval was contingent may have the accessory dwelling unit permit revoked by the planning director, designee or planning commission. Enforcement will occur in accordance with Chapter 4.10 EMMC, Article V, Administrative Code Enforcement Hearing Program. [Ord. [O-41-2021](#) § 1 (Exh. A)].



EAGLE MOUNTAIN CITY
PLANNING COMMISSION MEETING
FEBRUARY 13, 2024

TITLE: DISCUSSION - City Open Space GIS database

ITEM TYPE: Discussion

APPLICANT: Eagle Mountain City Staff

ACTION ITEM:

No

PUBLIC HEARING:

No

PREPARED BY:

Todd Black, Planning

BACKGROUND:

Eagle Mountain has thousands of acres of designated open space within the city and is continually acquiring more. Some of these open space parcels have been improved for city parks and park strips. However, the majority of the City's open space could benefit from greater positive attention. Work is underway to develop an open space plan that will give guidance towards implementing actions, strategies, and management practices for these open space areas. In order to accomplish this, our first step is getting a GIS database set up to help us identify these areas, quantify them, and make sure they have a proper designation and purpose. This database will play an important part in the development of a specific open space plan.

ITEMS FOR CONSIDERATION:

none

REQUIRED FINDINGS:

none

RECOMMENDATION:

Staff will take recommendations and input from Commission.

ATTACHMENTS:



EAGLE MOUNTAIN PLANNING COMMISSION MEETING MINUTES

January 23, 2024, 5:30 p.m.
Eagle Mountain City Council Chambers
1650 East Stagecoach Run, Eagle Mountain, Utah 84005

COMMISSION MEMBERS PRESENT: Commissioners Jason Allen, Rod Hess, Robert Fox, and Brent Strong; and Alternate Commissioner Jimmy Eaton.

CITY STAFF PRESENT: Brandon Larsen; Planning Director; Marcus Draper, City Attorney; Robert Hobbs, Senior Planner; David Stroud, Senior Planner; and Elizabeth Fewkes, Recording Secretary.

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

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

1. Discussion Items

1.A. DISCUSSION – Retaining Wall Codes

Senior Planner Robert Hobbs presented the item. Staff has discussed the need for the City to consider adopting retaining wall standards. Recent conversation with Neighborhood Improvement about a wall system in the Skyline Ridge subdivision area revealed that no controls were used when the walls lining the perimeter of the community, and some within, were installed. Now, some years later, failures in the wall system are causing concern about its stability. Jurisdictions with hillsides, such as those found in Eagle Mountain City, often have reasonable regulations to address their design and construction. Proposed standards, largely based on Holladay's City Code, have been drafted for Planning Commission review.

Discussion ensued regarding the following:

- Clarification that City standards governing angles and grading percentages of slopes including unbuildable grade would not be impacted by the proposed standards;
- Applications would be reviewed by the building official and be subject to international building code standards;
- Building permits and structural engineering would still be required for retaining walls six feet or higher;
- Recommendation to establish standards governing a maximum height of a single retaining wall, allowed materials, footing width and grounding, footing setback from the property line, long-term stability, and terrace spacing rather than permitting the two options depicted in the staff report;
- Retaining wall maintenance responsibility and liability;
- Hesitancy to regulate homeowner's rights to install retaining walls on their property unless it is impacting public property;
- Consideration of the impacts of the installation of a retaining wall on their neighbors and future homeowners;
- Risk management and safety reasons to create standards to mitigate damages despite the retaining walls being built on private property;
- Checks and balances implementation to ensure all aspects are addressed;
- Creating standards for developers to build a quality product to protect the homeowners;
- Possible benefits and complications of setting a maximum number of tiers and slope standards; and
- Potentially creating a Critical Hillside Overlay Zone determined by engineering standards.

Commissioner Allen adjourned the work session at 6:02 p.m.

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

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

2. Pledge of Allegiance

Commissioner Allen led the Pledge of Allegiance.

3. Declaration of Conflicts of Interest

None.

4. Approval of Meeting Minutes

4.A. January 9, 2024 Planning Commission Minutes

MOTION: *Commissioner Fox moved to approve the January 9, 2024 minutes. Commissioner Allen seconded the motion.*

Those Voting Yes

☒ **Jason Allen**
☒ **Jimmy Eaton**
☒ **Robert Fox**
☒ **Rod Hess**
☒ **Brent Strong**

Those Voting No

☐ **Jason Allen**
☐ **Jimmy Eaton**
☐ **Robert Fox**
☐ **Rod Hess**
☐ **Brent Strong**

Those Abstaining

☐ **Jason Allen**
☐ **Jimmy Eaton**
☐ **Robert Fox**
☐ **Rod Hess**
☐ **Brent Strong**

Those Absent

☐ **Jason Allen**
☐ **Jimmy Eaton**
☐ **Robert Fox**
☐ **Rod Hess**
☐ **Brent Strong**

The motion passed with a unanimous vote.

5. Status Report

Planning Director Brandon Larsen informed the Commission that the City Engineer presented to the Mountainland Association of Governments (MAG) the proposed realignment of Mid Valley Road and the corresponding amendment to the Eagle Mountain City Future Land Use and Transportation Master Plan. On February 1, 2024 representatives will vote on whether a feasibility study for the project will receive MAG funding. He reviewed the planning items discussed and voted upon during the January 16, 2024 City Council meeting.

6. Action and Advisory Items

6.A. ACTION ITEM/PUBLIC HEARING – Parkway Fields MDP/MDA Amendment(s)

Mr. Hobbs presented the item. Parkway Fields has been building out in keeping with the Ault Farms Master Development Plan (MDP) and associated Master Development Agreement (MDA) adopted some years ago. A modification request to the original plat and development agreement was deemed warranted due to the following factors:

1. The applicant's former request to develop a centralized townhouse preliminary plat (C) that borrowed from some other phases in Parkway;
2. The Council's corresponding request that townhouse units in Phase C be aggregated into two sub-phases coupled with the inboard subdivision rippling reaction to that phasing change;
3. A desire to adjust the project's phasing plan;
4. The need to rezone a small pair of strips in Phase C from RC to MF1 to accommodate about four extra townhomes to be offset by fewer RC lots in Phase G;
5. The proposal to provide a more detailed and differently arranged Plat G to replace the originally contemplated Plat E; and
6. Interest in modifying the singular landscape stub connection to the commercial through the old Plat G (now Plat F) by replacing the same with two separate accesses to the commercial lot to the west.

The proposed adjustments do not cause an increase in density within the project.

Applicant representative Bronson Tatton gave an update on the completion status of the various phases in the project and the portions that are being built by Flagship or sold to another developer, Lennar. Their townhome units increased to 22 and 25 feet wide resulting in the need to utilize some of the area in development previously designated for RC units. In the foothill residential area, the layout was changed when Old Airport Road was reclassified as a minor collector and Lake Mountain Road was reclassified as a local road in the latest Transportation Master Plan update. In the new design, homes now front on Lake Mountain Road. The townhomes were previously divided into several phases but were later consolidated into a single site plan application and phase. The width of the central corridor of the park space remains unimpacted by the changes.

Mr. Hobbs confirmed that the townhome footprint is extending into the area for the RC lots rather than open space.

Commissioner Allen opened the public hearing at 7:00 p.m. As there were no comments, he closed the hearing.

MOTION: *Commissioner Hess moved to recommend approval to the City Council of amendments to the Parkway Fields Master Development Plan and Master Development Agreement with the exhibits, including the transportation exhibit and phasing exhibit, and rezoning the indicated area from RC to MF1. Commissioner Strong seconded the motion.*

Those Voting Yes

☒ Jason Allen
☒ Jimmy Eaton
☒ Robert Fox
☒ Rod Hess
☒ Brent Strong

Those Voting No

☐ Jason Allen
☐ Jimmy Eaton
☐ Robert Fox
☐ Rod Hess
☐ Brent Strong

Those Abstaining

☐ Jason Allen
☐ Jimmy Eaton
☐ Robert Fox
☐ Rod Hess
☐ Brent Strong

Those Absent

☐ Jason Allen
☐ Jimmy Eaton
☐ Robert Fox
☐ Rod Hess
☐ Brent Strong

The motion passed with a unanimous vote.

6.B. ACTION ITEM/PUBLIC HEARING – Parkway Fields F & G – Preliminary Plats' Review and Recommendation

Mr. Hobbs explained that the applicant has requested to table the item to the February 13, 2024 Planning Commission meeting.

Commissioner Allen opened the public hearing at 7:07 p.m. and continued the hearing to the February 13, 2024 meeting.

MOTION: *Commissioner Fox moved to table the preliminary plat for Parkway Fields F and G to the February 13, 2024 Planning Commission meeting. Commissioner Allen seconded the motion.*

Those Voting Yes

☒ Jason Allen
☒ Jimmy Eaton
☒ Robert Fox
☒ Rod Hess
☒ Brent Strong

Those Voting No

☐ Jason Allen
☐ Jimmy Eaton
☐ Robert Fox
☐ Rod Hess
☐ Brent Strong

Those Abstaining

☐ Jason Allen
☐ Jimmy Eaton
☐ Robert Fox
☐ Rod Hess
☐ Brent Strong

Those Absent

☐ Jason Allen
☐ Jimmy Eaton
☐ Robert Fox
☐ Rod Hess
☐ Brent Strong

The motion passed with a unanimous vote.

6.C. ACTION ITEM/PUBLIC HEARING - Marketplace at Eagle Mountain Town Center Lot 303 – Site Plan

Senior Planner David Stroud presented the item. This request is for site plan approval of a commercial building for currently undetermined uses in compliance with Commercial Community zoning unless otherwise permitted in the Marketplace at Eagle Mountain Town Center Development Agreement. The subject property will be platted as Lot 303 of The Marketplace at Eagle Mountain, Phase 3 subdivision.

Staff recommends the Planning Commission consider the site as it relates to the applicable Eagle Mountain Municipal Code requirements and the Development Agreement of the Marketplace at Eagle Mountain Town Center and forward a positive recommendation to the City Council with the following condition:

1. Recordation of the final plat prior to submittal of a building permit.

Mr. Stroud explained that other restaurants with drive-throughs have been approved without internal access connections to adjoining sites. He would see more of an issue if it were public road accesses; the streets on the site plan are private roads.

Commissioner Allen opened the public hearing at 7:13 p.m. As there were no comments, he closed the hearing.

Applicant representative Forrest Gaskill with Corner Partners explained that they excluded the internal access because the tentative site plan for the adjacent lot, owned by a different party, omits connectivity between the properties. Adding a connection would reduce parking by one or two spots, bringing the plan below the minimum requirement.

MOTION: *Commissioner Hess moved to recommend approval to the City Council of the site plan for Marketplace at Eagle Mountain Town Center Lot 303. Commissioner Strong seconded the motion.*

Those Voting Yes

☒ **Jason Allen**
☒ **Jimmy Eaton**
☒ **Robert Fox**
☒ **Rod Hess**
☒ **Brent Strong**

Those Voting No

☐ **Jason Allen**
☐ **Jimmy Eaton**
☐ **Robert Fox**
☐ **Rod Hess**
☐ **Brent Strong**

Those Abstaining

☐ **Jason Allen**
☐ **Jimmy Eaton**
☐ **Robert Fox**
☐ **Rod Hess**
☐ **Brent Strong**

Those Absent

☐ **Jason Allen**
☐ **Jimmy Eaton**
☐ **Robert Fox**
☐ **Rod Hess**
☐ **Brent Strong**

The motion passed with a unanimous vote.

6.D. ACTION ITEM/PUBLIC HEARING – Eagle Plaza/Betos - Site Plan

Mr. Stroud presented the item. This request is for site plan approval of a commercial building for Beto's and other currently undetermined uses. The subject property is platted as lot 2 of Eagle Mountain Business Campus, Plat C, recorded August 2021. The Planning Commission reviewed the site plan on April 26, 2022, and recommended denial to the City Council. The negative recommendation was based on the traffic issues at the intersections of Ranches Parkway at Campus Drive and Stonebridge Lane. The City Attorney advised that if the site meets Municipal Code, it is an administrative item requiring approval by the City. The City Engineer determines whether to require a traffic study. The site plan was not reviewed by the City Council.

Staff recommends the Planning Commission forward a positive recommendation to the City Council regarding the Eagle Plaza/Beto's site plan with the following condition:

1. Approval from the Utah Department of Transportation (UDOT) to construct in their fill slope easement along Wride Memorial Highway.

Mr. Stroud verified that the access to the south would be constructed as a part of this application. UDOT will need to approve the improvements within their easement. The retaining walls will require engineering approval if they exceed the height limit of four feet. Drive-throughs have specific parking requirements. Should a different tenant desire to use the building in the future, the approval is based on the use being permitted in the zone and parking is generally not reevaluated with the new application.

Applicant representative Kimly Mangum with Iridium AE informed the Commission that they have been in discussions with UDOT concerning the acceleration lane and guardrails. They will adjust their plans once they have evaluated the topography to determine the retaining wall heights.

Commissioner Allen opened the public hearing at 7:28 p.m. As there were no comments, he closed the hearing.

Discussion ensued regarding the following:

- The unique challenges in screening the mechanical equipment from view on Wride Memorial Highway due to the lower elevation of the site;
- The configuration and traffic flow for the drive-through;
- The landscaping plan using rock and stone rather than grass; and
- The light at Ranches Parkway and Stonebridge Lane assists with addressing previous traffic concerns.

MOTION: *Commissioner Strong moved to recommend approval to the City Council of the site plan for Eagle Plaza/Beto's with the condition that the Utah Department of Transportation approves the fill slope easement on Wride Memorial Highway. Commissioner Fox seconded the motion.*

Those Voting Yes

☒ **Jason Allen**
☒ **Jimmy Eaton**
☒ **Robert Fox**
☒ **Rod Hess**
☒ **Brent Strong**

Those Voting No

☐ **Jason Allen**
☐ **Jimmy Eaton**
☐ **Robert Fox**
☐ **Rod Hess**
☐ **Brent Strong**

Those Abstaining

☐ **Jason Allen**
☐ **Jimmy Eaton**
☐ **Robert Fox**
☐ **Rod Hess**
☐ **Brent Strong**

Those Absent

☐ **Jason Allen**
☐ **Jimmy Eaton**
☐ **Robert Fox**
☐ **Rod Hess**
☐ **Brent Strong**

The motion passed with a unanimous vote.

6.E. ACTION ITEM/ PUBLIC HEARING – R1-R3 Lot Size Mix/GP Amendment – Code Amendment

Mr. Hobbs presented the item. The City Council has adopted a legislative priorities list that the City's Legislative Affairs Director has set in writing. Among the activities to be accomplished by City Staff is a collection of Municipal Code amendments including a task that residential zoning specifies a required housing unit mix. This proposed amendment would require as follows: "no more than 1/3 of the total building lots in any subdivision that lies within an NR1 future land use category area shall be comprised of lots zoned R3; and, no more than 1/2 of the remaining building lots in that same subdivision shall be designated R2."

Discussion ensued regarding clarification of the reason the City Council requested the amendment specifically to the Neighborhood Residential One General Plan designation rather than creating an overlay zone.

Commissioner Allen opened the public hearing at 7:44 p.m. As there were no comments, he closed the hearing.

Commissioner Hess suggested having a minimum size threshold for the requirement to be applicable as providing a distribution of lot sizes could be difficult for developments of a few acres or with a small number of lots. His preference is for developments with a variety of lot sizes to have the unit types dispersed throughout the plan rather than congregated in groupings of like-sized lots.

Commissioner Strong stated that although he is in favor of larger lots, he is concerned that the topography of some areas will impact the feasibility of providing the prescribed mixture of lot sizes.

Commissioner Allen noted the benefits of informing developers of the expectations of the City Council for lot size distribution prior to the preparation of applications. He supported Commissioner Hess's recommendation to have the standards only apply to developments over a certain acreage.

Discussion ensued regarding simplifying the language indicating the maximum allowance for each zone type; the amount of land in the General Plan identified as Neighborhood Residential One; and another city using ten acres as the development size threshold for a similar standard.

MOTION: *Commissioner Hess moved to recommend approval to the City Council of an amendment to Eagle Mountain Municipal Code 17.60.155 Lot Size Mixture (R lots) with the suggestion that the City Council consider having the lot size distribution requirement only be applicable to developments in excess of a minimum acreage threshold set in the standards. Commissioner Allen seconded the motion.*

Those Voting Yes

☒ Jason Allen
☒ Jimmy Eaton
☒ Robert Fox
☒ Rod Hess
☒ Brent Strong

Those Voting No

☐ Jason Allen
☐ Jimmy Eaton
☐ Robert Fox
☐ Rod Hess
☐ Brent Strong

Those Abstaining

☐ Jason Allen
☐ Jimmy Eaton
☐ Robert Fox
☐ Rod Hess
☐ Brent Strong

Those Absent

☐ Jason Allen
☐ Jimmy Eaton
☐ Robert Fox
☐ Rod Hess
☐ Brent Strong

The motion passed with a unanimous vote.

7. Discussion Items.

Mr. Larsen informed the Planning Commission of an upcoming work session discussion to assist them in preparing for the update of the City's General Plan.

8. Next Scheduled Meeting

The next Planning Commission meeting is scheduled for February 13, 2024.

9. Adjournment

MOTION: *Commissioner Fox moved to adjourn at 8:02 p.m. Commissioner Strong seconded the motion.*

Those Voting Yes

☒ Jason Allen
☒ Jimmy Eaton
☒ Robert Fox
☒ Rod Hess
☒ Brent Strong

Those Voting No

☐ Jason Allen
☐ Jimmy Eaton
☐ Robert Fox
☐ Rod Hess
☐ Brent Strong

Those Abstaining

☐ Jason Allen
☐ Jimmy Eaton
☐ Robert Fox
☐ Rod Hess
☐ Brent Strong

Those Absent

☐ Jason Allen
☐ Jimmy Eaton
☐ Robert Fox
☐ Rod Hess
☐ Brent Strong

The motion passed with a unanimous vote.

The meeting was adjourned at 8:02 p.m.

Approved by the Planning Commission on February 13, 2024.

Brandon Larsen
Planning Director

DRAFT



EAGLE MOUNTAIN CITY
PLANNING COMMISSION MEETING
FEBRUARY 13, 2024

TITLE: ACTION ITEM/PUBLIC HEARING - Flinders' Exception to ADU Setback Standards, Lot 720, Valley View Ranch Phase A Plat 7

ITEM TYPE: Motion

APPLICANT: Cameron Flinders and Jessica Jones

ACTION ITEM:

Yes

PUBLIC HEARING:

Yes

PREPARED BY:

Steven Lehmitz, Planning

BACKGROUND:

The applicants submitted an Accessory Dwelling Unit (ADU) application for a unit to be located within an already constructed detached accessory structure. The ADU is already completed and the applicants are now seeking to obtain an ADU permit issued by the city. EMMC 17.70.030(D)(3) requires that a detached unit meet the same setbacks as the primary unit, which in this case is 25 ft. on the sides per the recorded plat. The accessory structure only has a setback around 21 ft. The applicants are petitioning the Planning Commission for an exception to the setback standards for detached ADUs.

ITEMS FOR CONSIDERATION:

Other than the side setback, everything else on the application is in compliance with the city's ADU standards.

The proposed ADU has one window facing west (the side in question). The house located on the property to the west is approximately 80 ft. away.

REQUIRED FINDINGS:

The ability for the Planning Commission to consider exceptions to standards is granted through EMMC 17.70.040(C).

RECOMMENDATION:

Staff recommends that the Planning Commission grant an exception to detached ADU setback standards, allowing the applicants to have an ADU within their already constructed detached garage.

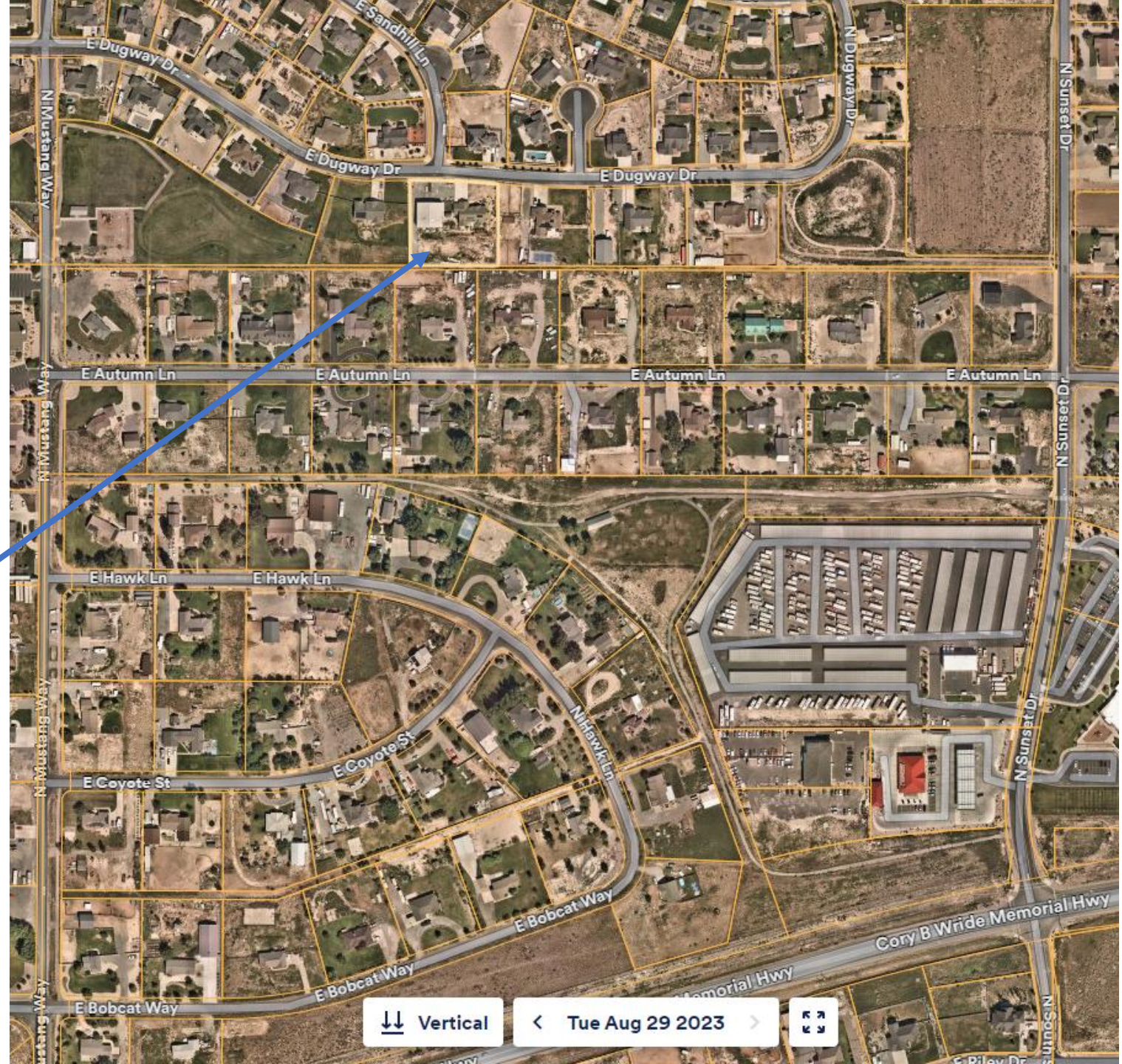
ATTACHMENTS:

[Aerial Maps](#)

ADU Floor Plan
Recorded Plat

Vicinity Map

Property
Location



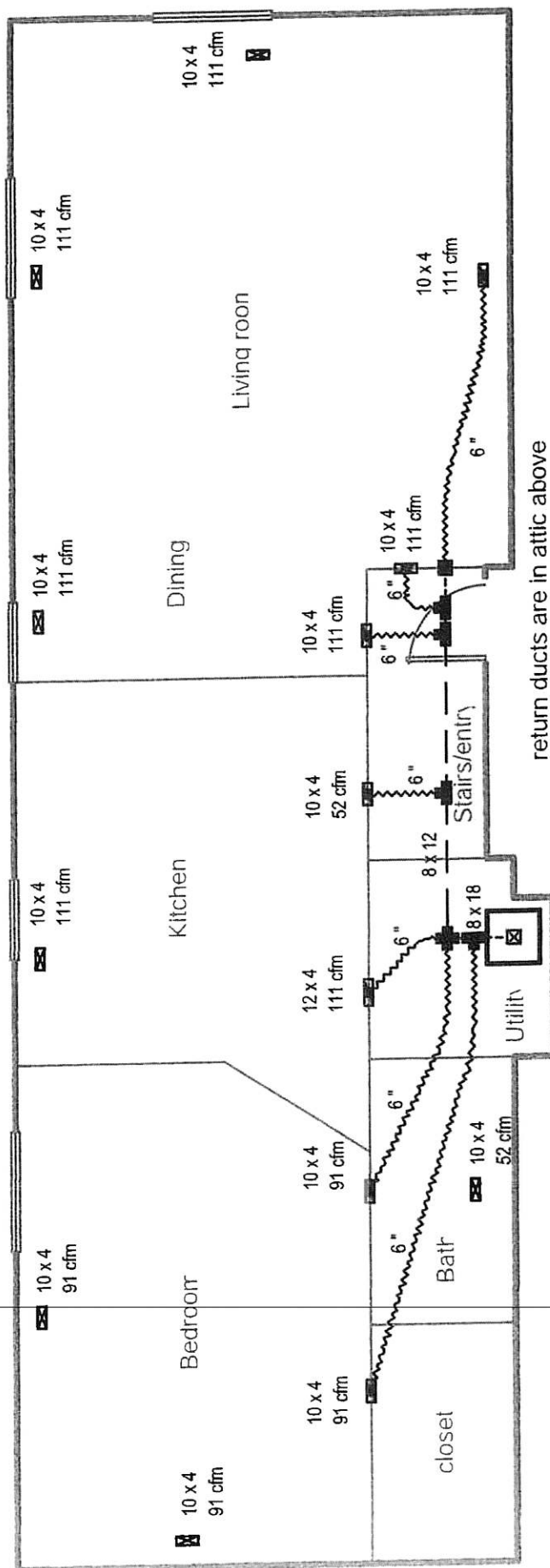
Aerial View

Proposed
ADU





First level



return ducts are in attic above

sheet metal ducts are to be wrapped w/R8 duct wrap

branches are R8 insulated flex

Job #: 4088
Performed by Dana Morley for:

Flinders Project
2374 East Dugway Drive
Eagle Mountain, UT
kmflin@msn.com

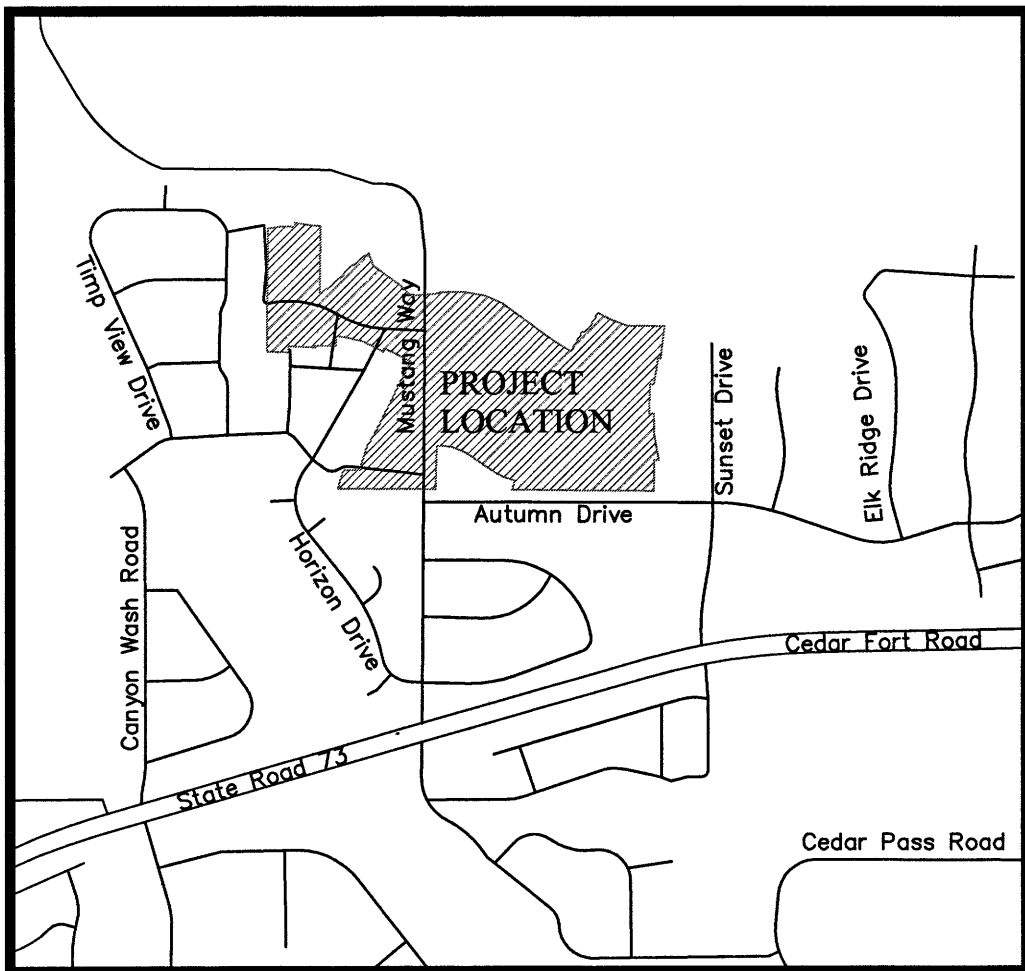
Perfect Home Hvac Design

890 North Main Street
Bountiful, UT 84010
Phone: 801-300-5118
www.perfect-home-hvac-design.com

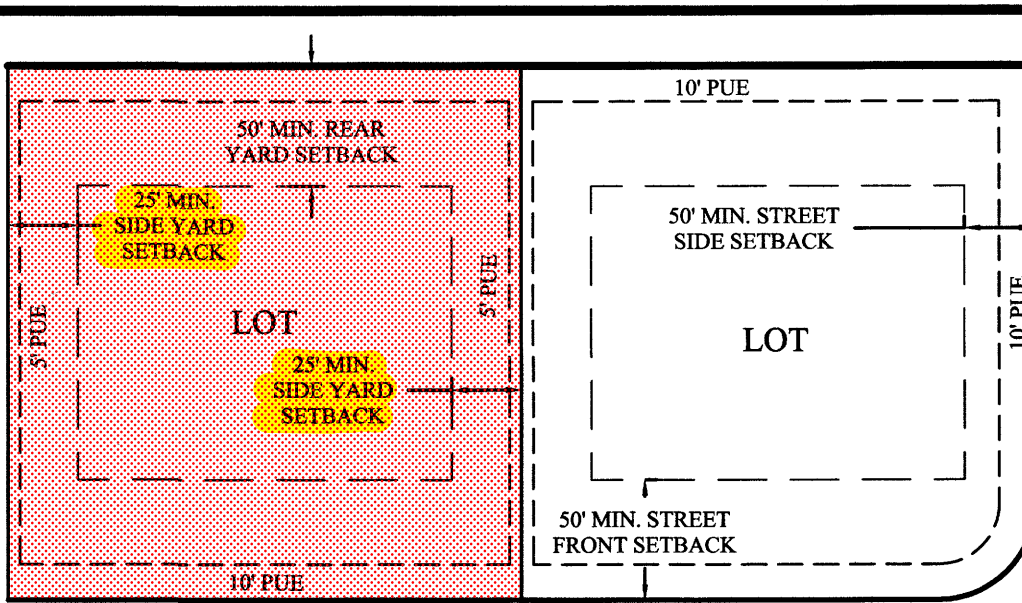
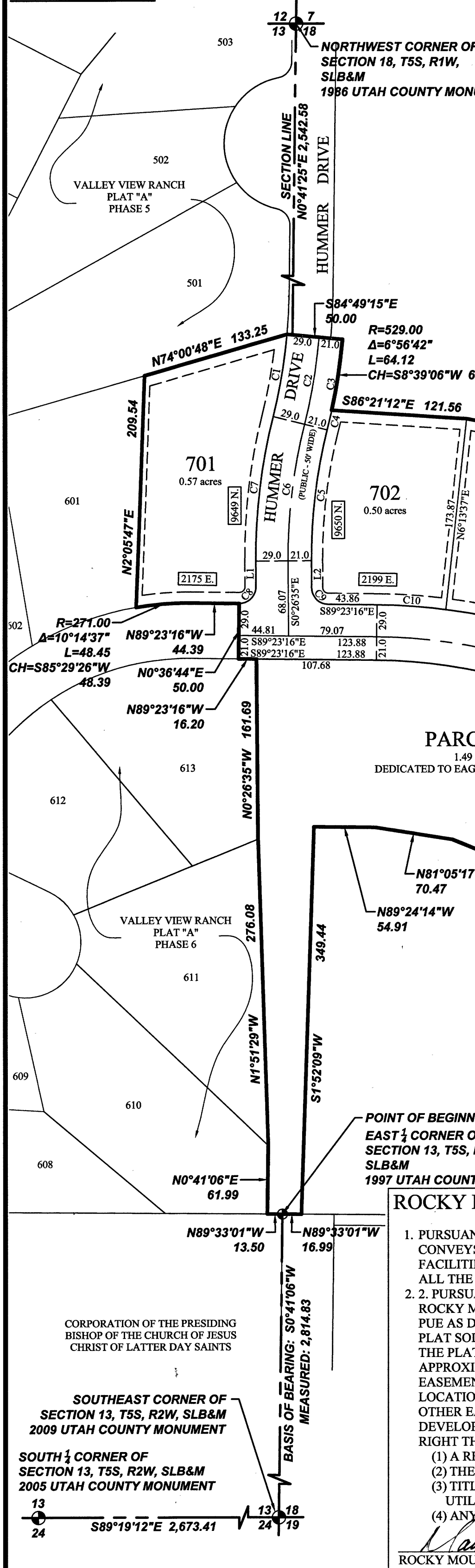
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Page 2

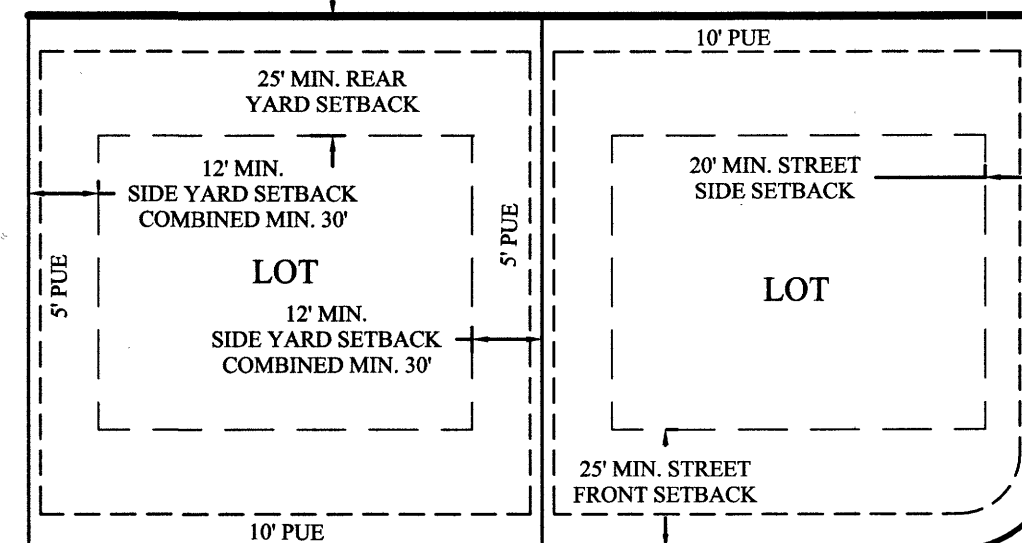
Right-Suite® Universal 2021
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VICINITY MAP



TYPICAL LARGER THAN 3/4 ACRE BUILDING SETBACKS



TYPICAL 3/4 AND LESS ACRE BUILDING SETBACKS

NOTES AND CONDITIONS:

STREET MONUMENT TO BE SET

#5 REBAR AND CAP (FOCUS ENG) TO BE SET AT ALL LOT CORNERS. LEAD PLUGS TO BE SET IN THE TOP BACK OF CURB ON THE PROJECTION OF SIDE LOT LINES.

PARCEL A IS DEDICATED TO, AND WILL BE MAINTAINED BY EAGLE MOUNTAIN CITY.

NO PARKING IS ALLOWED ALONG HUMMER DRIVE.

NEIGHBORHOOD PARK: THE ENTIRE NEIGHBORHOOD PARK MUST BE COMPLETED BY THE DEVELOPER PRIOR TO THE ISSUANCE OF THE 150TH VALLEY VIEW BUILDING PERMIT. BERMES MUST BE ADDED TO HELP BUFFER THE PARK AREAS FROM THE STREETS. THE PARK AREA MUST INCLUDE GRASS AS GROUND COVER, A COMPLETE LANDSCAPE & IRRIGATION PLAN MUST BE SUBMITTED AND APPROVED BY THE CITY PARKS & REC DIRECTOR AND PLANNING DIRECTOR PRIOR TO BEGINNING PARK CONSTRUCTION.

MILITARY VEHICLE ACCESS: ACCESS MUST BE MAINTAINED FOR MILITARY AND EMERGENCY VEHICLES ALONG THE CURRENT CAMP WILLIAMS ROAD ALIGNMENT (MUSTANG WAY).

RETAINING WALLS: A SOILS REPORT IS REQUIRED FOR EVERY LOT. LOTS WITH A SLOPE GREATER THAN 2:1 WILL REQUIRE ENGINEERED RETAINING WALLS.

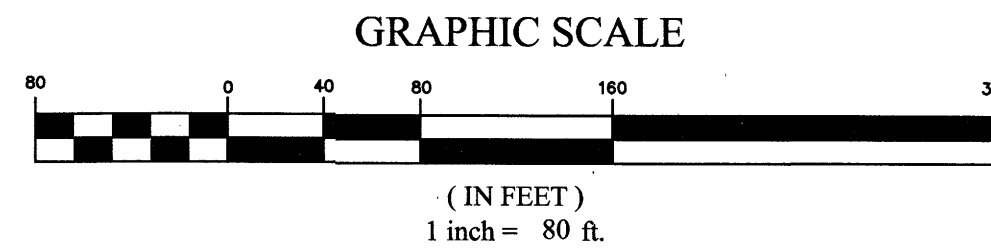
ALL HOMES MUST HAVE A MINIMUM FINISHED INTERIOR SQUARE FOOTAGE OF 1,400 SQUARE FEET ABOVE LAND ELEVATION AT THE BUILDING SITE. HOMES BUILT WITH TWO STORIES ABOVE LAND ELEVATION SHALL HAVE A MINIMUM OF 1,000 SQUARE FEET INTERIOR FINISHED ON THE MAIN LEVEL AND 1,600 TOTAL FINISHED SQUARE FOOTAGE OVERALL. NO MORE THAN 50% OF HOMES IN VALLEY VIEW SHALL BE BUILT USING VINYL SIDING AS AN EXTERIOR MATERIAL.

NO HOME PLAN WILL BE APPROVED FOR CONSTRUCTION IF A HOME USING THE SAME FRONT ELEVATION HAS BEEN APPROVED FOR USE ON A HOME WITHIN FIVE (5) LOTS ADJOINING THE PROPOSED HOME ON EITHER SIDE OR ACROSS THE STREET AND NO MORE THAN 15% OF THE SAME FRONT ELEVATION IN THE PROJECT. USE OF THE SAME HOME PLAN IN VALLEY VIEW IS DISCOURAGED.

SITE TABULATION

- TOTAL # OF LOTS: 24 LOTS & 1 PARCEL
- TOTAL ACREAGE: 19.38 ACRES
- TOTAL ACREAGE IN LOTS: 14.89 ACRES
- TOTAL IMPROVED OPEN SPACE: 1.49 ACRES
- AVERAGE LOT SIZE: 0.62 ACRES OR 27,007 SQFT.
- LARGEST LOT SIZE: 1.02 ACRES
- SMALLEST LOT SIZE: 0.50 ACRES
- OVERALL DENSITY: 0.81 UNITS/ACRE

LINE	DIRECTION	LENGTH
L1	N0°26'35"W	23.26
L2	S0°26'35"E	24.73
L3	N90°00'00"W	4.00



CURVE	RADIUS	DELTA	LENGTH	CHORD DIRECTION	CHORD LENGTH
C1	479.00	8°55'14"	74.58	N9°38'22"E	74.50
C2	508.00	8°55'14"	79.09	N9°38'22"E	79.01
C3	529.00	8°55'14"	82.36	N9°38'22"E	82.28
C4	529.00	1°58'33"	18.24	S13°06'43"W	18.24
C5	471.00	14°32'34"	119.55	S6°49'42"W	119.23
C6	492.00	14°32'34"	124.88	S6°49'42"W	124.54
C7	521.00	14°32'34"	132.24	N6°49'42"E	131.89
C8	15.00	91°03'19"	23.84	N45°05'05"E	21.41
C9	521.00	88°56'41"	23.29	S44°54'55"E	21.02
C10	521.00	6°49'31"	62.06	S85°58'31"E	62.03
C11	521.00	12°07'11"	110.21	S76°30'10"E	110.00
C12	521.00	33°15'48"	302.47	N72°45'22"W	298.24
C13	492.00	33°15'48"	285.63	N72°45'22"W	281.64
C14	471.00	33°15'48"	273.44	S72°45'22"E	269.62
C15	521.00	12°07'11"	110.21	S64°22'59"E	110.00
C16	521.00	2°11'56"	19.99	S57°13'26"E	19.99
C17	379.00	1°25'27"	9.42	S56°50'11"E	9.42
C18	429.00	3°21'53"	25.19	N57°48'24"W	25.19
C19	429.00	16°46'42"	125.63	N67°52'42"W	125.18
C20	429.00	16°06'34"	120.62	N84°19'20"W	120.22
C21	429.00	36°15'09"	271.44	S74°15'03"E	266.93
C22	408.00	36°15'09"	258.15	S74°15'03"E	253.87
C23	379.00	36°15'09"	239.80	S74°15'03"E	235.82
C24	379.00	29°04'27"	192.32	S72°05'08"E	190.26
C25	379.00	5°45'16"	38.06	S89°29'59"E	38.05
C26	1904.00	2°53'22"	96.02	N89°04'04"E	96.01
C27	1875.00	4°12'12"	137.55	S89°43'29"W	137.52
C28	1854.00	1°55'24"	62.23	S88°35'05"W	62.23
C29	1854.00	6°26'28"	208.42	N87°14'00"W	208.31
C30	1854.00	8°21'52"	270.66	N88°11'42"W	270.42
C31	1875.00	8°21'52"	273.72	N88°11'42"W	273.48
C32	1875.00	4°09'40"	136.17	N86°05'36"W	136.14
C33	15.00	88°41'22"	23.22	N46°10'04"E	20.97
C34	15.00	88°55'18"	23.28	S42°38'17"E	21.01

CURVE	RADIUS	DELTA	LENGTH	CHORD DIRECTION	CHORD LENGTH
C35	271.00	16°00'01"	75.68	N6°10'38"W	75.43
C36	300.00	16°00'01"	83.78	N6°10'38"W	83.50
C37	321.00	16°00'01"	89.64	S6°10'38"E	89.35
C38	1904.00	3°05'10"	102.56	S85°33'21"E	102.54
C39	2371.00	0°36'59"	25.51	S84°19'15"E	25.51
C40	2421.00	0°08'19"	5.86	N84°04'55"W	5.86
C41	2421.00	5°25'55"	229.53	N86°52'03"W	229.44
C42	2400.00	4°55'56"	206.60	S86°28'44"E	206.54
C43	2371.00	3°50'31"	158.99	S85°56'01"E	158.96
C44	2371.00	3°13'32"	133.48	S86°14'31"E	133.46
C45	15.00	92°08'43"	24.12	N46°04'22"E	21.61
C46	15.00	89°48'03"	23.51	S44°54'01"E	21.18
C47	15.00	57°46'09"	15.12	N28°53'04"W	14.49
C48	60.00	60°19'50"	63.18	N27°36'14"W	60.30
C49	60.00	87°26'19"	91.57	N46°16'51"E	82.94
C50	60.00	29°53'21"W	309.49	N90°00'00"W	64.00
C51	60.00	90°00'00"	94.25	S45°00'00"E	84.85
C52	60.00	57°46'09"	60.50	S28°53'04"W	57.97
C53	15.00	57°46'09"	15.12	S28°53'04"W	14.49
C54	2400.00	9°28'38"	396.98	S88°45'05"E	396.53
C55	2421.00	9°28'38"	400.45	S88°45'05"E	400.00
C56	2421.00	3°54'23"	165.06	S88°27'48"W	165.03
C57	2400.00	4°32'42"	190.38	N88°46'57"E	190.33
C58	2371.00	3°41'31"	152.66	N88°21'17"E	152.64
C59	2371.00	3°21'55"	139.27	N88°31'00"E	139.25
C60	2371.00	0°19'25"	13.40	N86°40'19"E	13.40
C61	2030.00	2°34'43"	91.36	N87°47'58"E	91.36
C62	2030.00	3°56'23"	139.58	S88°28'48"W	139.55
C63	2001.00	3°56'23"	137.59	S88°28'48"W	137.56
C64	1980.00	3°56'23"	136.14	S88°28'48"W	136.12
C65	1980.00	1°52'09"	64.60	S87°26'41"W	64.59
C66	1980.00	2°04'13"	71.55	S89°24'52"W	71.54
C67	2030.00	1°21'39"	48.22	N89°46'09"E	48.22

SURVEYOR'S CERTIFICATE

I, DENNIS P. CARLISLE, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 172675 IN ACCORDANCE WITH TITLE 58, CHAPTER 22, OF UTAH STATUTE CODE. I FURTHER CERTIFY BY AUTHORITY OF THE OWNER(S), THAT I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS PLAT IN ACCORDANCE WITH SECTION 17-23-17 OF SAID CODE, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, BLOCKS, STREETS, AND EASEMENTS, AND THE SAME HAS, OR WILL BE, CORRECTLY SURVEYED, STAKED, AND THE MONUMENTED ON THE GROUND AS SHOWN ON THIS PLAT, AND THAT THIS PLAT IS TRUE AND CORRECT.

Dennis P. Carlisle
PROFESSIONAL LAND SURVEYOR

DATE April 6, 2015

BOUNDARY DESCRIPTION

A portion of Section 13, Township 5 South, Range 2 West, and Section 18, Township 5 South, Range 1 West, Salt Lake Base & Meridian, more particularly described as follows:

Beginning at the East 1/4 Corner of Section 13, T5S, R2W, S.L.B. & M. (Basis of Bearing: S0°41'06"W along the Section line from the East 1/4 Corner to the Southeast Corner of said Section 13); thence N89°33'01"W 13.50 feet; thence N0°41'06"E 61.99 feet; thence N1°51'29"W 276.08 feet; thence N0°26'35"W 161.69 feet; thence N89°23'16"W 16.20 feet; thence N0°36'44"E 50.00 feet; thence N89°23'16"W 44.39 feet; thence along the arc of a 271.00 foot radius curve to the left 48.45 feet through a central angle of 10°14'37" (chord: S85°29'26"W 48.39 feet; thence N2°05'47"E 209.54 feet; thence N74°00'48"E 133.25 feet; thence S84°49'15"E 64.12 feet through a central angle of 6°56'42" (chord: S83°30'11"W 64.08 feet; thence S86°21'12"E 121.56 feet; thence S79°25'25"E 127.60 feet; thence S56°07'28"E 500.00 feet; thence S66°00'20"E 73.49 feet; thence N85°42'20"E 150.18 feet; thence N75°49'22"E 50.00 feet; thence N88°00'34"E 151.11 feet; thence N19°22'52"E 211.72 feet; thence S65°36'05"E 428.72 feet; thence S89°05'14"E 196.50 feet to the westerly line of VALLEY VIEW RANCH Subdivision, Plat "B", as constructed, according to the Official Plat thereof on file in the Office of the Utah County Recorder; thence along said Plat the following 3 (three) courses and distances: S10°08'25"E 202.14 feet; thence Southwesterly along the arc of a 125.00 foot radius non-tangent curve (radius bears: N9°42'24"W) 22.16 feet through a central angle of 10°09'23" (chord: S85°22'18"W 22.13 feet); thence N89°33'01"W 14.70 feet; thence S0°26'35"W along said Plat and extension thereof 246.60 feet to the north line of MEADOW RANCH Plat 3, as constructed, according to the Official Plat thereof on file in the Office of the Utah County Recorder; thence N89°33'01"W along said Plat 1,142.66 feet to the southeast corner of that Real Property described in Deed Entry 90785-2006 of the Official Records of Utah County; thence N17°16'35"E 75.29 feet; thence N11°15'42"W 92.33 feet; thence N61°10'51"W 76.19 feet; thence N56°34'51"W 292.01 feet; thence N67°39'52"W 114.48 feet; thence N81°05'17"W 70.47 feet; thence N89°24'14"W 54.91 feet; thence S15°20'59"W 349.44 feet; thence N89°33'01"W 16.99 feet to the point of beginning.

Contains: 19.38 +/- acres

OWNER'S DEDICATION

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

IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HANDS THIS 10th DAY OF April A.D. 2015

Gordon Jones
Wasatch Land Company

LIMITED LIABILITY ACKNOWLEDGMENT

STATE OF UTAH S.S. COUNTY OF UTAH

ON THE 10th DAY OF April, A.D. 2015 PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR THE COUNTY OF Utah, IN SAID STATE OF UTAH, Gordon Jones, WHO AFTER BEING DULY SWORN, ACKNOWLEDGED TO ME THAT HE IS THE OWNER OF EDGE LAND INVESTORS, A UTAH L.L.C. AND THAT HE SIGNED THE OWNERS DEDICATION FREELY AND VOLUNTARILY FOR AND IN BEHALF OF SAID LIMITED LIABILITY COMPANY FOR THE PURPOSES THEREIN MENTIONED.

MY COMMISSION EXPIRES 3/24/19 A NOTARY PUBLIC COMMISSIONED IN UTAH

NOTARY ADDRESS 1410 N. 1000 E. SUITE 100 PRINTED FULL NAME OF NOTARY KARIN DRIGGS

STATE OF UTAH S.S. COUNTY OF UTAH

ON THIS 10th DAY OF April, 2015 PERSONALLY APPEARED BEFORE ME Gordon Jones, WHOSE IDENTITY IS PERSONALLY KNOWN TO ME OR PROVEN ON THE BASIS OF SATISFACTORY EVIDENCE AND WHO BY ME DULY SWORN/AFFIRMED, DID SAY THAT HE IS THE President OF Wasatch Land Company AND THAT SAID DOCUMENT WAS SIGNED BY HIM/HER IN BEHALF OF SAID CORPORATION BY AUTHORITY OF ITS BYLAWS, OR RESOLUTION OF ITS BOARD OF DIRECTORS, AND SAID ACKNOWLEDGED TO ME THAT SAID CORPORATION EXECUTED THE SAME.

MY COMMISSION EXPIRES 3/24/19 A NOTARY PUBLIC COMMISSIONED IN UTAH

Lehi UT NOTARY ADDRESS 1410 N. 1000 E. SUITE 100 PRINTED FULL NAME OF NOTARY KARIN DRIGGS

ACCEPTANCE BY LEGISLATIVE BODY

THE CITY COUNCIL OF EAGLE MOUNTAIN CITY, COUNTY OF UTAH, APPROVES THIS SUBDIVISION AND HEREBY ACCEPTS THE DEDICATION OF ALL STREETS, EASEMENTS, AND OTHER PARCELS OF LAND INTENDED FOR PUBLIC PURPOSES FOR THE PERPETUAL USE OF THE PUBLIC THIS 10th DAY OF April, 2015.

APPROVED BY MAYOR 4/20/15 Christopher Tandy APPROVED BY CITY ATTORNEY 4/20/15

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

PLAT "A" PHASE 7

VALLEY VIEW RANCH

EAGLE MOUNTAIN, UTAH COUNTY, UTAH

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

Dennis P. Carlisle No. 172675 DATE OF UTAH 4-6-15

Karin Driggs Commission #461723 DATE OF UTAH 4-6-15

Christopher Tandy No. 227963 DATE OF UTAH 4-20-15

Christopher Tandy No. 227963 DATE OF UTAH 4-20-15

Christopher Tandy No. 227963 DATE OF UTAH 4-20-15

QUESTAR APPROVAL

QUESTAR APPROVES THE PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THIS PLAT CONTAINS PUBLIC UTILITY EASEMENTS. QUESTAR MAY REQUIRE OTHER EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT CONSTITUTE ABROGATION OR WAIVER OF ANY OTHER EXISTING RIGHTS, OBLIGATIONS OR LIABILITIES PROVIDED BY LAW OR EQUITY. THIS APPROVAL DOES NOT CONSTITUTE ACCEPTANCE, APPROVAL, OR ACKNOWLEDGMENT OF ANY TERMS CONTAINED IN THE PLAT, INCLUDING THOSE SET FORTH IN THE OWNERS DEDICATION AND THE NOTES AND DOES NOT CONSTITUTE A GUARANTEE OF PARTICULAR TERMS OF NATURAL GAS SERVICE. FOR FURTHER INFORMATION PLEASE CONTACT QUESTAR'S RIGHT-OF-WAY DEPARTMENT AT 1-800-366-8532.

APPROVED THIS 8 DAY OF April, 2015.

QUESTAR GAS COMPANY BY Dan Stiles TITLE Pres-Const

DIRECT COMMUNICATIONS APPROVAL

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

Chuck Nelson DATE 4-9-2015

14605



EAGLE MOUNTAIN CITY
PLANNING COMMISSION MEETING
FEBRUARY 13, 2024

TITLE: ACTION ITEM - First Amendment to Firefly ARMDA

ITEM TYPE: Agreement

APPLICANT: Oquirrh Wood Ranch

ACTION ITEM:

Yes

PUBLIC HEARING:

No

PREPARED BY:

Marcus Draper, Admin

BACKGROUND:

The parties are looking to amend Exhibit E to the Firefly ARMDA to update the Level of Service requirements for culinary water.

ITEMS FOR CONSIDERATION:

REQUIRED FINDINGS:

RECOMMENDATION:

Staff recommends the Planning Commission recommend to the Council approval of amending Exhibit E to the Firefly ARMDA.

ATTACHMENTS:

[First Amendment to Firefly ARMDA.docx](#)

WHEN RECORDED, RETURN TO:

Eagle Mountain City
Attn: Fionnuala B. Kofoed, City Recorder
1650 Stagecoach Run
Eagle Mountain, UT 84005

**FIRST AMENDMENT
TO THE AMENDED AND RESTATED MASTER DEVELOPMENT AGREEMENT
FOR THE FIREFLY MASTER PLANNED COMMUNITY**

This First Amendment to the Amended and Restated Master Development Agreement for the Firefly Master Planned Community (“First Amendment”) is made and entered into as of the ____ day of _____, 2024, by and between Eagle Mountain City, a political subdivision of the State of Utah (“City”); Oquirrh Wood Ranch, LLC, a Utah limited liability company (“Master Developer”); White Hills Water Company, a Utah corporation (“WHWC”); GSFJV, LLC, a Utah limited liability company (“GSFJV”); Grant Smith Farms, LLC, a Utah limited liability company (“GSF”); and PC Industrial, LLC, a Utah limited liability company (“PC Industrial”).

RECITALS

A. On July 5th, 2023, the Parties entered into an Amended and Restated Master Development Agreement for the Firefly Master Planned Community (the “Original ARMDA”).

B. On July 25th, 2023, a *Memorandum of Amended and Restated Master Development Agreement for the Firefly Master Planned Community* was recorded as Entry No. 47709:2023 in the official records of the Utah County Recorder (the “Memo of ARMDA”).

C. On September 27, 2023, the City approved a *Notice of First Administrative Modification* (the “First Modification”) to the Original ARMDA. The First Modification was recorded as Entry No. 68072:2023 in the official records of the Utah County Recorder.

D. The Original ARMDA, the Memo of ARMDA, and the First Modification are collectively referred to as the “ARMDA”.

E. On January 24th, 2023, the City and OWR executed a Water Purchase Agreement (the “Water PSA”) regarding the purchase (by OWR from the City) and sale (by the City to OWR) of approximately 4,000 acre-feet of water for the Project. OWR and the City have negotiated an amendment to the Water PSA (the “Amended Water PSA”). The Parties hereto recognize and acknowledge that the Water PSA and the ARMDA are independent agreements. However, a material condition of OWR’s and the City’s willingness to enter into the Amended Water PSA was predicated upon the approval of this First Amendment.

F. Additionally, the City recently adopted new Residential Water Right Requirements (the “Updated Water LOS”) which reduce the amount of culinary water required to be dedicated to the City for new development.

G. OWR has also conducted studies (“Water Usage Studies”) to better determine the amount of water to be dedicated to the City for development within Firefly in light of the more stringent landscaping

and other water efficiency standards set forth in the ARMDA. The data from these studies have been shared with the City.

H. In light of the Amended Water PSA, the Updated Water LOS, and the Water Usage Studies, the Parties desire to amend the ARMDA as set forth herein.

I. The Parties have cooperated in the preparation of this First Amendment.

NOW, THEREFORE, in consideration of the mutual covenants contained herein, and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Parties hereby agrees as follows.

AMENDMENT

1. **Effect of First Amendment.** Other than as specifically amended herein by this First Amendment, the ARMDA shall remain in full force and effect.

2. **Amendment of Exhibit E; Updated Culinary Water Level of Service.** Exhibit “E” of the ARMDA is hereby deleted in its entirety and replaced with the attached Exhibit “E.1”.

3. **Recording.** The Parties shall cause this First Amendment to be recorded in the records of the Utah County Recorder.

IN WITNESS WHEREOF, the Parties hereto have executed this Agreement by and through their respective, duly authorized representatives as of the day and year first herein above written.

[signatures on following pages]

CITY

EAGLE MOUNTAIN CITY

TOM WESTMORELAND, Mayor

ATTEST

FIONNUALA B. KOFOED, City Recorder

Office of the City Attorney
Approved as to form and legality

CITY ACKNOWLEDGEMENT

STATE OF UTAH)
 :SS
COUNTY OF UTAH)

On the _____ day of _____, 2024, personally appeared before me TOM WESTMORELAND, who being by me duly sworn, did say that he is the MAYOR OF EAGLE MOUNTAIN CITY, a political subdivision of the State of Utah, and that said instrument was signed in behalf of the City by authority of its City Council and said Mayor acknowledged to me that the City executed the same.

NOTARY PUBLIC

MASTER DEVELOPER / OWNER

OQUIRRH WOOD RANCH, LLC
A Utah limited liability company

NATHAN SHIPP, Manager

MASTER DEVELOPER / OWNER ACKNOWLEDGMENT

STATE OF UTAH)
 :ss
COUNTY OF UTAH)

On the _____ day of _____, 2024, personally appeared before me NATHAN SHIPP duly sworn, did say that he is the Manager of OQUIRRH WOOD RANCH, LLC, a Utah limited liability company and that the foregoing instrument was duly authorized by the company at a lawful meeting held by authority of its operating agreement and signed in behalf of said company.

NOTARY PUBLIC

WHITE HILLS WATER COMPANY, INC.
A Utah Corporation

OWNER ACKNOWLEDGMENT

On the ____ day of _____, 2024, personally appeared before me NATHAN SHIPP, duly sworn, did say that he is the President of WHITE HILLS WATER COMPANY, INC., a Utah corporation and that the foregoing instrument was duly authorized by the company at a lawful meeting held by authority of its governing documents and signed in behalf of said company.

5

OWNER

GSFJV, LLC

A Utah limited liability company

NATHAN SHIPP, Manager

OWNER ACKNOWLEDGMENT

STATE OF UTAH)
 :ss
COUNTY OF UTAH)

On the _____ day of _____, 2024, personally appeared before me NATHAN SHIPP duly sworn, did say that he is the Manager of GSFJV, LLC, a Utah limited liability company and that the foregoing instrument was duly authorized by the company at a lawful meeting held by authority of its operating agreement and signed in behalf of said company.

NOTARY PUBLIC

OWNER

PC INDUSTRIAL, LLC

A Utah limited liability company

NATHAN SHIPP, Manager

OWNERACKNOWLEDGMENT

STATE OF UTAH)
 :SS
COUNTY OF UTAH)

On the _____ day of _____, 2024, personally appeared before me NATHAN SHIPP duly sworn, did say that he is the Manager of PC INDUSTRIAL, LLC, a Utah limited liability company and that the foregoing instrument was duly authorized by the company at a lawful meeting held by authority of its operating agreement and signed in behalf of said company.

NOTARY PUBLIC

OWNER

GRANT SMITH FARMS, LLC
A Utah limited liability company

JAMES E. SMITH, Manager

OWNER ACKNOWLEDGMENT

STATE OF UTAH)
 :ss
COUNTY OF UTAH)

On the _____ day of _____, 2024, personally appeared before me NATHAN SHIPP duly sworn, did say that he is the Manager of GRANT SMITH FARMS, LLC, a Utah limited liability company and that the foregoing instrument was duly authorized by the company at a lawful meeting held by authority of its operating agreement and signed in behalf of said company.

NOTARY PUBLIC

EXHIBIT E.1 Culinary Water System Plan

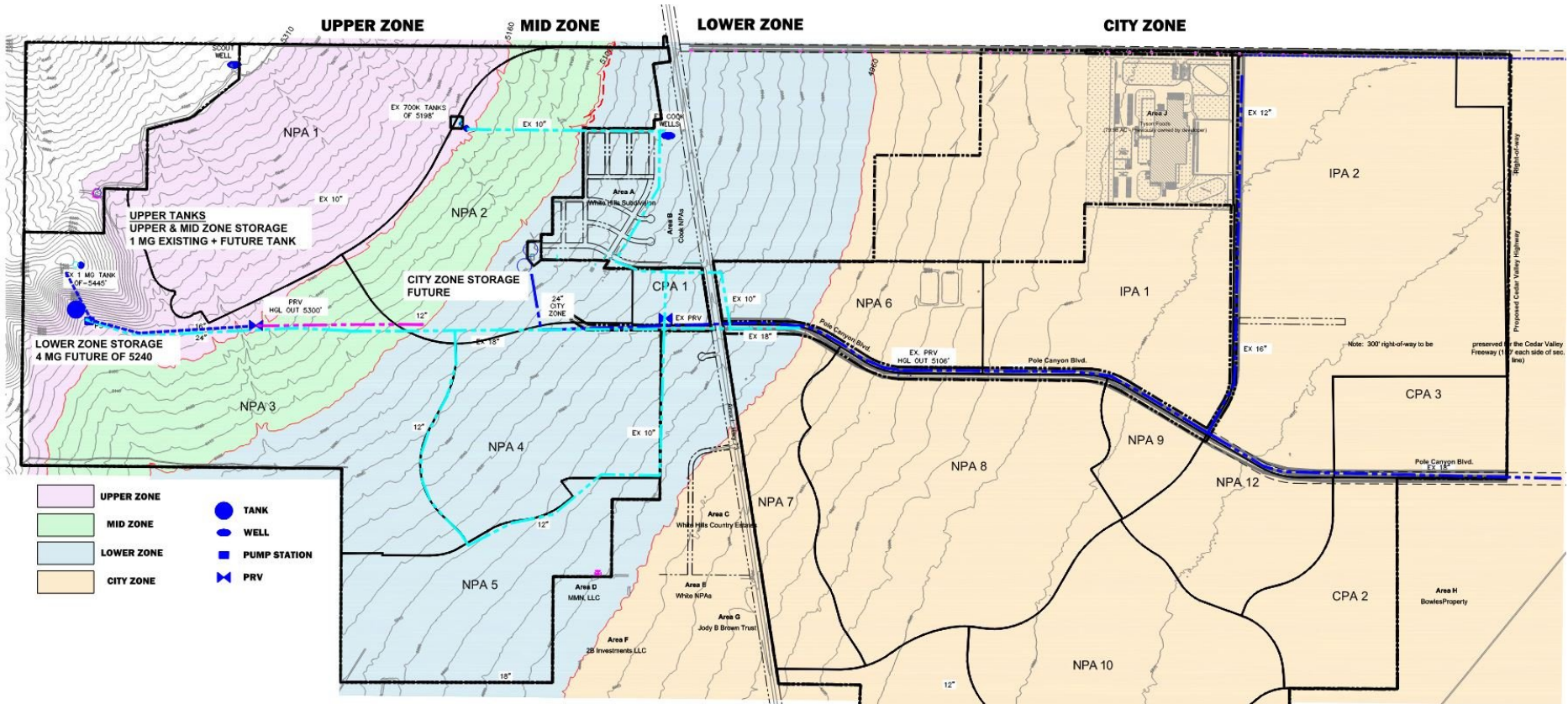


FIGURE 1

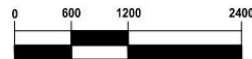
February 2, 2024

Notes:

- Drinking Water Facility sizes represented on this figure were approximated by utilizing current Eagle Mountain's Level of Service and typical engineering assumptions. The actual constructed size of the facilities will be further evaluated at the time of their design, and may include water conservation practices, reuse, current State and City requirements, and other contributing factors.
- Proposed infrastructure represented on this figure does not include Eagle Mountain City's regional master planned facilities. The water facilities shown are for the Firefly properties and do not include the City's planned source and transmission projects for the region.
- Water pressure zone boundaries depicted reflect regional Master Planning level analysis. Water pressure zone boundaries can be adjusted at Planning Area boundaries at time of detailed engineering of roadways and water infrastructure.

Water Line Classifications

- Water Zone Boundary
- City Zone Transmission Line
- Lower Zone Transmission Line
- Mid Zone Transmission Line
- Upper Zone Transmission Line



1 inch = 1200 ft. Horiz.



M&I Water Planning

EGI DAI
CAPITAL MANAGEMENT UTAH'S FOREMOST LAND DEVELOPER

WEST SIDE SERVICE AREA - CULINARY WATER FACILITIES

The purpose of this document is to provide a basis for the planning and facilities required to provide culinary water to the West Side Service Area (WSSA). This planning covers the property within the Firefly Master Planned Community. It is intended that this document be the basis for planning infrastructure and identifying water demands for the WSSA and Firefly. The information included will be a guide for development of the water system facilities in serving both current and future needs. The document will focus primarily on System Level Infrastructure.

A. EXISTING WATER SYSTEM

During the late 1970's and early 1980's the existing WSSA water system (the "Existing System") was constructed. The Existing System was originally owned and operated by the White Hills Water Company (WHWC). In 2008, OWR principals took over the ownership and operation of WHWC. In 2010, OWR and Eagle Mountain City entered into an agreement (the "2010 Agreement") in which the Existing System would be transferred to the City and the City would thereafter own and operate the Existing System. The 2010 Agreement also established that any excess source, storage, or distribution capacities within the Existing System that had been transferred to the City would be reserved for future development by OWR and its affiliates. OWR (on behalf of WHWC) has made improvements to and constructed new water pipelines within the Existing System. These improvements and new pipelines have created excess capacity in the Existing System that will be utilized by OWR within Firefly. The following are existing facilities that have been or are planned to be provided to the City:

1. Source – The current water supply is from groundwater sources through two wells (Cook Well #1 & Cook Well #2). Cook Well #1 was the original source of water for WHWC. In 2017, WHWC (through OWR) replaced the well pump in the Cook Well #1 and per Division of Drinking Water requirements drilled a second well (Cook Well #2) to provide a redundant water source for the Existing System. Both wells are within the same site. Each of the wells have been rated at a capacity of 1,200 gpm with their current installed pumps while pumping to the existing lower tank site. At present, the two wells combined authorized capacity is rated as 1,200 gpm due to the need for a redundant water source. When additional water source is developed to feed into the WSSA then the combined capacity for Cook Well #1 and Cook Well #2 will be increased to 2,400 gpm. Well logs and a hydrogeologic evaluation suggest that the potential capacity of each well is approximately 3,000 gpm. Again, at such time additional water source is developed to feed into the WSSA then the potential combined capacity may be increased to 6,000 gpm. The following table provides source capacity and includes existing residents Peak Day Demands being served by the Cook Well #1 and Cook Well #2:

Table 1: Existing Source Summary

Name	Capacity (gpm)	Existing System Use (gpm)	OWR Excess Capacity (gpm)	Proposed Increased Capacity (gpm)
Cook Well #1	1,200	100	1,100	3,000
Cook Well #2	1,200	0	1,200	3,000

2. Transmission/Distribution – Pipe diameters in the Existing System are reported to range from 6-18 inches. Pursuant to the 2010 Agreement, WHWC (through OWR) has made the following improvements to certain pipelines within the Existing System: (1) Replacement of a 10" water line in Wilson Avenue with a 10" C900 PVC; (2) installation of a casing crossing of SR-73 with 10-inch C900 PVC; (3) installation of a 10-inch PVC C900 line has been installed along the east side of SR-73; (4) installation of a PVC C900 line to the White Hills Country Estates Subdivision; (5) installation of an 18-inch PVC C900 line From SR-73 to Tyson Foods; and (6) Construction of an 18-inch PVC C900 transmission line (to be utilized by OWR for future development) was constructed to the west of SR-73 as a transmission line to a future tank. This transmission line still needs to be tested and commissioned. The capacity in the following table was estimated using a velocity of five feet per second for peak flows.

Table 2: Transmission Summary

Name	Transmission Capacity (gpm)	Existing System Use (gpm)	OWR Excess Transmission Capacity (gpm)	Pipe Length (ft)
Pole Canyon Blvd 18" C900 WL to Tyson Pkwy	3,621	750 (20.7%) Tyson Demands	2,871 (79.3%)	6700'
Tyson Pkwy 16" C900	2,884	750 (26.0%) Tyson Demands	2,134 (74.0%)	3250'
Tyson Pkwy 12" C900	1,661	28 (1.7%) Tyson 1.5" Connection	1,633 (98.3%)	1600'
West Transmission Line 18" C900	3,621	0	3,621 (100%)	4585'

3. Storage – There are currently three storage tanks (one upper, two lower) within the Existing System. Only the two lower tanks are active and under ownership of the City. The upper tank will be placed into the Existing System once a transmission line is activated to the tank. All three tanks were constructed of steel. All three tanks have been refurbished with new coatings and other repairs to bring them into compliance. The storage tanks are summarized in the following table and include existing residents and Tyson Foods peak day demands:

Table 3: Existing Storage Tank Summary

Name	Storage Capacity (gal)	Existing System Use (gal)	OWR Excess Storage Capacity (gal)	Overflow Elevation (ft)
Lower Tank #1	220,000	220,000	0	5198'
Lower Tank #2	550,000	548,000	2,000	5198'
Upper Tank	1,000,000	0	1,000,000	5445'

The excess capacity will be utilized by OWR for future development with corresponding impact fee credits or reimbursements being applied to OWR by Eagle Mountain City when third-party developers and/or builders connect to the Existing System (as may be improved by OWR or its affiliates).

4. Pressure Zones – There are currently three pressure zones in the Existing System: (1) The main zone (that provides pressure to White Hills Subdivision); (2) The City zone (that provides pressure to Tyson Foods through a PRV); and (3) A smaller zone (that provides decreased pressures to the White Hills Country Estates through a PRV).

B. FUTURE REQUIREMENTS

The Existing System provides indoor water, outdoor irrigation, and fire protection for the WSSA. The recently approved ARMDA contemplates 8,790 residential dwelling units with supporting open space, industrial, and commercial uses. Improvements to the Existing System will need to be made to support these proposed uses. Improvements to the Existing System will be based upon the following pressure, source, transmission, and storage requirements:

1. Pressure Requirements – The State of Utah requires that public water systems maintain minimum pressure standards during peak demands. Those minimum standards are set forth in the City's 2021 Impact Fee Facilities Plan and are hereby adopted and applicable to the WSSA as follows:

Table 4: Pressure Requirements

Residual Peak Day Demands with Fire Flow ¹ :	20 psi
Peak instantaneous/hour demands:	30 psi
Peak day demands:	40 psi

¹ Minimum residential fire flow is anticipated as 1,500 gpm for 2 hours with a residual of 20 psi for residential and 3,000 gpm for 3 hours with a residual of 20 psi for industrial/commercial uses.

2. Source Requirements – Table 4 sets forth the source requirements necessary to satisfy the demands of the proposed uses set forth in the ARMDA.

Table 5: Level of Service and Source Requirements for Firefly

RESIDENTIAL			
TYPE OF USE	UNITS	LEVEL OF SERVICE	DEMAND (ac-ft)
Single Family – Indoor	5,345	0.30 ac-ft/unit	1,604
Multi-Family – Indoor	3,045	0.24 ac-ft/unit	731
Apartments – Indoor	400	0.24 ac-ft/unit	96
TYPE OF USE	IRRIGATED ACRES	LEVEL OF SERVICE	DEMAND (ac-ft)
Single Family – Outdoor ¹	548	1.975 ac-ft / irrigated acre	1,082
Multi-Family – Outdoor ²	91	1.485 ac-ft / irrigated acre	136
TOTAL RESIDENTIAL DEMAND			3,648
PARKS & OPEN SPACE			
TYPE OF USE	IRRIGATED ACRES	LEVEL OF SERVICE	DEMAND (ac-ft)
Native Seed Mid	87	1.083 ac-ft / irrigated acre	94
Turf	47	3.20 ac-ft / irrigated acre	150
Xeriscape	37	0.75 ac-ft / irrigated acre	28
Hardscape / Un-Irrigated	168	-	-
TOTAL PARKS & OPEN SPACE DEMAND			272
INDUSTRIAL			
TYPE OF USE	DEVELOPED ACREAGE	LEVEL OF SERVICE ⁴	DEMAND (ac-ft)
Industrial Planning Areas – Indoor	497	0.6 ac-ft / developed acre	298
TYPE OF USE	IRRIGATED ACRES	LEVEL OF SERVICE	DEMAND (ac-ft)
Industrial Planning Areas – Outdoor ³	75	1.485 ac-ft / irrigated acre	111
TOTAL INDUSTRIAL DEMAND			409
COMMERCIAL			
TYPE OF USE	DEVELOPED ACREAGE	LEVEL OF SERVICE ⁴	DEMAND (ac-ft)
CPA – Indoor	105	0.6 ac-ft / developed acre	63
TYPE OF USE	IRRIGATED ACRES	LEVEL OF SERVICE	DEMAND (ac-ft)
CPA – Outdoor ³	16	1.485 ac-ft / irrigated acre	35
TOTAL COMMERCIAL DEMAND			98
TOTAL PROJECT WATER DEMAND			4,427 ac-ft

¹ 50% Turf and 50% Xeriscape

² 30% Turf and 70% Xeriscape

³ 15% of Developed Acreage to be Landscaped with 30% Turf and 70% Xeriscape

⁴ Level of Service is for typical industrial and commercial uses. Specific demands will be determined at the time of development approval.

3. Transmission/Distribution Requirements – Future improvements to the Existing System should be designed to meet the following capacity requirements according to the proposed uses. Note that commercial and industrial transmission will be determined on a case-by-case basis and established based upon fixture counts or use data.

Table 6: Transmission/Distribution Requirements

Single Family – Indoor Peak Day Demand ¹ :	375 gpd/unit
Multi-Family or Active Adult – Indoor Peak Day Demand ¹ :	300 gpd/unit
Turf – Peak Outdoor Day Demand:	5.0 gpm/irrigated acre
Xeriscape – Peak Outdoor Day Demand:	2.23 gpm/irrigated acre

¹ Each individual Single-Family unit represents 1.0 equivalent residential unit (ERU).

² Each Multi-Family or Active Adult unit represents 0.8 ERU.

4. Storage Requirements – To accommodate the development of the proposed uses within the WSSA, the following storage capacities are required to be constructed

Table 7: Storage Requirements

Single Family – Indoor Storage (avg. day demand):	268 gpd/unit
Multi-Family or Active Adult – Indoor Storage (avg. day demand):	214 gpd/unit
Outdoor Storage	2,848 gpd/irr. acre

5. Planned Pressure Zones – Figure 1 provides for the proposed location of the planned pressure zones. The Upper and Mid Zones storage will be serviced through the Upper Tank hydraulic grade line. The Lower Zone storage will be through a planned 4MG tank with augmented flows from the Upper Tank during emergencies through a PRV. The existing Lower Tanks HGL do not fit into the proposed pressure zones and may need to be utilized separately. The Industrial/City Zone is planned to provide storage through PRVs from the new 4 MG Lower Tanks HGL until lower tanks for this pressure zone are constructed. However, during an emergency the zone is also connected to the City's Main Zone through a PRV for fire flows. It was anticipated that zone boundaries provide the minimum pressure standards set forth herein with a maximum pressure of 120 psi.

C. Future Facilities

The following improvements will need to be made to the Existing System to satisfy the future requirements according to the levels of service established herein:

1. Source/Pumping – Water source pump stations will be provided for each zone. The stations will be sized for each zone utilizing planned ERUs and the peak day demand. It is anticipated that pump stations (well or booster) will convey water to the Upper, Mid, and Lower Zones.

2. Storage – The following are anticipated storage locations for each zone:

Table 8: Zone-Specific Future Storage Projections

Upper and Mid Zones	1.0 MG Existing plus Future Tank
Lower Zone	4 MG (2 MG for OWR, 2 MG for City)
City / Industrial Zone	Placed near open space northeast of White Hills Subdivision

3. Transmission – Transmission lines are planned to follow roads. Figure 1 provides the anticipated transmission backbone for OWR. Major transmission lines will be required from the Upper and Lower Tanks to the distribution system. It is also anticipated that a major transmission line will follow the southern boundary of OWR. Final layout of transmission lines will be coordinated with the City as each area within the Project is developed.



EAGLE MOUNTAIN CITY
PLANNING COMMISSION MEETING
FEBRUARY 13, 2024

TITLE: ACTION ITEM/PUBLIC HEARING - Parkway Fields F - Preliminary Plat

ITEM TYPE: Preliminary Plat

APPLICANT: Flagship Homes -- Bronson Tatton representing

ACTION ITEM:

Yes

PUBLIC HEARING:

Yes

PREPARED BY:

Robert Hobbs, Planning

BACKGROUND:

Applicant(s) is/are petitioning to subdivide a portion of the Ault Farms Master Development approved by Council in December of 2021 in the southeast quadrant/region of the City. The development continues the platting of that master development now using "Parkway Fields" as its name. Phase F [now] proposes 61 single-family detached home sites and six open space parcels on 69.84 acres of land. The building lots' dimensions and arrangement are designed to conform to the FR Zone, as well as the approved master plan for the project.

On February 06, 2024, the City Council authorized the re-design of the plat from what was depicted in the original Ault Farms Master Development Agreement. The Council's action allowed a new street layout, open space layout and recognized the finalized dedication widths and vectors of Airport Road and Eagle Mountain Boulevard. The changes are reflected in the plat's design.

ITEMS FOR CONSIDERATION:

Preliminary Plat (EMMC § 16.20)

The Project has been reviewed by the DRC Committee and suggested "redline" corrections incorporated into plat drawings (currently in electronic files). The plat's present configuration is in conformance with platting & site plan standards belonging to the FR Zone associated with the pre-approved and amended Ault Farms Master Development Plan.

Provided/proposed Plat F calculations:

Total Acreage -- 69.84

Land Use Zone(s) -- FR

Total Lot Count -- 61 with 6 parcels

Total Acreage in Lots -- 33.53

Total Open Space Provided -- 22.30 acres

Asphalt Pavement Area -- 323,286 sq. ft.

Regarding FR Zoned Lots:

Reqd. Min. Lot Size: 10,890 sq. ft.

Proposed Min. Lot Size: 20,437 sq. ft.

Reqd. Avg. Lot Size: 21,780 sq. ft.

Proposed Avg. Lot Size: 23,825 sq. ft.

Proposed Max. Lot Size: 27,244 sq. ft.

Notes:

Open Space & Amenities (EMMC §§ 16.35.105 & 17.25.050(I): All open space is intended to be maintained by a future HOA. Required open space area based on proposed preliminary plan pre-correction(s): 4.70 acres. Proposed open space area: 22.30 acres, private .77 acres -- balance is in other phases of Parkway Fields as approved during the master plan stage. Open space as illustrated in the plat was approved in form and quantity via MDP/MDA Amendment approved by Council on February 06, 2024.

ROW:

Right-of-way width(s) and alignment and dedication needs have been evaluated and changes made to plat drawings to accommodate DRC comments. Rights-of-way are mapped to match the approved (as amended) master development plan layout for the Project, as are the housing "blocks", and, common parcel positions and dimensions.

Screening: Privacy fencing (6') is required along Airport Road, Parkway Fields Boulevard and Pole Canyon Boulevard [as] per EMMC § 17.60.120.

Correspondence:

Any correspondence from agencies or the citizenry is hereto attached. Agency comments may express opinions regarding the plat and site plan application set, or, be geared towards recommending Conditions of Approval for Phase F should it be approved.

REQUIRED FINDINGS:

Plat approvals are based upon compliance with City code requirements and requirements of any applicable Development Agreement(s). Approval criteria [Conclusions of Law] for a Preliminary Plat Approval review request are iterated in EMMC § 16.20.

RECOMMENDATION:

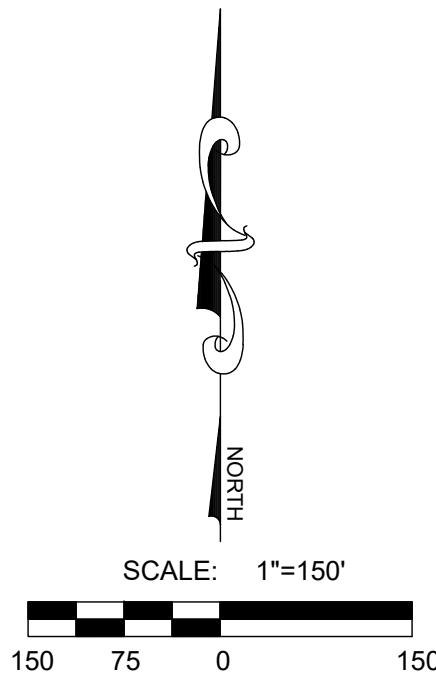
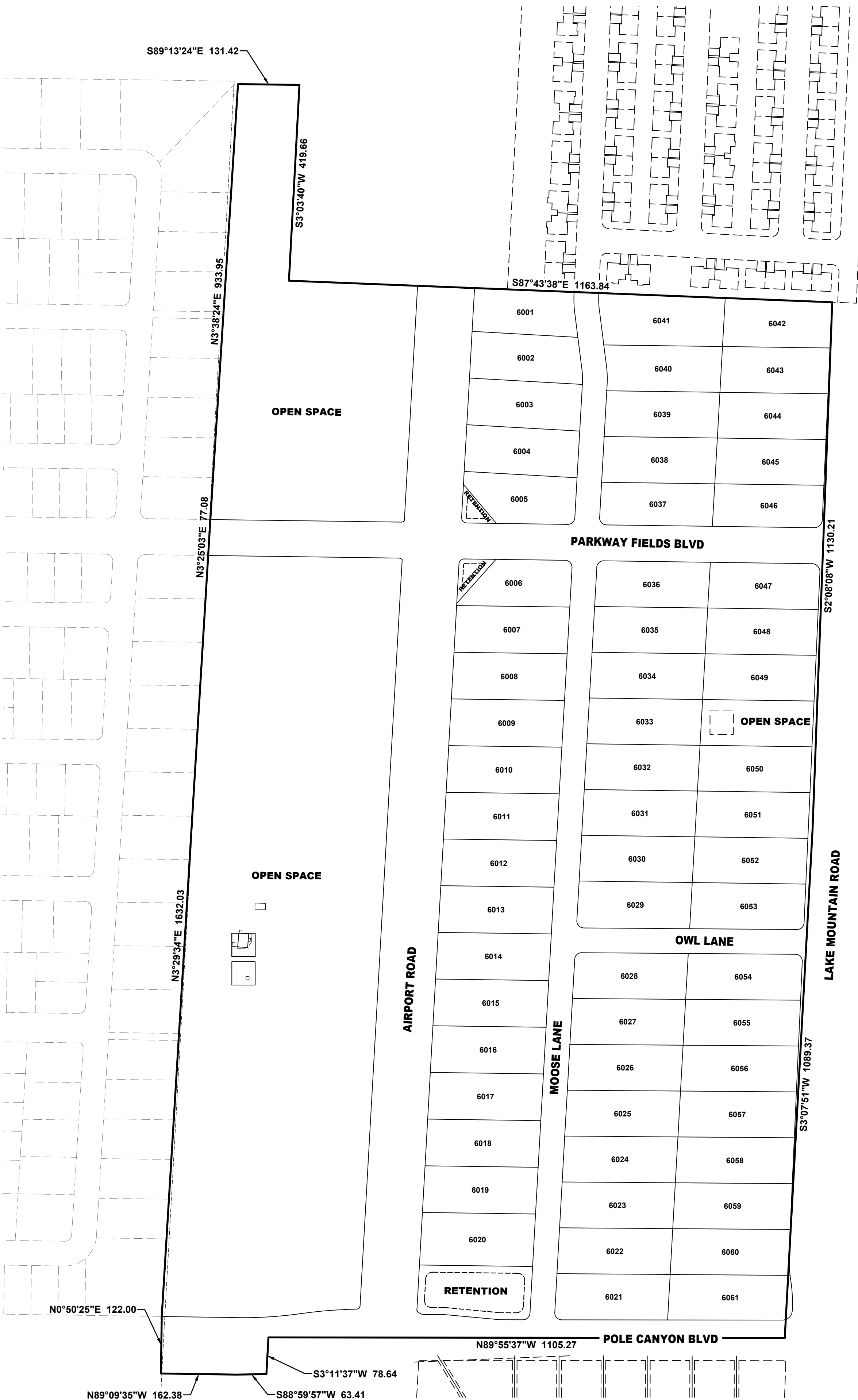
Approve, contingent on compliance with any Planning Commission imposed conditions of approval including callout for arterial/collector screening along Airport Road, Parkway Fields Boulevard and Pole Canyon Boulevard prior to occupancy of units in the plat.

ATTACHMENTS:

[Parkway Fields Preliminary Phase F](#)

PARKWAY FIELDS PRELIMINARY PHASE F

EAGLE MOUNTAIN CITY, UTAH



VICINITY MAP

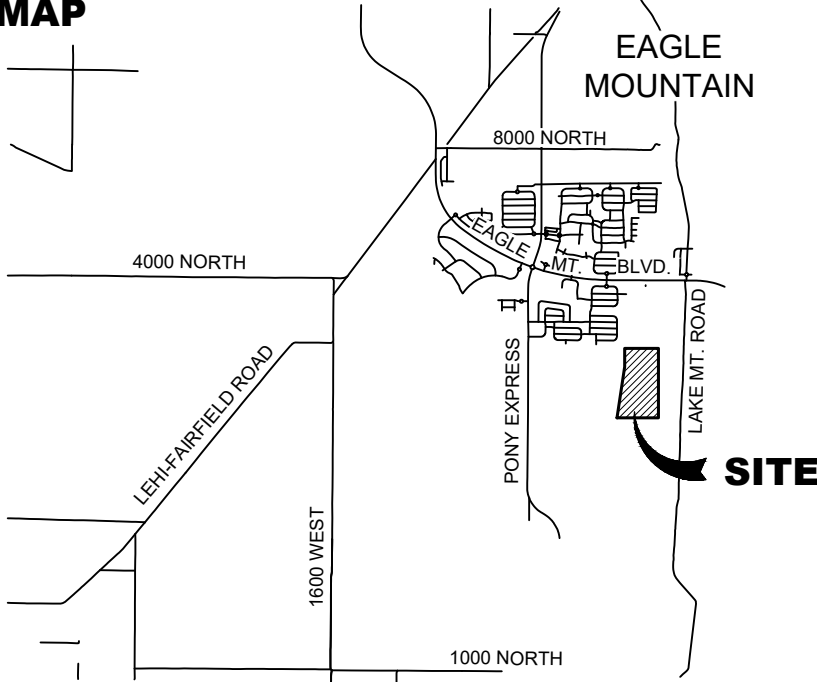


TABLE OF CONTENTS

101	COVER
	GENERAL NOTES
201	LOT LAYOUT 1
202	LOT LAYOUT 2
301	UTILITY PLAN 1
302	UTILITY PLAN 2
401	GRADING PLAN 1
402	GRADING PLAN 2
501	PHASING PLAN/ LOT PLAN
601	DETAILS

TABULATIONS

TOTAL ACREAGE:	69.84 ACRES
TOTAL ACREAGE IN LOTS:	33.53 ACRES
TOTAL BUILDABLE ACREAGE:	48.07 ACRES
TOTAL RIGHT-OF-WAY:	13.43 ACRES
TOTAL PUBLIC OPEN SPACE:	22.30 ACRES
TOTAL PRIVATE OPEN SPACE:	0.77 ACRES
OVERALL DENSITY:	0.87 LOTS/ACRE
TOTAL # OF LOTS:	61 LOTS
ASPHALT PAVEMENT AREA:	323,286 SF

LOT TYPE	FR
SMALLEST LOT SIZE	20,437 S.F. (0.47 AC.)
AVERAGE LOT SIZE	23,825 S.F. (0.55 AC.)
LARGEST LOT SIZE	27,244 S.F. (0.63 AC.)

NOTES

- ALL CONSTRUCTION TO CONFORM TO THE LATEST EDITION OF EAGLE MOUNTAIN CITY STANDARDS AND SPECIFICATIONS.
- CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS AND LOCATION OF EXISTING UTILITIES PRIOR TO CONSTRUCTION.
- ALL INTERSECTIONS TO HAVE ADA HANDICAP RAMPS ACCORDING TO CITY STANDARDS.
- ALL EXISTING IRRIGATION DITCHES LOCATED WITHIN THE PROPERTY BOUNDARY ARE TO BE ABANDONED.
- ALL WATER TEES TO BE FLANGED WITH FLANGED VALVES.
- SECONDARY ACCESS AND TEMPORARY TURNAROUNDS TO BE PROVIDED ACCORDING TO CITY/FIRE CODE.
- NO DEFLECTIONS ALLOWED ON WATER LINES.
- ALL FILL WITHIN ROADWAYS TO BE ENGINEERED FILL.
- STORM DRAIN PIPE SIZING TO BE PROVIDED AT FINAL DESIGN.
- SUBDIVISION MUST MEET DARK SKY STANDARDS (PER CODE 17.56).
- GARBAGE COLLECTION WILL BE DONE WITH INDIVIDUAL GARBAGE CANS.
- ALL APPLICABLE ELEMENTS OF THE AMERICANS WITH DISABILITIES ACT ACCESSIBLE GUIDELINES WILL BE ADHERED TO.

LEGEND

EXISTING	PROPOSED	
---	---	BOUNDARY LINE
---	---	STREET CENTERLINE
---	---	EASEMENT LINE
---	---	LOT LINES
EX-SB	---	SEWER PIPE
---	---	SEWER MANHOLE
---	---	SEWER SERVICE
EX-SB	---	STORM DRAIN PIPE (RCP)
---	---	STORM DRAIN MANHOLE
---	---	CURB INLET
---	---	COMBO BOX
---	---	4'x4' CATCH BASIN
---	---	3'x3' CATCH BASIN
---	---	INLET/OUTLET W/ GRATE
EX-W	---	CULINARY WATER PIPE
---	---	45" PIPE ELBOW (W)
---	---	22.5" PIPE ELBOW (W)
---	---	11.25" PIPE ELBOW (W)
---	---	FIRE HYDRANT
---	---	SERVICE & METER (W)
---	---	PRV (W)
---	---	AIR-VAC VALVE (W)
---	---	BLOW-OFF (W)
---	---	TEMP. BLOW-OFF (W)
---	---	VALVE (W & SW)
---	---	TEE
---	---	CROSS
---	---	PRESSURIZED IRRIGATION
---	---	45" PIPE ELBOW (PI)
---	---	22.5" PIPE ELBOW (PI)
---	---	11.25" PIPE ELBOW (PI)
---	---	SINGLE SW SERVICE
---	---	DUAL SW SERVICE
---	---	AIR-VAC VALVE (PI)
---	---	BLOW-OFF (SW)
---	---	TEMP. BLOW-OFF (PI)
---	---	STOP SIGN
---	---	STREET SIGN
---	---	MONUMENT
---	---	FENCE
---	---	STREET LIGHT
---	---	POWER POLE
---	---	DITCH
---	---	FIBER OPTIC
---	---	GAS
---	---	OVERHEAD POWER
---	---	FLOW ARROW
---	---	CONTOURS

DEVELOPER / OWNER

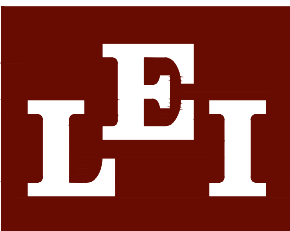
FLAGSHIP HOMES
PETE EVANS
(801) 766-4442

ENGINEER

LEI CONSULTING ENGINEERS
3302 NORTH MAIN
SPANISH FORK, UTAH 84660
(801) 798-0555

PROJECT NAME

PARKWAY FIELDS PHASE F



- A Utah Corporation -

ENGINEERS

SURVEYORS

PLANNERS

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Spanish Fork, UT 84660
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NOT FOR
CONSTRUCTION

PARKWAY FIELDS - PHASE F
EAGLE MOUNTAIN, UTAH

COVER

REVISIONS

1	-	-
2	-	-
3	-	-
4	-	-
5	-	-
6	-	-

LEI PROJECT #:

2019-0046

DRAWN BY:

BJP

DESIGNED BY:

BCT

SCALE:

1"=150'

DATE:

2/7/2024

SHEET

101

U:\0_LEI_PROJECTS\2019\2019-0046_PARKWAY FIELDS - PHASE F EAGLE MOUNTAIN, UTAH PRELIMINARY PLAT FILING 2/7/2024 3:05 PM

GENERAL NOTES

1. ALL IMPROVEMENTS SHALL BE CONSTRUCTED AND INSPECTED IN STRICT ACCORDANCE WITH ALL JURISDICTIONAL AUTHORITIES.
2. CONTRACTOR SHALL COMPLY WITH THE STANDARDS INDICATED WITHIN THE CONSTRUCTION DOCUMENTS. THE CONTRACTOR SHALL NOTIFY ALL AGENCIES, OWNERS, ENGINEERS, AND UTILITY COMPANIES FIVE DAYS PRIOR TO A PRE-CONSTRUCTION MEETING.
3. IT IS INTENDED THAT THESE PLANS AND SPECIFICATIONS REQUIRE ALL LABOR AND MATERIALS NECESSARY AND PROPER FOR THE WORK CONTEMPLATED AND THAT THE WORK BE COMPLETED IN ACCORDANCE WITH THEIR TRUE INTENT AND PURPOSE. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY REGARDING ANY DISCREPANCIES OR AMBIGUITIES WHICH MAY EXIST IN THE PLANS OR SPECIFICATIONS. THE ENGINEER'S INTERPRETATION THEREOF SHALL BE CONCLUSIVE.
4. WHERE THE PLANS OR SPECIFICATIONS DESCRIBE PORTIONS OF THE WORK IN GENERAL TERMS BUT NOT IN COMPLETE DETAIL, IT IS UNDERSTOOD THAT ONLY THE BEST GENERAL PRACTICE IS TO PREVAIL AND THAT ONLY MATERIALS AND WORKMANSHIP OF THE FIRST QUALITY ARE TO BE USED.
5. CONTRACTOR SHALL INSPECT THE SITE OF THE WORK PRIOR TO BIDDING TO SATISFY THEMSELVES BY PERSONAL EXAMINATION OR BY SUCH OTHER MEANS AS THEY MAY PREFER, OF THE LOCATION OF THE PROPOSED WORK, AND OF THE ACTUAL CONDITIONS OF, AND AT, THE SITE OF WORK. IF, DURING THE COURSE OF THEIR EXAMINATION, A BIDDER FINDS FACTS OR CONDITIONS WHICH APPEAR TO THEM TO BE IN CONFLICT WITH THE LETTER OR SPIRIT OF THE PROJECT PLANS AND SPECIFICATIONS, THEY SHALL CONTACT THE ENGINEER FOR ADDITIONAL INFORMATION AND EXPLANATION BEFORE SUBMITTING THEIR BID. SUBMISSION OF A BID BY THE CONTRACTOR SHALL CONSTITUTE ACKNOWLEDGMENT THAT, IF AWARDED THE CONTRACT, (1) THEY HAVE RELIED AND ARE RELYING ON THEIR OWN EXAMINATION OF THE SITE OF THE WORK, (2) ACCESS TO THE SITE, AND (3) ALL OTHER DATA AND MATTERS REQUISITE TO THE FULFILLMENT OF THE WORK AND ON THEIR OWN KNOWLEDGE OF EXISTING FACILITIES ON AND IN THE VICINITY OF THE SITE OF THE WORK TO BE CONSTRUCTED UNDER THIS CONTRACT. THE INFORMATION PROVIDED BY THE OWNER OR THE ENGINEER IS NOT INTENDED TO BE A SUBSTITUTE FOR, OR A SUPPLEMENT TO THE INDEPENDENT VERIFICATION BY THE CONTRACTOR TO THE EXTENT SUCH INDEPENDENT INVESTIGATION OF SITE CONDITIONS IS DEEMED NECESSARY OR DESIRABLE BY THE CONTRACTOR. CONTRACTOR SHALL ACKNOWLEDGE THAT THEY HAVE NOT RELIED SOLELY UPON OWNER OR ENGINEER FURNISHED INFORMATION REGARDING SITE CONDITIONS IN PREPARING AND SUBMITTING THEIR BID.
6. NO ALLOWANCE WILL BE MADE FOR DISCREPANCIES OR OMISSIONS THAT CAN BE EASILY OBSERVED. VERIFY ALL EXISTING CONDITIONS BEFORE BIDDING AND ANSWER ANY QUESTIONS BEFORE CONSTRUCTION.
7. ALL TRAFFIC CONTROL IS TO CONFORM TO THE CURRENT MUTCD AND UDOT STANDARDS. FOR ALL WORK WITHIN PUBLIC RIGHTS-OF-WAYS OR EASEMENTS, THE CONTRACTOR SHALL PRESERVE THE INTEGRITY AND LOCATION OF ANY AND ALL PUBLIC UTILITIES AND PROVIDE THE NECESSARY CONSTRUCTION TRAFFIC CONTROL. CONTRACTOR SHALL, THROUGH THE ENCROACHMENT PERMIT PROCESS, VERIFY WITH THE NECESSARY REGULATORY AGENCIES, THE NEED FOR ANY TRAFFIC ROUTING PLAN. IF PLAN IS REQUIRED, CONTRACTOR SHALL PROVIDE PLAN AND RECEIVE PROPER APPROVALS PRIOR TO BEGINNING CONSTRUCTION. THE CONTRACTOR SHALL PROVIDE ALL LIGHTS, BARRICADES, SIGNS, FLAGMEN OR OTHER DEVICES NECESSARY FOR PUBLIC SAFETY.
8. THE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR ANY FIELD CHANGES MADE WITHOUT PRIOR WRITTEN AUTHORIZATION FROM THE OWNER AND/OR ENGINEER.
9. CONTRACTOR TO VERIFY EXISTING CONDITIONS, TIE IN POINTS, UTILITY CONNECTIONS, ETC. PRIOR TO CONSTRUCTION AND NOTIFY ENGINEER OF ANY DISCREPANCIES.
10. THE CONTRACTOR SHALL EXERCISE DUE CAUTION AND SHALL CAREFULLY PRESERVE BENCHMARKS, CONTROL POINTS, SECTION CORNERS, REFERENCE POINTS AND ALL SURVEY STAKES, AND SHALL BEAR ALL EXPENSES FOR REPLACEMENT AND/OR ERRORS CAUSED BY UNNECESSARY LOSS OR DISTURBANCE.
11. CONTRACTOR TO FURNISH, MAINTAIN, AND RESTORE ALL SURVEY MONUMENTS AND MONUMENT REFERENCE MARKERS WITHIN THE PROJECT SITE. CONTRACTOR TO CONTACT THE CITY OR COUNTY SURVEYOR FOR MONUMENT PERMITTING, LOCATIONS AND CONSTRUCTION DETAILS.
12. ALL EXISTING ASPHALT WILL BE SAW CUT IN NEAT STRAIGHT LINES BY THE CONTRACTOR PRIOR TO EXCAVATION.

GENERAL CLEARING AND GRADING NOTES

1. CLEARING, GRUBBING AND DISPOSAL OF VEGETATIVE MATERIAL NEEDS TO BE IN ACCORDANCE WITH STATE AND COUNTY REGULATIONS, WHICH APPLY TO SOLID WASTE.
2. THE EXISTING TOPOGRAPHY SHOWN ON THESE PLANS IS BASED ON DRAWINGS AND A TOPOGRAPHIC SURVEY PERFORMED BY LEI ENGINEERS (UNLESS OTHERWISE NOTED). IF THE EXISTING GRADE IS DIFFERENT FROM WHAT IS SHOWN ON THE GRADING PLAN, CONTRACTOR TO NOTIFY ENGINEER IMMEDIATELY.
3. ALL EARTH WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE GEOTECHNICAL ENGINEER'S REPORT.
4. WHEN USING ELECTRONIC FILES OF MASS GRADING SITES PREPARED BY LEI THE CONTRACTOR MUST USE THE DIGITAL TERRAIN MODEL CREATED BY AUTODESK CIVIL 3D AND NOT A REPRODUCTION OF PROPOSED CONTOURS. LEI IS NOT RESPONSIBLE FOR ANY INACCURACIES, ERRORS AND/OR DISCREPANCIES DUE TO CONVERSION OR USE OF ELECTRONIC FILES.
5. NO CHANGE IN DESIGN LOCATION OR GRADE WILL BE MADE BY THE CONTRACTOR WITHOUT THE WRITTEN APPROVAL OF THE PROJECT ENGINEER.
6. EROSION CONTROL - A STORMWATER POLLUTION PREVENTION PLAN (SWPPP) IS REQUIRED IN ACCORDANCE WITH THE UTAH POLLUTANT DISCHARGE ELIMINATION SYSTEM (UPDES) PERMIT FOR CONSTRUCTION. OUTLINING HOW EROSION AND SILTATION WILL BE CONTROLLED. CONTRACTOR IS RESPONSIBLE FOR OBTAINING AND MAINTAINING THE APPROPRIATE PERMITS AND INSPECTIONS. A COPY OF THE PLAN MUST BE ON SITE AT ALL TIMES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR IMPLEMENTING THE PLAN AND INSTALLING AND MAINTAINING THE EROSION CONTROL FACILITIES WITH EACH PHASE OF WORK. SHOULD SILT LEAVE THE SITE OR EROSION OCCURS, IT WILL BE THE CONTRACTORS RESPONSIBILITY TO TAKE CORRECTIVE ACTION AND REPAIR ANY DAMAGE CAUSED BY THE SILT OR EROSION IMMEDIATELY. ALL COSTS ASSOCIATED WITH THE MODIFICATION AND APPROVAL OF THE PLAN WILL BE THE RESPONSIBILITY OF THE CONTRACTOR.

GENERAL UTILITY NOTES

1. CONTRACTOR SHALL BE RESPONSIBLE FOR CALLING BLUE STAKES FOR MARKINGS TO VERIFY ALL EXISTING UTILITIES. CONTRACTOR SHALL BE RESPONSIBLE FOR DAMAGES TO EXISTING UTILITIES AND FOR ALL INTERRUPTIONS CAUSED BY THE RESULTS OF HIS WORK.
2. THE LOCATIONS OF UNDERGROUND FACILITIES SHOWN ON THESE PLANS ARE BASED ON FIELD SURVEYS AND LOCAL UTILITY COMPANY RECORDS. IT SHALL BE THE CONTRACTORS FULL RESPONSIBILITY TO CONTACT THE VARIOUS UTILITY COMPANIES TO LOCATE THEIR FACILITIES PRIOR TO PROCEEDING WITH CONSTRUCTION. NO ADDITIONAL COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR DAMAGE AND REPAIR TO THESE FACILITIES CAUSED BY CONTRACTORS WORK FORCE.
3. START AT THE LOW END OF ALL GRAVITY FEED LINES AND WORK UPHILL. DO NOT DRY START GRAVITY FEED LINES THAT TIE INTO EXISTING GRAVITY LINES. FAILURE TO COMPLY WITH THIS NOTE SHALL RELEASE THE CIVIL ENGINEER OF ALL LIABILITY.
4. CONTRACTOR SHALL LAYOUT AND POTHOLE FOR ALL POTENTIAL CONFLICTS WITH UTILITY LINES ON OR OFF-SITE AS REQUIRED PRIOR TO ANY CONSTRUCTION.
5. ANY POWER, NATURAL GAS, AND COMMUNICATIONS UTILITIES SHOWN ON THE PLANS ARE FOR REFERENCE PURPOSES ONLY AND ARE NOT DESIGN DRAWINGS FOR THE RELOCATION OR REMOVAL OF EXISTING UTILITIES, NOR FOR ANY NEW UTILITY SERVICES. CONTRACTOR TO SUBMIT SITE PLAN TO APPROPRIATE UTILITY PROVIDER FOR DESIGN OF SERVICE CONNECTIONS.
6. ALL DIMENSIONS, GRADES AND UTILITY DESIGNS SHOWN ON THE PLANS SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. NOTIFY THE ENGINEER IF ANY DISCREPANCIES EXISTS PRIOR TO CONSTRUCTION FOR NECESSARY PLAN OR GRADE CHANGES.
7. ALL EXISTING MANHOLES, WATER VALVES, CLEAN OUTS, ETC., ARE TO BE RAISED OR LOWERED TO GRADE.
8. THE DRY START OF ANY UTILITY WITHOUT DIRECT CONNECTION TO EXISTING UTILITY INFRASTRUCTURE IS HIGHLY DISCOURAGED UNLESS DIRECTED OTHERWISE BY THE OWNER/DEVELOPER. LEI IS NOT RESPONSIBLE FOR ANY ISSUES OR CHANGES RESULTING FROM SUCH CONSTRUCTION METHODS.
9. NO CHANGE IN DESIGN LOCATION OR GRADE WILL BE MADE BY THE CONTRACTOR WITHOUT THE WRITTEN APPROVAL OF THE PROJECT ENGINEER AND AT THE SOLE RISK OF THE CONTRACTOR UNLESS DIRECTED OTHERWISE BY THE OWNER/DEVELOPER.
10. CONTRACTOR IS RESPONSIBLE TO REMOVE, SALVAGE, AND REPLACE FENCE LINES WHICH ARE DISTURBED DURING CONSTRUCTION.
11. SANITARY SEWER TO BE INSTALLED A MINIMUM OF 10 FEET HORIZONTALLY AND 18 INCHES VERTICALLY FROM ALL WATER LINES.
12. ALL PIPE LENGTHS SHOWN ON PLANS ARE FROM CENTER OF STRUCTURE TO CENTER OF STRUCTURE UNLESS NOTED OTHERWISE.
13. UTILITY LATERAL TO BE INSTALLED PER CITY STANDARD LOCATION UNLESS OTHERWISE NOTED.

ELECTRONIC FILE NOTES

1. THE HARD COPIES OF THIS INFORMATION WILL GOVERN OVER THE ELECTRONIC DATA IN THE EVENT ANY DISCREPANCIES ARE FOUND WITH THE INFORMATION. PLEASE CONTACT LEI BEFORE CONSTRUCTION IF ANY DISCREPANCIES ARE FOUND.
2. THE INFORMATION RECORDED ON OR TRANSMITTED AS ELECTRONIC MEDIA WAS CREATED USING AUTODESK CIVIL 3D 2020 SOFTWARE. THEREFORE, THE INFORMATION IS SUBJECT TO UNDETECTABLE ALTERATION, EITHER INTENTIONAL OR UNINTENTIONAL DUE TO, AMONG OTHER CAUSES, TRANSMISSION, CONVERSION, MEDIA DEGRADATION, SOFTWARE ERROR, OR HUMAN ALTERATION.

EAGLE MOUNTAIN CITY GENERAL NOTES

SEWER:

1. PIPE BEDDING: ¾" GRAVEL REQUIRED 6" BELOW, ON THE SIDES & 12" ABOVE THE PIPE (MINIMUM).
2. DEPTH: SEWER MAIN/LATERALS TO MAINTAIN 4' OF COVER (MINIMUM) FROM FINISHED GRADE, 3' MINIMUM FROM TOP OF PIPE AT TIME OF INSTALLATION.
3. SEPARATION: SEWER MAINS & LATERALS TO MAINTAIN 10' SEPARATION (MINIMUM) FROM CULINARY WATER MAINS & LATERALS.
4. SEWER Y/S: 3' MINIMUM SEPARATION BETWEEN SEWER Y/S.
5. LATERAL STUBS: A) STUBS MUST EXTEND 15' INTO PROPERTY AND BE MARKED WITH 2X4 PAINTED GREEN. B) ALL LATERALS MUST BE GIS (SHOT IN) AT THE Y/S AND STUBS. ALSO SLOPES (2% MIN. ON 4" PIPE) TO BE CHECKED BEFORE BACKFILL.
6. MANHOLES: MANHOLES TO BE WITHIN 1' OF FINISHED GRADE. 12" OF WHIRLY GIG FORM (MAX) AND NO FLAT RINGS ALLOWED. 12" OF ¾" GRAVEL REQUIRED UNDER MANHOLE/BOXES..

WATER:

1. VALVES: 1. VALVES MUST BE FLANGED TO TEE'S (FITTINGS). 2. VALVES 12" AND LARGER TO BE BUTTERFLY VALVES.
2. BEDDING: SAND MUST MEET AASHTO (A-3) GRADATION WITH 100% PASSING THE #4 SIEVE. 6" BELOW PIPE ON THE SIDES & 12" ABOVE PIPE (MINIMUM).
3. DEPTH: WATER MAIN & LATERALS MUST MAINTAIN 4' COVER FROM FINISHED GRADE (MINIMUM), 3' MINIMUM FROM TOP OF PIPE AT TIME OF INSTALLATION.
4. SERVICE & FITTINGS: SERVICES & FITTINGS TO MAINTAIN 3' MINIMUM SEPARATION FROM PIPE JOINTS AND OTHER FITTINGS.
5. SETTERS: ALL SETTERS TO BE 21" TALL (MINIMUM), HAVE UNIONS AT THE BASE AND BE DUAL CHECK MODEL, ALSO ¾" SETTERS TO HAVE DOUBLE BRACES. SETTERS TO BE SET AT: 18" TO 22" FROM THE TOP OF SETTER TO TOP OF LID.
6. WATER CAN LID: ALL LIDS TO SAY "EAGLE MOUNTAIN" ON THEM RECESSED WITH A HOLE FOR THE ERT AND TO BE SET AT LEVEL TO 1" ABOVE THE PLANE OF THE CURB & SIDEWALK.
7. WATER CAN: THE WATER CAN FOR THE ¾" & 1" SERVICES WILL NEED TO BE A 36" TALL MINIMUM AND AND 21" INSIDE DIAMETER. WATER CAN FOR THE 1 ½" TO 2" SERVICE WILL NEED TO FOLLOW APWA SPECIFICATIONS.
8. HYDRANTS: HYDRANTS TO BE 5' BURY (MINIMUM).
9. LATERALS: ALL LATERALS NEED TO BE GIS (SHOT IN) AT THE CORP. STOP & SETTER, AND ALSO VISUAL INSPECTION ON POLY INSERTS BEFORE BACKFILL. WATER LATERALS TO EXTEND 15' INTO PROPERTY AND BE MARKED WITH A 2X4 PAINTED BLUE. ALL POLY LINES TO HAVE VISUAL POLY INSERT INSPECTION.
10. TRACER WIRE: RUN TRACER WIRE ALONG MAIN & EXTEND UP SETTERS AND HYDRANTS, DO NOT RUN UP VALVE BOXES.
11. WATER FITTINGS: ALL WATER FITTINGS TO BE CHECKED FOR THRUST BLOCKS (PRE & POST) AND GIS (SHOT IN) BEFORE BACKFILL.
12. VERTICAL SEPARATION: WATER MAIN TO MAINTAIN 18" MINIMUM SEPARATION FROM STORM DRAIN OR OTHER OBSTACLES/UTILITIES.
13. WATER LINE FITTINGS: ALL FITTINGS TO HAVE MEGA-LUG FOLLOWERS.
14. WATER MAIN LINE: DEFLECTION OR BENDING OF PIPE WILL BE ALLOWED ONLY PER MANUFACTURE'S SPECIFICATIONS. BEND FITTINGS WILL BE REQUIRED OTHERWISE. ALL FITTINGS TO BE MEGA-LUG FITTINGS.

STORM DRAIN:

1. BEDDING: ¾" GRAVEL 6" BELOW AND ON SIDES OF PIPE & 12" ABOVE PIPE (MINIMUM).
2. ADS: ALL ADS PIPE TO BE "HP" BRAND.
3. COLLARS: COLLARS TO BE 1'X1' AROUND PIPE, 4000 psi CONCRETE, INSPECTION IS NEEDED PRE & POST COLLAR POUR.
4. MANHOLES: MANHOLES TO BE WITHIN 1' OF FINISHED GRADE. 12" OF GRADE RINGS (MAX) AND NO FLAT RINGS ALLOWED. 12" OF ¾" GRAVEL REQUIRED UNDER MANHOLES/BOXES.

ROAD SECTION:

1. PROOF ROLLS: PROOF ROLL REQUIRED ON ALL SECTION OF ROAD: i.e. SUB-GRADE, SUB-BASE, AND CURB BASE AND ROAD BASE. CURB STAKES REQUIRED FOR SUB-GRADE INSPECTION AND STRING LINE REQUIRED FOR SUB-BASE AND ROAD BASE INSPECTION.
2. UTEC: STATE SPEC. ROAD BASE REQUIRED FOR ALL ROAD. COMMERCIAL BASE ACCEPTABLE FOR THE SIDEWALKS & TRAILS.
3. COLLARS: ALL COLLARS TO BE 1' WIDE BY 1' DEEP WITH A 8000 psi CONCRETE WITH 1.5# FIBER MESH PER CUBIC YARD (¾" MONOFILAMENT) REQUIRED FOR ALL STREET COLLARS. MANHOLE COVERS AND WATER VALVE TOWERS TO BE ½" DOWN FROM ASPHALT EDGE AND CONCRETE TO BE ¾" TO ¾" DOWN FROM ASPHALT EDGE.



- A Utah Corporation -

ENGINEERS

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NOT FOR
CONSTRUCTION

PARKWAY FIELDS - PHASE F
EAGLE MOUNTAIN, UTAH

GENERAL NOTES

REVISIONS

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2	-	-
3	-	-
4	-	-
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6	-	-

LEI PROJECT #:

2019-0046

DRAWN BY:

BJP

DESIGNED BY:

BCT

SCALE:

NONE

DATE:

2/7/2024

SHEET

NOTES



- A Utah Corporation -

ENGINEERS

SURVEYORS

PLANNERS

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Spanish Fork, UT 84660
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www.lei-eng.com

NOT FOR
CONSTRUCTION

PARKWAY FIELDS - PHASE F
EAGLE MOUNTAIN, UTAH

LOT LAYOUT 1

REVISIONS

1	-
2	-
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LEI PROJECT #:

2019-0046

DRAWN BY:

BJP

DESIGNED BY:

BCT

SCALE:

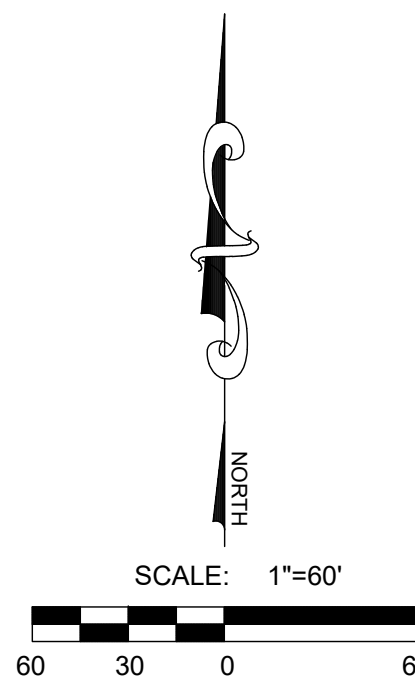
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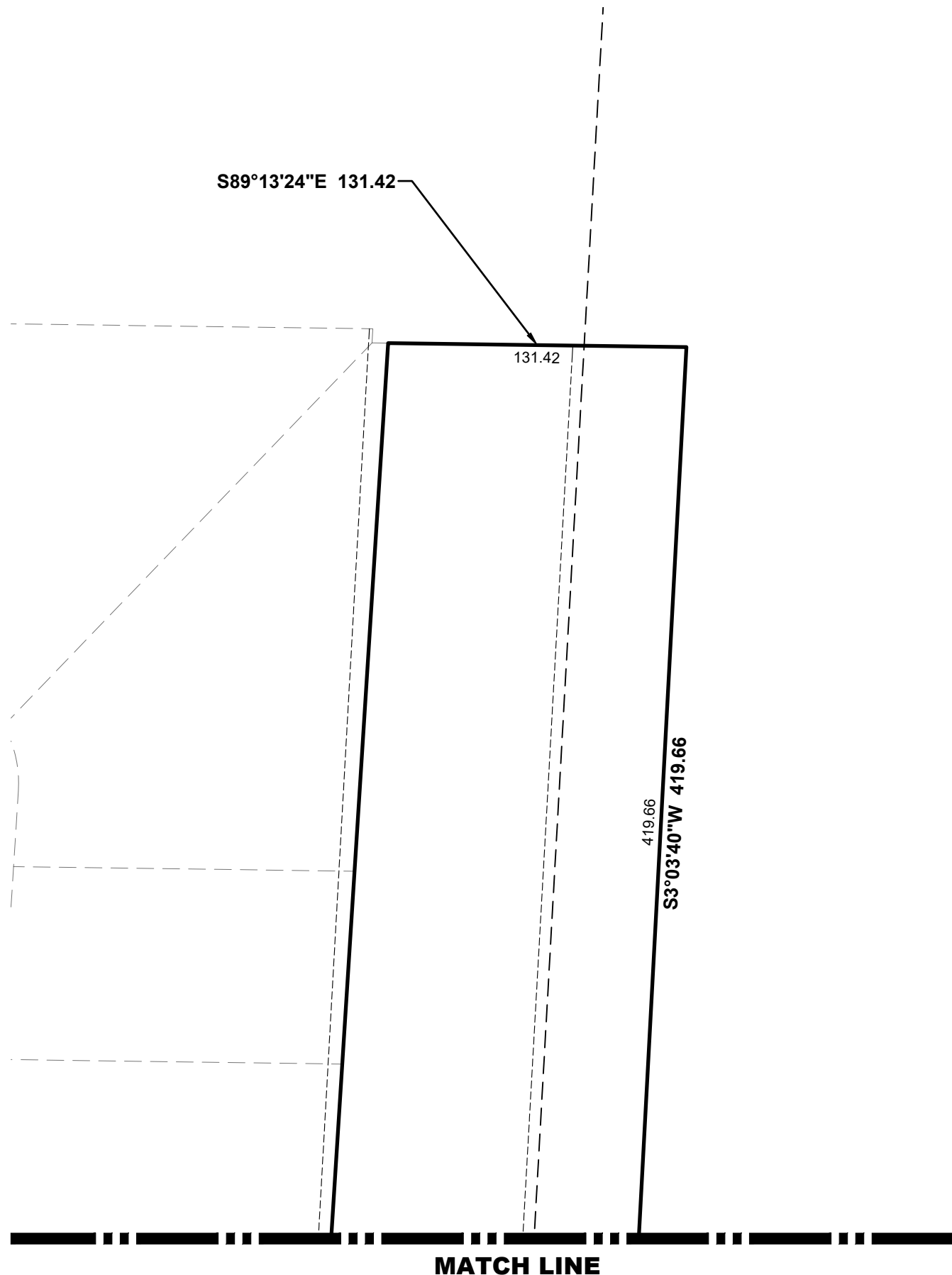
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201



CURVE TABLE				
CURVE	RADIUS	DELTA	LENGTH	CHORD
C1	253.00	9°36'22"	42.42	S2°25'39"E 42.37
C2	200.00	9°36'22"	33.53	S2°25'39"E 33.49
C3	147.00	10°27'34"	26.83	N2°00'04"W 26.80
C4	200.00	10°27'34"	36.51	N2°00'04"W 36.46
C5	15.00	87°32'54"	22.92	N47°00'10"E 20.75
C6	15.00	92°27'06"	24.20	S42°59'50"E 21.66
C7	11.50	92°27'06"	18.56	S42°59'50"E 16.61
C8	17.50	88°11'04"	26.93	N46°41'05"E 24.35
C9	17.50	91°48'56"	28.04	N43°18'55"W 25.14
C10	15.00	87°32'54"	22.92	S47°00'10"W 20.75
C11	15.00	92°27'06"	24.20	N42°59'50"W 21.66
C12	11.50	87°32'54"	17.57	S47°00'10"W 15.91
C13	15.00	92°48'25"	24.30	S43°10'29"E 21.73
C14	15.00	87°49'46"	22.99	N46°30'26"E 20.81
C15	15.00	92°10'14"	24.13	N43°29'34"W 21.61
C16	15.00	87°11'35"	22.83	S46°49'31"W 20.69
C17	21.00	88°04'40"	32.28	N46°01'41"E 29.20
C18	15.00	93°09'42"	24.39	S43°21'08"E 21.79
C19	15.00	86°50'18"	22.73	N46°38'52"E 20.62
C20	19.50	55°52'18"	19.02	S62°03'51"E 18.27
C21	287.50	11°00'05"	55.20	N3°30'41"W 55.12
C22	312.50	2°09'15"	11.75	S7°56'06"E 11.75
C23	312.50	9°27'02"	51.54	S2°07'58"E 51.49
C24	11.50	38°15'14"	7.68	N71°39'00"E 7.54
C25	11.50	43°09'27"	8.66	N67°38'40"W 8.46
C26	7.50	85°43'13"	11.22	N46°05'20"E 10.20
C27	987.00	7°01'27"	121.00	S85°26'13"W 120.92
C28	865.00	5°02'11"	76.03	N84°26'35"E 4869.94

SETBACK TABLE						
	FRONT	GARAGE FRONT	REAR	SIDE	GARAGE SIDE	STREET SIDE
FR	25'	25'	35'	10'	10'	15'

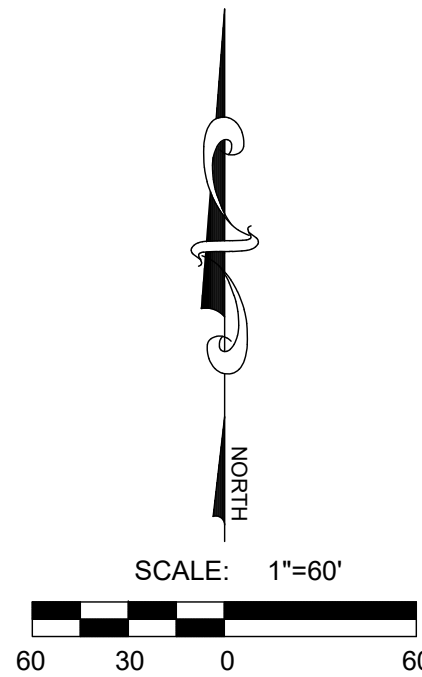


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SETBACK TABLE					
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FR	25'	25'	35'	10'	10'

PARKWAY FIELDS - PHASE F
EAGLE MOUNTAIN, UTAH

LOT LAYOUT 2

REVISIONS

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LEI PROJECT #:

2019-0046

DRAWN BY:

BJP

DESIGNED BY:

BCT

SCALE:

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DATE:

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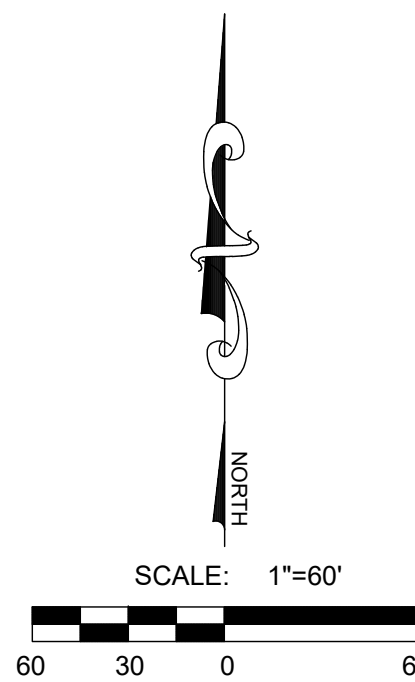
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PARKWAY FIELDS - PHASE F
EAGLE MOUNTAIN, UTAH

UTILITY PLAN 1



REVISIONS	
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LEI PROJECT #:
2019-0046
DRAWN BY:
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SHEET
301



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PARKWAY FIELDS - PHASE F
EAGLE MOUNTAIN, UTAH

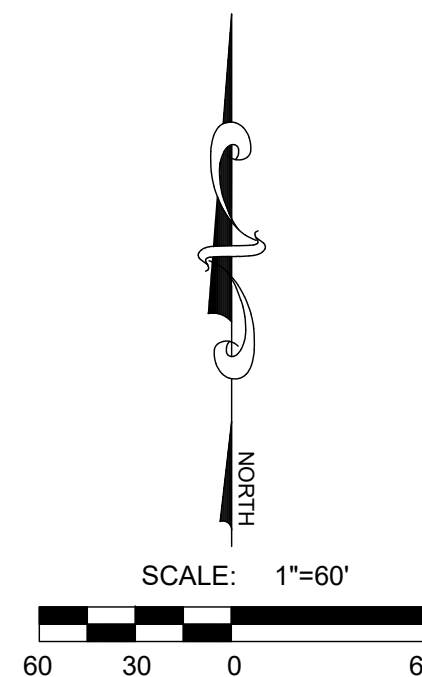
UTILITY PLAN 2

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LEI PROJECT #:
2019-0046
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BCT
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1"=60'
DATE:
2/7/2024

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302





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PARKWAY FIELDS - PHASE F
EAGLE MOUNTAIN, UTAH

GRADING PLAN 1

REVISIONS

1	-
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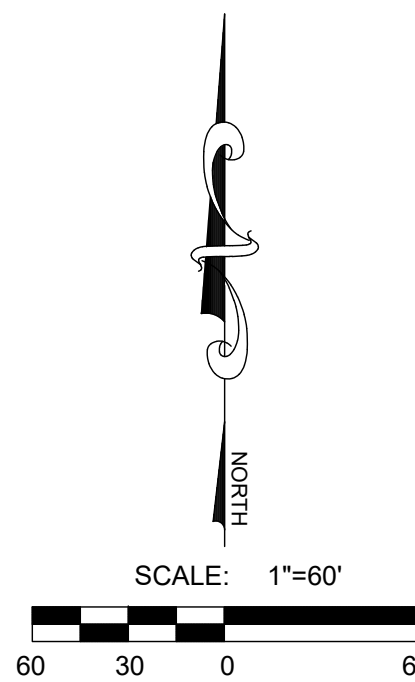
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DATE:

2/7/2024

SHEET

401





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CONSTRUCTION

PARKWAY FIELDS - PHASE F
EAGLE MOUNTAIN, UTAH

GRADING PLAN 2

REVISIONS

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LEI PROJECT #:
2019-0046

DRAWN BY:
BJP

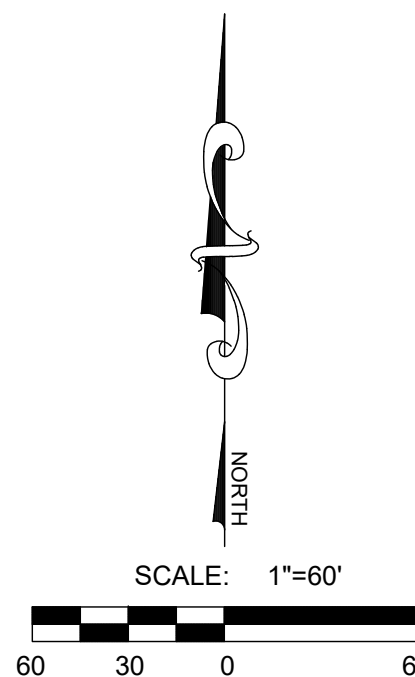
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BCT

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DATE:
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SHEET

402





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PARKWAY FIELDS - PHASE F
EAGLE MOUNTAIN, UTAH
PHASING PLAN/LOT PLAN

REVISIONS

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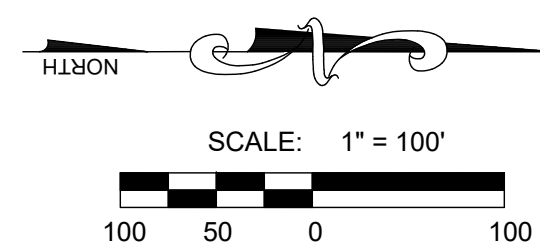
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2/7/2024

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LOT TYPE LEGEND

	FR (61 LOTS) AVERAGE SQ. FT. = 23,825 TOTAL LOTS = 61
--	---

LOT TYPE	FR
SMALLEST LOT SIZE	20,437 S.F. (0.47 AC.)
AVERAGE LOT SIZE	23,825 S.F. (0.55 AC.)
LARGEST LOT SIZE	27,244 S.F. (0.63 AC.)



NOTE:
PHASE F TO BE BUILT IN ONE PHASE.



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PARKWAY FIELDS - PHASE F

EAGLE MOUNTAIN, UTAH

DETAILS

REVISIONS

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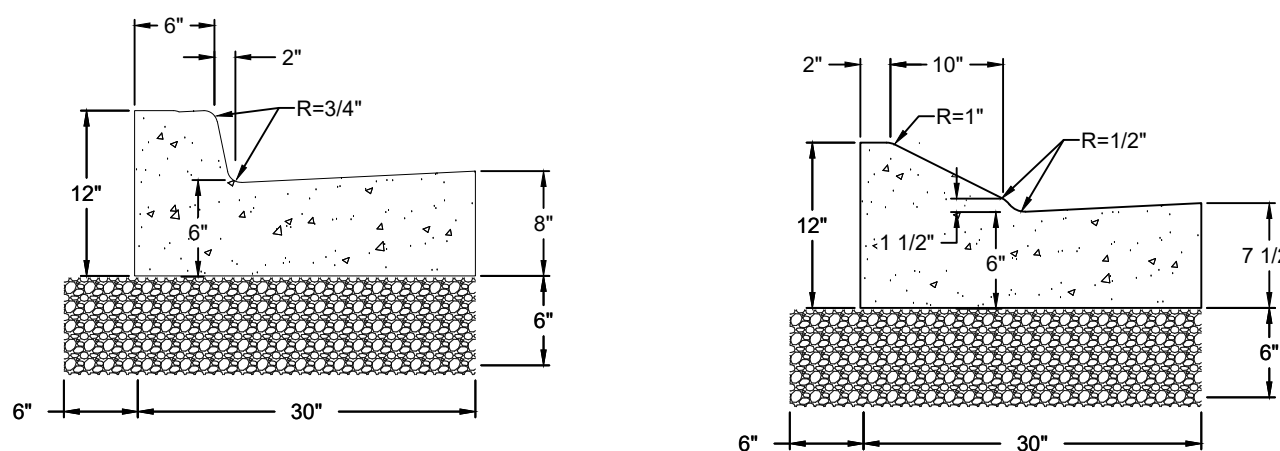
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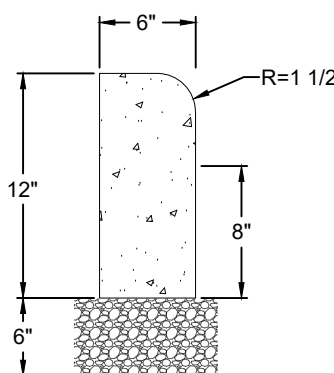
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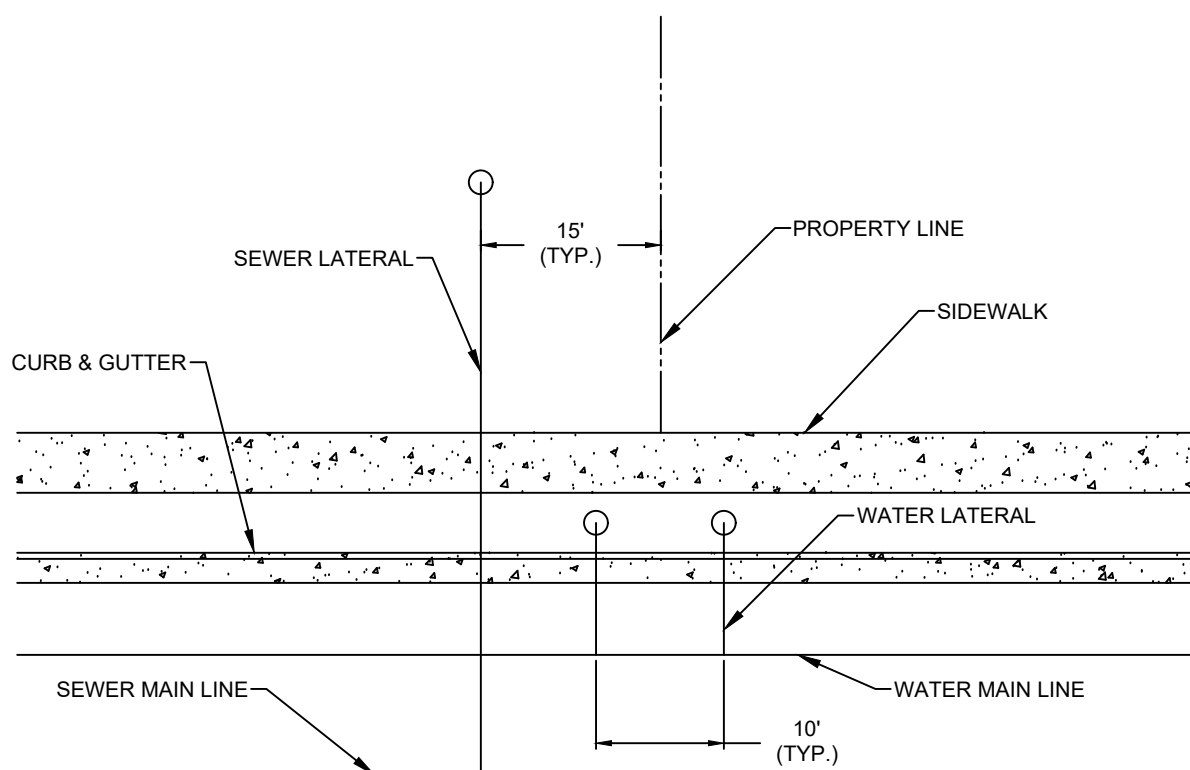
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TYPE D



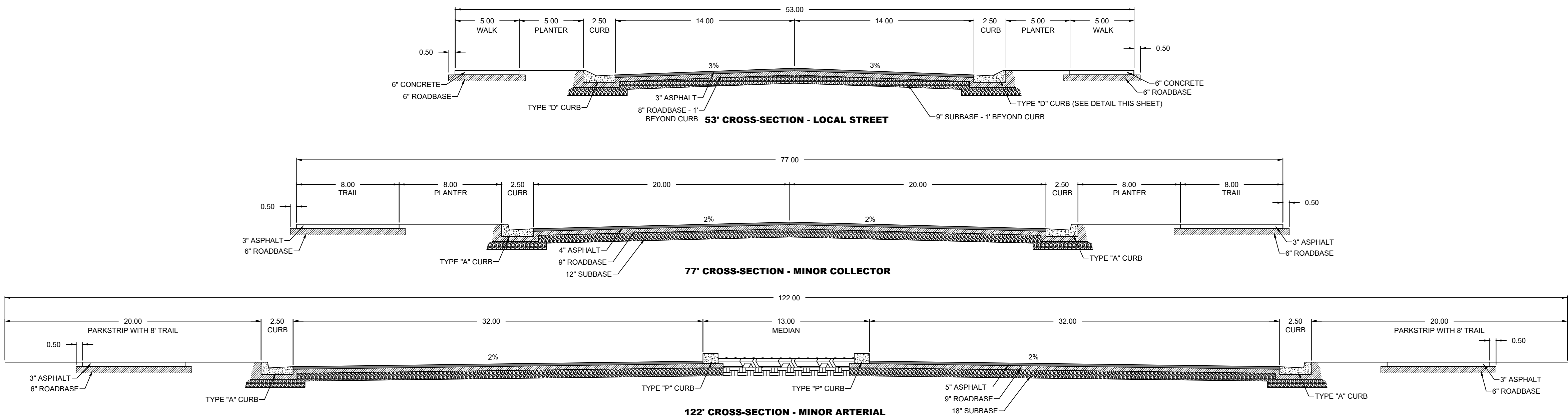
TYPE P

2 APWA CURB & GUTTER



3 TYPICAL UTILITY SERVICE DETAIL

1 ROADWAY CROSS SECTIONS





EAGLE MOUNTAIN CITY
PLANNING COMMISSION MEETING
FEBRUARY 13, 2024

TITLE: ACTION ITEM/PUBLIC HEARING - Parkway Fields G - Preliminary Plat

ITEM TYPE: Preliminary Plat

APPLICANT: Flagship Homes, Bronson Tatton representing

ACTION ITEM:

Yes

PUBLIC HEARING:

Yes

PREPARED BY:

Robert Hobbs, Planning

BACKGROUND:

Applicant(s) is/are petitioning to subdivide a portion of the Ault Farms Master Development approved by Council in December of 2021 in the southeast quadrant/region of the City. The development continues the platting of that master development now using "Parkway Fields" as its name. Phase G proposes 209 single-family detached lots, two commercial lots and four open space parcels on 66.96 acres of land. The building lots' dimensions and arrangement are designed to conform to the RC and R3 Zones, as well as the approved (as amended) master plan for the project. On February 6 2024, the City Council authorized conversion of one point of access from the residential portion of the plat into the commercial area to the west, in lieu of the one access shown in the original Ault Farms Master Development Agreement. The two accesses are reflected in the plat's design.

ITEMS FOR CONSIDERATION:

Preliminary Plat (EMMC § 16.20)

The Project has been reviewed by the DRC Committee and suggested "redline" corrections incorporated into plat drawings (currently in electronic files). The plat's present configuration is in conformance with platting & site plan standards belonging to the NC, RC & R3 Zones associated with the pre-approved and amended Ault Farms Master Development Plan.

Provided/proposed Plat G calculations:

Total Acreage: 66.96

Land Use Zone(s): NC, RC & R3

Total Lot Count: 211 residential (with 4 additional open space parcels)

Total Acreage in Lots: 45.50

Total Open Space Provided: 3.10 acres public/2.77 acres private

Asphalt Pavement Area: 362,567 sq. ft.

Regarding RC Zoned Lots:

Reqd. Min. Lot Size RC Zone: 4,500 sq. ft.
Proposed Min. Lot Size: 5,390 sq. ft.
Reqd. Avg. Lot Size RC Zone: 6,000 sq. ft.
Proposed Avg. Lot Size: 6,783 sq. ft.
Proposed Max. Lot Size: 15,332 sq. ft.

Regarding R3 Zoned Lots:

Reqd. Min. Lot Size R3 Zone: 6,500 sq. ft.
Proposed Min. Lot Size: 6,786 sq. ft.
Reqd. Avg. Lot Size R3 Zone: 8,500 sq. ft.
Proposed Avg. Lot Size: 8,532 sq. ft.
Proposed Max. Lot Size: 10,890 sq. ft.

CN Lots: Do not have a minimum size or dimension.

Notes:

Open Space & Amenities (EMMC §§ 16.35.105 & 17.25.050(l)): Some open space is intended to be maintained by a future HOA and some by the City as noted on the plat. Proposed open space area: 5.87 acres overall -- balance is in other phases of Parkway Fields as approved during the master plan stage.

ROW:

Right-of-way width(s) and alignment and dedication needs have been evaluated and changes made to plat drawings to accommodate DRC comments. Rights-of-way are mapped to match the approved master development plan layout for the Project, as are the housing "blocks", and, common parcel positions and dimensions.

Screening: Privacy screening (6') is required along Ault and Tiffany Boulevards and Pony Express Parkway [as] per EMMC § 17.60.120.

Correspondence:

Any correspondence from agencies or the citizenry is hereto attached. Agency comments may express opinions regarding the plat and site plan application set, or, be geared towards recommending Conditions of Approval for Phase G should it be approved.

REQUIRED FINDINGS:

Plat approvals are based upon compliance with City code requirements and requirements of any applicable Development Agreement(s). Approval criteria [Conclusions of Law] for a Preliminary Plat Approval review request are iterated in EMMC § 16.20.

RECOMMENDATION:

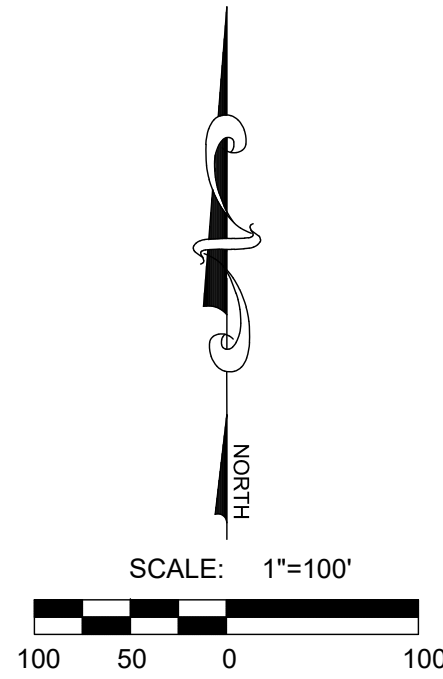
Approve, contingent on compliance with any Planning Commission imposed conditions of approval including code required screening along Ault and Tiffany Boulevards and [the] Pony Express Parkway prior to occupancy of units in the development.

ATTACHMENTS:

[Parkway Fields Preliminary Phase G](#)

PARKWAY FIELDS PRELIMINARY PHASE G

EAGLE MOUNTAIN CITY, UTAH



VICINITY MAP

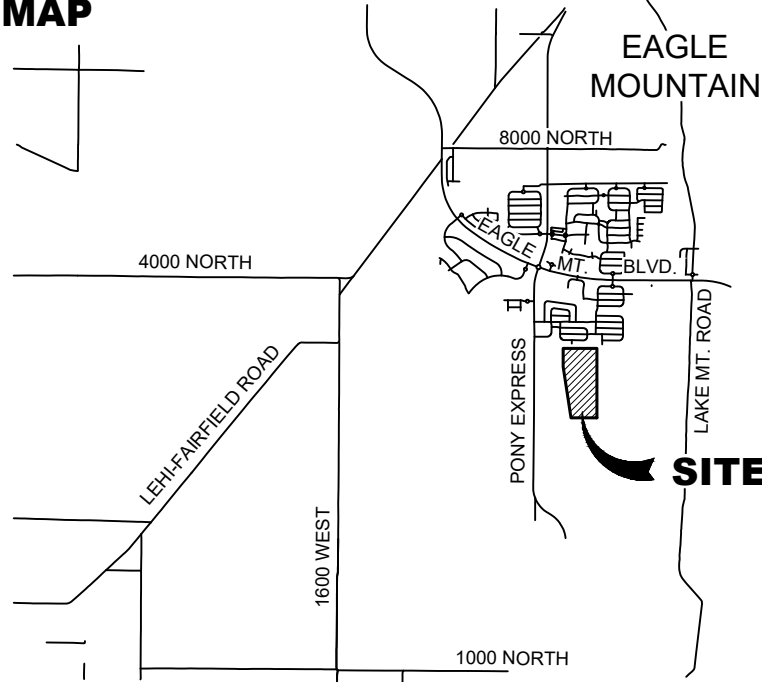


TABLE OF CONTENTS

101	COVER
102	GENERAL NOTES
201	LOT LAYOUT 1
202	LOT LAYOUT 2
301	UTILITY PLAN 1
302	UTILITY PLAN 2
401	GRADING PLAN
501	LOT PLAN
601	DETAILS

TABULATIONS

TOTAL ACREAGE:	66.96 ACRES
TOTAL ACREAGE IN LOTS:	45.50 ACRES
TOTAL BUILDABLE ACREAGE:	66.96 ACRES
TOTAL RIGHT-OF-WAY:	15.58 ACRES
TOTAL PUBLIC OPEN SPACE:	3.10 ACRES
TOTAL PRIVATE OPEN SPACE:	2.77 ACRES
OVERALL DENSITY:	3.12 LOTS/ACRE
TOTAL RESIDENTIAL LOTS:	209 LOTS
TOTAL COMMERCIAL LOTS:	2 LOTS
ASPHALT PAVEMENT AREA:	362,587 SF

LOT TYPE	RC	R3
SMALLEST LOT SIZE	5390 S.F. (0.12 AC.)	6876 S.F. (0.16 AC.)
AVERAGE LOT SIZE	6783 S.F. (0.16 AC.)	8532 S.F. (0.20 AC.)
LARGEST LOT SIZE	15332 S.F. (0.35 AC.)	10990 S.F. (0.25 AC.)

NOTES

- ALL CONSTRUCTION TO CONFORM TO THE LATEST EDITION OF EAGLE MOUNTAIN CITY STANDARDS AND SPECIFICATIONS.
- CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS AND LOCATION OF EXISTING UTILITIES PRIOR TO CONSTRUCTION.
- ALL INTERSECTIONS TO HAVE ADA HANDICAP RAMPS ACCORDING TO CITY STANDARDS.
- ALL EXISTING IRRIGATION DITCHES LOCATED WITHIN THE PROPERTY BOUNDARY ARE TO BE ABANDONED.
- ALL WATER TEES TO BE FLANGED WITH FLANGED VALVES.
- SECONDARY ACCESS AND TEMPORARY TURNAROUNDS TO BE PROVIDED ACCORDING TO CITY/FIRE CODE.
- NO DEFLECTIONS ALLOWED ON WATER LINES.
- ALL FILL WITHIN ROADWAYS TO BE ENGINEERED FILL.
- STORM DRAIN PIPE SIZING TO BE PROVIDED AT FINAL DESIGN.
- SUBDIVISION MUST MEET DARK SKY STANDARDS (PER CODE 17.56).
- GARBAGE COLLECTION WILL BE DONE WITH INDIVIDUAL GARBAGE CANS.
- ALL APPLICABLE ELEMENTS OF THE AMERICANS WITH DISABILITIES ACT ACCESSIBLE GUIDELINES WILL BE ADHERED TO.

LEGEND

EXISTING	PROPOSED	
---	---	BOUNDARY LINE
---	---	STREET CENTERLINE
---	---	EASEMENT LINE
---	---	LOT LINES
EX-SS	SS	SEWER PIPE PVC SDR-35
EX-SM	SM	SEWER MANHOLE
EX-SM	SM	SEWER SERVICE
EX-SM	SM	STORM DRAIN PIPE (ADS)
EX-SM	SM	STORM DRAIN MANHOLE
EX-SM	SM	CURB INLET
EX-SM	SM	COMBO BOX
EX-SM	SM	4"x4" CATCH BASIN
EX-SM	SM	3"x3" CATCH BASIN
EX-SM	SM	INLET/OUTLET W/ GRATE
EX-W	W	CULINARY WATER PIPE (PVC - C900 BLUE)
EX-W	W	45" PIPE ELBOW (W)
EX-W	W	22.5" PIPE ELBOW (W)
EX-W	W	11.25" PIPE ELBOW (W)
EX-W	W	FIRE HYDRANT
EX-W	W	SERVICE & METER (W)
EX-W	W	PRV (W)
EX-W	W	AIR-VAC VALVE (W)
EX-W	W	BLOW-OFF (W)
EX-W	W	TEMP. BLOW-OFF (W)
EX-W	W	VALVE (W & SW)
EX-W	W	TEE
EX-W	W	CROSS
EX-PI	PI	PRESSURIZED IRRIGATION (PVC - C900 PURPLE)
EX-PI	PI	45" PIPE ELBOW (PI)
EX-PI	PI	22.5" PIPE ELBOW (PI)
EX-PI	PI	11.25" PIPE ELBOW (PI)
EX-PI	PI	SINGLE SW SERVICE
EX-PI	PI	DUAL SW SERVICE
EX-PI	PI	AIR-VAC VALVE (PI)
EX-PI	PI	BLOW-OFF (SW)
EX-PI	PI	TEMP. BLOW-OFF (PI)
EX-PI	PI	STOP SIGN
EX-PI	PI	STREET SIGN
EX-PI	PI	MONUMENT
EX-PI	PI	FENCE
EX-PI	PI	STREET LIGHT
EX-PI	PI	POWER POLE
EX-PI	PI	DITCH
EX-PI	PI	FIBER OPTIC
EX-PI	PI	GAS
EX-PI	PI	OVERHEAD POWER
EX-PI	PI	FLOW ARROW
EX-PI	PI	CONTOURS

DEVELOPER / OWNER

FLAGSHIP HOMES
PETE EVANS
(801) 766-4442

ENGINEER

LEI CONSULTING ENGINEERS
3302 NORTH MAIN
SPANISH FORK, UTAH 84660
(801) 798-0555

PROJECT NAME

PARKWAY FIELDS PHASE G

PARKWAY FIELDS PRELIMINARY PHASE G

EAGLE MOUNTAIN, UTAH

COVER

REVISIONS

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LEI PROJECT #:

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DRAWN BY:

BJP

DESIGNED BY:

BCT

SCALE:

1"=100'

DATE:

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SHEET

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GENERAL NOTES

1. ALL IMPROVEMENTS SHALL BE CONSTRUCTED AND INSPECTED IN STRICT ACCORDANCE WITH ALL JURISDICTIONAL AUTHORITIES.
2. CONTRACTOR SHALL COMPLY WITH THE STANDARDS INDICATED WITHIN THE CONSTRUCTION DOCUMENTS. THE CONTRACTOR SHALL NOTIFY ALL AGENCIES, OWNERS, ENGINEERS, AND UTILITY COMPANIES FIVE DAYS PRIOR TO A PRE-CONSTRUCTION MEETING.
3. IT IS INTENDED THAT THESE PLANS AND SPECIFICATIONS REQUIRE ALL LABOR AND MATERIALS NECESSARY AND PROPER FOR THE WORK CONTEMPLATED AND THAT THE WORK BE COMPLETED IN ACCORDANCE WITH THEIR TRUE INTENT AND PURPOSE. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY REGARDING ANY DISCREPANCIES OR AMBIGUITIES WHICH MAY EXIST IN THE PLANS OR SPECIFICATIONS. THE ENGINEER'S INTERPRETATION THEREOF SHALL BE CONCLUSIVE.
4. WHERE THE PLANS OR SPECIFICATIONS DESCRIBE PORTIONS OF THE WORK IN GENERAL TERMS BUT NOT IN COMPLETE DETAIL, IT IS UNDERSTOOD THAT ONLY THE BEST GENERAL PRACTICE IS TO PREVAIL AND THAT ONLY MATERIALS AND WORKMANSHIP OF THE FIRST QUALITY ARE TO BE USED.
5. CONTRACTOR SHALL INSPECT THE SITE OF THE WORK PRIOR TO BIDDING TO SATISFY THEMSELVES BY PERSONAL EXAMINATION OR BY SUCH OTHER MEANS AS THEY MAY PREFER, OF THE LOCATION OF THE PROPOSED WORK, AND OF THE ACTUAL CONDITIONS OF, AND AT, THE SITE OF WORK. IF, DURING THE COURSE OF THEIR EXAMINATION, A BIDDER FINDS FACTS OR CONDITIONS WHICH APPEAR TO THEM TO BE IN CONFLICT WITH THE LETTER OR SPIRIT OF THE PROJECT PLANS AND SPECIFICATIONS, THEY SHALL CONTACT THE ENGINEER FOR ADDITIONAL INFORMATION AND EXPLANATION BEFORE SUBMITTING THEIR BID. SUBMISSION OF A BID BY THE CONTRACTOR SHALL CONSTITUTE ACKNOWLEDGMENT THAT, IF AWARDED THE CONTRACT, (1) THEY HAVE RELIED AND ARE RELYING ON THEIR OWN EXAMINATION OF THE SITE OF THE WORK, (2) ACCESS TO THE SITE, AND (3) ALL OTHER DATA AND MATTERS REQUISITE TO THE FULFILLMENT OF THE WORK AND ON THEIR OWN KNOWLEDGE OF EXISTING FACILITIES ON AND IN THE VICINITY OF THE SITE OF THE WORK TO BE CONSTRUCTED UNDER THIS CONTRACT. THE INFORMATION PROVIDED BY THE OWNER OR THE ENGINEER IS NOT INTENDED TO BE A SUBSTITUTE FOR, OR A SUPPLEMENT TO THE INDEPENDENT VERIFICATION BY THE CONTRACTOR TO THE EXTENT SUCH INDEPENDENT INVESTIGATION OF SITE CONDITIONS IS DEEMED NECESSARY OR DESIRABLE BY THE CONTRACTOR. CONTRACTOR SHALL ACKNOWLEDGE THAT THEY HAVE NOT RELIED SOLELY UPON OWNER OR ENGINEER FURNISHED INFORMATION REGARDING SITE CONDITIONS IN PREPARING AND SUBMITTING THEIR BID.
6. NO ALLOWANCE WILL BE MADE FOR DISCREPANCIES OR OMISSIONS THAT CAN BE EASILY OBSERVED. VERIFY ALL EXISTING CONDITIONS BEFORE BIDDING AND ANSWER ANY QUESTIONS BEFORE CONSTRUCTION.
7. ALL TRAFFIC CONTROL IS TO CONFORM TO THE CURRENT MUTCD AND UDOT STANDARDS. FOR ALL WORK WITHIN PUBLIC RIGHTS-OF-WAYS OR EASEMENTS, THE CONTRACTOR SHALL PRESERVE THE INTEGRITY AND LOCATION OF ANY AND ALL PUBLIC UTILITIES AND PROVIDE THE NECESSARY CONSTRUCTION TRAFFIC CONTROL. CONTRACTOR SHALL, THROUGH THE ENCROACHMENT PERMIT PROCESS, VERIFY WITH THE NECESSARY REGULATORY AGENCIES, THE NEED FOR ANY TRAFFIC ROUTING PLAN. IF PLAN IS REQUIRED, CONTRACTOR SHALL PROVIDE PLAN AND RECEIVE PROPER APPROVALS PRIOR TO BEGINNING CONSTRUCTION. THE CONTRACTOR SHALL PROVIDE ALL LIGHTS, BARRICADES, SIGNS, FLAGMEN OR OTHER DEVICES NECESSARY FOR PUBLIC SAFETY.
8. THE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR ANY FIELD CHANGES MADE WITHOUT PRIOR WRITTEN AUTHORIZATION FROM THE OWNER AND/OR ENGINEER.
9. CONTRACTOR TO VERIFY EXISTING CONDITIONS, TIE IN POINTS, UTILITY CONNECTIONS, ETC. PRIOR TO CONSTRUCTION AND NOTIFY ENGINEER OF ANY DISCREPANCIES.
10. THE CONTRACTOR SHALL EXERCISE DUE CAUTION AND SHALL CAREFULLY PRESERVE BENCHMARKS, CONTROL POINTS, SECTION CORNERS, REFERENCE POINTS AND ALL SURVEY STAKES, AND SHALL BEAR ALL EXPENSES FOR REPLACEMENT AND/OR ERRORS CAUSED BY UNNECESSARY LOSS OR DISTURBANCE.
11. CONTRACTOR TO FURNISH, MAINTAIN, AND RESTORE ALL SURVEY MONUMENTS AND MONUMENT REFERENCE MARKERS WITHIN THE PROJECT SITE. CONTRACTOR TO CONTACT THE CITY OR COUNTY SURVEYOR FOR MONUMENT PERMITTING, LOCATIONS AND CONSTRUCTION DETAILS.
12. ALL EXISTING ASPHALT WILL BE SAW CUT IN NEAT STRAIGHT LINES BY THE CONTRACTOR PRIOR TO EXCAVATION.

GENERAL CLEARING AND GRADING NOTES

1. CLEARING, GRUBBING AND DISPOSAL OF VEGETATIVE MATERIAL NEEDS TO BE IN ACCORDANCE WITH STATE AND COUNTY REGULATIONS, WHICH APPLY TO SOLID WASTE.
2. THE EXISTING TOPOGRAPHY SHOWN ON THESE PLANS IS BASED ON DRAWINGS AND A TOPOGRAPHIC SURVEY PERFORMED BY LEI ENGINEERS (UNLESS OTHERWISE NOTED). IF THE EXISTING GRADE IS DIFFERENT FROM WHAT IS SHOWN ON THE GRADING PLAN, CONTRACTOR TO NOTIFY ENGINEER IMMEDIATELY.
3. ALL EARTH WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE GEOTECHNICAL ENGINEER'S REPORT.
4. WHEN USING ELECTRONIC FILES OF MASS GRADING SITES PREPARED BY LEI THE CONTRACTOR MUST USE THE DIGITAL TERRAIN MODEL CREATED BY AUTODESK CIVIL 3D AND NOT A REPRODUCTION OF PROPOSED CONTOURS. LEI IS NOT RESPONSIBLE FOR ANY INACCURACIES, ERRORS AND/OR DISCREPANCIES DUE TO CONVERSION OR USE OF ELECTRONIC FILES.
5. NO CHANGE IN DESIGN LOCATION OR GRADE WILL BE MADE BY THE CONTRACTOR WITHOUT THE WRITTEN APPROVAL OF THE PROJECT ENGINEER.
6. EROSION CONTROL - A STORMWATER POLLUTION PREVENTION PLAN (SWPPP) IS REQUIRED IN ACCORDANCE WITH THE UTAH POLLUTANT DISCHARGE ELIMINATION SYSTEM (UPDES) PERMIT FOR CONSTRUCTION. OUTLINING HOW EROSION AND SILTATION WILL BE CONTROLLED. CONTRACTOR IS RESPONSIBLE FOR OBTAINING AND MAINTAINING THE APPROPRIATE PERMITS AND INSPECTIONS. A COPY OF THE PLAN MUST BE ON SITE AT ALL TIMES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR IMPLEMENTING THE PLAN AND INSTALLING AND MAINTAINING THE EROSION CONTROL FACILITIES WITH EACH PHASE OF WORK. SHOULD SILT LEAVE THE SITE OR EROSION OCCURS, IT WILL BE THE CONTRACTORS RESPONSIBILITY TO TAKE CORRECTIVE ACTION AND REPAIR ANY DAMAGE CAUSED BY THE SILT OR EROSION IMMEDIATELY. ALL COSTS ASSOCIATED WITH THE MODIFICATION AND APPROVAL OF THE PLAN WILL BE THE RESPONSIBILITY OF THE CONTRACTOR.

GENERAL UTILITY NOTES

1. CONTRACTOR SHALL BE RESPONSIBLE FOR CALLING BLUE STAKES FOR MARKINGS TO VERIFY ALL EXISTING UTILITIES. CONTRACTOR SHALL BE RESPONSIBLE FOR DAMAGES TO EXISTING UTILITIES AND FOR ALL INTERRUPTIONS CAUSED BY THE RESULTS OF HIS WORK.
2. THE LOCATIONS OF UNDERGROUND FACILITIES SHOWN ON THESE PLANS ARE BASED ON FIELD SURVEYS AND LOCAL UTILITY COMPANY RECORDS. IT SHALL BE THE CONTRACTORS FULL RESPONSIBILITY TO CONTACT THE VARIOUS UTILITY COMPANIES TO LOCATE THEIR FACILITIES PRIOR TO PROCEEDING WITH CONSTRUCTION. NO ADDITIONAL COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR DAMAGE AND REPAIR TO THESE FACILITIES CAUSED BY CONTRACTORS WORK FORCE.
3. START AT THE LOW END OF ALL GRAVITY FEED LINES AND WORK UPHILL. DO NOT DRY START GRAVITY FEED LINES THAT TIE INTO EXISTING GRAVITY LINES. FAILURE TO COMPLY WITH THIS NOTE SHALL RELEASE THE CIVIL ENGINEER OF ALL LIABILITY.
4. CONTRACTOR SHALL LAYOUT AND POTHOLE FOR ALL POTENTIAL CONFLICTS WITH UTILITY LINES ON OR OFF-SITE AS REQUIRED PRIOR TO ANY CONSTRUCTION.
5. ANY POWER, NATURAL GAS, AND COMMUNICATIONS UTILITIES SHOWN ON THE PLANS ARE FOR REFERENCE PURPOSES ONLY AND ARE NOT DESIGN DRAWINGS FOR THE RELOCATION OR REMOVAL OF EXISTING UTILITIES, NOR FOR ANY NEW UTILITY SERVICES. CONTRACTOR TO SUBMIT SITE PLAN TO APPROPRIATE UTILITY PROVIDER FOR DESIGN OF SERVICE CONNECTIONS.
6. ALL DIMENSIONS, GRADES AND UTILITY DESIGNS SHOWN ON THE PLANS SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. NOTIFY THE ENGINEER IF ANY DISCREPANCIES EXISTS PRIOR TO CONSTRUCTION FOR NECESSARY PLAN OR GRADE CHANGES.
7. ALL EXISTING MANHOLES, WATER VALVES, CLEAN OUTS, ETC., ARE TO BE RAISED OR LOWERED TO GRADE.
8. THE DRY START OF ANY UTILITY WITHOUT DIRECT CONNECTION TO EXISTING UTILITY INFRASTRUCTURE IS HIGHLY DISCOURAGED UNLESS DIRECTED OTHERWISE BY THE OWNER/DEVELOPER. LEI IS NOT RESPONSIBLE FOR ANY ISSUES OR CHANGES RESULTING FROM SUCH CONSTRUCTION METHODS.
9. NO CHANGE IN DESIGN LOCATION OR GRADE WILL BE MADE BY THE CONTRACTOR WITHOUT THE WRITTEN APPROVAL OF THE PROJECT ENGINEER AND AT THE SOLE RISK OF THE CONTRACTOR UNLESS DIRECTED OTHERWISE BY THE OWNER/DEVELOPER.
10. CONTRACTOR IS RESPONSIBLE TO REMOVE, SALVAGE, AND REPLACE FENCE LINES WHICH ARE DISTURBED DURING CONSTRUCTION.
11. SANITARY SEWER TO BE INSTALLED A MINIMUM OF 10 FEET HORIZONTALLY AND 18 INCHES VERTICALLY FROM ALL WATER LINES.
12. ALL PIPE LENGTHS SHOWN ON PLANS ARE FROM CENTER OF STRUCTURE TO CENTER OF STRUCTURE UNLESS NOTED OTHERWISE.
13. UTILITY LATERAL TO BE INSTALLED PER CITY STANDARD LOCATION UNLESS OTHERWISE NOTED.

ELECTRONIC FILE NOTES

1. THE HARD COPIES OF THIS INFORMATION WILL GOVERN OVER THE ELECTRONIC DATA IN THE EVENT ANY DISCREPANCIES ARE FOUND WITH THE INFORMATION. PLEASE CONTACT LEI BEFORE CONSTRUCTION IF ANY DISCREPANCIES ARE FOUND.
2. THE INFORMATION RECORDED ON OR TRANSMITTED AS ELECTRONIC MEDIA WAS CREATED USING AUTODESK CIVIL 3D 2020 SOFTWARE. THEREFORE, THE INFORMATION IS SUBJECT TO UNDETECTABLE ALTERATION, EITHER INTENTIONAL OR UNINTENTIONAL DUE TO, AMONG OTHER CAUSES, TRANSMISSION, CONVERSION, MEDIA DEGRADATION, SOFTWARE ERROR, OR HUMAN ALTERATION.

EAGLE MOUNTAIN CITY GENERAL NOTES

SEWER:

1. PIPE BEDDING: ¾" GRAVEL REQUIRED 6" BELOW, ON THE SIDES & 12" ABOVE THE PIPE (MINIMUM).
2. DEPTH: SEWER MAIN/LATERALS TO MAINTAIN 4' OF COVER (MINIMUM) FROM FINISHED GRADE, 3' MINIMUM FROM TOP OF PIPE AT TIME OF INSTALLATION.
3. SEPARATION: SEWER MAINS & LATERALS TO MAINTAIN 10' SEPARATION (MINIMUM) FROM CULINARY WATER MAINS & LATERALS.
4. SEWER Y'S: 3' MINIMUM SEPARATION BETWEEN SEWER Y'S.
5. LATERAL STUBS: A) STUBS MUST EXTEND 15' INTO PROPERTY AND BE MARKED WITH 2X4 PAINTED GREEN. B) ALL LATERALS MUST BE GIS (SHOT IN) AT THE Y'S AND STUBS. ALSO SLOPES (2% MIN. ON 4" PIPE) TO BE CHECKED BEFORE BACKFILL.
6. MANHOLES: MANHOLES TO BE WITHIN 1' OF FINISHED GRADE. 12" OF WHIRLY GIG FORM (MAX) AND NO FLAT RINGS ALLOWED. 12" OF ¾" GRAVEL REQUIRED UNDER MANHOLE/BOXES..

WATER:

1. VALVES: 1. VALVES MUST BE FLANGED TO TEE'S (FITTINGS). 2. VALVES 12" AND LARGER TO BE BUTTERFLY VALVES.
2. BEDDING: SAND MUST MEET AASHTO (A-3) GRADATION WITH 100% PASSING THE #4 SIEVE. 6" BELOW PIPE ON THE SIDES & 12" ABOVE PIPE (MINIMUM).
3. DEPTH: WATER MAIN & LATERALS MUST MAINTAIN 4' COVER FROM FINISHED GRADE (MINIMUM), 3' MINIMUM FROM TOP OF PIPE AT TIME OF INSTALLATION.
4. SERVICE & FITTINGS: SERVICES & FITTINGS TO MAINTAIN 3' MINIMUM SEPARATION FROM PIPE JOINTS AND OTHER FITTINGS.
5. SETTERS: ALL SETTERS TO BE 21" TALL (MINIMUM), HAVE UNIONS AT THE BASE AND BE DUAL CHECK MODEL. ALSO ¾" SETTERS TO HAVE DOUBLE BRACES. SETTERS TO BE SET AT: 18" TO 22" FROM THE TOP OF SETTER TO TOP OF LID.
6. WATER CAN LID: ALL LIDS TO SAY "EAGLE MOUNTAIN" ON THEM RECESSED WITH A HOLE FOR THE ERT AND TO BE SET AT LEVEL TO 1" ABOVE THE PLANE OF THE CURB & SIDEWALK.
7. WATER CAN: THE WATER CAN FOR THE ¾" & 1" SERVICES WILL NEED TO BE A 36" TALL MINIMUM AND 21" INSIDE DIAMETER. WATER CAN FOR THE 1 ½" TO 2" SERVICE WILL NEED TO FOLLOW APWA SPECIFICATIONS.
8. HYDRANTS: HYDRANTS TO BE 5' BURY (MINIMUM).
9. LATERALS: ALL LATERALS NEED TO BE GIS (SHOT IN) AT THE CORP. STOP & SETTER, AND ALSO VISUAL INSPECTION ON POLY INSERTS BEFORE BACKFILL. WATER LATERALS TO EXTEND 15' INTO PROPERTY AND BE MARKED WITH A 2X4 PAINTED BLUE. ALL POLY LINES TO HAVE VISUAL POLY INSERT INSPECTION.
10. TRACER WIRE: RUN TRACER WIRE ALONG MAIN & EXTEND UP SETTERS AND HYDRANTS, DO NOT RUN UP VALVE BOXES.
11. WATER FITTINGS: ALL WATER FITTINGS TO BE CHECKED FOR THRUST BLOCKS (PRE & POST) AND GIS (SHOT IN) BEFORE BACKFILL.
12. VERTICAL SEPARATION: WATER MAIN TO MAINTAIN 18" MINIMUM SEPARATION FROM STORM DRAIN OR OTHER OBSTACLES/UTILITIES.
13. WATER LINE FITTINGS: ALL FITTINGS TO HAVE MEGA-LUG FOLLOWERS.
14. WATER MAIN LINE: DEFLECTION OR BENDING OF PIPE WILL BE ALLOWED ONLY PER MANUFACTURE'S SPECIFICATIONS. BEND FITTINGS WILL BE REQUIRED OTHERWISE. ALL FITTINGS TO BE MEGA-LUG FITTINGS.

STORM DRAIN:

1. BEDDING: ¾" GRAVEL 6" BELOW AND ON SIDES OF PIPE & 12" ABOVE PIPE (MINIMUM).
2. ADS: ALL ADS PIPE TO BE "HP" BRAND.
3. COLLARS: COLLARS TO BE 1'X1' AROUND PIPE, 4000 psi CONCRETE, INSPECTION IS NEEDED PRE & POST COLLAR POUR.
4. MANHOLES: MANHOLES TO BE WITHIN 1' OF FINISHED GRADE. 12" OF GRADE RINGS (MAX) AND NO FLAT RINGS ALLOWED. 12" OF ¾" GRAVEL REQUIRED UNDER MANHOLES/BOXES.

ROAD SECTION:

1. PROOF ROLLS: PROOF ROLL REQUIRED ON ALL SECTION OF ROAD: 1 a. SUB-GRADE, SUB-BASE, AND CURB BASE AND ROAD BASE. CURB STAKES REQUIRED FOR SUB-GRADE INSPECTION AND STRING LINE REQUIRED FOR SUB-BASE AND ROAD BASE INSPECTION.
2. UTBC: STATE SPEC. ROAD BASE REQUIRED FOR ALL ROAD. COMMERCIAL BASE ACCEPTABLE FOR THE SIDEWALKS & TRAILS.
3. COLLARS: ALL COLLARS TO BE 1' WIDE BY 1' DEEP WITH A 6000 psi CONCRETE WITH 1.5# FIBER MESH PER CUBIC YARD (¾" MONOFILAMENT) REQUIRED FOR ALL STREET COLLARS. MANHOLE COVERS AND WATER VALVE TOWERS TO BE ¾" DOWN FROM ASPHALT EDGE AND CONCRETE TO BE ¾" TO ¾" DOWN FROM ASPHALT EDGE.



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NOT FOR
CONSTRUCTION

PARKWAY FIELDS PRELIMINARY PHASE G

EAGLE MOUNTAIN, UTAH

GENERAL NOTES

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LEI PROJECT #:

2019-0046

DRAWN BY:

BJP

DESIGNED BY:

BCT

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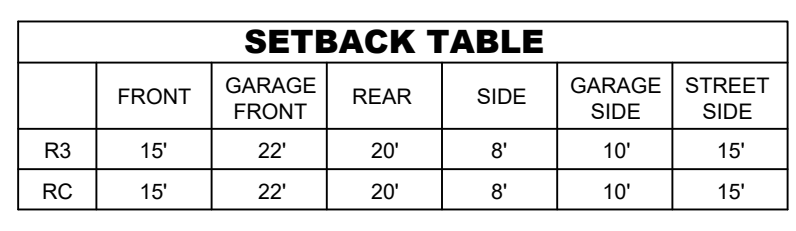
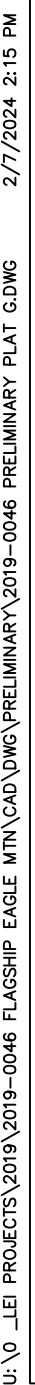
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PARKWAY FIELDS PRELIMINARY PHASE G
EAGLE MOUNTAIN, UTAH

LOT LAYOUT 1

LEI PROJECT #:
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DESIGNED BY:
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SCALE:
1"=60'

DATE:
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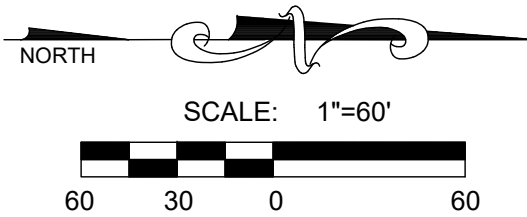
PARKWAY FIELDS PRELIMINARY PHASE G
EAGLE MOUNTAIN, UTAH
LOT LAYOUT 2

REVISIONS	
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LEI PROJECT #:
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1"=60'
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2/7/2023

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SETBACK TABLE						
	FRONT	GARAGE FRONT	REAR	SIDE	GARAGE SIDE	STREET SIDE
R3	15'	22'	20'	8'	10'	15'
RC	15'	22'	20'	8'	10'	15'





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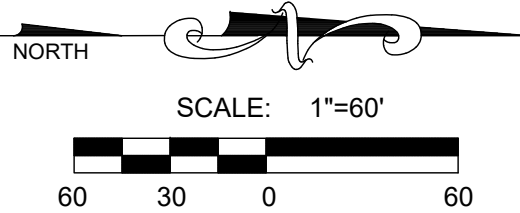
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PARKWAY FIELDS PRELIMINARY PHASE G
EAGLE MOUNTAIN, UTAH
UTILITY PLAN 1

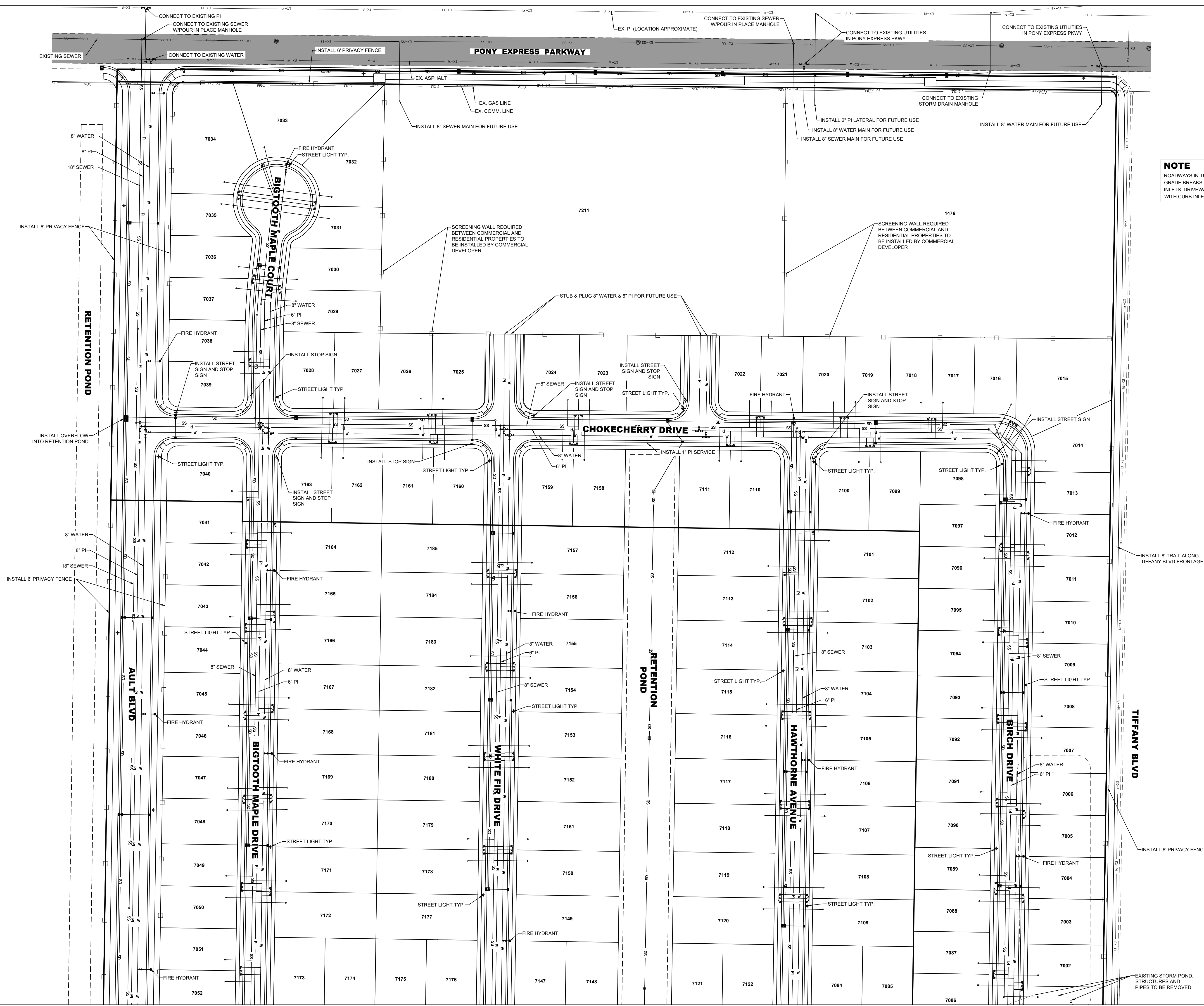
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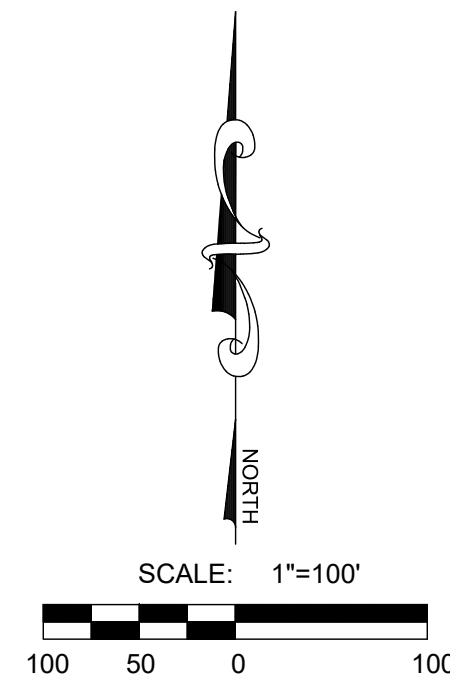
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301



NOTE
ROADWAYS IN THIS PHASE ARE DESIGNED WITH VARIOUS MINOR GRADE BREAKS WHICH RESULT IN VARIOUS LOW POINTS AND CURB INLETS. DRIVEWAYS SHALL BE PLACED SO AS TO AVOID CONFLICT WITH CURB INLETS.





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PARKWAY FIELDS PRELIMINARY PHASE G
EAGLE MOUNTAIN, UTAH
GRADING PLAN

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2019-0046
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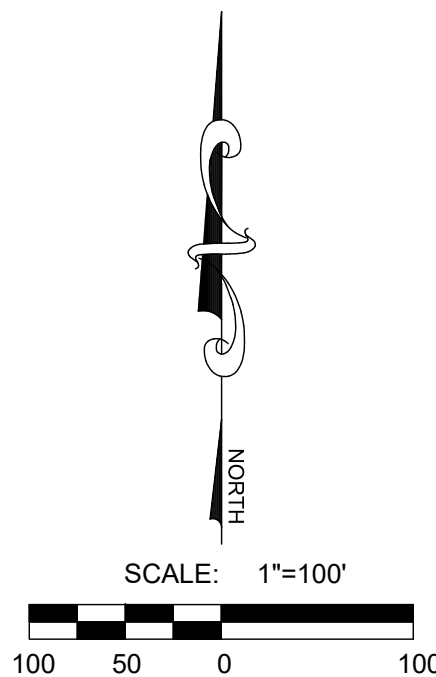


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EAGLE MOUNTAIN, UTAH
PHASING PLAN/LOT PLAN

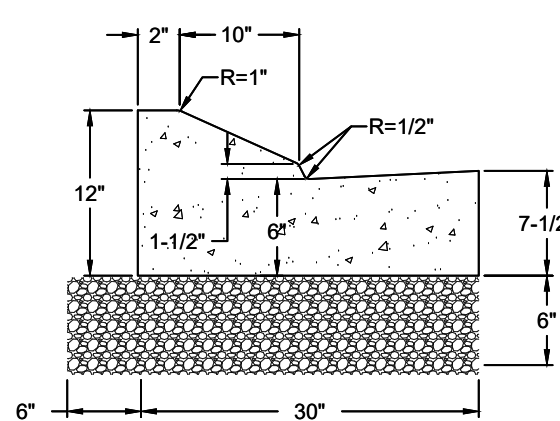
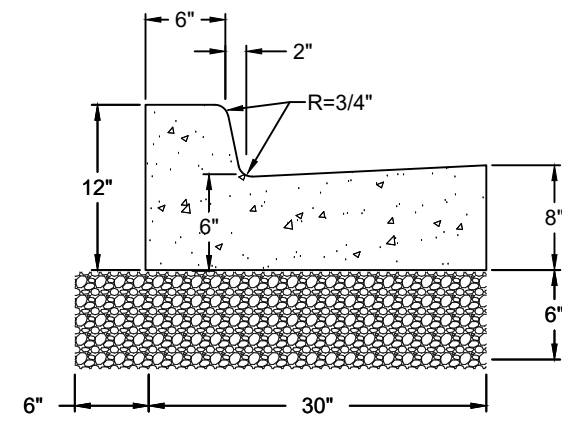
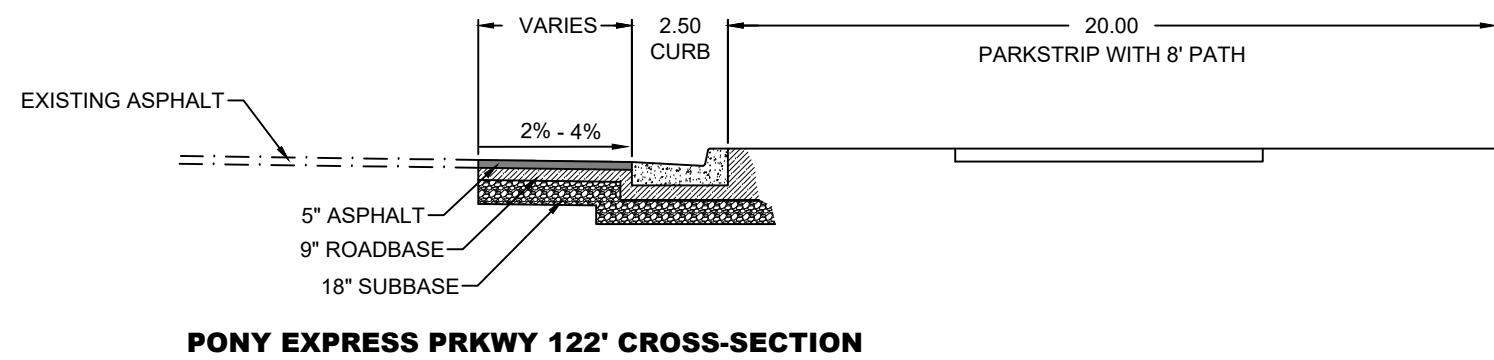
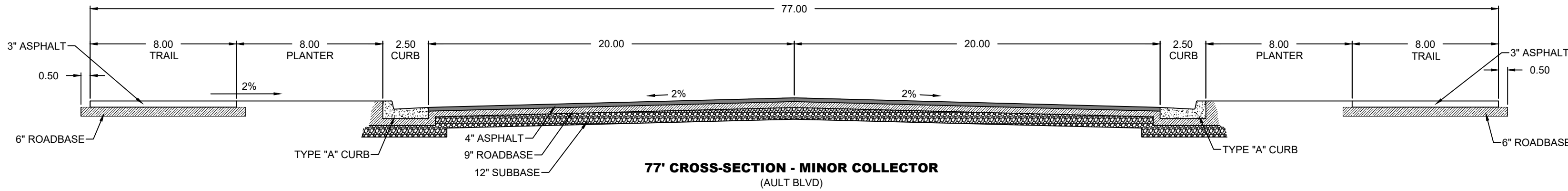
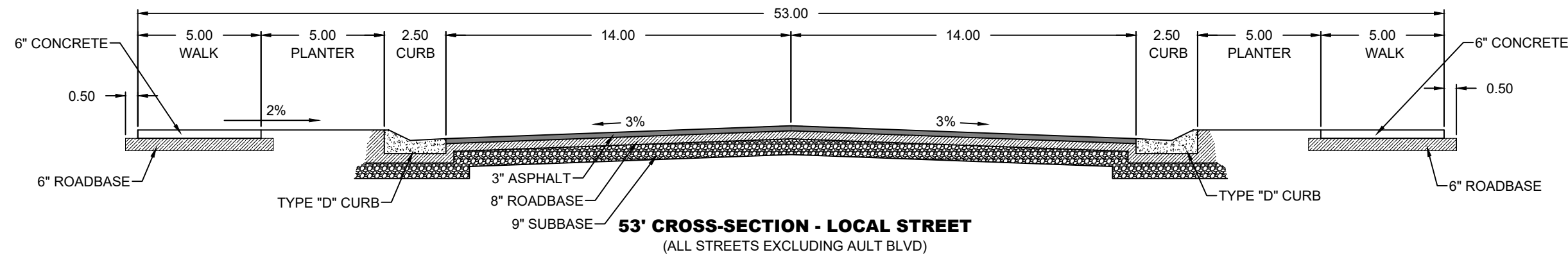
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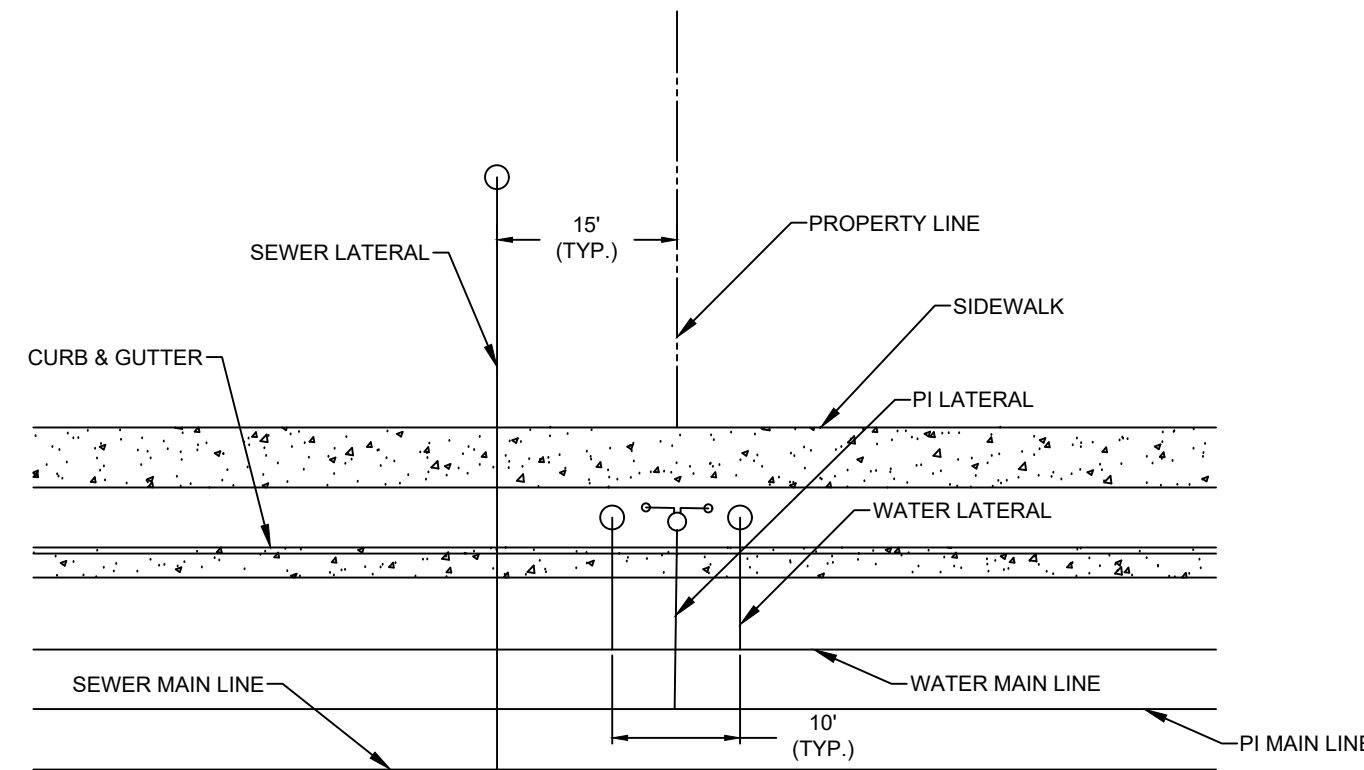
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2 APWA CURB & GUTTER



1 ROADWAY CROSS SECTIONS

3 TYPICAL UTILITY SERVICE DETAIL



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EAGLE MOUNTAIN, UTAH
DETAILS

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EAGLE MOUNTAIN CITY
PLANNING COMMISSION MEETING
FEBRUARY 13, 2024

TITLE: ACTION ITEM/PUBLIC HEARING - General Plan Amendment and Rezone for Pony Express 27

ITEM TYPE: General Plan Amendment and Rezone

APPLICANT: David Crockett

ACTION ITEM:

Yes

PUBLIC HEARING:

Yes

PREPARED BY:

Steven Lehmitz, Planning

BACKGROUND:

The Ranches MDP zoned the property, located across Pony Express Parkway from Hidden Hollow Elementary, Village Core Commercial and Community Open Space. The applicants are seeking to develop the subject property with residential lots. To do so, they are seeking a General Plan amendment, updating the Future Land Use & Transportation Map from Community Commercial and Civic Uses/Schools to Neighborhood Residential Two. A rezone would also be required and the applicant is proposing the RC zone. Part of the applicant's proposal is purchasing a portion of City property to the west (about one acres worth). The property owned by the City includes a well and pumphouse that would not be included in the proposed land disposal.

Along with the General Plan amendment and rezone recommendation, the applicant is also seeking for feedback on the concept plan they submitted.

ITEMS FOR CONSIDERATION:

Rezone

EMMC 17.25.020(E)(1) "The RC zone is for single-family homes on small lots in walkable neighborhoods with improved parks and trails that connect the neighborhoods with surrounding land uses. These neighborhoods can provide a transition between multifamily developments and neighborhoods with medium-sized lots. The minimum lot size is 4,500 square feet and an average lot size of at least 6,000 square feet is required."

EMMC 17.90.060 contains the criteria for approval of a rezone. These are included below, along with some commentary related to this application.

A. Compliance with General Plan.

- The proposed rezone would only comply with the General Plan

if the amendment is approved.

B. Compatibility Determination.

- Adjacent land uses are either residential or open space, so no additional buffering would be required.

C. City Services.

- The city's service capacity likely wouldn't be overburdened by this request. Pressure tests would have to be done to ensure that all lots have adequate water pressure.

D. Traffic Generation.

- The concept plan shows four intersections being added along Pony Express in a 2,400 ft. stretch. Applicants would have to submit a traffic plan/report when applying for a preliminary plat.

E. Property Values.

- It is unlikely that additional residential units being added to this area would have a significant negative impact on surrounding property values.

Concept Plan

- Cul-de-sacs not permitted in RC zone unless approved by the City Council. Maximum length is 250 ft. (EMMC 16.30.090(C)(3)(a)).
- Block length of western half too long (EMMC 16.30.090(C)(2)).
- Proximity to the Circle 5 Ranch intersection (EMMC 16.35.070(D)).
- Slopes across several of the lots seem to make them unbuildable (EMMC 15.80.020).
- Needing to add an additional 8 ft. to the ROWs may significantly alter the development's proposed layout.

REQUIRED FINDINGS:

The approval criteria for a rezone application can be found in EMMC 17.90.060.

RECOMMENDATION:

Staff recommends that the Planning Commission consider the General Plan amendment and rezone request and forward a recommendation of denial to the City Council for the following reasons:

1. Commercial development of this site would be beneficial to the city; and
2. The submitted concept plan shows that residential development would be challenging on the site.

Staff recognizes that commercial development would be limited to the the flatter parts of the site and may potentially lead to less of the site

being developed when compared to possible residential development.

If the Planning Commission forwards a positive recommendation to the City Council, Staff recommends the following conditions be applied:

1. The General Plan amendment and rezone of the portion of city property is contingent on it being disposed of by the city; and
2. The applicant must provide an access easement across the site that allows the city to access the water tank to the north.

ATTACHMENTS:

[GP Amendment and Rezone Exhibits](#)

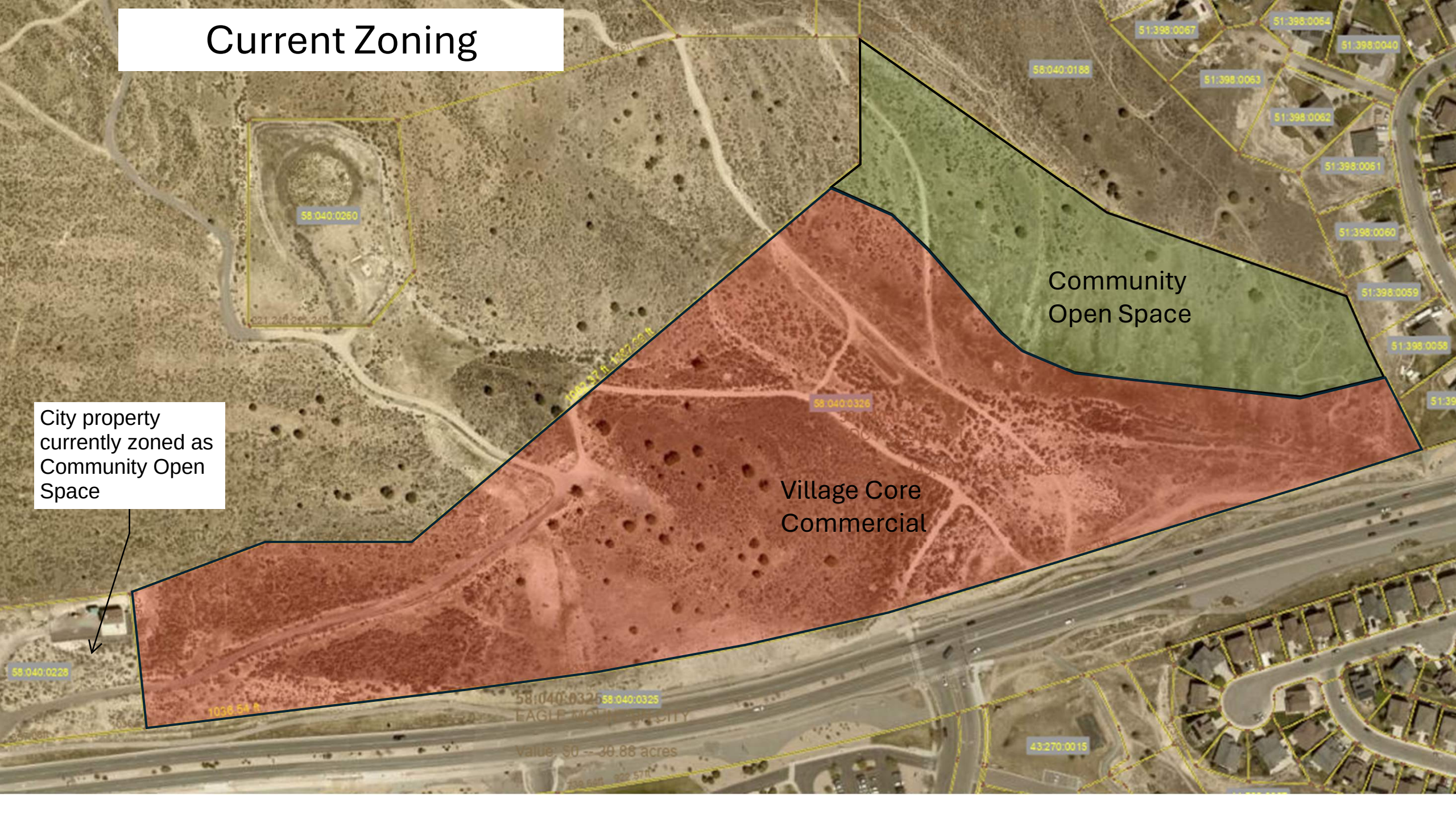
[Concept Plan - Pony Express 27](#)

Current Zoning

City property
currently zoned as
Community Open
Space

Community
Open Space

Village Core
Commercial



Proposal to amend the Future Land Use & Transportation Map from Community Commercial and Civic Uses/Schools to Neighborhood Residential Two.

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

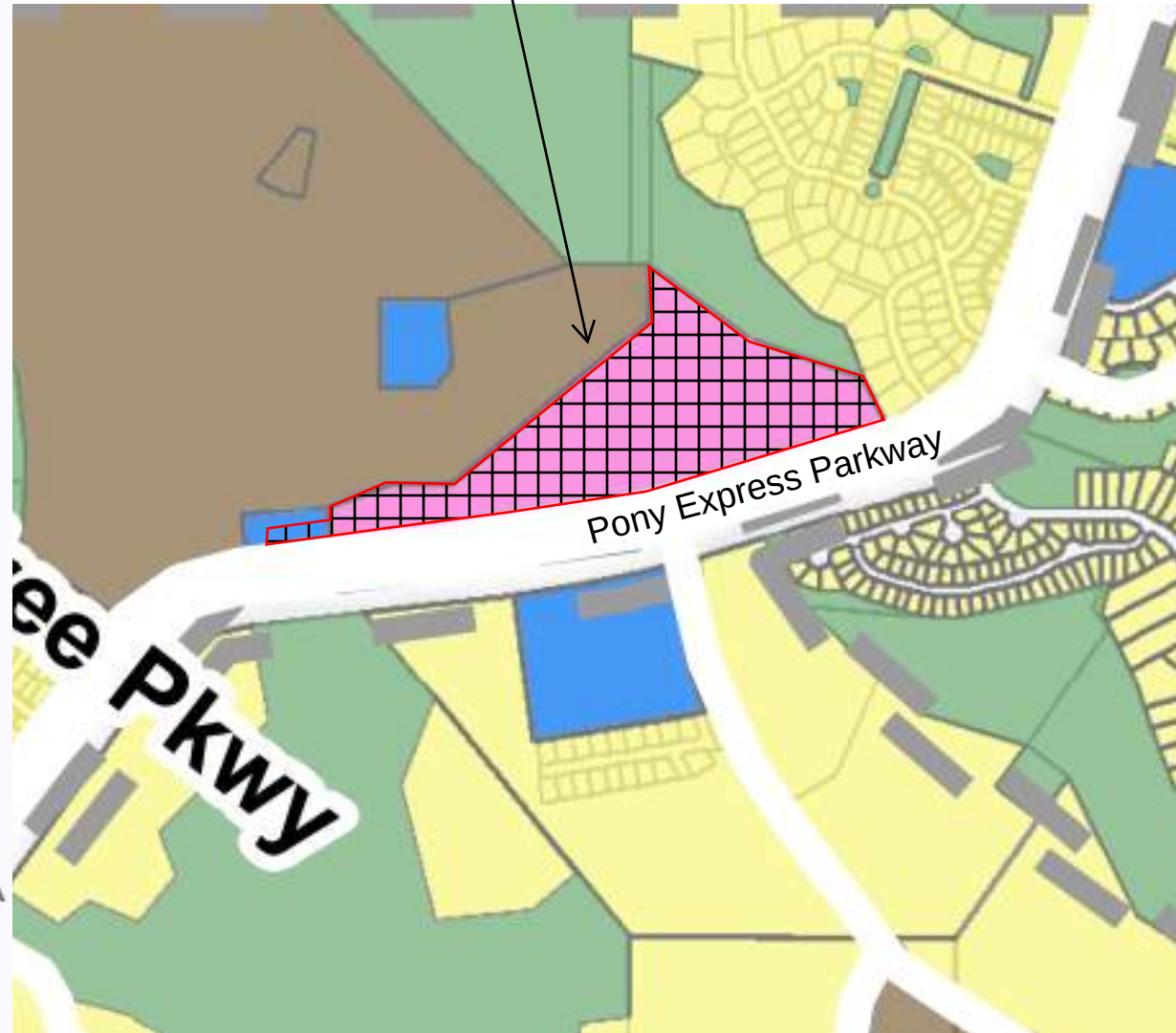
Public/Civic Categories:

- Civic Uses/Schools
- Parks and Open Space

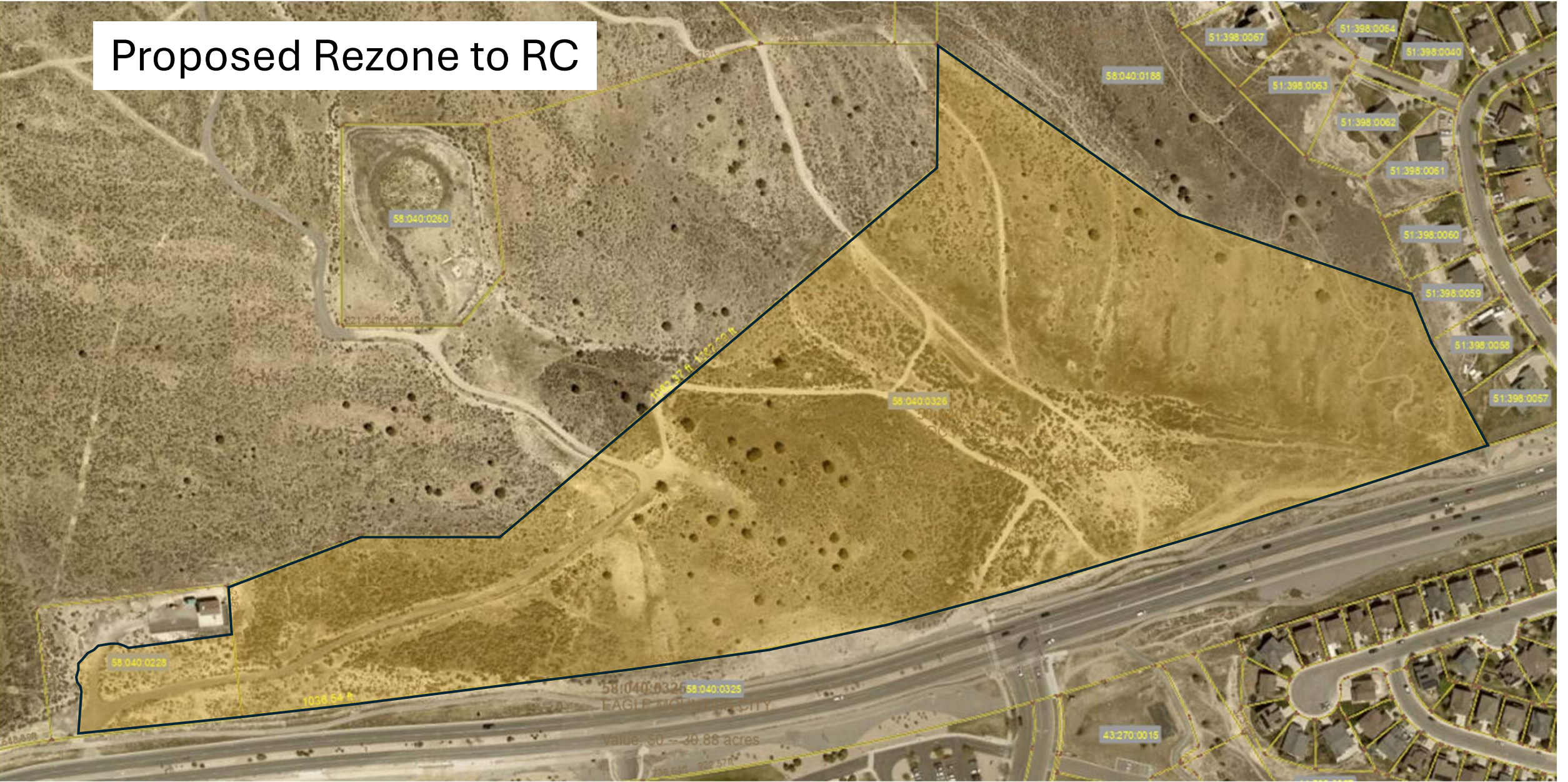
 NEIGHBORHOOD CHARACTER AREA

TRANSPORTATION

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



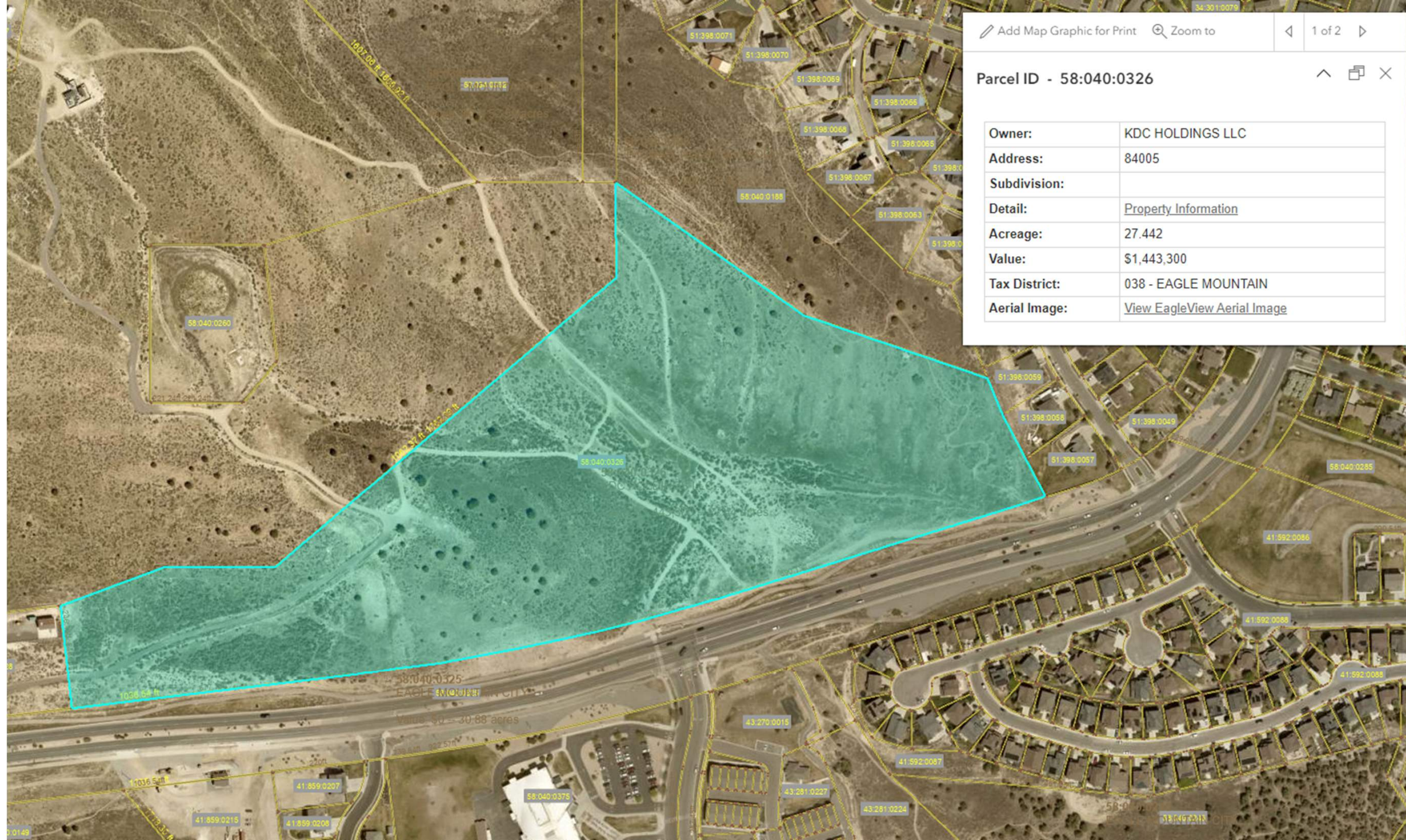
Proposed Rezone to RC



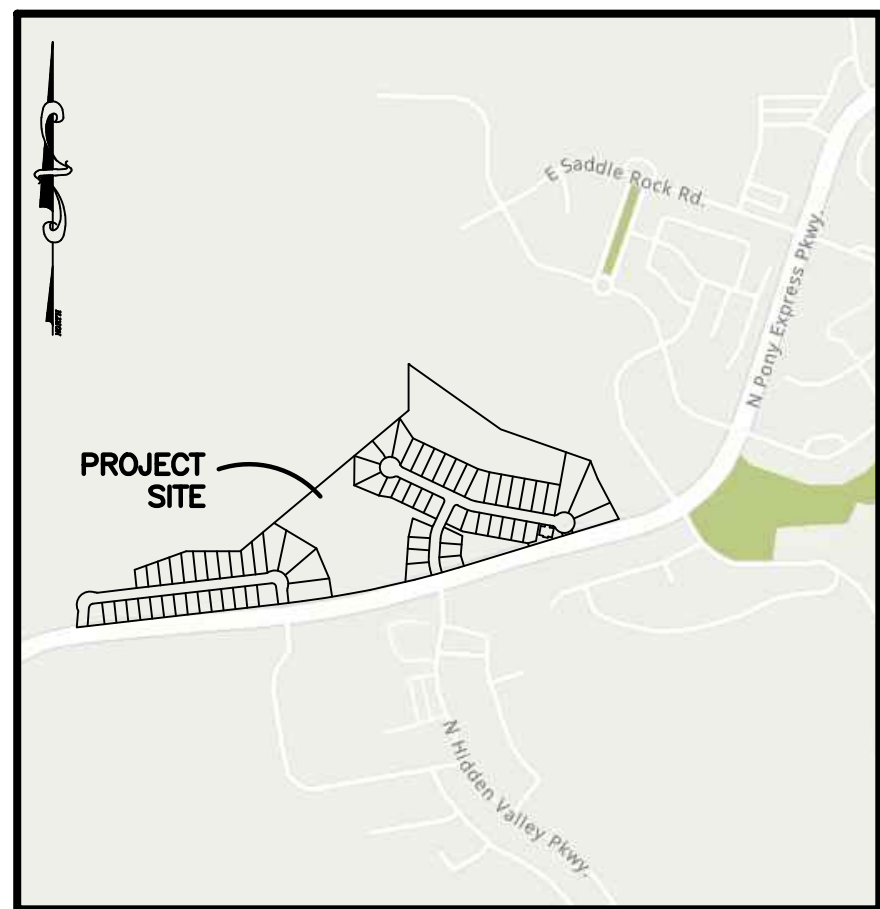
Parcel ID - 58:040:0326



Owner:	KDC HOLDINGS LLC
Address:	84005
Subdivision:	
Detail:	Property Information
Acreage:	27.442
Value:	\$1,443,300
Tax District:	038 - EAGLE MOUNTAIN
Aerial Image:	View EagleView Aerial Image







VICINITY MAP
NO SCALE

LEGEND

- = OPENSACE (TO BE DEDICATED TO CITY)
TOTAL ACREAGE: 9.28
- = IMPROVED OPENSACE <15% SLOPE
(TO BE DEDICATED TO CITY)
TOTAL ACREAGE: 1.79
- = TO BE ACQUIRED FROM THE CITY
- = EXISTING TRAIL (ASPHALT/DIRT)
- = PROPOSED TRAIL

NOTES

- 1.60 ACRES OF OPENSACE WILL BE IMPROVED WITH AMENITIES TO EQUAL 161 POINTS
- CURRENT WILDLIFE CROSSING LOCATION TO BE RE-LOCATED
- AVERAGE LOT SIZE: 8,832 S.F.
MINIMUM LOT SIZE: 6,000 S.F. - 5986 S.F.
- PROJECT IN FEMA FLOOD ZONE X PER FEMA PANEL 49049C0300F
- 69 LOTS AT 27.67 ACRES = 2.49 UNITS/ACRE

Usage of a cul-de-sac and longer block lengths will have to be justified by applicant and approved by City Council
EMMC 16.30.090(C)

Drainage along this channel will have to be addressed

27.8% slope

Buildable lots? Verify the slope across each lot.
Driveways to be less than 12% grade

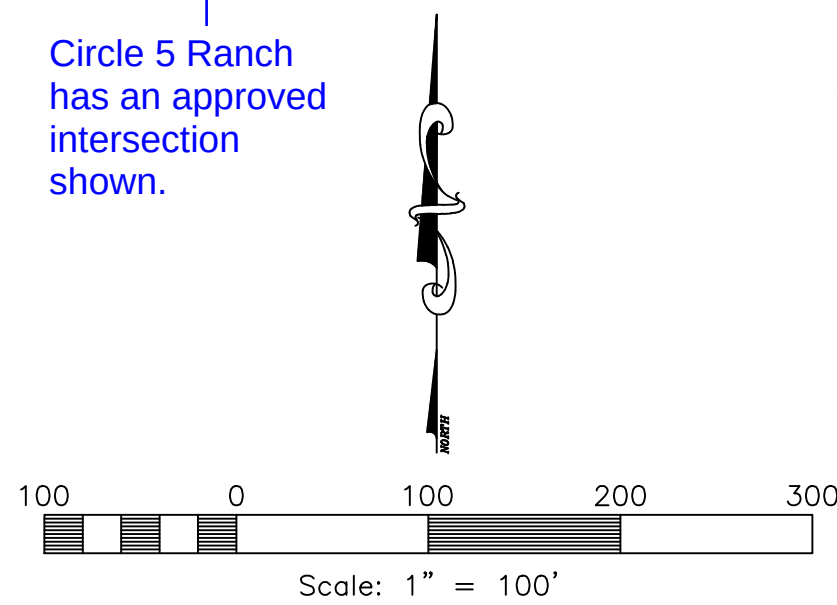
Local ROW width to be 59'

Who will own and maintain?

Slopes Table			
Number	Minimum Slope	Maximum Slope	Color
1	25%	25%+	

CURVE TABLE

CURVE	RADIUS	ARC LTH	CHD LTH	CHD BEARING	DELTA
C1	22.00'	10.65'	10.55'	N82°39'18"W	27°44'29"
C2	65.00'	152.65'	119.91'	S43°56'17"W	134°33'18"
C3	22.00'	10.65'	10.55'	S09°28'07"E	27°44'29"



Hidden Hollow at Pony Express

Eagle Mountain, Utah County, Utah

Developer:

Pulte Group
David Crocket
7255 S Tenaya Way, Ste. 200
Las Vegas, NV 89113
801-580-7997



REVISIONS	DATE	DESCRIPTION
1	1-25-24	LOT REVISIONS

Hidden Hollow at Pony Express

PART OF THE NORTH 1/2 OF SECTION 30 T.35S. R.1W. S.L.B & M., U.S. SURVEY
EAGLE MOUNTAIN, UTAH COUNTY, UTAH

Concept Plan

Project Info.

Engineer: N. Reeve
Planner: C. Cave

Date: 1-4-24

Name: JOE'S DUGOUT

Number: 8237-01

Sheet	1
1	Sheets



EAGLE MOUNTAIN CITY
PLANNING COMMISSION MEETING
FEBRUARY 13, 2024

TITLE:	ACTION ITEM/PUBLIC HEARING - An Ordinance of Eagle Mountain City, Utah, Amending the Eagle Mountain Municipal Code Chapter 17.49 Wildlife Corridor Overlay Zone.		
ITEM TYPE:	Ordinance		
FISCAL IMPACT:	N/A		
APPLICANT:	City-initiated		
GENERAL PLAN DESIGNATION N/A	CURRENT ZONE N/A	ACREAGE N/A	COMMUNITY N/A

PUBLIC HEARING:

Yes

PREPARED BY:

Todd Black, Planning

PRESENTED BY:

Todd Black

RECOMMENDATION:

Staff recommends the Planning Commission recommend to the Council approval of an ordinance of Eagle Mountain City, Utah, Amending the Eagle Mountain Municipal Code Chapter 17.49 Wildlife Corridor Overlay Zone.

BACKGROUND:

Code amendment changes to 17.49 were presented as a discussion item to the Planning Commission last year in October. This section has gone through multiple staff revisions and is now ready to present to PC and CC. While not changing the intent of the wildlife overlay zone code, several additions have been made to add clarity and definitions.

ITEMS FOR CONSIDERATION:

Several additions and deletions were added to 17.49 (see attached file). New additions are in blue text, suggested deletions are red-lined and black text is the original text of the existing code. These changes were made to add clarity, provide code to add additional wildlife overlay zones, and to amend existing overlay zones.

REQUIRED FINDINGS:

PLANNING COMMISSION ACTION/RECOMMENDATION:

ATTACHMENTS:

[EMMC 17.49 Wildlife Corridor Overlay Zone](#)

Chapter 17.49

WILDLIFE CORRIDOR OVERLAY ZONE

Sections:

17.49.010	Purpose and objective
17.49.015	Definitions
17.49.020	Area of designation
17.49.030	Applicability
~~17.49.040~~	~~Definitions.~~
17.49.040	Land use regulations
17.49.050	Conflict regulations
17.49.060	Development standards and regulations
17.49.070	Development recommendations adjacent to the wildlife overlay zone
17.49.080	Wildlife corridor overlay protection
17.49.090	Noncompliance with a wildlife corridor overlay zone.

17.49.010 Purpose and objective.

This Chapter ~~establishes the land use regulations and protections~~ allows for the creation of wildlife corridor overlay zones within Eagle Mountain City and creates . ~~including permitted minimum land use standards and other development provisions.~~ regulations and protections from development which may adversely impact wildlife and their habitat. This Chapter does not change the underlying zoning but establishes standards, requirements, and procedures for areas where an existing zone and the wildlife corridor overlay zone overlap.

~~This chapter provides support for and methods by which to preserve wildlife, migration routes~~ wildlife habitats and wildlife migration routes, especially the critical mule deer migration corridor in and through Eagle Mountain City. This preservation of wildlife habitat and open space is a key strategy identified in the Eagle Mountain City “General Plan” and “Parks, Trails, and Open Space Master Plan,” and the “Transportation Master Plan. ~~This chapter~~ Wildlife corridor overlay zones provides a means to reduce the continuing wildlife habitat loss and fragmentation of wildlife habitat and migration routes for native and migrating species while simultaneously accommodating ~~development~~ appropriate improvements to these areas.

Wildlife corridors ~~preserve~~ safeguard and connect wildlife habitat, allowing for movement, migration, foraging, breeding, dispersal of flora and fauna, and connectivity of their habitat. Fragmentation and habitat loss from development and other anthropogenic disturbances, such as roads, structures, excessive noise, and/or excessive movements, can alter daily movement patterns of wildlife, often leading to increased human-wildlife conflict. ~~natural habitat areas or undeveloped lands that can facilitate movement, migration, foraging, breeding, and dispersal of animals, birds, insects, and reptiles. These areas of land permit wildlife such as raptors, deer, pronghorn, and other fauna to move from one area of their range to another. Habitat fragmented by subdivision and development, such as roads and structures, prevents wildlife from accessing their full home range and often leads to human-wildlife~~

~~conflict. It is important that animals be able to move for food, access thermal and hiding cover, and to preserve genetic diversity of the species. These corridors also help provide contiguous habitat for plants, invertebrates that are essential pollinators, and other wildlife.~~ Preservation of these corridors, along with fencing and safe crossings will also help ~~to~~ reduce human-wildlife conflict. ~~vehicle-animal collisions.~~

By ~~Primarily~~ supporting wildlife in the region, wildlife corridor ~~overlay zones~~ ~~may~~ also provide for recreational opportunities, open space preservation, potential tourism, and education for students and ~~the residents.~~ ~~general public.~~ [Ord. O-06-2021 § 2 (Exh. A)].

17.49.015 17.49.040 Definitions.

Agricultural activities refer to an activity within a wildlife corridor overlay zone involving farming (raising crops) or ranching (raising livestock). Agricultural activities don't allow for the construction of barns, loafing sheds, greenhouses or other buildings.

Anthropogenic refers to things that have been caused or produced by human activities.

Critical mule deer migration corridor refers to Eagle Mountain City's mule deer migration corridor and is part of the Utah Wildlife Migration Initiative ([Utah Wildlife Migration Initiative-Eagle Mountain](#)). The critical mule deer migration route was established in 2021 by Eagle Mountain City Council with data provided by the Utah Division of Wildlife Resources (DWR). The critical mule deer migration corridor is a vital wildlife corridor subject to additional protections, standards, and regulations, and every effort shall be made to achieve the 330-foot minimum width.

Connectivity of habitats refers to how and to what degree distinct patches of habitat are connected to each other, which can influence species preservation and movement.

Conservation nonprofit organization refers to a private organization operating under Section 501(c)(3) of the U.S. Internal Revenue Code with the primary purpose of preserving and protecting land in its natural, scenic, historical, recreational, or open space condition.

Coverage refers to a raster over a vector layer in a geographic information system (GIS) database that may contain objects such as points, lines, and polygons.

Development refers to any practice or activity within a wildlife corridor overlay zone, excluding normal agricultural activities, which changes the basic character and/or function of the landscape, including but not limited to construction, reconstruction, conversion, installation, structural alteration, relocation, mining, excavation, landfill, or land disturbance.

Fauna refers to all the animal life in a particular region and/or during a specific time. The words "wildlife" and "fauna" are interchangeable in this chapter.

Flora refers to all the plant life in a particular region and/or during a specific time.

Fragmentation refers to dividing large and contiguous habitats into smaller, isolated ones. This process directly

impacts all flora/fauna species, community structure, and the overall ecosystem within those isolated fragments.

Home range refers to the geographic area where fauna spend their lifetime, including where all their resources needed to survive and reproduce are readily available.

Landscape refers to the relationships between ecological processes in the environment and a particular ecosystem across a given area and time.

Motorized machine refers to any machine, vehicle, or equipment that uses or is activated by any power source excluding class 1 eBikes.

Mule deer migration season refers to ~~the time of year~~ when the mule deer migrate between their winter and summer ranges. The Utah Division of Wildlife Resources defines this season based on the best available science. ~~The~~ Mule deer typically migrate through Eagle Mountain City bi-annually between March 15th and April 30th and December 1st and January 15th.

~~"Native vegetation" refers to all plant species that occur naturally in a particular habitat and provide essential habitat for native insects and animals. These plants have evolved together over time to form communities that are well-suited to the specific combination of soil, temperature, nutrients, and rainfall of their region. Native species are naturally resilient because they adapt to local conditions.~~

Natural wash refers to a dry creek bed where water can flow upon sufficient moisture through the creek. These often have narrow and steep sides marking the course of a fast-moving stream. Washes typically have flowing water during normal spring runoff and/or rainstorms.

Natural surface trails refer to trails where the predominant surface is the native substrate, and the trail is designed and managed. These are also referred to as dirt trails.

Nesting season refers to the period of the year in which birds are building nests and raising young, generally March 15th through July 31st. The phrase includes any nesting period for documented bird species within a ~~the~~ wildlife overlay zone.

Riparian refers to semiterrestrial/semiaquatic transition areas influenced by fresh water. These usually extend from the edges of water bodies to the edges of upland communities.

Sensitive areas refer~~s~~ to areas that include migration routes, nesting grounds/boxes, natural wash, recently planted/seeded or seedlings, habitat improvements, and other regions deemed sensitive by Eagle Mountain City, Utah ~~Division of Wildlife Resources (DWR)~~, or other public land management agency~~ies~~.

Special use permit refers to a legal document such as a permit, term permit, lease, or easement, allowing occupancy, use, rights, or land privileges. Authorization is granted for a specific land use for a specified time.

Wildlife refers to wild animals and vegetation, especially animals living in a natural, undomesticated state.

Wildlife corridor refers to an area or areas designed to move wildlife safely across the landscape. Wildlife corridors are often called habitat corridors, migration routes, or green corridors. These are areas of habitat connecting wildlife populations.

Wildlife crossing structure refers to a structure such as a culvert, bridge, or underpass that could contain features that enhance its suitability for use by wildlife to safely cross human-made barriers such as roads or highways. Examples of such features include the presence of vegetation providing cover or habitat near the entrances and/or natural light visible at the opposite entrance. ~~The term does not include cattle guards.~~

Wildlife habitat refers to the combination of food, water, shelter, and space arranged to meet the needs of wildlife.

Wildlife impermeable fencing refers to an eight-foot or taller fence or wall, other than a retaining wall, that prevents various species of wildlife from freely passing through. ~~with little or no interference. Except for gates and associated gate support components, a fence or wall that includes the following design features is considered wildlife-impermeable fencing:~~

- ~~1.—Any fence or wall that is higher than eight feet above grade, inclusive of any wire strands placed above a top rail of a fence or wall.~~

Wildlife migration route refers to the geographic path along which wildlife typically migrate.

Wildlife permeable fencing refers to a wildlife-friendly fence visible to ungulates and birds, which allows wildlife to jump over or crawl under safely and provides wildlife access to essential habitats and travel corridors. ~~Wildlife-permeable fencing has the following characteristics:~~

~~Uses a rail, high-visibility wire, flagging, or other visual markers for the top.~~

~~Smooth wire or rounded rail for the top and bottom.~~

~~Height of top rail or wire should be 42 inches or less from grade.~~

~~At least 12 inches or more between the top two wires.~~

~~At least 16 inches between the bottom wire or rail and grade.~~

~~Posts at a minimum of 16-foot intervals.~~

~~Gates, dropdowns, removable fence sections, or other passages where animals congregate and cross.~~ [Ord. [O-06-2021](#) § 2 (Exh. A)].

17.49.020 Areas of designation.

Wildlife corridor overlay zones shall be approved by the City Council in accordance with the rezone process outlined in EMMC 17.90.050, shall be digitized in GIS, and housed on a server by Eagle Mountain City. This GIS data shall be updated as new wildlife overlay zones are created or amended. These shall be included in the City's official digital zoning map, which shall be available to the public and maintained by city staff.

A new or amended wildlife corridor overlay zone shall include and be characterized by one or more of the following:

- Essential wildlife corridors, wildlife habitat, and/or landscape linkages.
- Areas identified using scientific data by city, county, state officials, non-governmental organizations, and/or federal agencies that can show ~~with one of the following attributes:~~ significant seasonal habitat use within the

home ranges of an individual species. ~~for wildlife and/or wildlife migration corridors, and continuous habitat appropriate for wildlife. These may be identified using scientific data by city, county, state, and/or federal agencies.~~

- C. Wildlife habitat areas used by species that are unique, rare, threatened, endangered, or otherwise deemed to be of significance to Eagle Mountain City, a listed species and or critical habitat designation by The U.S. Fish and Wildlife Service, or a species and or habitat of special concern to the Utah DWR, The Bureau of Land Management and/or other government ~~as well as those deemed as such by city, county, state, and/or federal~~ agencies.
- D. Natural geographic or topological areas such as gulches, washes, riparian areas, drainages, ridge tops, or other significant habitats used to connect/link and/or safeguard habitats. These may include watering areas and/or microhabitats such as natural riparian areas or traditional/historic nesting locations. [Ord. [O-06-2021](#) § 2 (Exh. A)].

17.49.030 Applicability.

- A. **Partial Coverage.** If ~~only~~ a portion of a property is located within the wildlife corridor overlay zone, the standards, requirements, and procedure of this chapter shall only apply to the portion of the property ~~that is~~ located inside the wildlife corridor overlay zone.
- B. **Corridor Width.** The recommended minimum width for ~~the a wildlife~~ corridor overlay zone used by large mammals (pronghorn or bigger) is recommended minimum width of 330 feet wide. The United States Department of Agriculture National Agroforestry Center (~~USDA~~), the U.S. Forest Service, and the Natural Resources Conservation Service utilized over 1400 peer reviewed research publications to ~~and other research studies have determine this minimum width based on the various species and size of animals that utilize migratory corridors~~ determine the necessary width for large mammals. ~~based on the various species and size of animals that utilize migratory corridors~~. Wherever possible, the City shall make every effort to safeguard the 330-foot minimum width within the critical mule deer migration corridor. Road crossings and other constrained areas such as topographical barriers, existing developments, and infrastructure such as roads, highways, or essential public service facilities may require a reduced width for short distances.
- C. **Natural Wash.** When applying the wildlife corridor overlay zone ~~any natural wash within the corridor should include a 50-foot area on both sides of the wash within the overlay zone. This additional area is measured from the top of the bank of the natural wash. This adds a buffer to minimize erosion; stabilize the wash banks; prevent pollution; protect sensitive animals, plants, and riparian habitat; and protect property owners from building on highly collapsible soil.~~ 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 top of the wash. 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). [Ord. [O-06-2021](#) § 2 (Exh. A)].



The map shows the wildlife corridor overlay zone through West Canyon Wash (highlighted in red) and the 75' wash setback in blue. Eagle Mountain City, Utah 2022 image.

17.49.040 Definitions Land use regulations.

The land use regulations shall be those of the underlying zoning with which the wildlife corridor overlay zone is combined unless modified by the overlay zone. [Ord. [O-06-2021](#) § 2 (Exh. A)].

17.49.050 Conflict regulations.

Where any provision of federal, state, county, or city statutes, codes, or laws conflicts with any provision of this chapter, the most restrictive shall govern unless enforcement will result in a violation of the federal, state, county, or city statutes, codes, or laws. [Ord. [O-06-2021](#) § 2 (Exh. A)].

17.49.060 Development standards and regulations.

The following standards ~~are designed~~ and regulations shall be employed to ensure ~~that the~~ resources comprising the wildlife corridor ~~overlay zones area~~ are impacted to the least extent possible. The standards ensure the landscape will remain connected and the resources can function in a natural state. [The following applies to all sections of 17.49.060.](#)

1. The City's wildlife biologist/environmental planner opinion shall be weighted heavily with any development in the wildlife corridor overlay zone. If this person is not available, the city shall seek outside opinions from

federal agencies, state agencies, and/or from an environmental consulting firm that has a local wildlife biologist on staff. Additionally, the City may seek opinions from local conservation experts.

2. All development and building applications will include a georeferenced coverage of any proposed disturbed vegetation within a wildlife corridor overlay zone,
3. Altered, disturbed, or destroyed wildlife habitat or public trails or amenities within a wildlife corridor overlay zone due to development activities shall be restored to pre-development condition.
4. No development shall occur in the critical mule deer migration corridor, except for safety mitigating measures and outdoor recreational amenities if the approval authority believes the amenity is in the public's best interest and will not significantly impact wildlife and the surrounding habitat. Where possible, the public amenity will be placed on the corridor's outer border to minimize the destruction of habitat and human-wildlife conflicts.

~~The following~~ These standards and regulations are applicable to all development activities that occur within a wildlife corridor overlay zone:

A. Open Space Credit/Density Transfer.

1. The developer may be awarded amenity points toward the requirements of EMMC [16.35.105](#) for public trails, observation structures, and other passive recreation improvements built within the overlay zone as approved by the city.

B. Corridor Width. The recommended minimum width for ~~the a wildlife~~ corridor overlay zone used by large mammals (pronghorn or bigger) is recommended minimum width of 330 feet wide. The United States Department of Agriculture National Agroforestry Center (~~USDA~~), the U.S. Forest Service, and the Natural Resources Conservation Service utilized over 1400 peer reviewed research publications to ~~and other research studies have determine this minimum width based on the various species and size of animals that utilize migratory corridors~~ determine the necessary width for large mammals. ~~based on the various species and size of animals that utilize migratory corridors~~. Wherever possible, the City shall make every effort to safeguard the 330-foot minimum width within the critical mule deer migration corridor. Road crossings and other constrained areas such as topographical barriers, existing developments, and infrastructure such as roads, highways, or essential public service facilities may require a reduced width for short distances.

C.

1. The approval authority, at its discretion, can permit the transfer of densities that would have been located on buildable property inside a wildlife corridor to a more suitable location within the same Master Development Plan (MDP) or project. The overall density of the MDP or individual planning area cannot exceed the original entitlement.
2. The City may utilize other tools to aid in the application of the wildlife corridor overlay zone on a property, as approved on a case-by-case basis by the approval authority.

D. Fragmentation. To avoid fragmentation of a wildlife corridor overlay zone, any development shall be designed and planned to maintain ecological functions and the connection of contiguous habitats to protect critical resources and species preservation. ~~Gaps~~ Any obstructions within the wildlife corridor overlay zone created by development other than approved roadways, outdoor recreational public amenities that don't significantly impact wildlife and their habitat, underground utility lines, or safety mitigating measures are not permitted. ~~This includes, but is not limited-~~

~~to, non-utility structures, buildings, and wildlife impermeable fencing.~~

E. **Construction Period.** No construction or development within a wildlife corridor overlay zone shall occur during the mule deer migration or bird nesting season (see section 17.48.015, also the Migratory Bird Treaty Act, <https://www.fws.gov/law/migratory-bird-treaty-act-1918>, and The Eagle Protection Act <https://www.fws.gov/law/bald-and-golden-eagle-protection-act>) to minimize disturbances of ecologically important events. ~~Permitted construction within the overlay zone shall only occur outside the mule deer migration season and nesting season. Construction may only be permitted during the mule deer migration season and nesting season when certification from DWR is provided stating that the construction area will not impede migration or nesting during the proposed construction period.~~

F. **Vegetation and re-vegetation.** ~~Native~~ Desirable vegetation shall be retained and protected wherever possible. ~~The DWR, City, volunteer groups, developers, and other organizations should work together to replant native vegetation where it has been previously removed or destroyed. Native, drought-tolerant vegetation is permitted.~~ An approved seed mix and a list of desirable shrubs, plants, and trees shall be maintained by the Parks and Recreation Director and used to re-vegetate any disturbed area within a wildlife corridor overlay zone.

1. Property ~~used for farming or grazing is~~ historically used for agricultural activities ~~is~~ is exempt from this requirement unless the landowner grants the ~~CC~~City or ~~other~~ another organization permission to restore the land to an acceptable wildlife habitat.

2. ~~Development adjacent to the overlay zone is encouraged to integrate native vegetation into their landscape plan.~~

G. **Underground Utility Construction.** The construction of underground utility lines involving installation, maintenance, or repair shall be subject to the following criteria:

1. Trenches ~~of~~ no ~~more~~ longer than half the width of the wildlife corridor, and not to exceed 165 feet wide, ~~at the construction area~~ are to be opened at one time.

2. Wherever possible, trenches will not remain open for more than 72 hours.

3. During periods when active construction is not occurring, trenches shall be: ~~a-~~ covered to prevent wildlife access, ~~b~~ or surrounded by temporary wildlife impermeable fencing, or ~~c-~~ include escape ramps with slopes of 45% or less at either end of the trench.

4. ~~Where consistent with safety and space consideration, e~~Excavated material ~~is to~~ will be placed on the uphill side of trenches whenever possible.

5. Trench dewatering devices shall discharge in a manner that will not adversely affect flowing streams, drainage systems, or off-site property.

6. Disturbed areas are to be re-vegetated with City-approved grasses, forbs shrubs, and trees. ~~replanted with native vegetation to resemble their native state prior to construction.~~

H. **Fencing and Walls.** The following fencing and walls ~~are permitted requirements apply~~ within and adjacent to the wildlife corridor overlay zone:

- 1.
2. ~~Overlay zone perimeter only— Wildlife impermeable fencing to discourage or hinder wildlife from exiting the corridor into developed, urban areas of the city.~~ Wildlife impermeable fencing is not permitted within the wildlife corridor overlay zone unless it's necessary to mitigate human-wildlife conflicts and public safety. Wildlife impermeable fencing must follow the following criteria:
 - a. A fence or wall, other than a retaining wall, greater than or equal to seven feet above grade shall be installed. An eight-foot field wire mesh fence is the preferred method of fencing in residential areas.
 - b. The wildlife impermeable fencing shall safely and effectively prohibit fauna from traversing the landscape on the other side of the fence. Depending on the type of targeted species, some areas shall require wire to be buried below grade.
3. Wildlife permeable fencing for agricultural purposes that permits wildlife movement through the wildlife corridor is allowed if approved by the approval authority. The following standards shall apply:
 - a. The Natural Resources Conservation Service (NRCS) "Wildlife Friendly Fencing" guidelines shall be followed. See "A Landowner's Guide to Fences and Wildlife." Existing fencing used for agricultural purposes is exempt from these requirements.
4. All other fences or walls are prohibited unless otherwise approved by the City.

I. **Natural surface trails.**

1. Natural surface trails are permitted within the wildlife corridor overlay zone to provide public use, access, and outreach education; however, they must mitigate ~~as best as possible~~ any negative impact on ~~or restrictions of the needs of~~ wildlife and habitat as best as possible.
2. ~~These~~ These trails may include the trail itself, trail facilities such as trailheads, trailhead parking, restrooms, and pavilions so long as these features do not ~~cut off the migration route within the corridor nor deter wildlife from utilizing the area of breeding or feeding~~ impede wildlife movements or disturb, obstruct, or fragment habitat.
3. After receiving a recommendation from the City's wildlife biologist/environmental planner, the City's approval authority shall decide whether a natural surface trail or trail facility should be located within a wildlife corridor overlay zone. If a natural surface trail or trail facility is approved within the , the trail or trail facility should be located along its perimeter, where possible.

J. **Wildlife Crossing Structures.** To aid in wildlife access and movement through the corridor, wildlife crossing structures are permitted ~~and encouraged~~ over and under roads and highways. When installing any wildlife crossing structures, devices, or technologies, minimum standards from the "Federal Highway Administration's (FHWA) Wildlife Crossing Structure Handbook" ~~need to~~ shall be followed. See FHWA Wildlife Crossing Structure Handbook. ~~Public use of these structures may be permitted and may include trails or paths for the public if it does not negatively impact the wildlife from using the crossing.~~

1. **Public use.** ~~Of these~~ Wildlife crossing structures may ~~be permitted and~~ include natural surface trails or paths for the public if ~~it does~~ they do not negatively impact wildlife from using the crossing. Public uses may be seasonally restricted due to migrating wildlife and on occasions to avoid human-wildlife conflicts.
2. **Feasibility.** In situations where a wildlife crossing structure over or under a road is not possible or feasible, an alternative at-grade wildlife crossing is acceptable.

3. **At-Grade Crossings.** The preferred at-grade wildlife crossing is a combination of impermeable wildlife fencing on both sides of the opening and an advanced animal ~~detecting detection~~ system located in the wildlife crossing alerting drivers of possible animals crossing. At a minimum, wildlife ~~impermeable~~ fencing or an advanced animal ~~detecting detection~~ system shall be installed. ~~When installing an at-grade crossing, the following design criteria should be included:~~

- ~~a. Avoid creating pooled water in the right-of-way;~~
- ~~b. Incorporate unpalatable plant species or no vegetation;~~
- ~~c. Avoid crossing rip-rap;~~
- ~~d. Provide a pull-out location for maintenance;~~
- ~~e. Locate the crossing on flat terrain;~~
- ~~f. Ensure long lengths of wildlife impermeable fencing includes escape opportunities from the right-of-way; and~~
- ~~g. Install wildlife warning signs. [Ord. O-06-2021 S 2 (Exh. A)].~~

K. **Light Pollution.** Lighting is prohibited within a wildlife corridor overlay zone unless approved by the City for safety reasons after receiving a recommendation from the city's wildlife biologist/environmental planner. If lighting is deemed necessary for safety reasons, the following requirements must be met in addition to complying with EMMC [17.56](#), Outdoor Lighting Standards:

1. Any outdoor lighting used in a wildlife corridor overlay zone shall be designed to mitigate the adverse effects on wildlife and not attract insects by limiting the color temperature and brightness:
 - a. The color temperature should not exceed 3,000 Kelvin.
 - b. The light output of individual fixtures should not exceed 850 lumens.
2. Lighting for outdoor recreational facilities shall not be mounted any higher than 15 feet above the ground.
3. The following items are exempt from the above requirements:
 - a. When working on approved wildlife corridor projects, lighting is permissible during active construction hours but shall be turned off from 10:00 pm through 6:00 am.
 - b. The lighting of communication facilities should not exceed the minimum requirements established by the Federal Aviation Administration.

17.49.070 Development recommendations adjacent to the wildlife corridor overlay zone.

Land adjacent to the wildlife corridor overlay ~~district~~ zone is encouraged to be developed with the following considerations:

A. **Consultation.** Property owners and developers of land adjacent to the **wildlife corridor** overlay zone are encouraged to consult with ~~the local wildlife habitat biologist at the DWP~~ the city's wildlife biologist/environmental planner, an environmental consulting firm, or other qualified wildlife biologist for guidance on appropriate development adjacent to the corridor.

B. **Light Pollution.** In addition to compliance with EMMC [17.56](#), Outdoor Lighting Standards, ~~property~~ **properties** adjacent to the overlay zone ~~is-are~~ encouraged to consider the following:

1. Color and Brightness. Outdoor lighting should use lighting that does not affect wildlife or attract insects by limiting the color temperature and brightness:

a. **The** color temperature should not exceed 3,000 Kelvin.

b. **The** light output of individual fixtures should not exceed existing standards in code.

2. Outdoor Recreation Lighting. Lighting for outdoor recreational facilities directly adjacent to the **wildlife corridor** overlay zone is recommended to be mounted no higher than 15 feet above the ground.

3. Exceptions. The following items are exempt from these recommendations:

a. Temporary lighting for construction. Permissible during construction hours but shall be turned off otherwise.

b. Temporary emergency lighting.

c. Wireless communication facilities. Lighting should not exceed the minimum requirements established by the Federal Aviation Administration. [Ord. [O-06-2021](#) § 2 (Exh. A)].

C. **Construction near a wildlife corridor.** No construction or development within 90 feet of the critical mule deer migration route of a wildlife corridor overlay zone shall occur during the mule deer migration and bird nesting season (see section 17.48.015, also the Migratory Bird Treaty Act, <https://www.fws.gov/law/migratory-bird-treaty-act-1918>, and The Eagle Protection Act <https://www.fws.gov/law/bald-and-golden-eagle-protection-act>) to minimize disturbances of ecologically important events. After receiving recommendations from the city's wildlife biologist/environmental planner, the city council may consider requests for a variance to the distance requirement listed in this subsection.

D. **Vegetation.** Developers are encouraged to integrate city approved grasses, forbs, shrubs, and trees into their landscape plan.

17.49.080 Wildlife corridor overlay zone protection.

A. **Conservation and Stewardship.** Land within the **wildlife corridor** overlay ~~district~~ **zone** may be further protected using any of the three methods listed here.

1. **Dedication for Public Use.** The land may be dedicated to ~~the Eagle Mountain City or to another public~~

~~agency~~ an accredited land trust organization that holds easements on land in Utah. A list of accredited Utah land trust organizations can be found here: [Accredited land trust organizations In Utah](#).

2. **Private Land Conservation.** Any private land, whole or a portion of, may apply for a conservation easement on that land. The easement may be held by ~~the~~ Eagle Mountain City, ~~another~~ a public agency who currently hold conservation easements, or ~~a qualified conservation nonprofit~~ an accredited land trust organization that preserves land in Utah.
3. **Homeowners' Association.** Every preliminary plan that includes natural or improved open space within a development within a wildlife corridor overlay zone ~~that will be owned and maintained by the lot owners~~ shall be accompanied by:
 - a. A conservation easement or deed restrictions, which protect that portion of the development as open space and
 - b. ~~and proposed articles of incorporation and~~ Covenants, conditions, and restrictions (CC&Rs) for a homeowners' association in which all lot owners shall be members. ~~and which~~ The CC&Rs will include established requirements ~~is responsible for the maintenance maintaining~~ and monitoring conditions of the easement or deed restrictions and preservation of natural and improved open space required by this Chapter. These documents shall be recorded with the final plat; upon their approval.

B. Sensitive Areas. Sensitive areas within ~~the~~ a wildlife overlay zone shall be protected from human activity by minimizing access into or through the sensitive areas.

C. Recreational Vehicles/Motorized Machines. No recreational vehicles (~~excluding class 1 Ebikes~~), such as off-highway vehicles (OHVs), shall be allowed in the corridor during the mule deer migration season except for corridor maintenance and private landowner use. No new off-road vehicle trails will be constructed where a wildlife corridor overlay zone is at its minimum width to minimize recreational vehicles' negative impacts. Recreational vehicles are permitted to cross wildlife corridor overlay zones on established trails year-round ~~excluding seasonal closures~~. [Ord. [O-06-2021](#) § 2 (Exh. A)].

D. New roads. New roads within a wildlife corridor overlay zone shall be limited and only approved when included on the City's Transportation Master Plan or when no other reasonable alternatives are available for access to a development or neighborhood.

E. Off-highway/motorized vehicle trails. No new off-road vehicle trails are allowed in the critical mule deer migration corridor.

F. Seasonal closures and/or limited hours. To ensure the success of a wildlife corridor overlay zone and to minimize human-wildlife conflicts, the City may temporarily close or limit the hours of operation of any public amenity, including recreational roads and trails. [Ord. [O-06-2021](#)]

G. Domesticated animals. To ensure minimal conflicts with wildlife in areas where domesticated animals (livestock, pets) are kept within a wildlife corridor overlay zone, homeowners and/or landowners must obtain a special use permit from the City, which outlines uses of these areas of potential conflict. These restrictions are to be determined by city staff and the homeowner/landowner and must clearly articulate what these restricted use(s) will be. These may include seasonal restrictions, densities of animals per area, or other restrictions on domesticated animal use.

17.49.090 Noncompliance with a wildlife overlay zone.

Any person or entity violating this chapter's rules, regulations, or ordinances shall, upon notice by a representative of the City, shall immediately cease all activities on the parcel until the violation has been resolved and the disturbed area has been restored to an acceptable natural state as approved by the City, after receiving a recommendation from the city's wildlife biologist/environmental planner.

The violating person or entity shall consult with the City's wildlife biologist/environmental planner and the city engineer to develop and submit a plan to bring about successful remediation and restore the disturbance or area of violation to an acceptable natural state.

If a responsible person or entity fails to submit a detailed remediation plan to the City to bring a violation into compliance as determined by the City's wildlife biologist/environmental planner and complete the remediation work within ten (10) business days of service of the notice of violation, civil penalties shall be owed to the city at a rate of no more than \$1,000 per day for each violation. Each day of violation shall constitute a separate violation. These fines shall be exclusively used for conservation and land stewardship purposes.

A. **Measuring Civil Penalties.** In assessing any monetary penalty, the City may consider:

1. The harm done to the public health or the environment.
2. Whether the penalty imposed will be a substantial economic deterrent to the illegal activity.
3. The economic benefit gained by the violator.
4. The amount of effort put forth by the violator to remedy this violation.
5. Any unusual or extraordinary enforcement costs incurred by the municipality.
6. The amount of penalty established by ordinance or resolution for specific categories of violations; and
7. Any equities of the situation which outweigh the benefit of imposing any penalty or damage assessment.

B. **Recovery of Damages and Costs.** In addition to the civil penalty above, the municipality may recover all damages caused by the violator to the city, which may include any reasonable expenses incurred in investigating violations of and enforcing compliance with this chapter or any other actual damages caused by the violation.

C. **Other Remedies.** The municipality may bring legal action to enjoin the continuing violation of this Chapter, and the existence of any other remedy, at law or equity, shall be no defense to any such actions.

D. **Remedies Cumulative.** The remedies outlined in this section shall be cumulative, not exclusive, and it shall not be a defense to any action, civil or criminal, of one or more of the remedies.



EAGLE MOUNTAIN CITY
PLANNING COMMISSION MEETING
FEBRUARY 13, 2024

TITLE: ACTION ITEM/PUBLIC HEARING - EMMC 17.61 Land Use
Compatibility With Military Use

ITEM TYPE: Development Code Amendment

APPLICANT: City-initiated

ACTION ITEM:

Yes

PUBLIC HEARING:

Yes

PREPARED BY:

David Stroud, Planning

BACKGROUND:

State code was amended during the 2023 legislative session to enact 10-9a-537 to require municipalities to notify the state when proposed land development is within 5,000 feet of enumerated "military land." Camp Williams is one of the identified military lands and the only facility that affects Eagle Mountain.

When a development application is received and before the City can approve, the state must determine if the use is compatible with Camp Williams. The state has 90 days to determine compatibility. Past projects in the City that have been reviewed by the state under the new law include Wal-Mart and the Lakeview LDS church site. In each instance, the state responded within 24 hours that such uses were compatible.

ITEMS FOR CONSIDERATION:

REQUIRED FINDINGS:

RECOMMENDATION:

Staff recommends the Planning Commission forward a positive recommendation to the City Council regarding the proposed amendment to EMMC to enact 17.61 Land Use Compatibility With A Military Use.

ATTACHMENTS:

[EMMC 17.61 Military Use](#)

Chapter 17.61

LAND USE COMPATIBILITY WITH MILITARY USE

Sections:

17.61.010 Purpose.

17.61.020 Applicability.

17.61.030 Review process.

17.61.010 Purpose.

The purpose of this chapter is to protect Camp Williams from possible impacts of nearby development which may not be compatible with the mission and purpose of Camp Williams.

17.61.020 Applicability.

Utah Code §10.9a.537, approved by the state of Utah in 2023 (HB265) requires that any land use application within 5,000 feet of “military land” be reviewed by the Department of Veterans and Military Affairs to determine compatibility.

17.60.030 Review process.

The following are standards that apply to all development review located within 5,000 feet of Camp Williams.

- A. Written notification to the Department of Veterans and Military Affairs of any land use application following the parameters established by state law.
- B. The Department of Veterans and Military Affairs has 90 days to provide a written response to the City regarding the compatibility of the zoning request.
- C. The notification requirement does not apply to individual building permits.
- D. The City cannot approve a land use application prior to a compatibility determination by the Department of Veterans and Military Affairs.
- E. Development applications sent to: <http://veterans.utah.gov/military-affairs-installations/landusecompatibility/> or other site as amended.