

EAGLE MOUNTAIN CITY
PLANNING COMMISSION MEETING AGENDA

TUESDAY, FEBRUARY 23RD, 2016 AT 6:00 P.M.

Eagle Mountain City Council Chambers; 1650 E. Stagecoach Run, Eagle Mountain, UT 84005

6:00 P.M. - Eagle Mountain City Planning Commission Policy Session

1. Pledge of Allegiance
2. Declaration of Conflicts of Interest
3. Action and Advisory Items (Recommendations to the City Council)
 - A. Holiday Oil, Site Plan, Public Hearing, Action Item, Recommendation to City Council
A proposed site plan for a 2 acre convenience store and car wash located on the southwest corner of Eagle Mountain Blvd and Pony Express Parkway
 - B. Glenmar Ranches, Preliminary Plat, Public Hearing, Action Item, Recommendation to City Council
A proposed 12 lot subdivision preliminary plat located along Lake Mountain Road, just south of the connection to Pony Express Parkway, .86 units/acre.
 - C. Oak Hollow, Master Development Plan Amendment, Public Hearing, Action Item Recommendation to City Council
Formerly Evans Ranch North, A proposed 34.8 acre amendment to an existing Master Development Plan. Replacing all townhome units with single family dwellings.
 - D. Oak Hollow, Preliminary Plat, Public Hearing, Action Item, Recommendation to City Council
Proposed Preliminary Plat being presented with the Master Development Plan Amendment.
 - E. Trailhead Townhomes, Amended Recorded Plat, Public Hearing, Action Item Recommendation to City Council
A 65 unit townhome development located on 5.17 acres located south of Eagle Valley Elementary School, and just north of the Eagle Mountain City Hall.
 - F. Development Code Amendment Chapter 17.80 Sign Regulations and Sign Permits, Public Hearing, Recommendation to the City Council
A proposed amendment to chapter 17.80 of the Eagle Mountain Municipal Code, Sign Regulations and Sign Permits. Adding pictures and illustrations to the code to increase clarity.
4. Discussion Items
 - A. Townhomes at the Ranches, Concept Plan
A Developer is seeking feedback on their concept plan to construct 258 units near the Ranches Golf Course as well as construction a new clubhouse.
5. Next scheduled meeting: March 8th 2016
6. Adjournment



EAGLE MOUNTAIN CITY
Planning Commission Staff Report

FEBRUARY 23, 2016

Project: Holiday Oil Site Plan
Applicant: Mike Wagstaff
Request: Site Plan
Type of Action: Action Item, Recommendation to City Council

Preface

This application is for a Site Plan located on the southwest corner of Eagle Mountain Blvd and Pony Express Pkwy. The site is 2 ac in size. The proposed project for this site is for a Holiday Oil convenience store and car wash.

Buildings & Commercial Design Standards

The building square footage is approximately 4000 sq. ft. We have not yet received building elevations or renderings but the applicant has submitted photos of similar stores that have been built elsewhere. The applicant will have to meet the required buildings & commercial design standards in chapter 17.72 of the City code. The planning commission and the City council can approve any appropriate deviations from the code requirements. Minor deviations from these elevations, still in compliance with the Design Standards, require approval by the Planning Director.



Parking

Required parking based on approximate building square footage is 20 total stalls. The project provides 37. The proposed parking exceeds the required amount of parking. The site provides for 2 required handicapped stall.

Landscaping

At the time this staff report was written the applicants had not yet submitted a landscape plan. It is possible that by the meeting on Tuesday we will have one to give the planning commission.

Lighting

A lighting plan has not been submitted yet but will have to comply with the City's dark sky ordinance chapter 17.56. Lights must be shielded downward and the light source may not be visible from surrounding properties.



Trail

There is currently asphalt walking trail on the proposed property. The design and relocation of portions of the trail and possible additional trail will need to be decided upon as this project moves forward.

Signs

Any proposed signs will require a sign permit(s) prior to any construction.

Plat

The applicant will subdivide and create a one-lot subdivision plat.

Recommendation

Staff recommends that the Planning Commission recommend to the City Council that the Holiday Oil site plan be approved with any conditions that the Commission feels are appropriate.

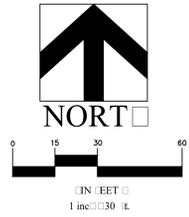
Recommended Motions

The recommended motions are provided for the benefit of the Planning Commission and may be read or referenced when making a motion. The Planning Commission has the option to recommend approval, recommend approving with conditions, table, or recommend denial of the application, and should make one of the following motions:

I move that the Planning Commission recommend approval of the Holiday Oil site plan to the City Council with any proposed conditions.

Attachments

Overall Site Plan



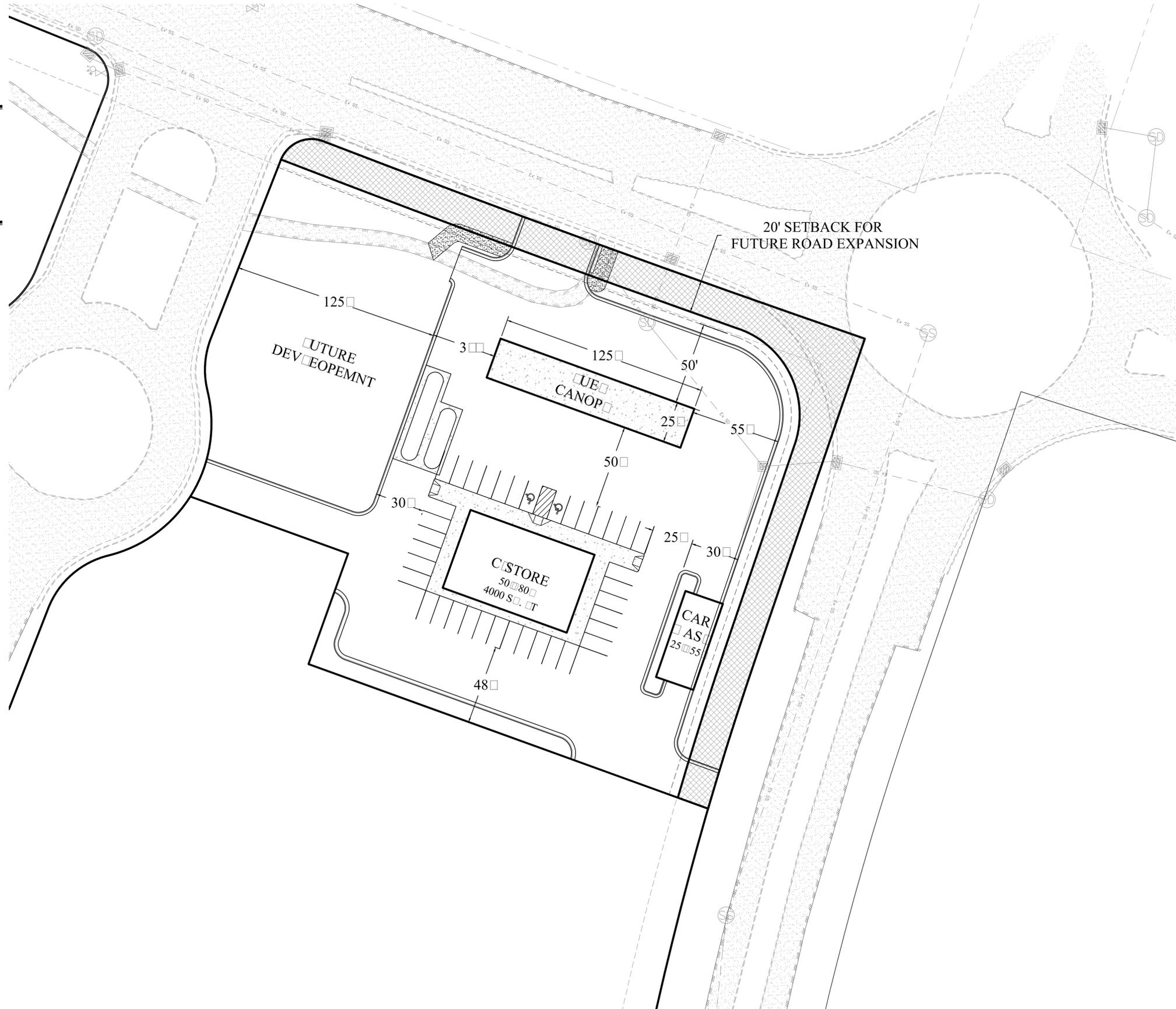
CONCEPT NARRATIVE COMMERCIAL

LOCATED IN EAGLE MOUNTAIN CITY, UTAH COUNTY

BUILDING AREA 4,000 SQFT
 PARKING STALLS REQUIRED 20
 PARKING STALLS PROVIDED 37

ONE REQUIREMENTS

ZONE: COMMERCIAL
 GROSS LOT SIZE: 102,044 SF OR 2.34 AC
 ROAD DEDICATION: 13,229 SF OR 0.30 AC
 FUTURE DEVELOPMENT 25,500 SF OR 0.58 AC



GENERAL NOTE:

INFORMATION PROVIDED ON THIS PLAN IS BASED ON THE BEST AVAILABLE DATA AT THE TIME OF PREPARATION AND MAY CHANGE AT ANYTIME FOR ANY REASON. THIS PLAN IS FOR ILLUSTRATIVE PURPOSES ONLY.

DESIGNED BY:





EAGLE MOUNTAIN CITY
 Planning Commission Staff Report

FEBRUARY 23, 2016

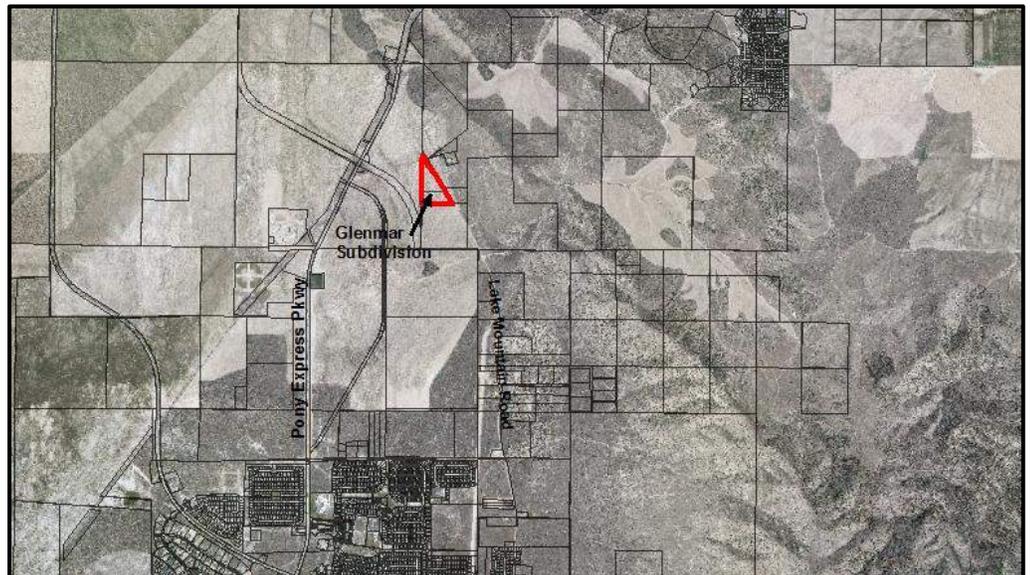
Project: **Glenmar Ranches**
Applicant: Glenneth & Marianne Smith
Request: Preliminary Plat
Type of Action: Public Hearing; Recommendation to the City Council

Location

The proposed Glenmar Ranches preliminary plat property is located along Lake Mountain Road just south of the connection to Pony Express Pkwy.

Proposal

The applicant is proposing a preliminary plat consisting of 12 residential lots 1 acre or more in size. The land for this project was recently rezoned to residential and complies with the City's Future Land Use Map (General Plan Map 2). The General Plan land use designation for this area is Rural Residential, which requires lots of a ½-acre minimum. All of the lots in this proposed preliminary plat are 1 acre or larger.



The proposed preliminary plat includes the following:

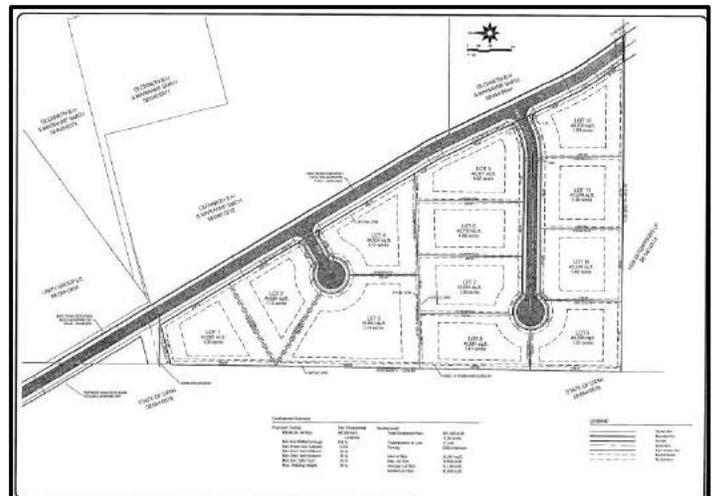
- 12 Total lots
- Average Lot Size is 1.08 ac in size
- The Density is .86 units/acre

Surrounding Zoning

North: Agriculture
 East: Agriculture
 South: Agriculture
 West: Town Core Residential (SITLA Master Development Plan; designates a strip of 2 acre lots adjacent to this property)

Lake Mountain Road

The applicant will be required to pave Lake Mountain Road from Pony Express Pkwy to the south end of this development. The road cross-section should include a paved asphalt trail along one side of the



road.

Open space

Currently the proposed density for the Glenmar Ranches project is .86 units per acre. This requires the developer to provide .28 ac of improved open space for the project. The planning commission and city council may approve that the open space requirements are satisfied by the developer paying a fee-in-lieu if it is agreed upon by the developer and planning commission.

Staff Recommendation

In staff's opinion the proposed preliminary plat meets the criteria for approval. The Commission can recommend approval, denial, or can table this application with findings of fact (valid reasoning). We recommend that the Planning Commission recommend approval of the proposed preliminary plat to the City Council.

Recommended Motions

The following motion is provided for the benefit of the Planning Commission. They may be read as the motions or referenced when making motions.

I move that the Planning Commission recommend approval to the City Council of the Glenmar Ranches Preliminary Plat application.

Attachments: Preliminary Plat.

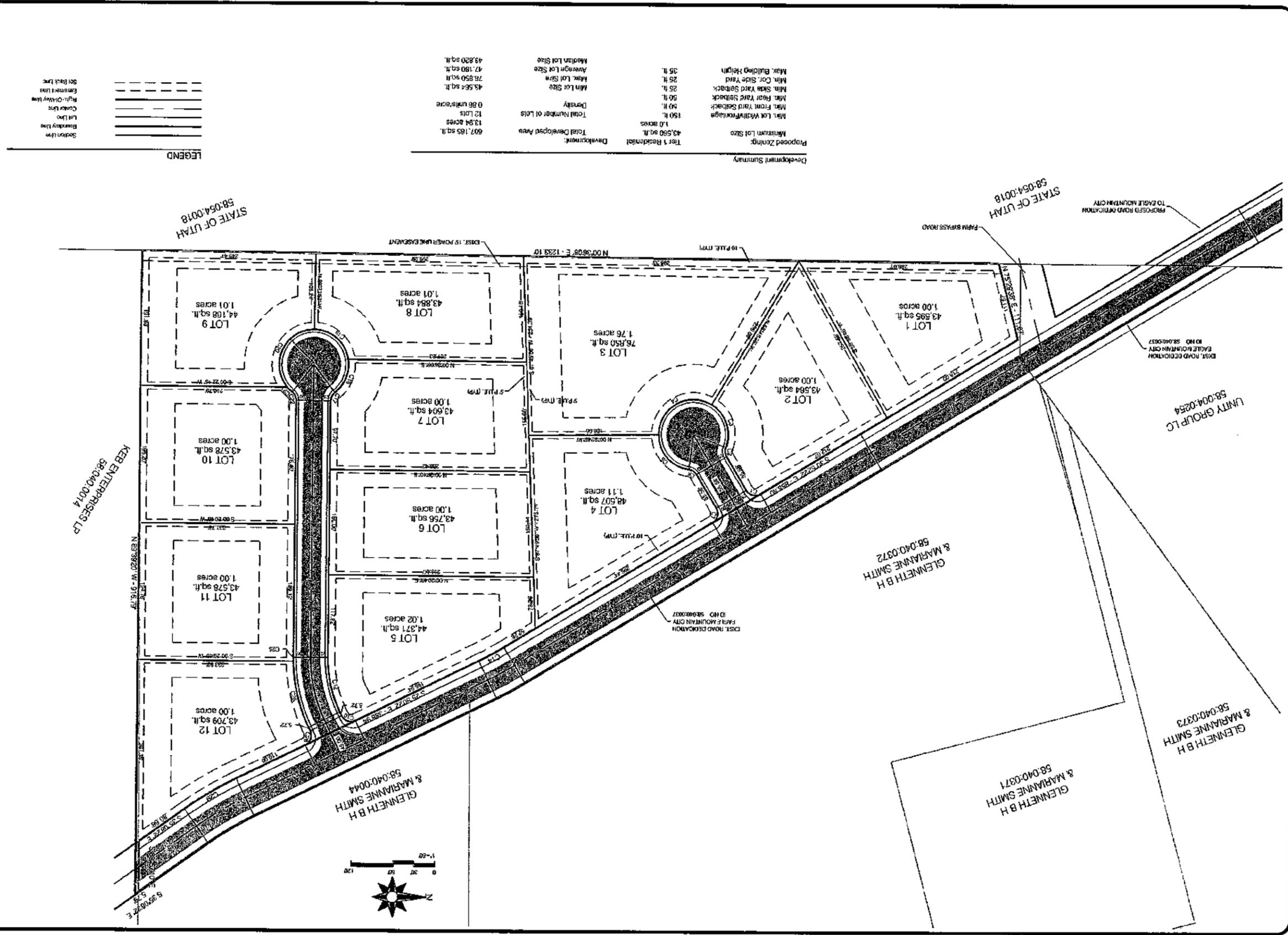
PRELIMINARY
SITE PLAN
TITLE

PROJECT NO: 15-558-01
DATE: May 28, 2014
FOR SCALE: 1"=60'
VERSION: 1.0
DESIGNED BY: MN
CHECKED BY: MN
DRAWN BY: BS
DATE: 05/28/14

PROJECT NAME:
GLENMAR RANCH
N LAKE MOUNTAIN ROAD
EAGLE MOUNTAIN, UTAH

H&H
ENGINEERING &
SURVEYING, INC.
42 NORTH 2000 EAST, SUITE 1
AMERICAN FORK, UTAH 84003
TEL: (801) 758-0400
FAX: (801) 758-0408

NO.	DATE	DESCRIPTION



Development Summary

Proposed Zoning:	Ter 1 Residential
Minimum Lot Size:	43,580 sq. ft.
Maximum Lot Size:	1.0 acres
Total Developed Area:	607,185 sq. ft.
Total Number of Lots:	12 Lots
Density:	0.86 units/acre
Min Lot Size:	43,564 sq. ft.
Max Lot Size:	76,850 sq. ft.
Average Lot Size:	47,180 sq. ft.
Median Lot Size:	43,820 sq. ft.
Max. Building Height:	35 ft.
Min. Cor. Side Yard:	25 ft.
Min. Side Yard Setback:	25 ft.
Min. Rear Yard Setback:	50 ft.
Min. Lot Width/coverage:	150 ft.

LEGEND

Section Line	-----
Boundary Line	-----
Lot Line	-----
Center Line	-----
Rt.-Of-Way Line	-----
Eminent Line	-----
Soil Back Line	-----



EAGLE MOUNTAIN CITY
Planning Commission Staff Report

FEBRUARY 23RD 2016

Project: **Oak Hollow Master Development Plan Amendment**
Applicant: Dylan Young/Fieldstone Homes
Request: Master Development Plan Amendment
Type of Action: Action Item; Public Hearing; Recommendation to City Council

Location

This 34.8 Acre project is located south of Pony Express Parkway, and east of Porter's Crossing road. Project was formerly known as Evans Ranch North, the name has been changed at the request of City staff.

Evans Ranch North MDP – Conditionally Approved 5/6/14
Pony Express Parkway



Background

This Master Development Plan was last amended by the City Council in May, 2014, at that time it was known as Evans Ranch North, that plan is shown above. A Master Development Plan Amendment was reviewed by the Planning Commission on January 5th 2016; a recommendation of approval was given to the City Council (5-0). At the request of the applicant, the amendment was never taken to the City Council. The applicant has made significant revisions to the project, requiring another recommendation from the Planning Commission before it is presented to the City Council. While Evans Ranch North was included in the Evans Ranch MDP, it was never included in a master development agreement. The

current master development plan will expire on May 6, 2016; the applicant is proposing a new master development plan, and is currently drafting a master development plan.

It should be noted that the applicant is also applying for a preliminary plat at this meeting, that proposal will require a separate public hearing and recommendation from the Planning Commission to the City Council.

Proposal

The applicant is proposing fairly significant changes to the approved plan including changes to the densities, housing types, and open space. The applicant has been working with the City on a master development agreement. Noteworthy changes are listed below.

- **Commercial Pod.** The proposed plan keeps the commercial pod on the north side of the project, kiddy corner from the Porter's Crossing Development (Ridley's, ACE, Etc). Staff feels this is an appropriate location for commercial. There are no current plans to develop the commercial pod.
- **Housing Type & Densities.** The proposed plan removes all townhome units, and replaces them with additional single family homes, increasing the number from 48 to 132 units. The proposal will increase the density of the single family homes from 4.04 units per acre to 4.8 units per acre.

Oak Hollow MDP – Proposed

Pony Express Parkway



- **Parks & Open Space.** Using our current code requirements for improved open space, the project open space summary is as follows:
 - Required Improved Open Space: 3.03 acres (132 units x 1,000 sf)
 - Required Amenity Points: 303
 - Provided Amenity Points: 303
 - Provided Improved Open Space: 1.03 acres (applicant is proposing to buy down 2 acres of open space and is providing 2.89 acres of unimproved open space.)
 - Applicant is proposing to buy down 2 acres (300 Amenity Points) The proposal is to pay \$500 per amenity point (\$150,000.00) which will be used to improve the City Owned space adjacent to the project

It should be noted that the project is also contributing \$2,000 per buildable acre with each recorded plat that will be used towards further parks and open space in excess of the required open space improvements. The City is collecting the money in an escrow account until these improvements are determined and agreed upon by both parties.

Staff Recommendation

Staff recommends that the Planning Commission recommend approval of the Oak Hollow Master Development Plan to the City Council with the following conditions:

1. *An approved landscaping plan is provided*
2. *The project meets the dark sky standards of Chapter 17.56*
3. *Street lights must be paid for before recording, and must be installed prior to first Certificate of Occupancy.*
4. *The applicant provides mitigation measures recommended by Traffic Impact Study*

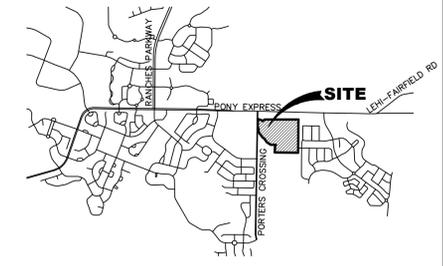
Attachments

Proposed Master Development Plan

OAK HOLLOW

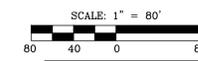
EAGLE MOUNTAIN CITY, UTAH

VICINITY MAP



- A Utah Corporation -
ENGINEERS
SURVEYORS
PLANNERS

3302 N. Main Street
 Spanish Fork, UT 84660
 Phone: 801.798.0555
 Fax: 801.798.9393
 office@lei-eng.com
 www.lei-eng.com



TABLATIONS

AREA TABULATIONS

TOTAL GROSS AREA	34.80 AC
-PONY EXPRESS PARKWAY	0.52 AC (1.55%)
-PIN OAK DRIVE	2.09 AC (6.01%)
-GOLDEN OAK DRIVE	0.99 AC (2.84%)
-WILLOW OAK DRIVE	2.32 AC (6.66%)
-BUR OAK DRIVE	0.65 AC (1.87%)
-COMMERCIAL	7.17 AC (20.55%)
-TICKVILLE WASH	1.93 AC (5.55%)
-NET BUILDABLE AREA	16.24 AC (46.66%)

TOTAL NET AREA 16.24 AC

UNIT COUNT

-SINGLE FAMILY	132 DU
----------------	--------

SINGLE FAMILY LOT SIZE

-AVERAGE LOT SIZE	5,358 SF
-LARGEST LOT SIZE	11,797 SF
-SMALLEST LOT SIZE	4,649 SF

ZONE

ZONE - R, SFD / SFA

OPEN SPACE TABULATIONS

TOTAL NET BUILDABLE AREA	16.24 AC
-TIER II AREA (SINGLE FAMILY)	16.24 AC
-TOTAL IMPROVED OPEN SPACE PROVIDED	1.03 AC
-TOTAL NATIVE OPEN SPACE PROVIDED	1.86 AC
-TOTAL OPEN SPACE PROVIDED	2.89 AC



NOT FOR CONSTRUCTION

OAK HOLLOW SUBDIVISION
 EAGLE MOUNTAIN, UTAH
 MASTER DEVELOPMENT PLAN

REVISIONS

1	
2	
3	
4	
5	

LEI PROJECT #: 2016-0001
 DRAWN BY: TJP/MJV
 CHECKED BY: BTG
 SCALE: 1" = 80'
 DATE: 2/08/2016

U:\V\PROJECTS\2016\2016-0001 OAK HOLLOW EAC\DWG\16-0001 MASTER DEV.DWG 2/8/2016 12:25 PM



EAGLE MOUNTAIN CITY
 Planning Commission Staff Report

FEBRUARY 23RD 2016

Project: **Oak Hollow – Preliminary Plat**
Applicant: Dylan Young/Fieldstone Homes
Type of Action: Action Item; Public Hearing; Recommendation to City Council

PROPOSAL

Oak Hollow is located North of Evans Ranch, South of Pony Express Parkway and west of Porters Crossing. This proposal is being presented to the Planning commission at the same time as the Master Development Plan, any changes or conditions of approval for the master development plan will also be required for the Preliminary Plat. The tabulations for the proposed preliminary plat are shown here. →

TABULATIONS	
TOTAL ACREAGE:	27.11 ACRES
BUILDABLE ACREAGE:	25.18 ACRES
TOTAL ACREAGE IN LOTS:	16.24 ACRES
TOTAL OPEN SPACE:	2.89 ACRES
TOTAL IMPROVED OPEN SPACE:	1.03 ACRES
AVERAGE LOT SIZE:	5,358 SF/0.12 ACRES
LARGEST LOT SIZE:	11,797 SF/0.25 ACRES
SMALLEST LOT SIZE:	4,649 SF/0.11 ACRES
OVERALL DENSITY:	4.87 LOTS/ACRE
TOTAL # OF LOTS:	132 LOTS

A preliminary plat review includes the layout of lots, proper street circulation, utility demands, park and recreation sites, etc.



Landscaping

- Using our current code requirements for improved open space, the project open space summary is as follows:
 - Required Improved Open Space: 3.03 acres (132 units x 1,000 sf)
 - Required Amenity Points: 303
 - Provided Amenity Points: 303
 - Provided Improved Open Space: 1.03 acres (applicant is proposing to buy down 2 acres of open space and is providing 2.89 acres of unimproved open space.)
 - Applicant is proposing to buy down 2 acres (300 Amenity Points) The proposal is to pay \$500 per amenity point (\$150,000.00) which will be used to improve the City Owned space adjacent to the project
- It should be noted that the project is also contributing \$2,000 per buildable acre with each recorded plat that will be used towards further parks and open space in excess of the required open space improvements. The City is collecting the money in an escrow account until these improvements are determined and agreed upon by both parties.

Recommended Conditions of Approval

If the Planning Commission chooses to recommend approval of the proposed plat, the following is a recommended motion provided for the benefit of the Planning Commission and may be read or referenced when making a motion.

I move that the Planning Commission recommend approval of the Oak Hollow preliminary plat to the City Council with the following conditions:

1. *An approved landscaping plan shall be provided.*
2. *All lighting must meet the outdoor lighting standards of Chapter 17.56 of the Eagle Mountain City code, with full cut off lighting provided for all exterior lighting.*
3. *The developer must pay the City for street lights before building permits will be issued. Street lights must be installed prior to a certificate of occupancy being issued.*
4. *The applicant provided mitigation measures recommended by the traffic impact study*

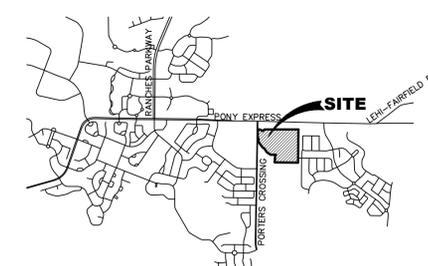
ATTACHMENTS:

- Proposed preliminary plat/plans
- Proposed Oak Hollow Master Development Plan

OAK HOLLOW

EAGLE MOUNTAIN CITY, UTAH

VICINITY MAP



LEI
 - A Utah Corporation -
ENGINEERS
SURVEYORS
PLANNERS
 3302 N. Main Street
 Spanish Fork, UT 84660
 Phone: 801.798.0555
 Fax: 801.798.9393
 office@lei-eng.com
 www.lei-eng.com

TABLE OF CONTENTS

1	COVER
2	LOT LAYOUT
3	UTILITY PLAN
4	GRADING PLAN
5	SLOPE ANALYSIS
6	OFFSITE SEWER
6	PHASING PLAN

TABULATIONS

TOTAL ACREAGE:	27.11 ACRES
BUILDABLE ACREAGE:	25.18 ACRES
TOTAL ACREAGE IN LOTS:	16.24 ACRES
TOTAL OPEN SPACE:	2.89 ACRES
TOTAL IMPROVED OPEN SPACE:	1.03 ACRES
AVERAGE LOT SIZE:	6,358 SF/0.12 ACRES
LARGEST LOT SIZE:	11,797 SF/0.25 ACRES
SMALLEST LOT SIZE:	4,649 SF/0.11 ACRES
OVERALL DENSITY:	4.87 LOTS/ACRE
TOTAL # OF LOTS:	132 LOTS

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 TBC ELEVATIONS TO BE 0.12 FEET BELOW CENTERLINE GRADES UNLESS NOTED OTHERWISE.
- ALL WATER TEES TO BE FLANGED WITH FLANGED VALVES.
- SECONDARY ACCESS AND TEMPORARY TURNAROUNDS TO BE PROVIDED ACCORDING TO CITY/FIRE CODE.
- DRIVEWAY SLOPES NOT TO EXCEED 12%.
- 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).

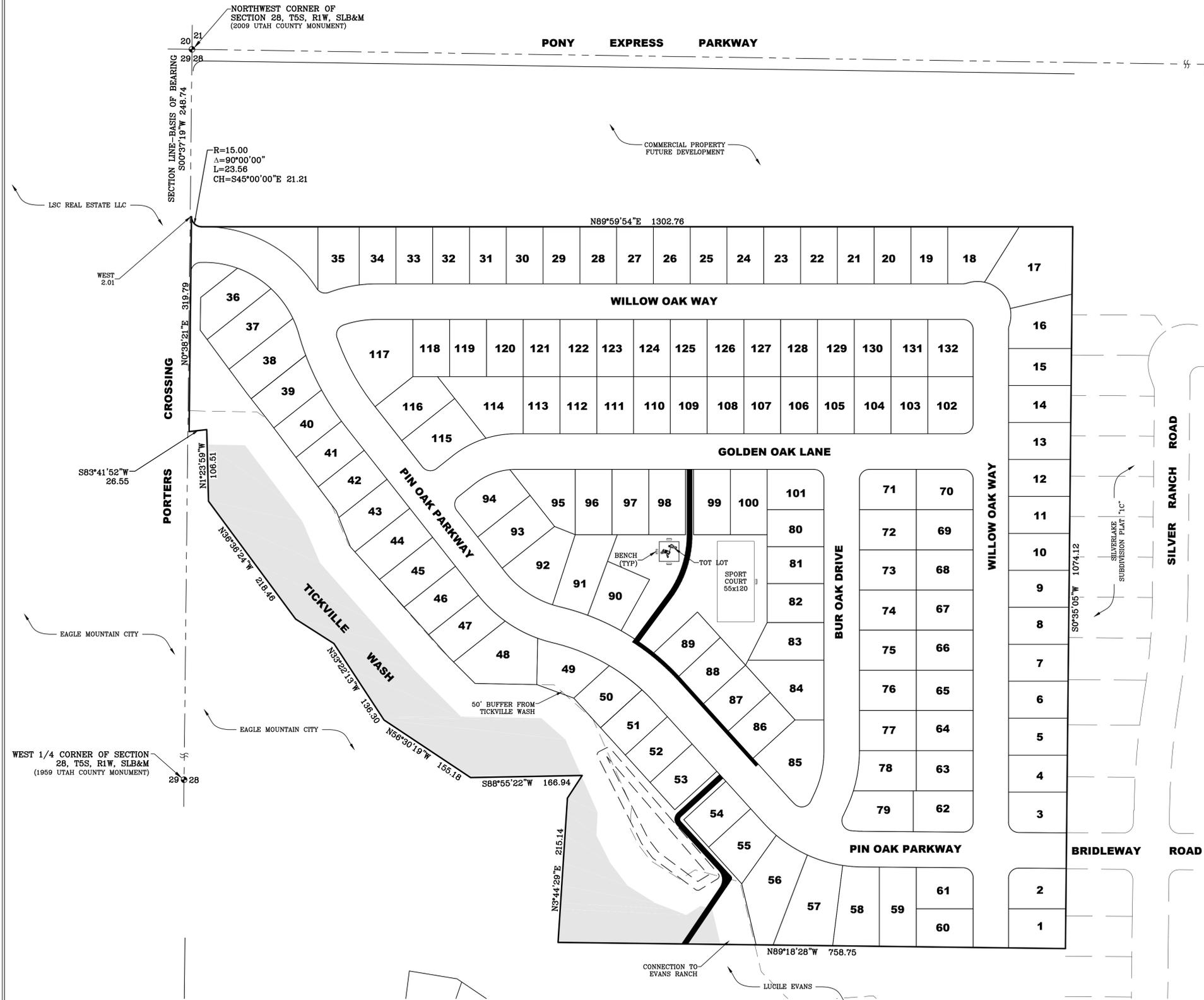
LEGEND

EXISTING	
WATER METER	⊕
WATER	—EX—W—
WATER VALVE	⊗
FIRE HYDRANT	⊕
SEWER	—EX—SS—
SEWER MANHOLE	⊕
STORM DRAIN	—EX—SD—
STORM DRAIN MANHOLE	⊕
STORM DRAIN CURB INLET	⊕
PI	—EX—PI—
PI VALVE	⊗
FENCE	X

PROPOSED	
WATER	—W—
WATER VALVE	⊗
FIRE HYDRANT	⊕
SEWER	—SS—
SEWER MANHOLE	⊕
STORM DRAIN	—SD—
STORM DRAIN MANHOLE	⊕
STORM DRAIN CURB INLET	⊕

EAGLE MOUNTAIN CITY GENERAL NOTES

- SEWER:**
- PIPE BEDDING: ¾" GRAVEL REQUIRED 6" BELOW, ON THE SIDES & 12" ABOVE THE PIPE (MINIMUM).
 - DEPTH: SEWER MAIN/LATERALS TO MAINTAIN 4' OF COVER (MINIMUM) FROM FINISHED GRADE, 3' MINIMUM FROM TOP OF PIPE AT TIME OF INSTALLATION.
 - SEPARATION: SEWER MAINS & LATERALS TO MAINTAIN 10' SEPARATION (MINIMUM) FROM CULINARY WATER MAINS & LATERALS.
 - SEWER Y'S: 3' MINIMUM SEPARATION BETWEEN SEWER Y'S.
 - LATERAL STUBS: A) STUBS MUST EXTEND 15' INTO PROPERTY 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.
 - 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.
- WATER:**
- VALVES: 1. VALVES MUST BE FLANGED TO TEE'S (FITTINGS).
 - VALVES 12" AND LARGER TO BE BUTTERFLY VALVES.
 - BEDDING: SAND MUST MEET AASHTO (A-3) GRADATION WITH 100% PASSING THE #4 SIEVE, 6" BELOW PIPE ON THE SIDES & 12" ABOVE PIPE (MINIMUM).
 - DEPTH: WATER MAIN & LATERALS MUST MAINTAIN 4' COVER FROM FINISHED GRADE (MINIMUM), 3' MINIMUM FROM TOP OF PIPE AT TIME OF INSTALLATION.
 - SERVICE & FITTINGS: SERVICES & FITTINGS TO MAINTAIN 3' MINIMUM SEPARATION FROM PIPE JOINTS AND OTHER FITTINGS.
 - SETTERS: ALL SETTERS TO BE 21" TALL (MINIMUM). HAVE UNIONS AT THE BASE AND BE DUAL CHECK MODEL. ALSO ¾" SETTERS TO HAVE DOUBLE BRACES. SETTERS TO BE SET AT: 18" TO 22" FROM THE TOP OF SETTER TO TOP OF LID.
 - WATER CAN LID: ALL LIDS TO SAY "EAGLE MOUNTAIN" ON THE RECESSED WITH A HOLE FOR THE ERT AND TO BE SET AT LEVEL TO 1" ABOVE THE PLANE OF THE CURB & SIDEWALK.
 - HYDRANTS: HYDRANTS TO BE 5' BURY (MINIMUM).
 - LATERALS: ALL LATERALS NEED TO BE GIS (SHOT IN) AT THE CORP. STOP & SETTER, AND ALSO VISUAL INSPECTION ON POLY INSERTS BEFORE BACKFILL. WATER LATERALS TO EXTEND 15' INTO PROPERTY AND BE MARKED WITH A 2X4 PAINTED BLUE. ALL POLY LINES TO HAVE VISUAL POLY INSERT INSPECTION.
 - TRACER WIRE: RUN TRACER WIRE ALONG MAIN & EXTEND UP SETTERS AND HYDRANTS, DO NOT RUN UP VALVE BOXES.
 - WATER FITTINGS: ALL WATER FITTINGS TO BE CHECKED FOR THRUST BLOCKS (PRE & POST) AND GIS (SHOT IN) BEFORE BACKFILL.
 - VERTICAL SEPARATION: WATER MAIN TO MAINTAIN 12" MINIMUM SEPARATION FROM STORM DRAIN OR OTHER OBSTACLES/UTILITIES.
 - WATER LINE FITTINGS: ALL FITTINGS TO HAVE MEGA LUG FOLLOWERS.
- STORM DRAIN:**
- BEDDING: ¾" GRAVEL 6" BELOW AND ON SIDES OF PIPE & 12" ABOVE PIPE (MINIMUM).
 - ADS: ALL ADS PIPE TO BE "HP" BRAND.
 - COLLARS: COLLARS TO BE 1"X1" AROUND PIPE, 4000 PSI CONCRETE. INSPECTION IS NEEDED PRE & POST COLLAR POUR.
 - MANHOLES: MANHOLES TO BE WITHIN 1' OF FINISHED GRADE. 12" OF GRADE RINGS (MAX) AND NO FLAT RINGS ALLOWED. 12" OF ¾" GRAVEL REQUIRED UNDER MANHOLES/BOXES.
- ROAD SECTION:**
- 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.
 - UTBC: STATE SPEC. ROAD BASE REQUIRED FOR ALL ROAD, COMMERCIAL BASE ACCEPTABLE FOR THE SIDEWALKS & TRAILS.
 - COLLARS: ALL COLLARS TO BE 1' WIDE BY 1' DEEP WITH A 6000 PSI CONCRETE WITH 1.5# FIBER MESH PER CUBIC YARD (¾" MONOFILAMENT) REQUIRED FOR ALL STREET COLLARS. MANHOLE COVERS AND WATER VALVE TOWERS TO BE ¼" DOWN FROM ASPHALT EDGE AND CONCRETE TO BE ¼" TO ¾" DOWN FROM ASPHALT EDGE.



U:\PROJECTS\2016\2016-001 OAK HOLLOW EACAD\DWG\16-0001 PRELIMINARY.DWG 2/18/2016 3:04 PM

NOT FOR CONSTRUCTION

OAK HOLLOW SUBDIVISION
 EAGLE MOUNTAIN, UTAH
 COVER

REVISIONS

1	
2	
3	
4	
5	

LEI PROJECT #: **2016-0001**
 DRAWN BY: **TJP/MJV**
 CHECKED BY: **BTG**
 SCALE: **1" = 80'**
 DATE: **2/18/2016**

DEVELOPER / OWNER
 FIELDSTONE HOMES
 12896 S. PONY EXPRESS ROAD, SUITE 400
 DRAPER, UTAH 84020
 (801)233-8300

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

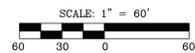
PROJECT NAME
 OAK HOLLOW

COVER



A Utah Corporation
ENGINEERS
SURVEYORS
PLANNERS

3302 N. Main Street
 Spanish Fork, UT 84660
 Phone: 801.798.0555
 Fax: 801.798.9393
 office@lei-eng.com
 www.lei-eng.com



NOT FOR
 CONSTRUCTION

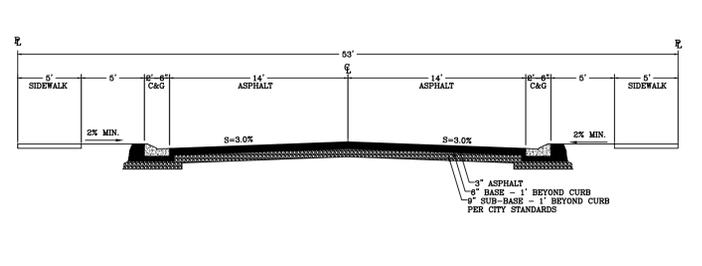
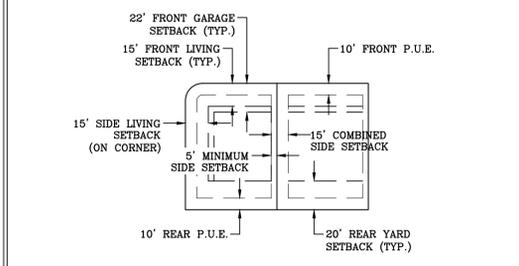
OAK HOLLOW SUBDIVISION
 EAGLE MOUNTAIN, UTAH
LOT LAYOUT



U:\V...LEI PROJECTS\2016\2016-001 OAK HOLLOW EACAD\DWG\16-0001 PRELIMINARY.DWG 2/18/2016 3:04 PM

1 TYPICAL EASEMENTS & SETBACKS

2 53' ROAD CROSS SECTION



REVISIONS	
1	
2	
3	
4	
5	

LEI PROJECT #:
2016-0001
 DRAWN BY:
TJP/MJV
 CHECKED BY:
BTG
 SCALE:
1" = 60'
 DATE:
2/18/2016

NOT FOR
CONSTRUCTION

OAK HOLLOW SUBDIVISION
EAGLE MOUNTAIN, UTAH
UTILITY PLAN

CONNECT TO EXISTING TRAIL

LSC REAL ESTATE LLC

CONNECT TO EX. WATER (TYP)

COMMERCIAL PROPERTY
FUTURE DEVELOPMENT

INSTALL SIDEWALK ON
PORTERS CROSSING

PORTERS CROSSING

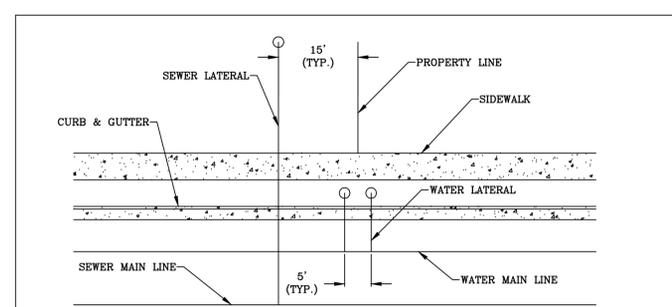
SILVERLAKE
SUBDIVISION PLAT "1C"

SILVER RANCH ROAD

EAGLE MOUNTAIN CITY

EAGLE MOUNTAIN CITY

CONNECT TO EXISTING SIDEWALK



3 TYPICAL BUILDING LOT UTILITY LOCATIONS

REVISIONS

1	
2	
3	
4	
5	

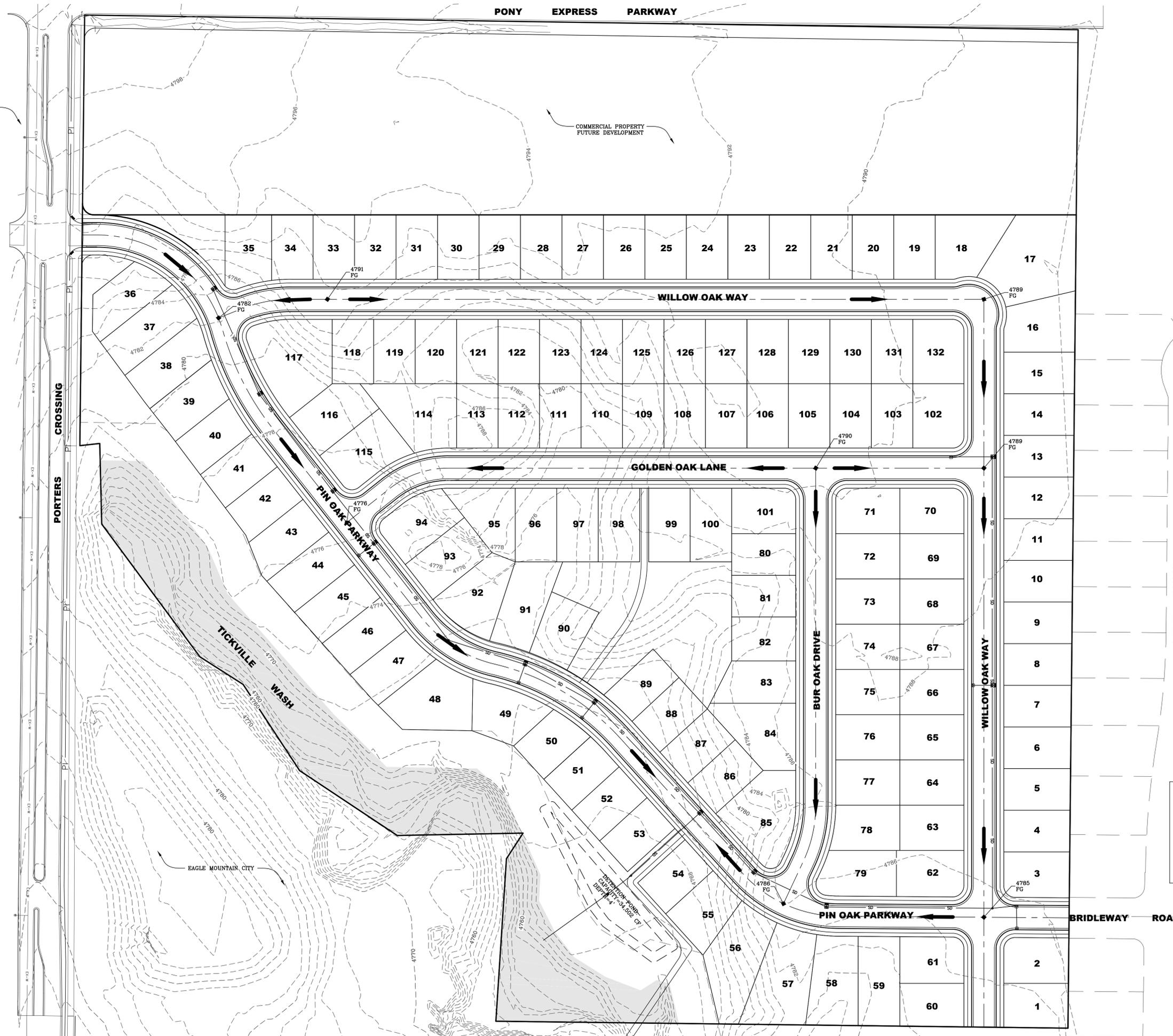
LEI PROJECT #:
2016-0001
DRAWN BY:
TJP/MJV
CHECKED BY:
BTG
SCALE:
1" = 60'
DATE:
2/18/2016

U:\V\LEI PROJECTS\2016\2016-0001 OAK HOLLOW EAC\DWG\DWG16-0001 PRELIMINARY.DWG 2/18/2016 3:04 PM



NOT FOR
CONSTRUCTION

OAK HOLLOW SUBDIVISION
EAGLE MOUNTAIN, UTAH
GRADING PLAN



GRADING LEGEND

- 4791 PG APPROXIMATE FINISH GRADES
- ← FLOW ARROWS

REVISIONS
1
2
3
4
5

LEI PROJECT #:
2016-0001
DRAWN BY:
TJP/MJV
CHECKED BY:
BTG
SCALE:
1" = 60'
DATE:
2/18/2016

U:\PROJECTS\2016\2016-0001 OAK HOLLOW EAC\DWG\16-0001 PRELIMINARY.DWG 2/18/2016 3:04 PM



- A Utah Corporation -
ENGINEERS
SURVEYORS
PLANNERS

3302 N. Main Street
 Spanish Fork, UT 84660
 Phone: 801.798.0556
 Fax: 801.798.9393
 office@lei-eng.com
 www.lei-eng.com

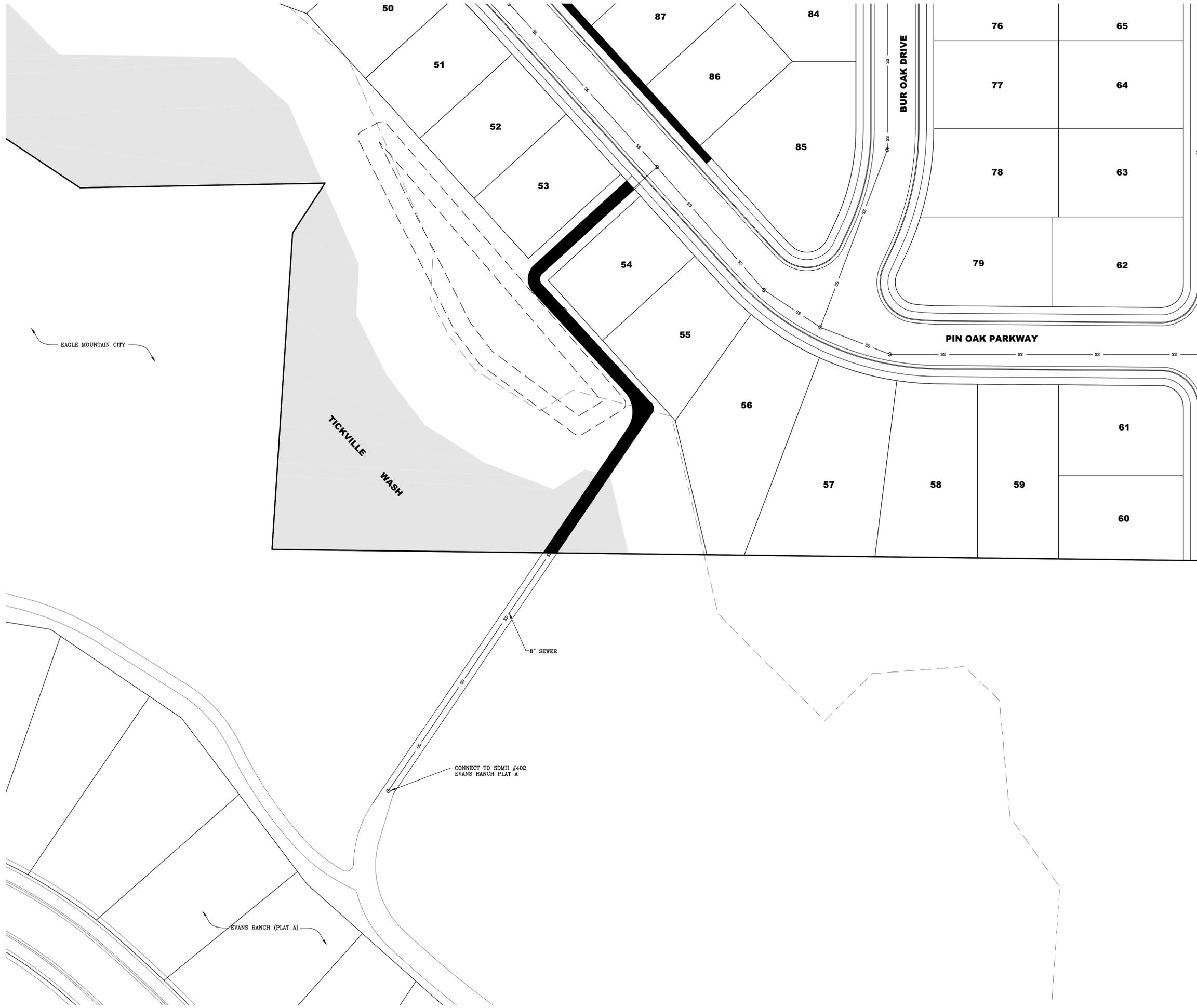
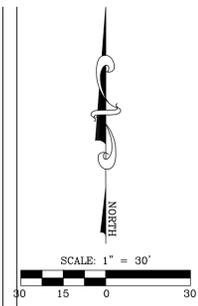
NOT FOR
 CONSTRUCTION

OAK HOLLOW SUBDIVISION
 EAGLE MOUNTAIN, UTAH
OFFSITE SEWER PLAN

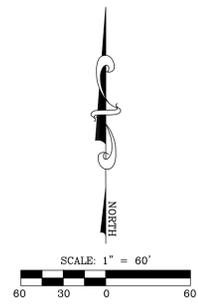
REVISIONS	
1 -	
2 -	
3 -	
4 -	
5 -	

LEI PROJECT #:
2016-0001
 DRAWN BY:
TJP/MJV
 CHECKED BY:
BTG
 SCALE:
1" = 30'
 DATE:
2/18/2016

SHEET
5



U:\V\PROJECTS\2016\2016-0001 OAK HOLLOW EA\CAD\DWG\16-0001 PRELIMINARY.DWG 2/18/2016 3:04 PM



NOT FOR
CONSTRUCTION

OAK HOLLOW SUBDIVISION
 EAGLE MOUNTAIN, UTAH
PHASING PLAN

LSC REAL ESTATE LLC

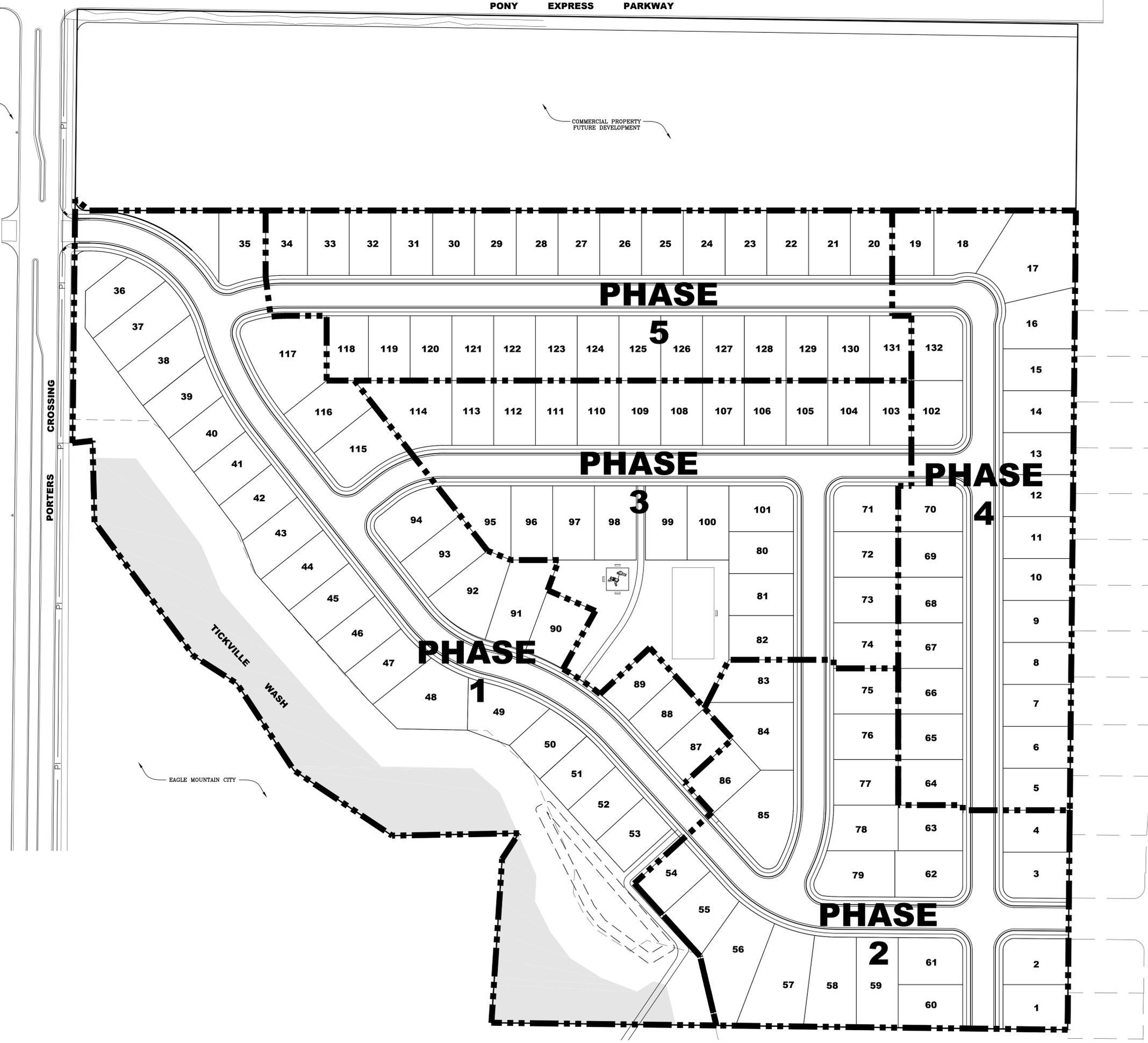
COMMERCIAL PROPERTY
FUTURE DEVELOPMENT

EAGLE MOUNTAIN CITY

EAGLE MOUNTAIN CITY

SILVERLAKE
SUBDIVISION PLAT "1C"

U:\PROJECTS\2016\001 OAK HOLLOW EACAD\DWG\16-0001 PRELIMINARY.DWG 2/18/2016 3:04 PM



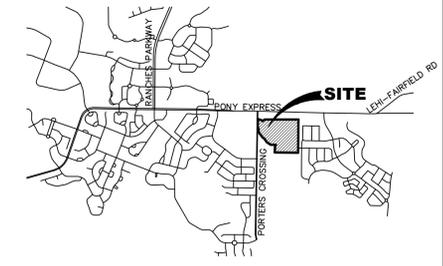
REVISIONS	
1	
2	
3	
4	
5	

LEI PROJECT #:
2016-0001
 DRAWN BY:
TJP/MJV
 CHECKED BY:
BTG
 SCALE:
1" = 60'
 DATE:
2/18/2016

OAK HOLLOW

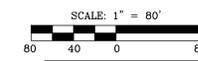
EAGLE MOUNTAIN CITY, UTAH

VICINITY MAP



- A Utah Corporation -
ENGINEERS
SURVEYORS
PLANNERS

3302 N. Main Street
 Spanish Fork, UT 84660
 Phone: 801.798.0555
 Fax: 801.798.9393
 office@lei-eng.com
 www.lei-eng.com



TABULATIONS

AREA TABULATIONS

TOTAL GROSS AREA	34.80 AC
-PONY EXPRESS PARKWAY	0.52 AC (1.55%)
-PIN OAK DRIVE	2.09 AC (6.01%)
-GOLDEN OAK DRIVE	0.99 AC (2.84%)
-WILLOW OAK DRIVE	2.32 AC (6.66%)
-BUR OAK DRIVE	0.65 AC (1.87%)
-COMMERCIAL	7.17 AC (20.55%)
-TICKVILLE WASH	1.93 AC (5.55%)
-NET BUILDABLE AREA	16.24 AC (46.66%)

TOTAL NET AREA 16.24 AC

UNIT COUNT

-SINGLE FAMILY	132 DU
----------------	--------

SINGLE FAMILY LOT SIZE

-AVERAGE LOT SIZE	5,358 SF
-LARGEST LOT SIZE	11,797 SF
-SMALLEST LOT SIZE	4,649 SF

ZONE

ZONE - R, SFD / SFA

OPEN SPACE TABULATIONS

TOTAL NET BUILDABLE AREA	16.24 AC
-TIER II AREA (SINGLE FAMILY)	16.24 AC
-TOTAL IMPROVED OPEN SPACE PROVIDED	1.03 AC
-TOTAL NATIVE OPEN SPACE PROVIDED	1.86 AC
-TOTAL OPEN SPACE PROVIDED	2.89 AC



NOT FOR CONSTRUCTION

OAK HOLLOW SUBDIVISION
 EAGLE MOUNTAIN, UTAH
 MASTER DEVELOPMENT PLAN

REVISIONS

1	
2	
3	
4	
5	

LEI PROJECT #:
2016-0001
 DRAWN BY:
TJP/MJV
 CHECKED BY:
BTG
 SCALE:
1" = 80'
 DATE:
2/08/2016

U:\V\PROJECTS\2016\2016-0001 OAK HOLLOW EAC\DWG\16-0001 MASTER DEV.DWG 2/8/2016 12:25 PM

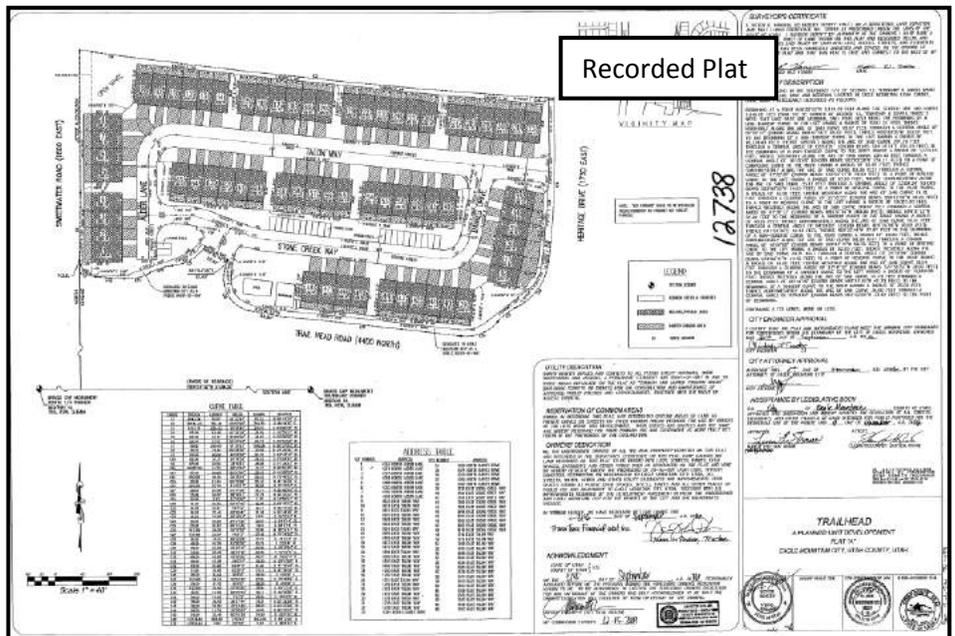


EAGLE MOUNTAIN CITY
Planning Commission Staff Report
February 23, 2016

Project: Trailhead Townhomes
Applicant: Travis Taylor/J. Thomas Homes
Request: Amended Recorded Plat
Type of Action: Action Item, Public Hearing

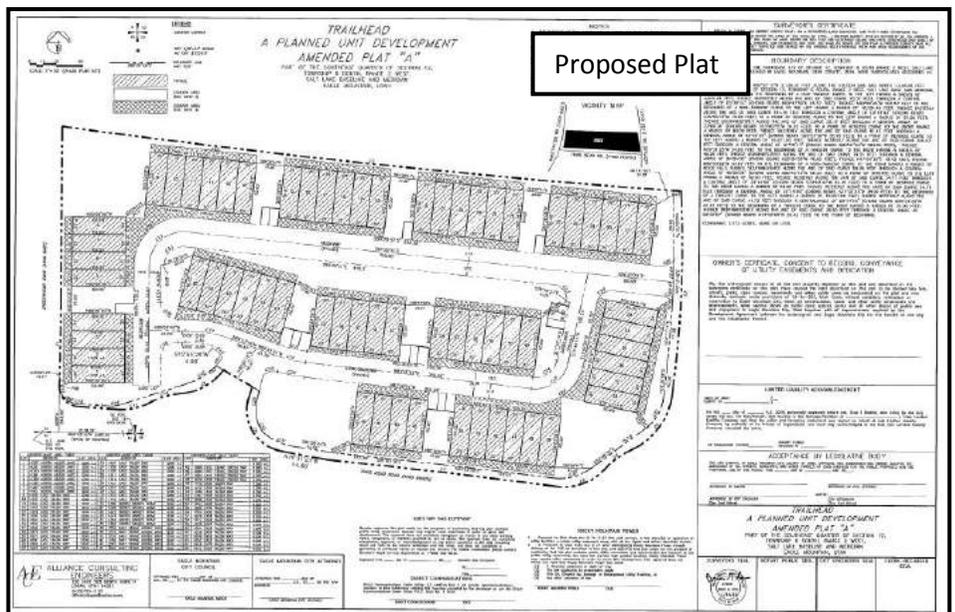
Proposal

The proposed Trailhead Townhomes development is located just south of the existing Eagle Valley Elementary school and north of Town Hall. The original recorded plat application consisted of 65 townhome units on 5.17 ac for a density of 12.75 units per acre on the overall project. Since the plat was recorded in June of 2008 the project has been stalled. The project was taken back by the banks and has sat with no progress since that time. The infrastructure has been completely installed for the project. Whenever there is a change in a recorded final plat the city code requires that an amended plat application is submitted and approved by the City Council. The current developer is requesting this amended plat because he wants to build the townhomes with different elevations. There is no change in the number of units or density. There is no change in road configuration. The lot layout has been slightly altered.



Parks/Amenities/Agreement

The Trailhead Townhomes were originally approved with a clubhouse and a swimming pool which are required by the Tier III development standards. Since the project was taken by the banks different investors have looked at finishing the project. The main problem with an investor taking the project was the cost feasibility of the swimming pool and clubhouse. The HOA fees for each individual unit would be extremely high making it unfeasible to maintain the amenities cost effectively. Due to this fact the banks and the City administration met and decided on an agreement to change the park and amenities plan and address some of the other issues involved with Trailhead Townhomes. The swimming pool and clubhouse were removed and replaced with an agreement that the developer is required to spend a minimum of \$30,000 dollars towards the park and amenities.



Staff Recommendation

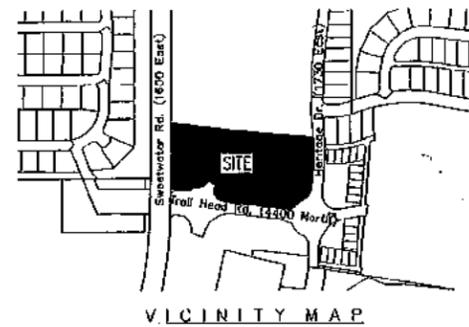
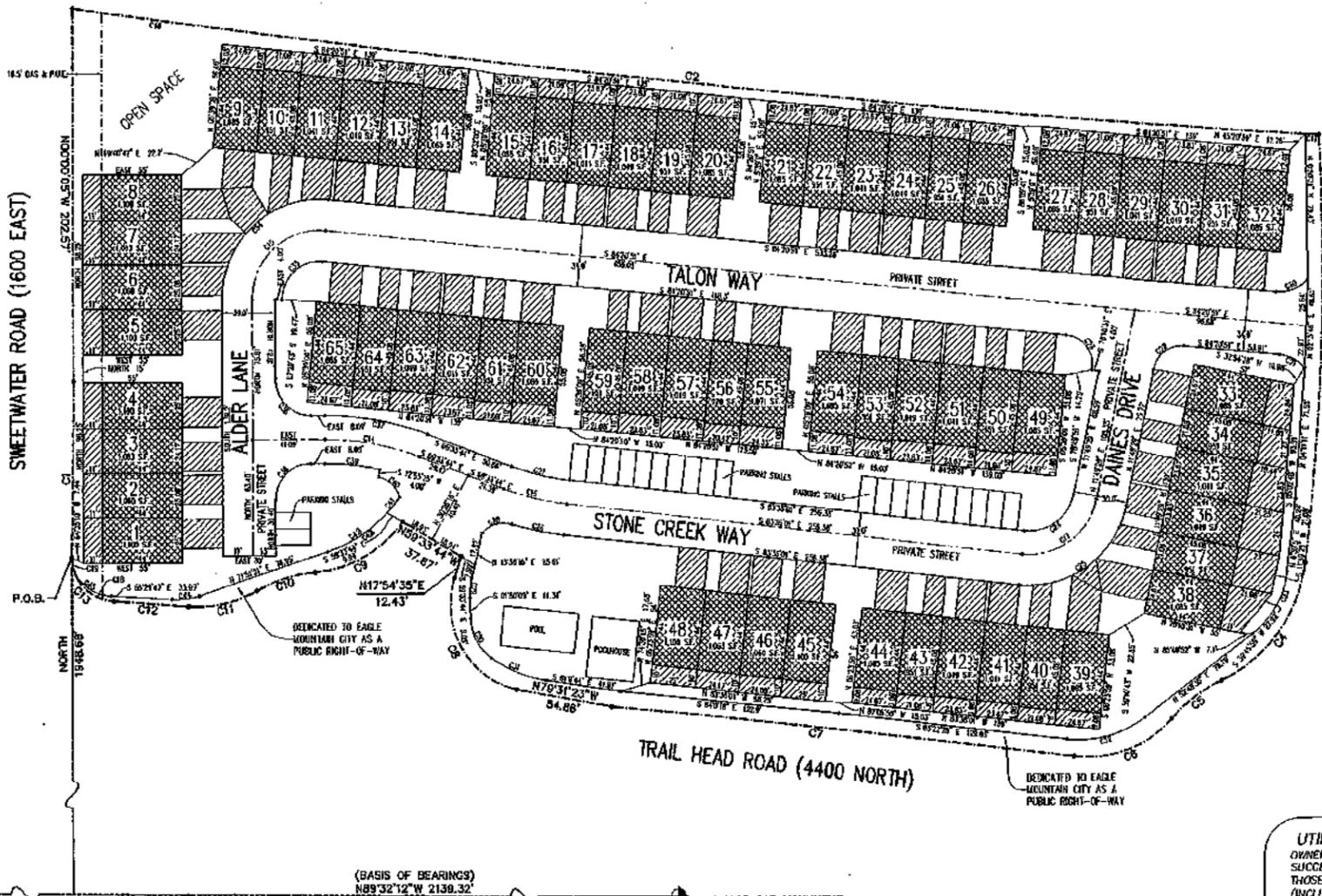
In staff's opinion the proposed amended final plat meets the criteria for approval. The Commission can recommend approval, denial, or can table this application with findings of fact (valid reasoning). We recommend that the Planning Commission recommend approval of the proposed amended final plat to the City Council.

Recommended Motions

The following motion is provided for the benefit of the Planning Commission. They may be read as the motions or referenced when making motions.

I move that the Planning Commission recommend approval to the City Council of the Trailhead Townhomes Amended Final Plat.

Attachments: Recorded Final Plat, Amended Final Plat



VICINITY MAP

NOTE: "NO PARKING" SIGNS TO BE INSTALLED ALONG ROADWAY TO PROHIBIT ON-STREET PARKING.

LEGEND

- SECTION CORNER
- COMMON AREAS & FACILITIES
- BUILDING/Private AREA
- LIMITED COMMON AREA
- CI CURVE NUMBER

12738

BRASS CAP MONUMENT SOUTH 1/4 CORNER SECTION 12 T6S, R2W, S16&24

(BASIS OF BEARINGS) N89°32'12"W 2139.32'

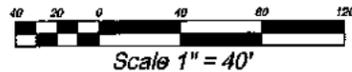
BRASS CAP MONUMENT SOUTHEAST CORNER SECTION 12 T6S, R2W, S16&24

CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	CHORD	BEARING
C1	3541.74	95.47	101°11'14"	95.57	N 60°47'59" E
C2	10334.40	701.49	0°55'21"	701.38	S 84°14'11" E
C3	1313.13	234.43	101°34'43"	234.11	S 02°02'28" W
C4	83.00	83.36	57°32'30"	73.50	S 35°50'27" W
C5	87.00	35.17	23°28'34"	34.93	S 63°08'55" W
C6	83.00	81.14	55°35'25"	58.78	S 62°18'20" W
C7	10321	250.07	0°24'13"	250.09	N 83°37'04" W
C8	48.26	78.51	94°24'02"	70.02	N 22°45'06" W
C9	88.00	58.08	48°58'08"	56.33	S 60°47'12" E
C10	82.00	34.71	24°14'59"	34.45	S 73°03'47" W
C11	88.00	32.54	33°18'22"	38.09	S 77°39'53" W
C12	10387.00	61.73	0°17'16"	61.73	N 83°32'25" W
C13	75.00	38.60	83°33'07"	33.42	N 43°02'06" W
C14	150.00	53.51	50°25'16"	53.22	N 73°48'52" W
C15	30.00	31.44	95°38'09"	36.32	N 47°48'34" E
C16	150.00	36.75	14°02'17"	36.66	S 76°34'23" E
C17	38.00	36.09	84°34'30"	51.14	N 24°00'44" E
C18	28.00	28.07	65°01'14"	27.20	S 22°53'14" W
C19	22.00	7.23	171°25'51"	7.20	N 10°58'57" W
C20	21.00	19.72	53°47'56"	19.00	S 68°48'17" W
C21	21.00	18.17	44°7'12"	15.77	N 62°12'15" E
C22	16.00	23.41	83°49'41"	21.30	S 32°14'19" W
C23	16.00	26.88	58°10'19"	23.18	S 38°18'11" E
C24	25.00	30.30	64°42'07"	33.84	S 84°44'41" W
C25	58.00	34.19	84°34'30"	74.01	S 84°0'44" W
C26	167.00	39.09	101°17'20"	29.98	N 38°27'12" W
C27	137.00	33.57	14°21'7"	33.48	N 78°24'53" W
C28	18.00	18.21	68°12'28"	17.24	S 74°24'14" W
C29	10.00	10.78	15°28'28"	10.75	S 83°34'31" E
C30	28.00	28.02	62°01'04"	24.82	S 28°15'10" E
C31	23.00	33.78	26°29'18"	33.45	S 47°32'08" E
C32	60.00	45.88	43°48'36"	44.77	N 74°43'41" E
C33	50.00	49.28	48°9'31"	38.20	N 29°43'50" E
C34	55.00	91.82	98°39'39"	61.57	S 47°49'35" W
C35	21.00	32.06	95°39'57"	31.10	S 47°48'35" W
C36	20.00	36.42	92°02'47"	28.28	S 45°00'00" E
C37	153.00	46.14	20°24'18"	67.84	S 70°46'52" E
C38	20.00	31.42	80°0'0"	28.28	N 45°00'0" E
C39	132.00	30.86	12°52'25"	30.84	S 83°32'18" E
C40	10.00	10.92	60°38'23"	10.14	S 46°16'54" E
C41	78.00	10.59	75°7'17"	10.95	S 38°55'27" W
C42	78.00	38.83	84°17'41"	38.51	S 37°22'28" W
C43	78.00	30.80	38°44'16"	58.02	S 53°23'58" W
C44	39.00	14.74	21°36'53"	14.85	S 84°40'17" W
C45	24.00	25.46	80°48'20"	24.20	N 58°0'32" W
C46	10334.40	693.68	3°50'45"	693.25	S 84°12'53" E
C47	10334.40	7.80	0°2'38"	7.90	S 86°2'34" E

ADDRESS TABLE

LOT NUMBER	ADDRESS	LOT NUMBER	ADDRESS
1	4367 NORTH ALDER LANE	34	4380 NORTH DAINES DRIVE
2	4371 NORTH ALDER LANE	35	4374 NORTH DAINES DRIVE
3	4375 NORTH ALDER LANE	36	4370 NORTH DAINES DRIVE
4	4381 NORTH ALDER LANE	37	4366 NORTH DAINES DRIVE
5	4385 NORTH ALDER LANE	38	4362 NORTH DAINES DRIVE
6	4393 NORTH ALDER LANE	39	1720 EAST STONE CREEK WAY
7	4397 NORTH ALDER LANE	40	1716 EAST STONE CREEK WAY
8	4401 NORTH ALDER LANE	41	1712 EAST STONE CREEK WAY
9	1833 EAST TALON WAY	42	1708 EAST STONE CREEK WAY
10	1837 EAST TALON WAY	43	1704 EAST STONE CREEK WAY
11	1841 EAST TALON WAY	44	1698 EAST STONE CREEK WAY
12	1845 EAST TALON WAY	45	1694 EAST STONE CREEK WAY
13	1849 EAST TALON WAY	46	1688 EAST STONE CREEK WAY
14	1853 EAST TALON WAY	47	1682 EAST STONE CREEK WAY
15	1857 EAST TALON WAY	48	1678 EAST STONE CREEK WAY
16	1865 EAST TALON WAY	49	1674 EAST TALON WAY
17	1869 EAST TALON WAY	50	1712 EAST TALON WAY
18	1873 EAST TALON WAY	51	1708 EAST TALON WAY
19	1877 EAST TALON WAY	52	1704 EAST TALON WAY
20	1881 EAST TALON WAY	53	1698 EAST STONE CREEK WAY
21	1885 EAST TALON WAY	54	1694 EAST TALON WAY
22	1889 EAST TALON WAY	55	1688 EAST TALON WAY
23	1893 EAST TALON WAY	56	1684 EAST TALON WAY
24	1897 EAST TALON WAY	57	1678 EAST TALON WAY
25	1707 EAST TALON WAY	58	1674 EAST TALON WAY
26	1711 EAST TALON WAY	59	1670 EAST TALON WAY
27	1715 EAST TALON WAY	60	1664 EAST TALON WAY
28	1719 EAST TALON WAY	61	1658 EAST TALON WAY
29	1723 EAST TALON WAY	62	1652 EAST TALON WAY
30	1727 EAST TALON WAY	63	1646 EAST TALON WAY
31	1731 EAST TALON WAY	64	1642 EAST TALON WAY
32	1735 EAST TALON WAY	65	1642 EAST TALON WAY
33	4384 NORTH DAINES DRIVE		



Scale 1" = 40'

SURVEYOR'S CERTIFICATE

I, VICTOR E. HANSEN, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR AND THAT I HOLD CERTIFICATE NO. 176895 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 PLAN AND DESCRIBED BELOW, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, BLOCKS, STREETS, AND EASEMENTS AND THE SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAN AND THAT THIS PLAN IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

Victor E. Hansen
 VICTOR E. HANSEN RLS 176895 DATE Sept. 21, 2006

BOUNDARY DESCRIPTION

A PARCEL OF LAND IN THE SOUTHEAST 1/4 OF SECTION 12, TOWNSHIP 6 SOUTH RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, LOCATED IN EAGLE MOUNTAIN, UTAH COUNTY, UTAH, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT N89°32'12"W 2,139.32 FEET ALONG THE SECTION LINE AND NORTH 1,946.88 FEET FROM THE SE CORNER OF SECTION 12, TOWNSHIP 6 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, SAID POINT ALSO BEING THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 3,641.24 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE 95.57 FEET, THROUGH A CENTRAL ANGLE OF 01°30'14" (CHORD BEARS N00°47'58"E 95.57 FEET); THENCE N00°00'00"W 202.57 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 10,334.40 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE 701.49 FEET THROUGH A CENTRAL ANGLE OF 0°55'21" (CHORD BEARS S84°14'11"E 701.38 FEET) TO THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 1,313.13 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE 234.43 FEET THROUGH A CENTRAL ANGLE OF 101°34'43" (CHORD BEARS S02°02'28"W 234.11 FEET) TO A POINT OF COMPOUND CURVE TO THE RIGHT HAVING A RADIUS OF 83.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE 83.36 FEET THROUGH A CENTRAL ANGLE OF 57°32'30" (CHORD BEARS S35°50'27"W 73.50 FEET) TO A POINT OF REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 87.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE 35.17 FEET THROUGH A CENTRAL ANGLE OF 23°28'34" (CHORD BEARS S63°08'55"W 34.93 FEET) TO A POINT OF REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 83.00 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE 61.12 FEET THROUGH A CENTRAL ANGLE OF 55°35'25" (CHORD BEARS S69°19'50"W 58.78 FEET) TO A POINT OF REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 10,021.00 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE 200.07 FEET THROUGH A CENTRAL ANGLE OF 01°28'13" (CHORD BEARS S83°37'04"W 200.06 FEET); THENCE N78°31'23"W 54.88 FEET TO THE BEGINNING OF A TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 48.26 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE 79.51 FEET THROUGH A CENTRAL ANGLE OF 84°24'02" (CHORD BEARS N29°24'56"W 70.82 FEET); THENCE N17°54'35"E 12.43 FEET; THENCE N59°33'44"W 37.87 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 88.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE 58.08 FEET THROUGH A CENTRAL ANGLE OF 48°58'08" (CHORD BEARS S60°47'12"W 56.33 FEET) TO A POINT OF REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 82.00 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE 41.73 FEET THROUGH A CENTRAL ANGLE OF 01°17'16" (CHORD BEARS N83°32'25"W 41.73 FEET) TO THE BEGINNING OF A TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 25.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE 36.60 FEET THROUGH A CENTRAL ANGLE OF 83°53'07" (CHORD BEARS N44°02'06"W 33.42 FEET) TO THE POINT OF BEGINNING.

CONTAINING 5.173 ACRES, MORE OR LESS.

CITY ENGINEER APPROVAL

I CERTIFY THAT THE PLAN AND IMPROVEMENT PLANS MEET THE MINIMUM CITY STANDARDS FOR SUBDIVISIONS WITHIN THE BOUNDARY OF THE CITY OF EAGLE MOUNTAIN, APPROVED THIS 20th DAY OF September, A.D. 2006.

Victor E. Hansen
 CITY ENGINEER

CITY ATTORNEY APPROVAL

APPROVED THIS 20th DAY OF September, A.D. 2006, BY THE CITY ATTORNEY OF EAGLE MOUNTAIN, UTAH.

James H. Packard, Trustee
 CITY ATTORNEY

ACCEPTANCE BY LEGISLATIVE BODY

THE City of Eagle Mountain, COUNTY OF UTAH, APPROVES THIS SUBDIVISION AND HEREBY ACCEPTS THE DEDICATION OF ALL STREETS, EASEMENTS, AND OTHER PARCELS OF LAND INTENDED FOR PUBLIC PURPOSES FOR THE PERPETUAL USE OF THE PUBLIC THIS 9th DAY OF November, A.D. 2006.

APPROVED: *James H. Packard, Trustee* ATTEST: *James H. Packard, Trustee*
 CLERK/RECORDER (SEE SEAL BELOW)

RECORDED IN PUBLIC RECORDS OF UTAH COUNTY, UTAH, BOOK 1827 PAGE 17008. THIS PLAN IS THE PROPERTY OF VICTOR E. HANSEN AND IS NOT TO BE REPRODUCED FOR OTHER PURPOSES WITHOUT HIS WRITTEN CONSENT.

TRAILHEAD
 A PLANNED UNIT DEVELOPMENT
 PLAT "A"
 EAGLE MOUNTAIN CITY, UTAH COUNTY, UTAH

NOTARY PUBLIC SEAL: VICTOR E. HANSEN, RLS 176895, STATE OF UTAH.

CITY-COUNTY ENGINEER SEAL: VICTOR E. HANSEN, RLS 176895, STATE OF UTAH.

CLERK-RECORDER SEAL: JAMES H. PACKARD, TRUSTEE, STATE OF UTAH.

UTILITY DEDICATION
 OWNER HEREBY OFFERS AND CONVEYS TO ALL PUBLIC UTILITY AGENCIES, THEIR SUCCESSORS AND ASSIGNS, A PERMANENT EASEMENT AND RIGHT-OF-WAY IN AND TO THOSE AREAS REFLECTED ON THE PLAN AS "COMMON AND LIMITED COMMON AREAS" (INCLUDING STREETS OR DRIVES) FOR THE CONSTRUCTION AND MAINTENANCE OF APPROVED PUBLIC UTILITIES AND APPURTENANCES, TOGETHER WITH THE RIGHT OF ACCESS THERETO.

RESERVATION OF COMMON AREAS
 OWNER, IN RECORDING THIS PLAN, HAS DESIGNATED CERTAIN AREAS OF LAND AS PRIVATE DRIVES OR STREETS OR OTHER COMMON AREAS INTENDED FOR USE BY OWNERS OF THE LOTS WITHIN THIS DEVELOPMENT. THEIR GUESTS AND INVITEES AND THE SAME ARE HEREBY RESERVED FOR THEIR COMMON USE AND ENJOYMENT AS MORE FULLY SET FORTH IN THE PROVISIONS OF THE DECLARATION.

OWNERS' DEDICATION
 WE, THE UNDERSIGNED OWNERS OF ALL THE REAL PROPERTY DEPICTED ON THIS PLAN AND DESCRIBED IN THE SURVEYOR'S CERTIFICATE ON THIS PLAN, HAVE CAUSED THE LAND DESCRIBED ON THIS PLAN TO BE DIVIDED INTO LOTS, STREETS, PARKS, OPEN SPACES, EASEMENTS AND OTHER PUBLIC USES AS DESIGNATED ON THE PLAN 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, (P.O.S.), 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.

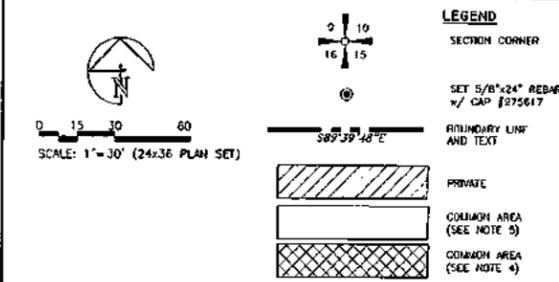
IN WITNESS WHEREOF, WE HAVE HERETOFORE SET OUR HANDS THIS 21st DAY OF September, A.D. 2006.

Trans Terra Financial West, Inc.
James H. Packard, Trustee

ACKNOWLEDGMENT
 STATE OF UTAH } S.S.
 COUNTY OF UTAH }

ON THE 21st DAY OF September, A.D. 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 DID INY ACKNOWLEDGED TO ME THAT THE OWNERS DEDICATION WAS EXECUTED BY THEM ON BEHALF OF THE OWNERS.

Victor E. Hansen
 NOTARY PUBLIC (SEE SEAL BELOW)
 MY COMMISSION EXPIRES: 12-15-2009



TRAILHEAD A PLANNED UNIT DEVELOPMENT AMENDED PLAT "A"

PART OF THE SOUTHEAST QUARTER OF SECTION 12,
TOWNSHIP 6 SOUTH, RANGE 2 WEST,
SALT LAKE BASELINE AND MERIDIAN
EAGLE MOUNTAIN, UTAH

- ### NOTES
1. THE PURPOSE OF THIS SURVEY WAS TO AMEND THE PLAT OF TRAILHEAD A PLANNED UNIT DEVELOPMENT PLAT "A" RECORDED ON JUNE 3, 2004 UNDER ENTRY 04747. THE SURVEY WAS REQUESTED BY TRAVIS TAYLOR.
 2. THE BASIS OF BEARING IS N 89°32'12" W BETWEEN THE SOUTH QUANTILEY CORNER AND SOUTHWEST CORNER OF SECTION 12, TOWNSHIP 6 SOUTH, RANGE 2 WEST OF THE SALT LAKE BASELINE AND MERIDIAN.
 3. ALL COMMON AND LIMITED COMMON AREAS ARE CONSIDERED TO BE PUBLIC UTILITY EASEMENTS FOR ALL UTILITY, IRRIGATION AND DRAINAGE PURPOSES. THIS INCLUDES THE ADDRESS/EGRESS AREA.
 4. ALL DRIVEWAYS, PATIOS, DECKS AND BALCONIES ON EACH UNIT CONTAINED WITHIN THIS PROJECT ARE CONSIDERED LIMITED COMMON AREAS. THEY ARE SET ASIDE AND RESERVED FOR THE USE OF THE RESPECTIVE UNIT TO WHICH THEY ARE ATTACHED AND/OR APPURTENANT.
 5. ALL OTHER AREAS CONTAINED WITHIN THE PROJECT, BUT NOT SHOWN WITH DIAGONAL STRIPES OR SHOWN OR PUBLIC STREETS ARE CONSIDERED COMMON AREA, INCLUDING PARKING, PRIVATE STREETS, STORM WATER DRAINAGE AND DRAINAGE EASEMENT AREA.

SURVEYOR'S CERTIFICATE

I, BRIAN G. LYON, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 275617, AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW, AND HAVE SUPERVISED SAID TRACT OF LAND BEING LOTS, BLOCKS, STREETS, AND EASEMENTS AND THAT THE SAID AS SHOWN ON THIS PLAT. I FURTHER CERTIFY THAT ALL LOTS HAVE BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND, MEET FRONTAGE WIDTH AND AREA REQUIREMENTS OF THE APPLICABLE ZONING ORDINANCES.

BOUNDARY DESCRIPTION

A PARCEL OF LAND IN THE SOUTHWEST 1/4 OF SECTION 12, TOWNSHIP 6 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, LOCATED IN EAGLE MOUNTAIN, UTAH COUNTY, UTAH, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT N89°32'12"W 2,159.32 FEET ALONG THE SECTION LINE AND NORTH 1,945.68 FEET FROM THE SE CORNER OF SECTION 12, TOWNSHIP 6 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, SAID POINT ALSO BEING THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 3,541.24 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE 95.57 FEET; THROUGH A CENTRAL ANGLE OF 01°30'14" (CHORD BEARS N00°47'58"W 95.57 FEET); THENCE N00°00'05"W 292.87 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 10,334.40 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE 701.49 FEET THROUGH A CENTRAL ANGLE OF 03°13'43" (CHORD BEARS S35°55'27"W 79.90 FEET) TO A POINT OF REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 87.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE 35.17 FEET THROUGH A CENTRAL ANGLE OF 23°09'34" (CHORD BEARS S53°08'55"W 34.93 FEET) TO A POINT OF REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 63.00 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE 61.12 FEET THROUGH A CENTRAL ANGLE OF 55°35'25" (CHORD BEARS S69°24'56"W 95.76 FEET) TO A POINT OF REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 10,021.00 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE 260.07 FEET THROUGH A CENTRAL ANGLE OF 01°29'13" (CHORD BEARS N83°37'04"W 260.06 FEET); THENCE N79°31'23"W 54.86 FEET TO THE BEGINNING OF A TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 48.26 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE 79.51 FEET THROUGH A CENTRAL ANGLE OF 94°24'02" (CHORD BEARS N29°24'56"W 70.82 FEET); THENCE N17°54'35"E 17.43 FEET; THENCE N53°33'44"W 37.07 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 88.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE 58.08 FEET THROUGH A CENTRAL ANGLE OF 48°56'08" (CHORD BEARS S60°43'12"W 56.33 FEET) TO A POINT OF REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 82.00 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE 34.71 FEET THROUGH A CENTRAL ANGLE OF 24°14'59" (CHORD BEARS S75°03'47"W 34.45 FEET) TO A POINT OF REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 68.00 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE 34.71 FEET THROUGH A CENTRAL ANGLE OF 24°14'59" (CHORD BEARS S77°35'53"W 38.99 FEET) TO THE BEGINNING OF A TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 10,021.00 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE 41.73 FEET THROUGH A CENTRAL ANGLE OF 00°14'16" (CHORD BEARS N55°51'35"W 41.73 FEET) TO THE BEGINNING OF A TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 25.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE 36.80 FEET THROUGH A CENTRAL ANGLE OF 83°53'07" (CHORD BEARS N44°02'06"W 35.42 FEET) TO THE POINT OF BEGINNING.

CONTAINING 5.173 ACRES, MORE OR LESS.

OWNER'S CERTIFICATE, CONSENT TO RECORD, CONVEYANCE OF UTILITY EASEMENTS AND 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 hereby dedicate under provisions of 10-9a-507, 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.

LIMITED LIABILITY ACKNOWLEDGEMENT

STATE OF UTAH
COUNTY OF _____

On this _____ day of _____ A.D. 2018, personally appeared before me, Stan T. Rowton, who being by me duly sworn did say, for him/herself, that he/she is the Manager/Member of _____, a Utah Limited Liability Company and that the within and foregoing instrument was signed on behalf of said Limited Liability Company by authority of its Articles of Organization and each duly acknowledged to me that said Limited Liability Company executed the same.

BY COMMISSIONER EXPIRES _____ NOTARY PUBLIC RESIDING AT _____

ACCEPTANCE BY LEGISLATIVE BODY

THE CITY COUNCIL OF EAGLE MOUNTAIN CITY, COUNTY OF UTAH, APPROVES THIS SUBMISSION AND HEREBY ACCEPTS THE DEDICATION OF ALL STREETS, STREETS, AND OTHER PARCELS OF LAND INTENDED FOR THE PUBLIC PURPOSES FOR THE PERPETUAL USE OF THE PUBLIC. THIS _____ DAY OF _____ A.D. 20____.

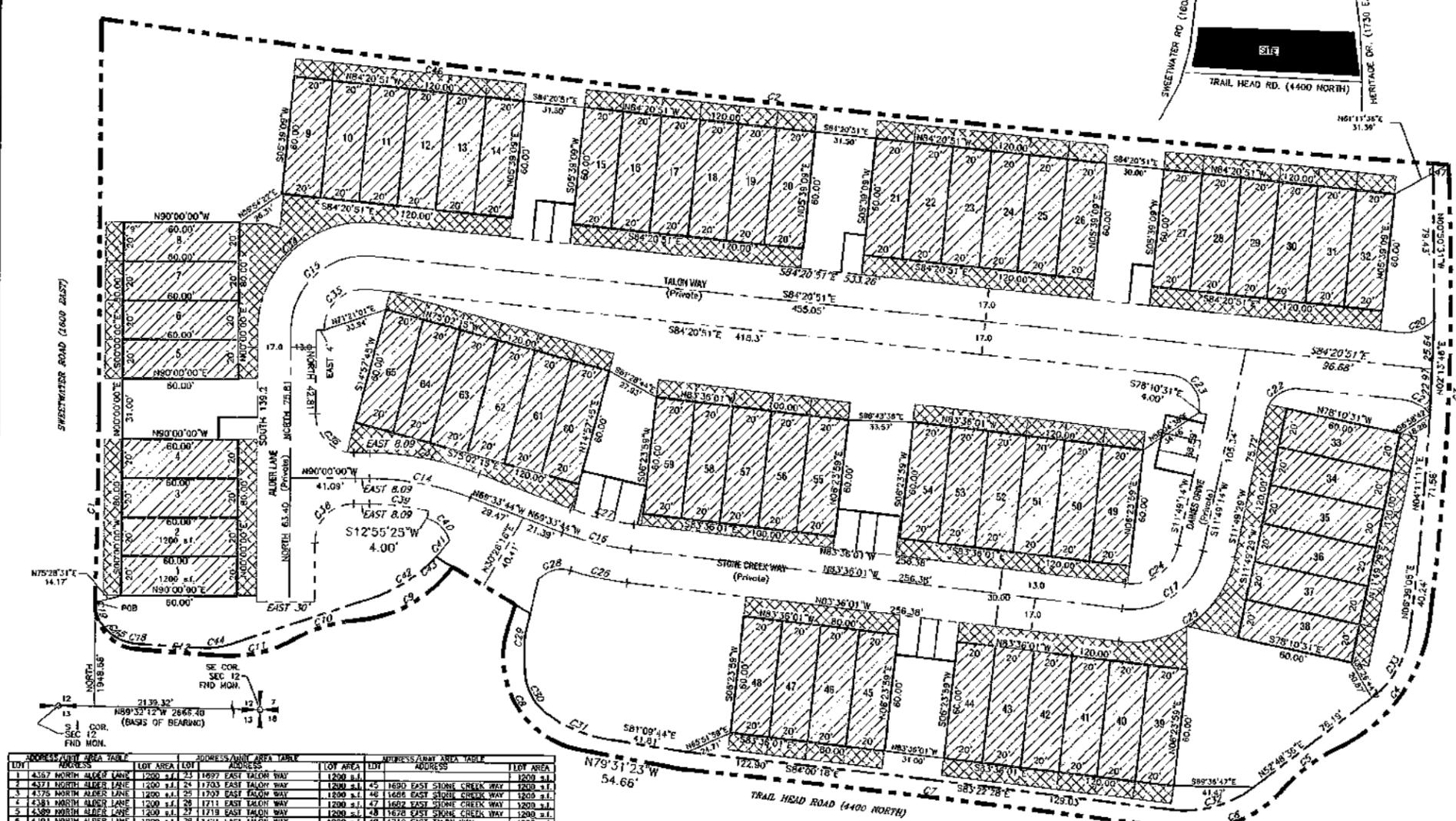
APPROVED BY MAYOR _____ APPROVED BY CITY ATTORNEY _____

APPROVED BY CITY ENGINEER _____ ATTEST: _____
(See Seal Below) CITY RECORDER (See Seal Below)

TRAILHEAD A PLANNED UNIT DEVELOPMENT AMENDED PLAT "A"

PART OF THE SOUTHEAST QUARTER OF SECTION 12,
TOWNSHIP 6 SOUTH, RANGE 2 WEST,
SALT LAKE BASELINE AND MERIDIAN
EAGLE MOUNTAIN, UTAH

SURVEYORS SEAL 	NOTARY PUBLIC SEAL	CITY ENGINEERS SEAL	CLERK-RECORDER SEAL
--------------------	--------------------	---------------------	---------------------



ADDRESS/UTILITY AREA TABLE	LOT AREA	ADDRESS/UTILITY AREA TABLE	LOT AREA
1 4367 NORTH ALDER LANE	1200 s.f.	23 1897 EAST TALON WAY	1200 s.f.
2 4371 NORTH ALDER LANE	1200 s.f.	24 1703 EAST TALON WAY	1200 s.f.
3 4375 NORTH ALDER LANE	1200 s.f.	25 1707 EAST TALON WAY	1200 s.f.
4 4381 NORTH ALDER LANE	1200 s.f.	26 1665 EAST STONE CREEK WAY	1200 s.f.
5 4389 NORTH ALDER LANE	1200 s.f.	27 1669 EAST STONE CREEK WAY	1200 s.f.
6 4393 NORTH ALDER LANE	1200 s.f.	28 1673 EAST STONE CREEK WAY	1200 s.f.
7 4397 NORTH ALDER LANE	1200 s.f.	29 1719 EAST TALON WAY	1200 s.f.
8 4401 NORTH ALDER LANE	1200 s.f.	30 1723 EAST TALON WAY	1200 s.f.
9 11533 EAST TALON WAY	1200 s.f.	31 1727 EAST TALON WAY	1200 s.f.
10 11537 EAST TALON WAY	1200 s.f.	32 1731 EAST TALON WAY	1200 s.f.
11 11541 EAST TALON WAY	1200 s.f.	33 1735 EAST TALON WAY	1200 s.f.
12 11545 EAST TALON WAY	1200 s.f.	34 1739 EAST TALON WAY	1200 s.f.
13 11549 EAST TALON WAY	1200 s.f.	35 1743 EAST TALON WAY	1200 s.f.
14 11553 EAST TALON WAY	1200 s.f.	36 1747 EAST TALON WAY	1200 s.f.
15 11557 EAST TALON WAY	1200 s.f.	37 1751 EAST TALON WAY	1200 s.f.
16 11561 EAST TALON WAY	1200 s.f.	38 1755 EAST TALON WAY	1200 s.f.
17 11565 EAST TALON WAY	1200 s.f.	39 1759 EAST TALON WAY	1200 s.f.
18 11569 EAST TALON WAY	1200 s.f.	40 1763 EAST TALON WAY	1200 s.f.
19 11573 EAST TALON WAY	1200 s.f.	41 1767 EAST TALON WAY	1200 s.f.
20 11577 EAST TALON WAY	1200 s.f.	42 1771 EAST TALON WAY	1200 s.f.
21 11581 EAST TALON WAY	1200 s.f.	43 1775 EAST TALON WAY	1200 s.f.
22 11585 EAST TALON WAY	1200 s.f.	44 1779 EAST TALON WAY	1200 s.f.

QUESTAR GAS COMPANY

Questar approves this plat solely for the purpose of confirming that the plat contains public utility easements. Questar may require other easements in order to serve this development. This approval does not constitute an obligation or warranty of any other existing development. This approval does not constitute an obligation or warranty of any other existing development. This approval does not constitute an obligation or warranty of any other existing development. This approval does not constitute an obligation or warranty of any other existing development.

Approved this _____ day of _____ 20____ Questar Gas Company

ROCKY MOUNTAIN POWER

Pursuant to Utah Code Ann. § 34-3-27 this plat conveys to the owner(s) or operator(s) of utility facilities a public utility easement along with all the rights and duties described therein.

Approved this _____ day of _____ 20____ Rocky Mountain Power

DIRECT COMMUNICATIONS

Direct Communications Clear Valley, LLC certifies that it will provide telecommunications services to this subdivision utilizing the franchises provided by the developer as per the Direct Communications Clear Valley P.S.C. Utah No. 1 T-0111.

Approved this _____ day of _____ 20____ Direct Communications

AE ALLIANCE CONSULTING ENGINEERS
150 EAST 200 NORTH SUITE P
LOGAN, UTAH 84321
(435)755-5121
alliancelogan@yahoo.com

EAGLE MOUNTAIN CITY COUNCIL
APPROVED THIS _____ DAY OF _____ A.D. 20____ BY THE EAGLE MOUNTAIN CITY COUNCIL.
EAGLE MOUNTAIN, MAYOR _____

EAGLE MOUNTAIN CITY ATTORNEY
APPROVED THIS _____ DAY OF _____ A.D. 20____ BY THE CITY ATTORNEY.
EAGLE MOUNTAIN CITY ATTORNEY _____



EAGLE MOUNTAIN CITY
Planning Commission Staff Report
FEBRUARY 23, 2016

Project: Development Code Amendment: Chapter 17.80 (Sign Regulations and Sign Permits)
Applicant: City Staff
Type of Action: Action Item (Recommendation to the City Council); Public Hearing

Background

Staff has been reviewing the Eagle Mountain Municipal Code (EMMC) and making changes to ensure it is consistent, easy to understand, and useful.

Proposed Amendments

Staff recommends that the code be amended to include images of different sign types, and to include visual representations of the language of chapter 17.80. No changes to the text have been proposed. Proposed changes may be seen here:

Chapter 17.80
SIGN REGULATIONS AND SIGN PERMITS

17.80.070 Permitted signs.

The following permanent signs shall be permitted in accordance with regulations and standards for this section. Any sign not expressly allowed by this chapter is prohibited. The planning director shall approve signs that are in compliance with requirements of EMMC [17.80.060](#), General provisions, and the regulations and standards contained herein.

A. Monument Signs in Agricultural and Residential Zones. Monument signs are allowed in all zones. Monument signs in the agricultural and residential zones may only be used in conjunction with a residential development, agricultural business, church, school or an institutional or recreational facility that has received approval from the city. These monument signs shall conform to the following standards:

1. Height. The maximum height shall be eight feet.
2. Sign Copy. The maximum sign copy shall be 64 square feet.



3. Setback. The setback shall be five feet from any property line.

4. Orientation. Monument signs shall be located perpendicular to the adjacent public street or public view if double-sided or, if single-sided, shall be parallel to the adjacent public street or public view.

5. Landscaping. All areas surrounding monument signs shall be landscaped with irrigated landscaping.

6. Compatibility. Monument signs shall be designed with colors and architecture that are compatible with the buildings that they identify. Supports shall have architectural coverings and design that complement the overall design scheme.

7. Illumination. Monument signs may be internally or externally lit and shall only illuminate the sign face or copy.

B. Combined Monument Signs in the Commercial, Industrial, and Airpark Zones. Developments that have multiple pads and are located in a commercial, industrial, or airpark zone may be required to construct one combined monument sign structure per street frontage. The requirement to construct the monument sign structures may be a condition of approval for a site plan or conditional use. The developer shall ensure that the sign structure allows for as many building pads to be included as is reasonably possible. It is not a guaranteed right that all businesses will have sign space on the combined monument sign. The sign copy will be approved by the planning director or designee through the sign permit application process. All combined monument signs shall be designed and built in substantial conformance to the sign depicted in Figure 17.80.070(A) and must comply with the standards enumerated in subsections (A)(4) through (A)(7) of this section and the standards contained in this subsection. Minor variations to the sign design may be considered by the planning director. More significant variations require approval by the planning commission and city council; height and size requirements may not be exceeded.



Figure 17.80.070(A)

1. Height. The maximum height of a combined monument sign shall be 10 feet.
2. Sign Copy. The maximum sign copy of a combined monument sign shall be 100 square feet.
3. Materials. Each sign shall contain stone, rock, or brick at the base (at least two feet high) and vertically along at least one side (at least two feet wide). The sign copy may not exceed the height of the rock column, and may not extend beyond the rock base.
4. Design. Additional design elements may be considered by the planning director in order to give uniqueness to a development.
5. Setback. There is no required setback for combined monument signs. These signs must follow the clear vision triangle standards, and may not cause a traffic/visibility concern. The specific sign location must be approved by the planning director or designee.

C. Individual Monument Signs in the Commercial, Industrial, and Airpark Zones. Developments that have multiple pads and are located in a commercial, industrial, or airpark zone shall be allowed to construct one individual monument sign for each freestanding building. In an effort to maintain aesthetic consistency, all individual monument signs within a project/development shall be substantially similar in design and materials. All monument signs must comply with the standards enumerated in subsections (A)(4) through (A)(7) and (C)(1) through (C)(6) of this section. Minor variations to the sign designs within a development may be considered by the planning director. More significant variations require approval by the planning commission and city council. If multiple businesses share a common structure, then a combined monument sign containing signage for each business is required. No individual monument sign is allowed for businesses that share a structure.

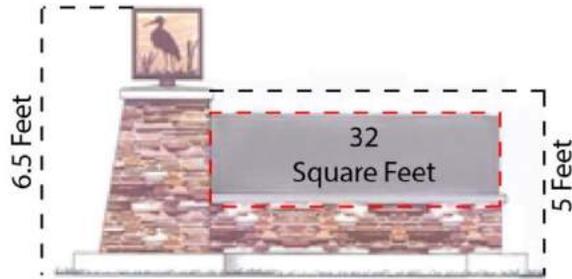


Figure 17.80.070(B)

Preferred example of an individual monument sign

1. Height. The maximum height shall be five feet. Additional design elements, such as those depicted in Figure 17.80.070(B), may be no higher than six and one-half feet.
2. Sign Copy. The maximum sign copy of any monument sign shall be 32 square feet.
3. Materials. Each sign shall, at a minimum, contain stone, rock, or brick at the base (at least two feet high). The recommended monument sign design is depicted in Figure 17.80.070(B). The materials and design shall be consistent for each sign in the development/project.
4. Design. Each development should contain an element of uniqueness, but the signage throughout a development must be consistent.
5. Setback. There is no required setback for individual monument signs. These signs must follow the clear vision triangle standards, and may not cause a traffic/visibility concern. The specific sign location must be approved by the planning director or designee.
6. Proximity to Other Such Signs. Signs must be separated by at least 100 feet as measured diagonally across the property from center to center of both signs and shall be no closer than 100 feet to any other monument sign located on the same frontage.

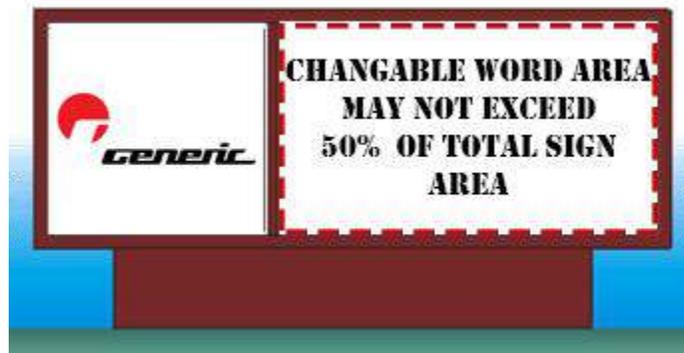
D. Wall, Canopy, or Awning Signs. Wall, canopy, or awning signs are allowed in commercial, airport, and industrial zones, as well as in approved mixed-use projects for commercial, industrial and airport uses. Wall signs shall not take up more than 10 percent of any wall area on which the sign is located. Canopy or awning signs shall not be included in the calculation of the wall sign area, although the sign copy for canopy signs shall not exceed 50 percent of the canopy area.



1. Illumination. Wall signs may be internally or externally lit and shall only illuminate the sign face or copy. Canopy and awning signs may be externally lit and shall only illuminate the sign face or copy.

E. Changeable Copy Signs. Changeable copy signs on a marquee, reader board, or other replaceable copy area are allowed in commercial, airpark, and industrial zones, as well as in approved mixed-use projects for commercial, industrial and airport uses. The changeable wording area shall not exceed 50 percent of the total sign face. Animated signs, with the exception of city-controlled public announcement signs, are not permitted in the city. All lettering, background, and other aspects of changeable copy signs shall be maintained and repaired consistently to ensure that no discoloring or bleaching occurs. Gas station advertising signage is exempt from the 50 percent size restriction and is reviewed as a standalone commercial monument sign. [Ord. O-06-2010 § 2 (Exh. A); Ord. O-12-2009 § 2 (Exh. A); Ord. O-26-2008 § 2

(Exh. A § 16.7); Ord. O-18-2008 § 2 (Exh. A § 16.7); Ord. O-17-2006 § 2 (Exh. 1 § 16.7); Ord. O-23-2005 § 3 (Exh. 1(1) § 16.7)].



17.80.080 Off-premises ladder signs.

Directional off-premises double-faced ladder signs located in the shoulder of the city's right-of-way (ROW) along city streets are only permitted through an exclusive concessions agreement with the city. No other off-premises signs are permitted in the right-of-way, unless specifically allowed in this chapter. These ladder signs are intended to direct traffic to a business with an active city business license, subdivision or development project, model home, neighborhood, city facility or park, or not-for-profit entity. Ladder signs and sign inserts/slats shall comply with the following requirements:

A. Allowed Signs. Ladder signs are intended to direct people to, and/or advertise for, a licensed business, model home, new subdivision, city facility or park, not-for-profit entity, neighborhood, or community event.

B. Sign Inserts. The sign slats or inserts should be consistent in background color and design and may contain advertising along with directional information. The logo at the top of each sign shall be the approved Eagle Mountain City logo. Slats do not require separate approval.

C. Sign Ownership. The city shall maintain ownership of all signs, and may contract out the maintenance and management of the signs. The city may place directional signs leading to city facilities in any appropriate right-of-way location.

D. Maintenance. Sign structures and slats shall be maintained in good repair and shall be repainted, repaired, or otherwise maintained in good visual condition.

E. Location. Ladder sign locations are designated in an exclusive concessions agreement. In all cases, the placement of signs shall not create a traffic hazard.

F. Maximum Number. Excluding any directional ladder signs to city facilities, the maximum number of ladder signs that will be permitted in the rights-of-way is 30. [Ord. O-02-2012 § 2 (Exh. A); Ord. O-06-2010 § 2 (Exh. A); Ord. O-12-2009 § 2 (Exh. A); Ord. O-26-2008 § 2 (Exh. A § 16.8); Ord. O-18-2008 § 2 (Exh. A § 16.8); Ord. O-17-2006 § 2 (Exh. 1 § 16.8); Ord. O-23-2005 § 3 (Exh. 1(1) § 16.8)].

17.80.090 Temporary (right-of-way) special event signage.

For temporary signage to be placed in city-owned right-of-way advertising special events occurring within the city, the following standards shall be followed:

A. Sign Copy. The maximum sign copy shall be 32 square feet.

B. Location. A map must be submitted for approval showing the intended locations of the signs. No off-premises signs are allowed on private property. Temporary right-of-way signs may not be located in the park strip (between the street and the sidewalk), but may be located between the sidewalk and a property line or fence. Signs may not be placed on utility poles, light poles, fences, or trees.

C. Duration. The maximum number of continuous days in which the signs can be displayed shall be 10 consecutive days. An extension may be possible with the original application.

D. Takedown. The applicant is solely responsible to remove the signs by the appropriate date.

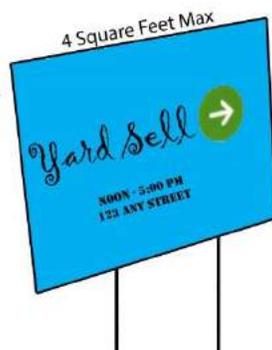
E. Definition of Special Events. Special events include business grand openings, fundraiser events, private concerts, parade of homes, and other events as determined by the planning director. This does not include small, private events like yard sales, garage sales, moving sales or lost pet signs, nor does it include business sales.

F. Approval Process. Any public right-of-way signage must be approved by the planning department, and the city-approved sticker must be displayed on the sign (front or back). Any sign in the public right-of-way that does not display the approved sticker may be immediately removed. A maximum of two large signs (12 to 32 square feet) or four small signs (less than 12 square feet) may be approved per applicant. [Ord. O-06-2010 § 2 (Exh. A); Ord. O-12-2009 § 2 (Exh. A); Ord. O-26-2008 § 2 (Exh. A § 16.9); Ord. O-18-2008 § 2 (Exh. A § 16.9)].

17.80.100 Yard sale temporary signage.

Small private events such as yard sales, garage sales, and moving sales must comply with the following signage standards:

A. Sign Copy. Signs may be no larger than four square feet in size.



B. Location. Signs must be located on private property, unless the sale is registered with the city prior to the date of sale for temporary right-of-way signage. On major streets (arterial and major collectors) signs may not be located in the park strip (between the street and the sidewalk/trail), but may be located between the sidewalk and a property line or fence. Signs may not be placed on utility poles, light poles, fences, or trees. On local roads, signs are allowed in the park strip.

C. Duration. Temporary signs in the right-of-way that serve as directional signs to the event may be posted on the day of the sale only, and must be removed by the end of the day. It is the owner's responsibility to remove all signage during the appropriate time period. No sale or signage will be permitted for more than two consecutive days.

D. Approval Process. The yard/garage sale must be registered with the city for any signage to be allowed in the public right-of-way. Any sign in the public right-of-way that is not registered with the city may be immediately removed. [Ord. O-06-2010 § 2 (Exh. A)].

17.80.110 Community entrance signs.

Community entrance signs located in the median or shoulder of the city's right-of-way (ROW) along streets classified as arterials or collectors shall only be allowed under specific agreement with the city. Community entrance signs shall be constructed, installed, and maintained at the expense of the original applicant in accordance with the specifications outlined in the submitted application and as determined by the city council. The exact location of each sign and the sign copy shall be subject to review and approval by the Eagle Mountain planning commission and city council.



A. Approval Process. Community entrance signage shall not be construed as an absolute right upon submission of an application and does not require the approval body to take action based upon findings of fact. At their discretion, the planning commission may recommend and the city council may approve community entrance signs along streets classified as arterials and collector roads. The placement of the signs shall not create a traffic hazard. Since these signs are within the city's right-of-way, the applicant must enter into an agreement to lease the city's property. The city council shall approve the agreement, which will detail the terms and conditions of the property lease as well as the design of the signage. The lease fee shall be equal to the fee established in the city's current consolidated fee schedule for off-premises ladder signs.

[Ord. O-06-2010 § 2 (Exh. A); Ord. O-12-2009 § 2 (Exh. A); Ord. O-26-2008 § 2 (Exh. A § 16.9); Ord. O-18-2008 § 2 (Exh. A § 16.9); Ord. O-17-2006 § 2 (Exh. 1 § 16.9). Formerly 17.80.100].

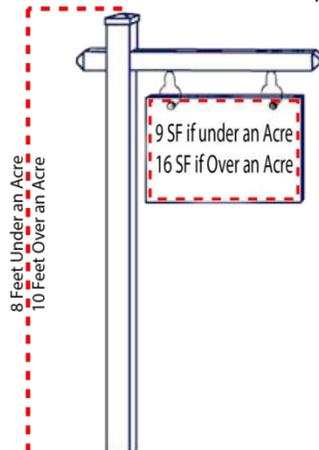
17.80.120 Exempt signs.

All signs exempt from the permit process shall comply with the general provisions of this chapter except traffic signs approved by the city engineer. No sign permits shall be required for the following signs:

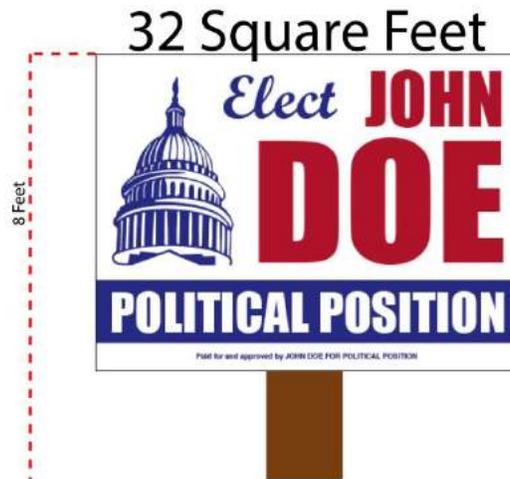
A. On-Premises Project Sign. One on-premises project sign may be erected for projects that have received either site plan approval or final subdivision approval. This sign may contain information about the approved business or project, and shall not exceed eight feet in height and 32 square feet of sign copy per side if double-faced. This sign shall be allowed until the development is complete or within one year of posting, whichever occurs first.



B. On-Premises Real Estate Sign. One on-premises real estate sign for lots less than one acre in size. The real estate sign shall not exceed eight feet in height and nine square feet of sign copy per side if double-faced. For lots that are larger than one acre in size, the property will be allowed to display a sign that shall not exceed 10 feet in height and 16 square feet of sign copy per side if double-faced. Real estate signs shall be allowed until the transaction with the property is complete.



C. Political Signs. Political signs placed on private property that do not exceed eight feet in height and 32 square feet per side if double-faced; provided, that such signs do not violate any other provisions of this chapter including provisions pertaining to the placement of signs in the public right-of-way.



D. Temporary Use Signs. Signs for temporary uses that have obtained a business license, if required, from the city may be installed as follows: one sign on a temporary basis located on premises that shall not exceed eight feet in height and 32 square feet of sign copy per side if double-faced. Temporary use signs will be allowed as long as the temporary use has a business license from the city.



E. Property Signs. Property signs no larger than nine square feet of sign copy per side if double-faced. These signs shall be permitted indefinitely as long as the sign is in compliance with the general provisions of this chapter.

F. Nameplate Signs. One nameplate sign identifying owners and addresses and no larger than two square feet of sign copy per side if double-faced.

G. Traffic Signs. Traffic signs as required by law which are approved by the city engineer and erected by or on behalf of a public agency. Traffic signs deemed necessary by the city engineer may not be required to comply with provisions of this chapter.



H. Civic Signs. Civic signs on private property which announce holidays or public interest events sponsored by nonprofit organizations; public service signs or signs related to community service projects not to exceed eight feet in height and 32 square feet of sign copy per side if double-faced.



I. Window Signs. Window signs including posters, messages, or displays painted or mounted on the interior side of a window may be used to advertise special promotions.



J. Public Notice. The display of official notices used by any court, public body or official, or the posting of notices by any public officer in the performance of a duty, or by any person giving legal notice at the direction of a governmental entity.



K. Special Event Signs. On-premises special event signage such as flags, banners or other signs for the purpose of advertising business openings or other special events; provided, that such signage does not exceed 32 square feet in size and is posted for a period not to exceed 60 days.



L. Model Homes. One on-premises sign for model homes; provided, that the on-premises sign does not exceed 32 square feet in size. A maximum of six flags not to exceed 15 square feet each posted on flag poles not to exceed 20 feet measured from the grade level to the top of the pole. The flags' colors shall be consistent with the on-premises sign. American flags shall not exceed 40 square feet in size. Two A-frame or temporary directional signs of no more than four square feet per builder per subdivision are allowed in the right-of-way adjacent to the model home and in the park strip of the nearest major street corner. These signs shall be directional only, not containing other advertising. These signs are only allowed during model home hours, and must be removed each evening at closing.

M. Real Estate Open House Signs. One A-frame or temporary directional sign of no more than four square feet for real estate open houses for individual home sales is allowed in the park strip of the nearest street corner, one day per week, to be put up no more than one hour prior to the open house and must be removed within one hour after the open house.

N. Temporary Informational Signs. Small informational signs such as lost pet signs, neighborhood or religious activity signs, youth sales signs (such as lemonade stands), and other signs for noncommercial purposes (i.e., not promoting a business of any kind, except youth sales) are allowed in the right-of-way. These signs may not be located in the park strip (between the street and the sidewalk) on major streets, but may be located between the sidewalk and a property line or fence. These signs may not be placed on utility poles, light poles, fences, or trees. The code enforcement officer has the authority to remove signs without notice if they have not been removed in a timely manner or if they present a safety hazard.

O. On-Premises Home Business Signs. Home businesses with a valid business license from Eagle Mountain City may place one nonilluminated wall sign no larger than four square feet in size on the front of the principal dwelling no higher than the first story. [Ord. O-02-2012 § 2 (Exh. A); Ord. O-06-2010 § 2 (Exh. A); Ord. O-12-2009 § 2 (Exh. A); Ord. O-26-2008 § 2 (Exh. A § 16.10); Ord. O-18-2008 § 2 (Exh. A § 16.10); Ord. O-17-2006 § 2 (Exh. 1 § 16.10); Ord. O-23-2005 § 3 (Exh. 1(1) § 16.9). Formerly 17.80.110].

17.80.130 Prohibited signs.

The following signs as defined in EMMC [17.80.160](#) shall be prohibited: snipe/bootleg signs, vehicular signs, pole signs, inflated signs, and billboards. In addition, any signs that emit sound, smoke or steam are prohibited. [Ord. O-02-2012 § 2 (Exh. A); Ord. O-06-2010 § 2 (Exh. A); Ord. O-12-2009 § 2 (Exh. A); Ord. O-26-2008 § 2 (Exh. A § 16.11); Ord. O-18-2008 § 2 (Exh. A § 16.11); Ord. O-17-2006 § 2 (Exh. 1 § 16.11); Ord. O-23-2005 § 3 (Exh. 1(1) § 16.10). Formerly 17.80.120].

17.80.140 Nonconforming signs.

A nonconforming sign may be maintained and repaired, even if such a repair may not bring the sign into compliance with this chapter. If a nonconforming sign is damaged or allowed to deteriorate in an amount in excess of 50 percent of its replacement cost, the sign shall not be repaired unless such a repair shall result in the sign coming into compliance with the provisions of this chapter. [Ord. O-06-2010 § 2 (Exh. A); Ord. O-12-2009 § 2 (Exh. A); Ord. O-26-2008 § 2 (Exh. A § 16.12); Ord. O-18-2008 § 2 (Exh. A § 16.12); Ord. O-17-2006 § 2 (Exh. 1 § 16.12); Ord. O-23-2005 § 3 (Exh. 1(1) § 16.11). Formerly 17.80.130].

17.80.150 Sign enforcement.

The planning director, or designee, shall perform the following duties and use the following procedures when enforcing sign regulations:

A. Compliance. Determine and ascertain that all signs, construction, reconstruction, or alterations of existing signs are completed in compliance with this chapter.

B. Site Inspections. Conduct site inspections to determine compliance with this chapter.

C. Instigate Proceedings. Instigate appropriate action or proceedings in any case where a sign is illegally erected, constructed, altered, repaired or maintained in violation of any city ordinance, including the provisions of this chapter.

D. Notices of Violation. Issue verbal or written notice of violation to owners or persons having control, charge or benefit of any sign that is found to be unsafe or in violation of city ordinances or this chapter, including all general provisions (EMMC 17.80.060).

E. Unsafe or Dangerous Signs. Abate and remove signs that are unsafe or dangerous.

F. Removal of Illegal Signs. Assist applicants to bring into compliance signs that are illegal under the provisions of this chapter or that are installed without a permit. The planning director or designee shall have the authority to abate and remove such signs if they are not brought into compliance within seven calendar days after written notice has been given to the owner or party in interest advertised on the sign. The person responsible for such sign shall be liable for the cost of removal and the city is authorized to effect the collection of said cost.

G. Removal of Temporary Signs. Abate and remove temporary signs posted upon private property if they are not made conforming within 72 hours after being noticed. Verbal or written notice is sufficient warning for these signs. The person responsible for such an illegal sign shall be liable for the cost of its removal and the city is authorized to effect the collection of said cost.

H. Removal of Signs on Public Property. Remove or require the immediate removal of any sign posted on public property. Such signs, though removed, shall not be destroyed for at least seven calendar days from the date of removal. In no case shall a failure to remove such signs constitute approval by the city of the illegal placement of the sign.

I. Removal of Abandoned Signs. Remove or require the removal of all signs that are not maintained, abandoned, or that identify a discontinued or abandoned use within 45 calendar days after giving written notice to the person having control of or receiving benefit from the sign. The person responsible for such a sign shall be liable for the cost of its removal and the city is authorized to effect the collection of said cost.

J. Continual Sign Erection without Permits. Persons who continue to erect signs without the proper permits may have the unauthorized signs removed without notice. All signs removed by the city will be impounded. Owners of impounded signs shall pay a fee before the signs are released. [Ord. O-06-2010 § 2 (Exh. A); Ord. O-12-2009 § 2 (Exh. A); Ord. O-26-2008 § 2 (Exh. A § 16.13); Ord. O-18-2008 § 2 (Exh. A § 16.13); Ord. O-17-2006 § 2 (Exh. 1 § 16.13); Ord. O-23-2005 § 3 (Exh. 1(1) § 16.12). Formerly 17.80.140].

17.80.160 Definitions.

The following terms related to this chapter are hereby defined below:

“A-frame sign” means any sign or structure (usually freestanding, temporary and/or movable) composed of two sign faces mounted or attached back-to-back in such a manner as to form a triangular vertical cross-section through the sign faces.



“Abandoned sign” means a sign which is located on a property or place of business which has been vacated or which remains unused for a period of time exceeding 90 days.

“Advertising sign” means a sign which directs attention to a use, product, commodity or service.

“Alteration” in this chapter means changing or rearranging any structural part, sign face, enclosure, lighting, coloring, copy (except on reader signs that have changeable copy), graphics, components or location of any sign.

“Animated signs” means signs which incorporate moving or rotating parts or other special lighting effects with flashing or intermittent lights (excluding time and temperature signs or electronic message centers).



“Banner” means a building sign made of fabric, plastic, or a similar lightweight material and hung from a building, fence, wall or pole.



“Billboard” means an advertising sign not necessarily related to the premises on which it is located and intended for use of changeable copy by posting or repainting.



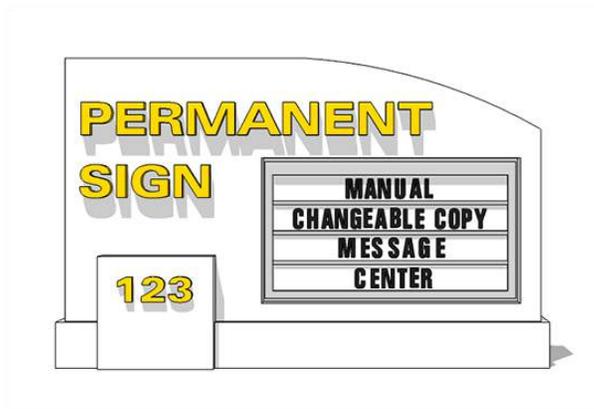
“Building sign” means any sign attached to or a part of a building. Several types of signs defined in this chapter may also be defined as building signs if they are attached to or are a part of a building.



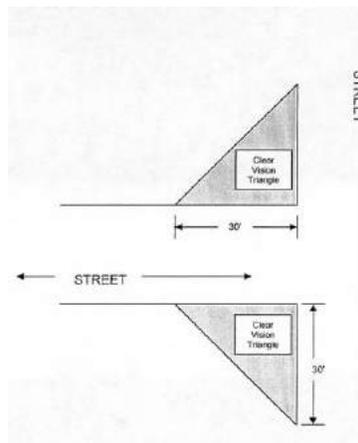
“Canopy sign” means a building sign that is part of a fabric, plastic, or similar shelter supported by a noncombustible rigid framework attached to a building, and sheltering the building’s entrance or windows. Synonymous with “awning” for the purposes of this chapter.



“Changeable copy sign” means a variable message sign composed of individual letters panel-mounted in or on a track system.



“Clear vision areas” means corner areas at intersecting streets and/or driveways in which unobstructed vision of motor vehicle operators is maintained (see Chapter [17.60](#) EMMC for the specific requirements and an illustration of required clear vision areas).



“Community entrance sign” means a sign used to welcome people to the city or a monument at the entrance to specific neighborhoods indicating the name of the project, subdivision or neighborhood. Any community entrance sign not required to be installed as part of a master development plan or final plat shall be processed through the planning department with the appropriate application and fee.



“Community event sign” means a temporary sign displayed by the city, or one of its committees, subcommittees, councils, boards or other public agency to promote community events.



Cornerstone. A cornerstone is carved or cast into a building, or a metal plaque permanently attached to a building. It carries no commercial message, but may include the building's name, the date of its completion, and the names of owners, architects, contractors, etc.



Directional Signs. Directional signs are defined in two general categories as follows:

1. Any sign used to display the address of a commercial or industrial building or use, or to identify points of access, the direction of travel, and similar functions in off-street parking and loading areas. Such signs display no advertising or promotional copy, but may bear a logo or be in a distinctive design associated with the use to which they are accessory. Such name or logo shall not exceed more than 50 percent of sign area.



2. A sign erected by an official government agency to denote the name of any thoroughfare; to point out the route to any city, educational institution, public building, historic place or hospital; to direct and regulate traffic; and to denote any railroad crossing, bridge or other transportation facility for the convenience and safety of the general public.



“Double-faced sign” means a sign with two faces, back-to-back.

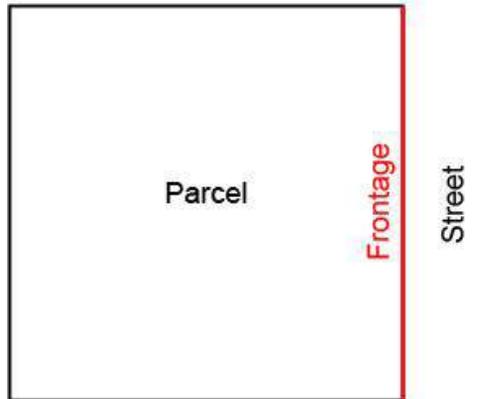
“Flag” means fabric, plastic, or similar lightweight material hung from a pole that may bear a logo, which is displayed with the intent to advertise or attract attention to a commercial enterprise.



“Freestanding sign” means any sign that has its own supporting structure, rather than being attached to and supported by a building.



“Frontage” means the distance or length of the side of any parcel that is adjacent to any public or private street, but does not include alleys, watercourses or limited access roadways.



“Illuminated sign” means any sign designed to emit artificial light or designed to reflect light from one or more sources of artificial light.

“Inflatable sign” means any advertising device which is supported by heated or forced air or lighter-than-air gases.



“Monument sign” means a freestanding sign whose sign face extends to the ground or to a base or pedestal.



“Movable, freestanding sign” means any sign not affixed to or erected into the ground.



“Nonconforming sign” means a sign or sign structure which lawfully existed prior to the adoption of the ordinance codified in this chapter but which does not conform to all or a part of the requirements of this chapter.

“Off-premises sign” means any sign which advertises a use, establishment, product or service that is sold, produced, manufactured or furnished at a place other than on the property on which said sign is located.

“On-premises sign” means a sign that advertises or directs attention to a use or establishment located on premises or a product or service available on premises.

“Pole sign” means a freestanding identification or business sign, which is supported by a pole(s), mounted permanently in the ground and the base of the sign copy is greater than nine feet in height.



“Political sign” means a temporary sign advertising a candidate for public office, a political party or a measure or issue scheduled for an election.



“Property sign” means on-premises signs that state the rights that the owner of that property wishes to enforce such as no dumping, no trespassing or no parking.



“Real estate sign” means a temporary sign indicating that the lot on which the sign is located, or any building or structure located thereon, is for sale, rent, or lease.



“Replacement,” for the purposes of this chapter, does not include the temporary removal of an existing sign for repair or refurbishment.

“Residential sign” means a freestanding or building sign that displays the address and the name of the occupants of a residence.



“Sign” means any and all advertising message, announcement, declaration, warning, statement, demonstration, illustration, insignia, words, space, figures or objects erected or maintained in view of any observer for the purpose of designating, identifying, promoting, advertising, directing or warning for the benefit of any person, product, company, entity or service; whether placed on the ground, rocks, trees, stumps, or other natural objects, or on a building, wall, roof, frame, support, fence, or other manmade structure. “Sign” also includes the accessory sign structures, supports, lighting systems and other attachments or components. The word “sign” does not include the flag, pennant or insignia of any nation, state, city or other political unit or any official notice issued by any court, public body or officer, or directional, warning or information sign or structure required or authorized by law.

“Sign area” means the entire area within a single continuous perimeter composed of squares, rectangles or other geometric figures which enclose the extreme limits of all sign elements affixed to the wall, including but not limited to cabinet structures, written copy, logos, symbols, decorative embellishments, border or roof treatments and illustrations.

“Sign copy” means the area on a sign in which letters, logos, and symbols are or can be printed upon.

“Sign face” means the part of a sign that is or may be used for advertising purposes.

“Snipe/bootleg sign” means a small sign of any material including but not limited to paper, cardboard, wood or metal when such sign is tacked, nailed, posted, pasted, glued or otherwise attached to trees, poles, fences or other objects, and the advertising matter appearing thereon is not applicable to the premises upon which said sign is located.



“Special events sign” means a sign which calls attention to a business promotion or grand opening.



“Suspended signs” are attached to the ceiling of an arcade or the framework of a canopy and hang over a sidewalk.



“Temporary sign” means any permitted type of sign, but displayed for 60 days or less, except in the case of construction and real estate signs, which are temporary, but may be displayed until construction is complete or the property advertised has been rented or sold or otherwise allowed by this chapter.

“Traffic control sign” means standard regulatory signs installed by public agencies, including stop and yield signs, speed limit signs, etc., and permitted wherever warranted. When installed on private premises, such signs are directional.



“Vehicular sign” means a sign affixed to a vehicle or trailer for the purpose of advertising. Such sign shall only be applicable or regulated by this chapter when said vehicle or trailer is parked on a parcel other than the owner’s property for the primary purpose of conveying a business message.



“Wall face,” for the purpose of this chapter, means the visible outer surface area of a main exterior wall of a building. The area of the wall face shall be the total area of such surface including the area of doors and windows that are included in the main exterior wall.



“Wall sign” means a building sign painted directly on the wall of a building or attached to the wall of a building, and parallel with the wall to which it is attached. Wall signs extend no more than one foot from the building to which they are attached and do not extend above the roofline of the building to which they are attached.



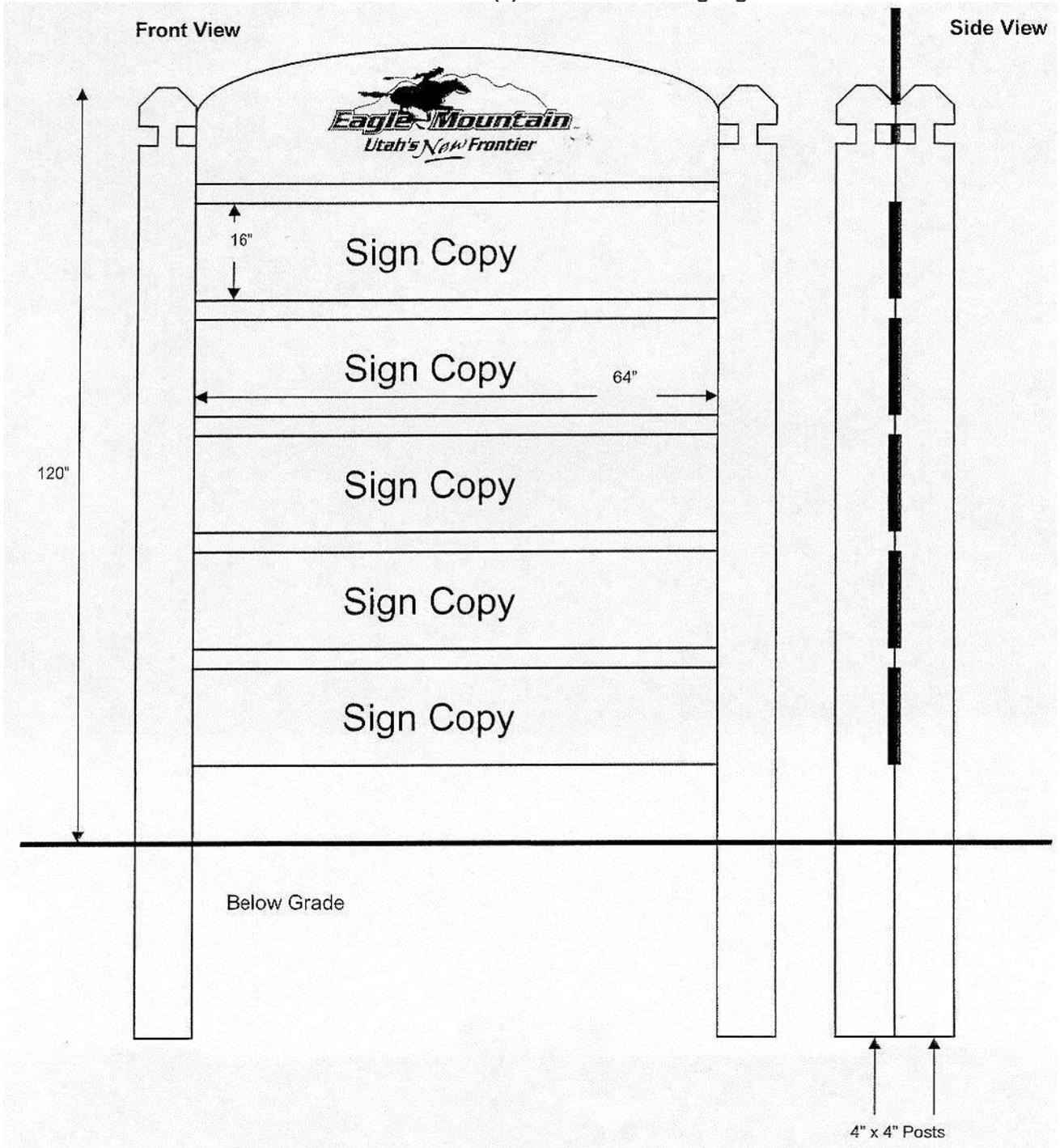
“Window sign” means signs, including posters, messages, or displays painted or mounted on the interior side of a window for special promotional or other temporary displays.



[Ord. O-06-2010 § 2 (Exh. A); Ord. O-12-2009 § 2 (Exh. A); Ord. O-26-2008 § 2 (Exh. A § 16.14); Ord. O-18-2008 § 2 (Exh. A § 16.14); Ord. O-17-2006 § 2 (Exh. 1 § 16.14); Ord. O-23-2005 § 3 (Exh. 1(1) § 16.13). Formerly 17.80.150].

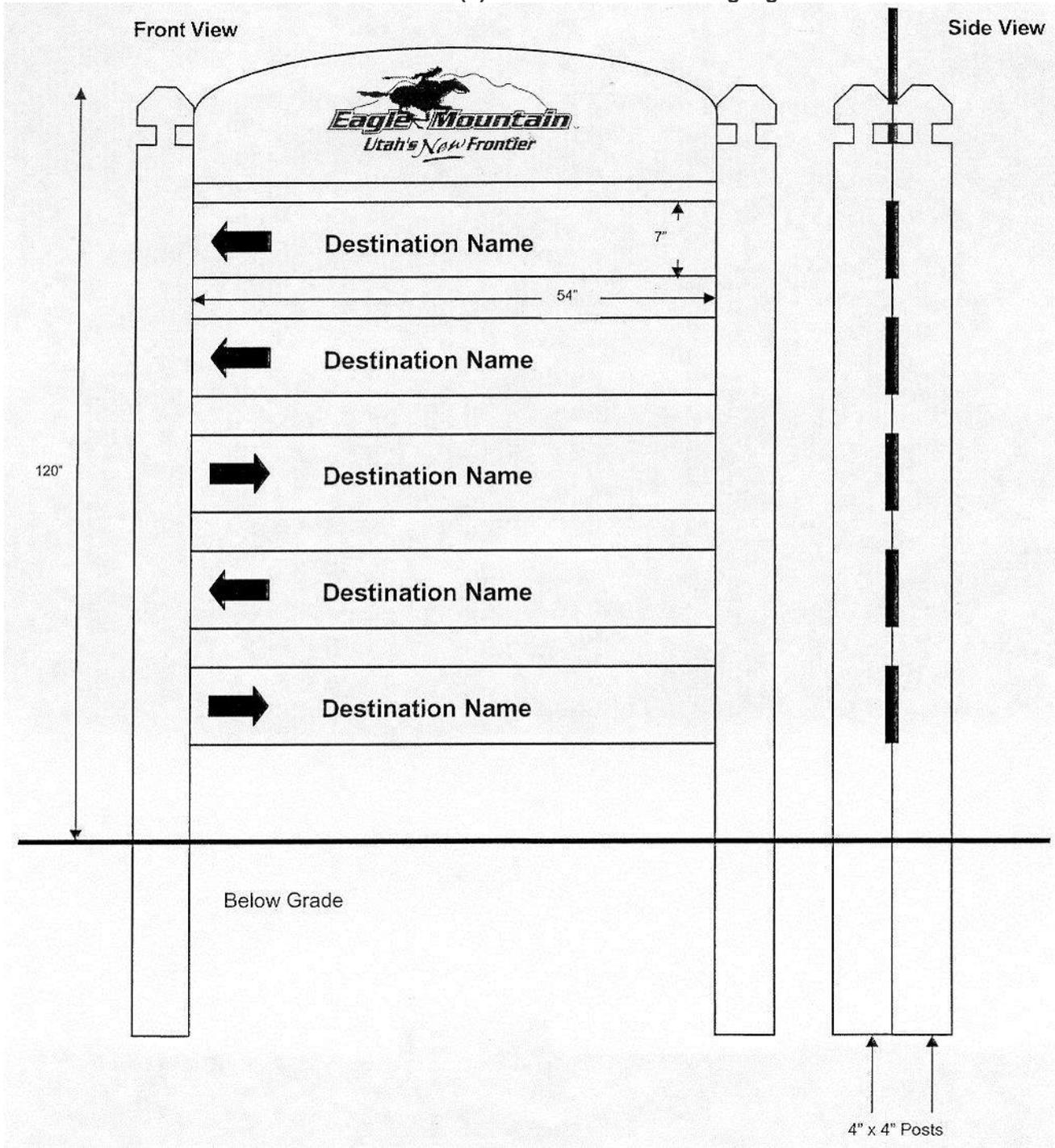
17.80.170 Schematics.

Schematic 17.80.170(a) – Model Home Signage



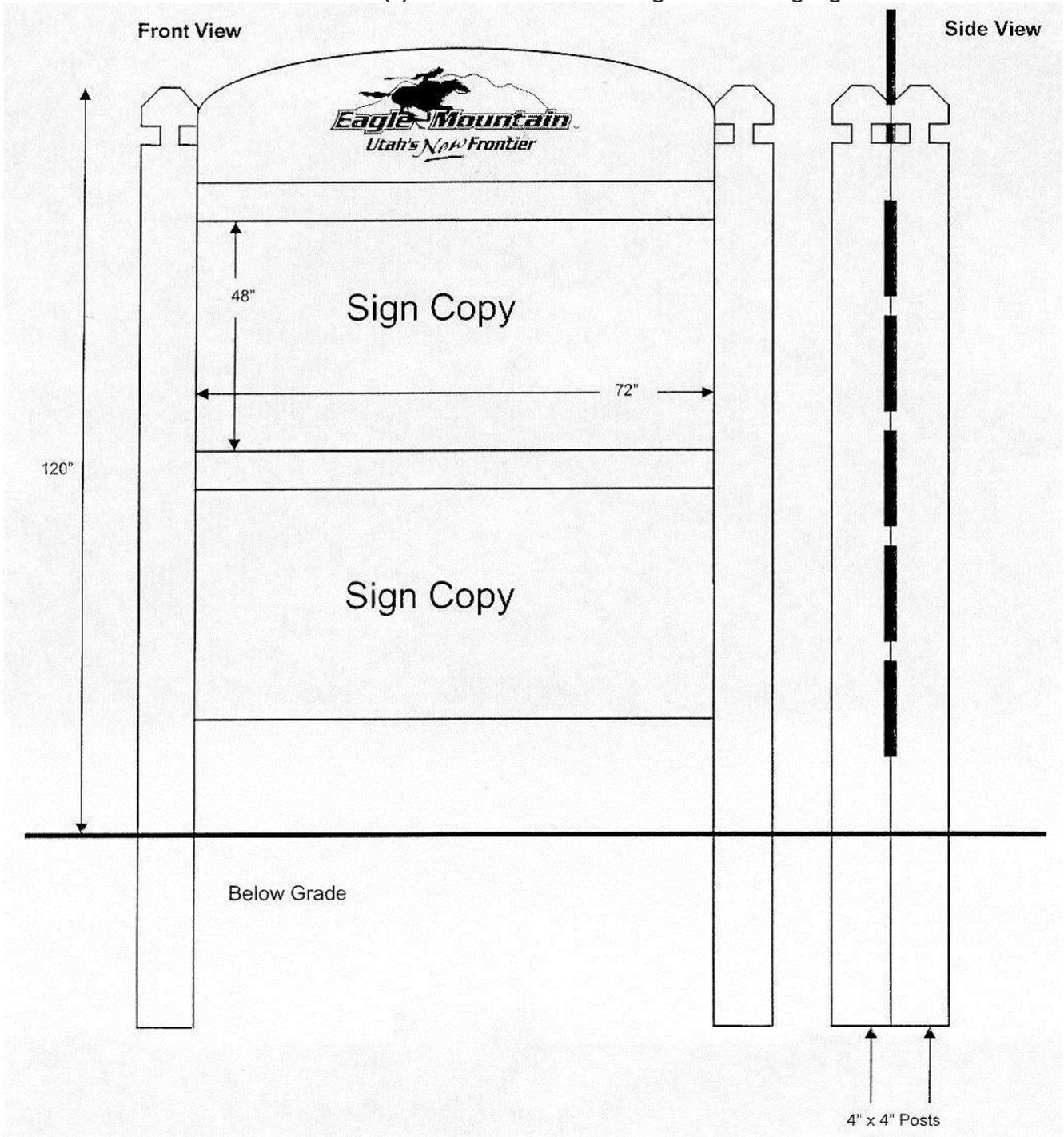
Signs shall be painted Monterrey Grey.

Schematic 17.80.170(b) – Directional Median Signage



Signs shall be painted Monterrey Grey.

Schematic 17.80.170(c) – Directional/Advertising Business Signage



Signs shall be painted Monterrey Grey.



EAGLE MOUNTAIN CITY

Planning Commission Staff Report

FEBRUARY 23RD, 2016

Project: **Townhomes at the Ranches**
Applicant: Scotty Hall
Request: Concept Plan Review
Type of Action: Discussion Item

Recommendation

The Planning Department recommends that the Planning Commission review the Townhomes at the Ranches Concept Plan. Concept Plan reviews are not to receive action by motion, but commissioners are highly encouraged to express any questions, concerns, or comments and give the applicant useful feedback.

Proposal

The proposal is to construct 258 Units on the Ranches Golf Course, as well as constructing a new club house/events center.



DRC Review

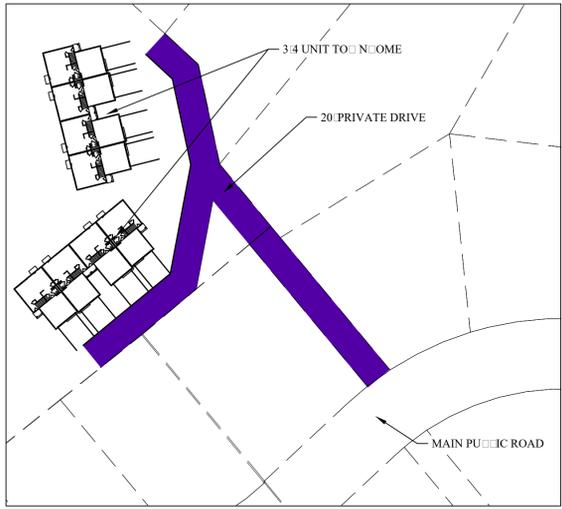
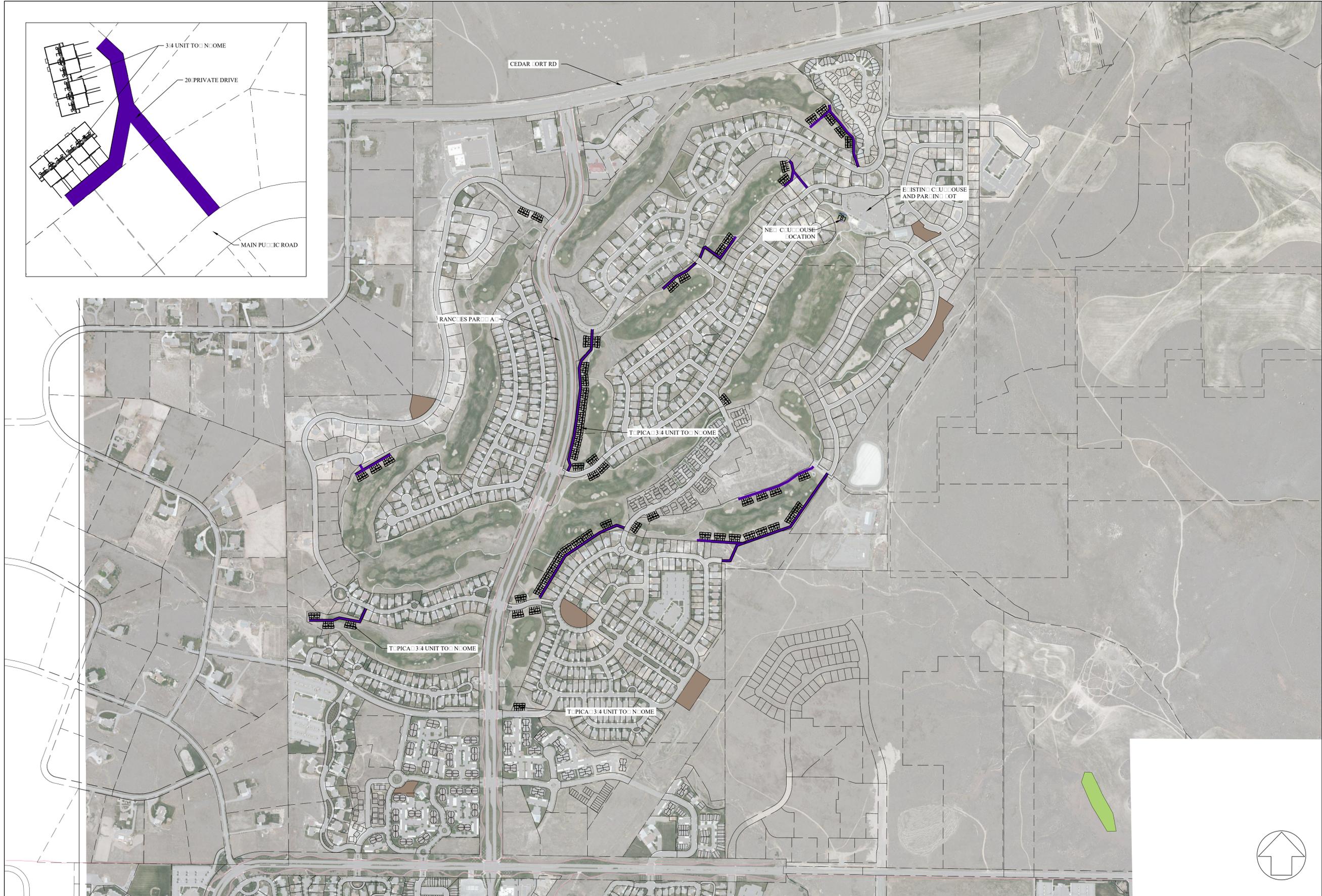
The applicant has met with the City's Development Review Committee (DRC) and has received comments from Planning, Engineering, Parks, and Fire Departments as well as comments from Direct Communications.

Future Reviews

Future review for development of this project shall include: a Master Development Plan/Master Development Agreement.

Attachments

Concept Plan



OVERALL MASTERPLAN
TOWNHOMES @ THE RANCHES
EAGLE MTN, UTAH

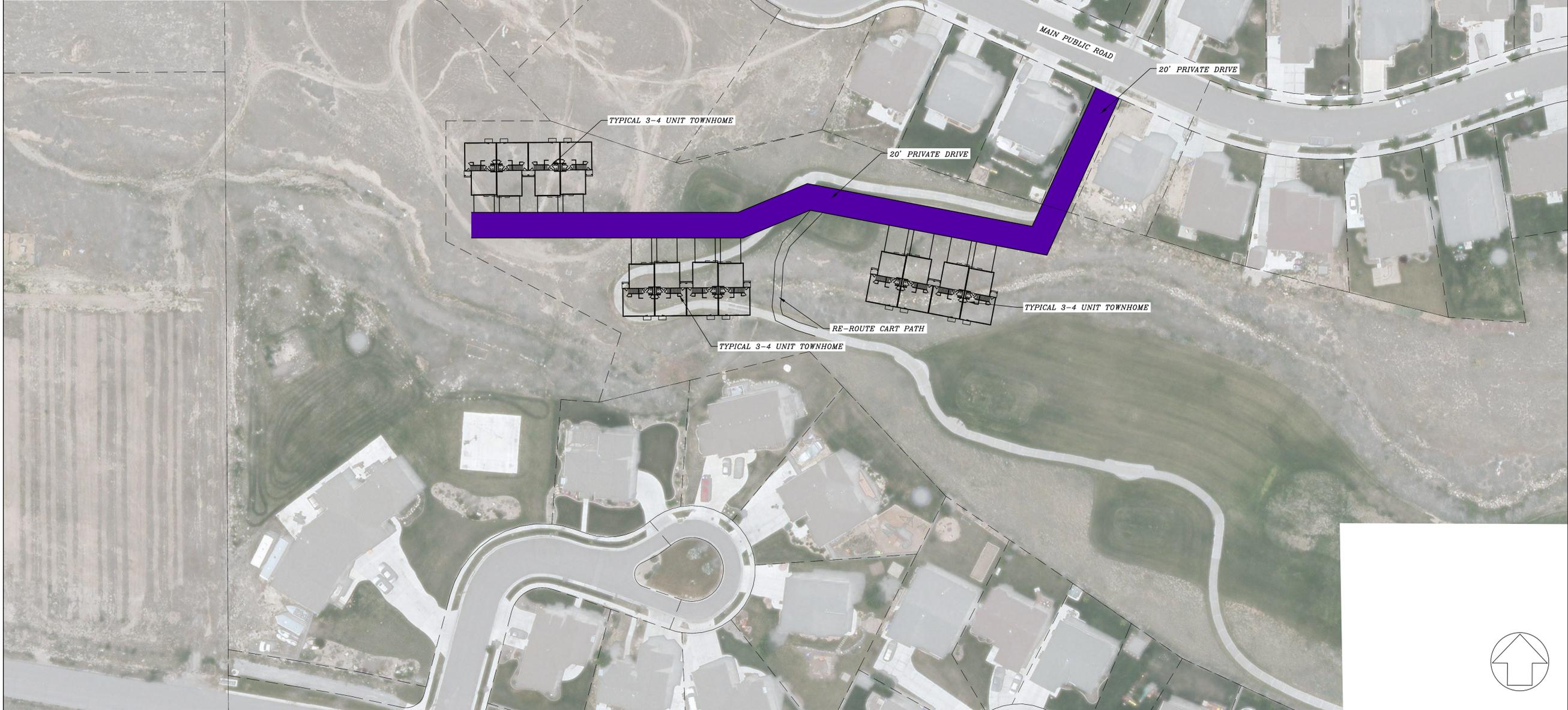
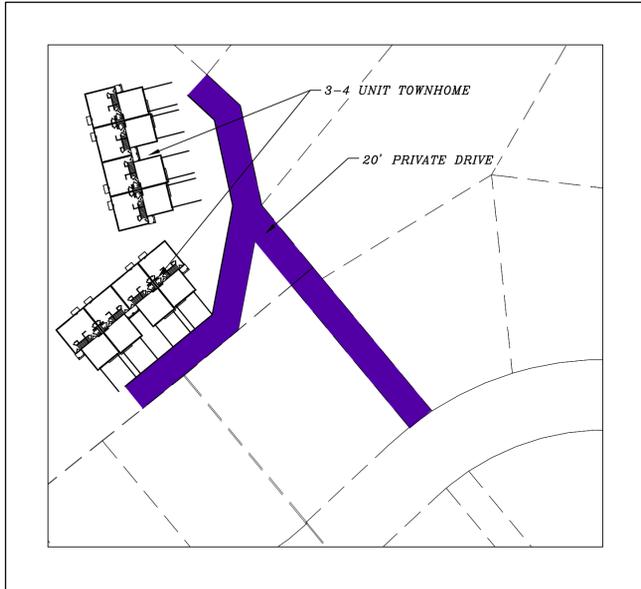
DATE: 1.27.2016
PROJECT #

REVISIONS:

1	
2	
3	

SHEET NAME:

SHEET:



TOWNHOMES @ THE RANCHES
 EAGLE MTN, UTAH

DATE: 1.27.2016
 PROJECT #

REVISIONS:

1	
2	
3	

SHEET NAME:
 SHEET:





C:\USERS\SHERRIN\PROJECTS\REGION PROJECTS\REGION ENGINEERING PROJECTS\PROJECTS\2016_02_THE RANCHES\THE RANCHES



region Engineering & Surveying
 1776 N. State St. #110
 Orem, UT 84057
 P: 801.376.2245
 regiondesignllc.com

CLUBHOUSE AREA
TOWNHOMES @ THE RANCHES
EAGLE MTN, UTAH

DATE: 1.27.2016
 PROJECT #

REVISIONS:

1	
2	
3	

SHEET NAME:
 SHEET:



EVENT CENTER @ THE RANCHES

EVENT CENTER - ISOMETRIC VIEWS

EC-A0



EVENT CENTER @ THE RANCHES

EVENT CENTER - NORTH RENDERING

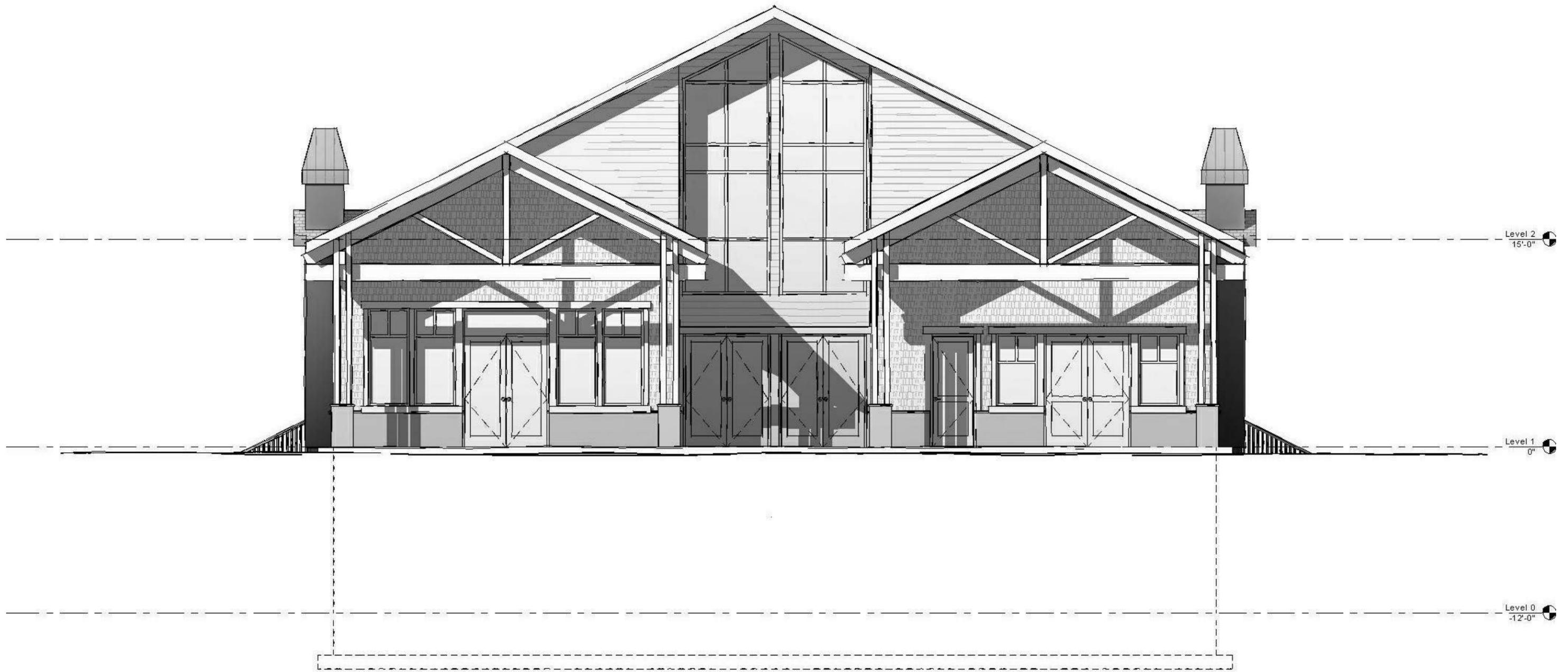
EC-A1



EVENT CENTER @ THE RANCHES

EVENT CENTER - SOUTH RENDERING

EC-A2



EVENT CENTER @ THE RANCHES

EVENT CENTER - NORTH ELEVATION

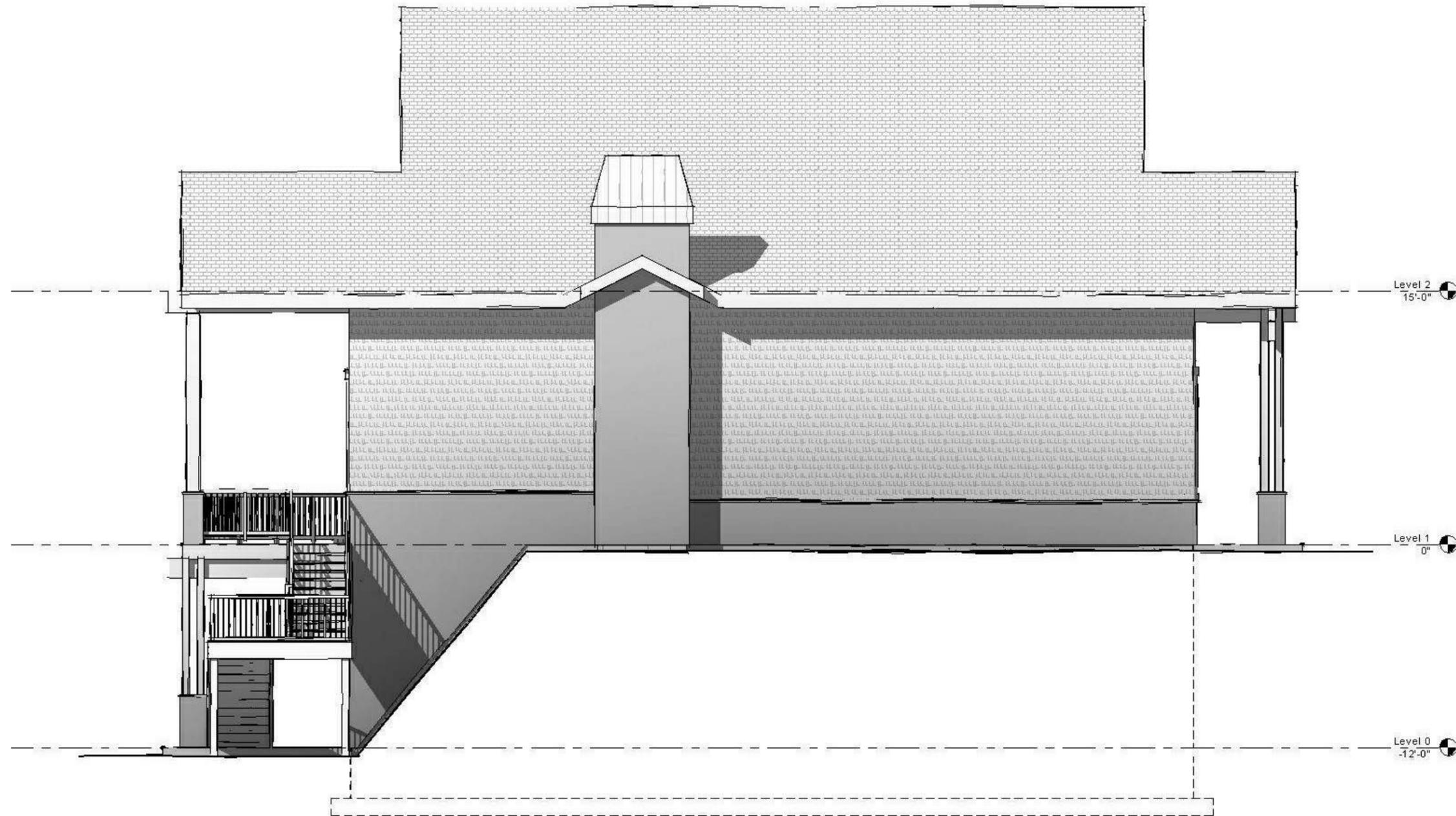
EC-A3



EVENT CENTER @ THE RANCHES

EVENT CENTER - SOUTH ELEVATION

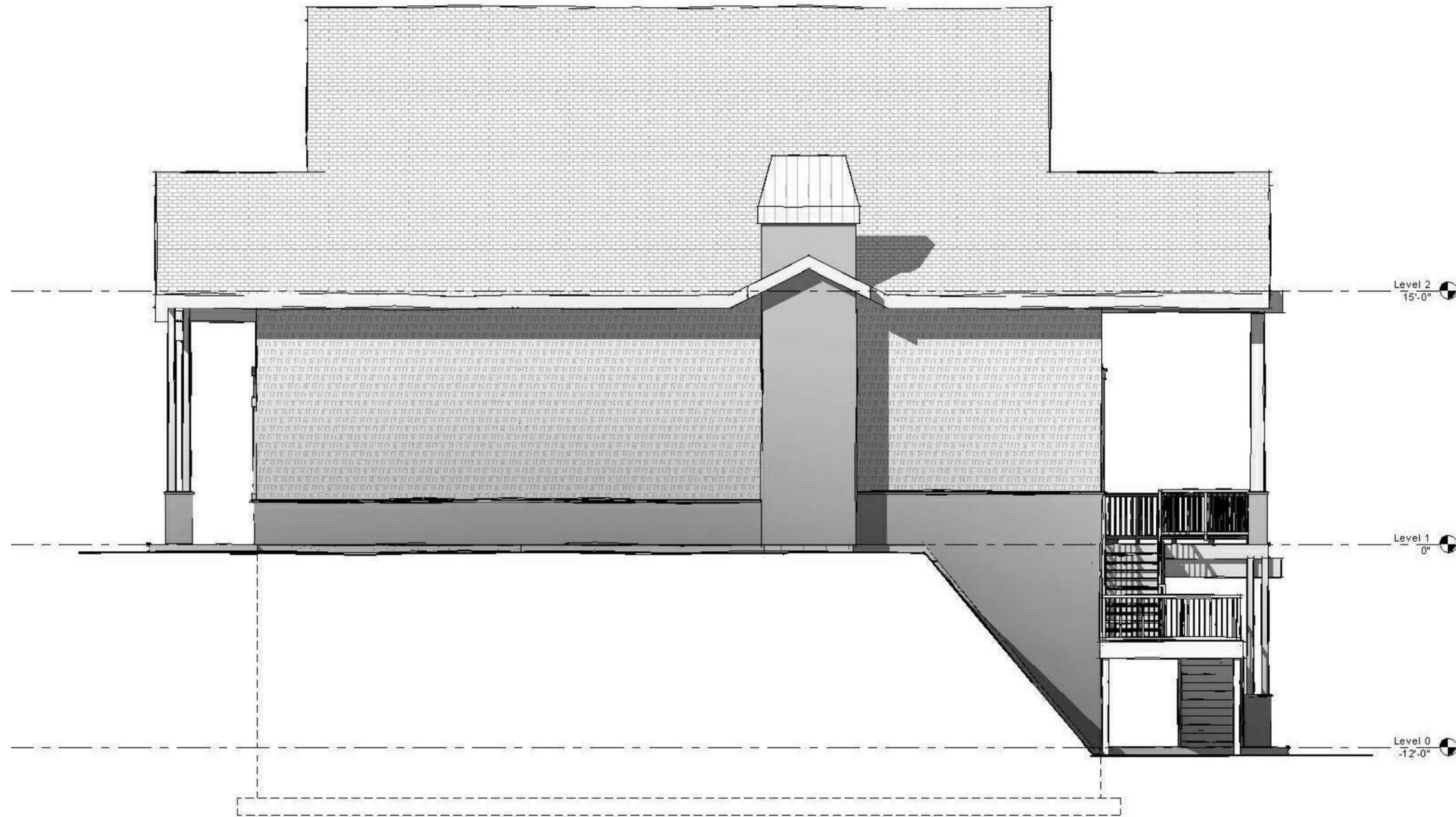
EC-A4



EVENT CENTER @ THE RANCHES

EVENT CENTER - EAST ELEVATION

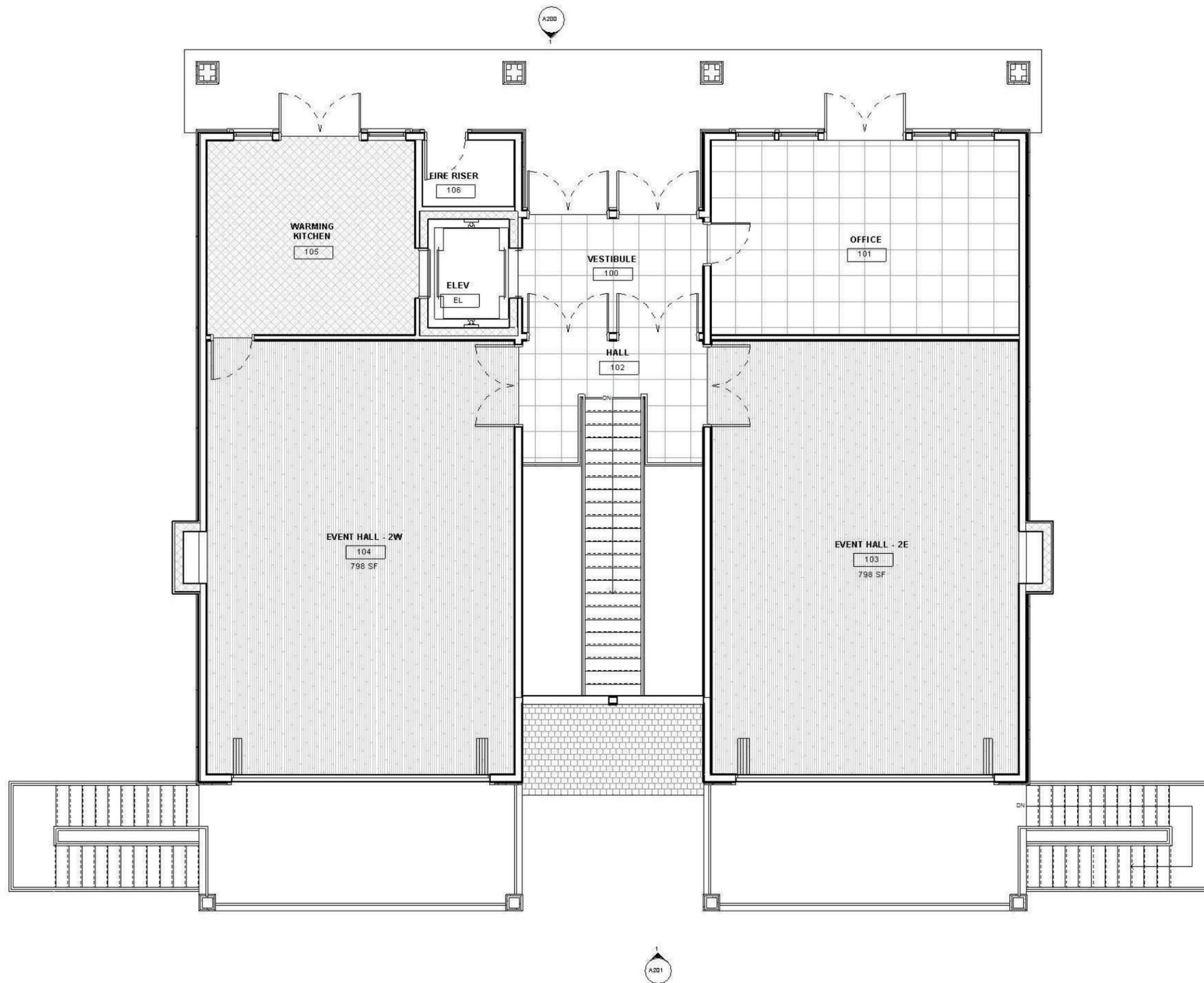
EC-A5



EVENT CENTER @ THE RANCHES

EVENT CENTER - WEST ELEVATION

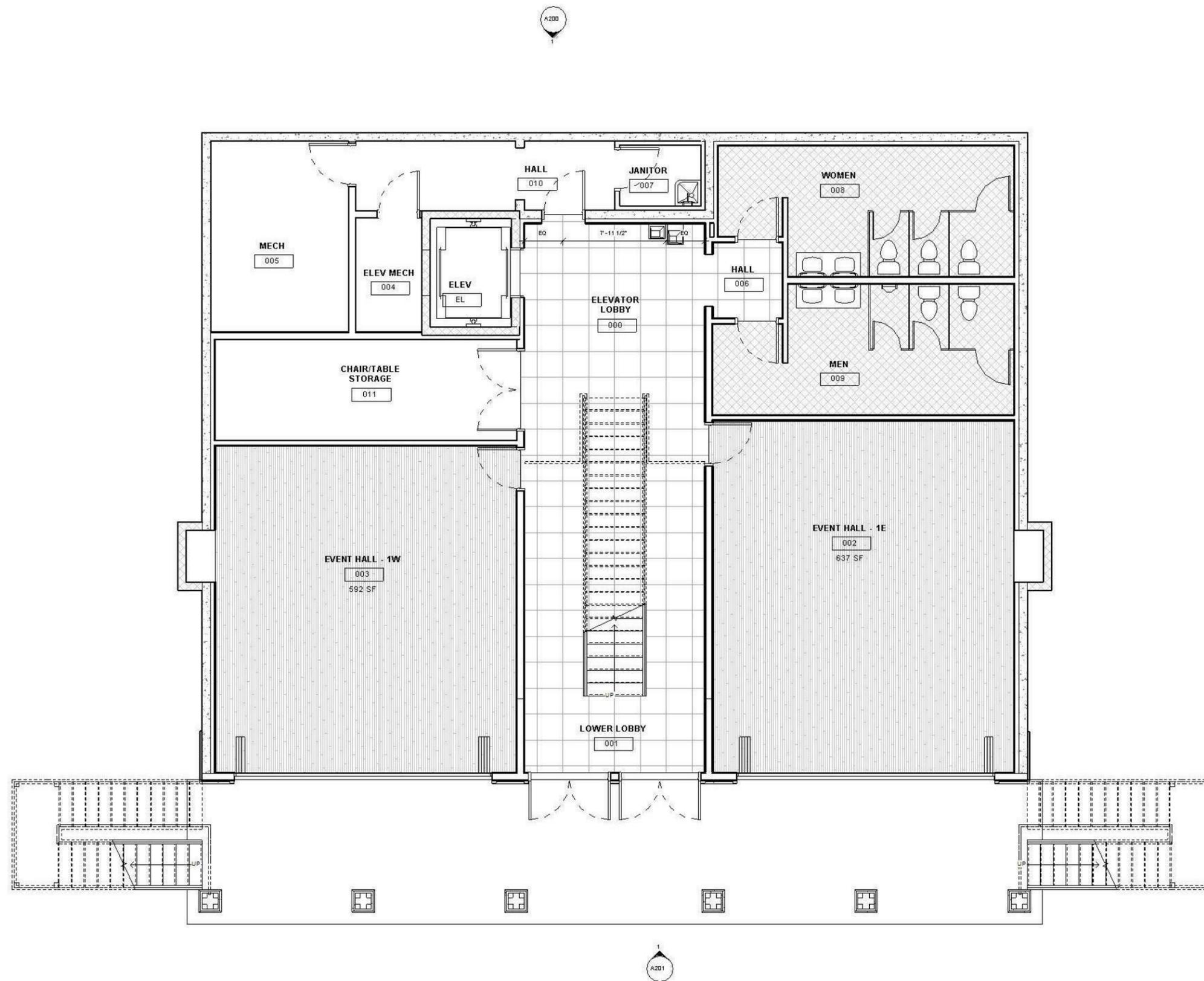
EC-A7



EVENT CENTER @ THE RANCHES

EVENT CENTER - MAIN FLOOR PLAN

EC-A8



EVENT CENTER @ THE RANCHES

EVENT CENTER - LOWER FLOOR PLAN

EC-A9



TOWNHOMES @ THE RANCHES

SAMPLE FOURPLEX - PERSPECTIVE

FP-00



TOWNHOMES @ THE RANCHES

SAMPLE FOURPLEX - FRONT ELEVATION

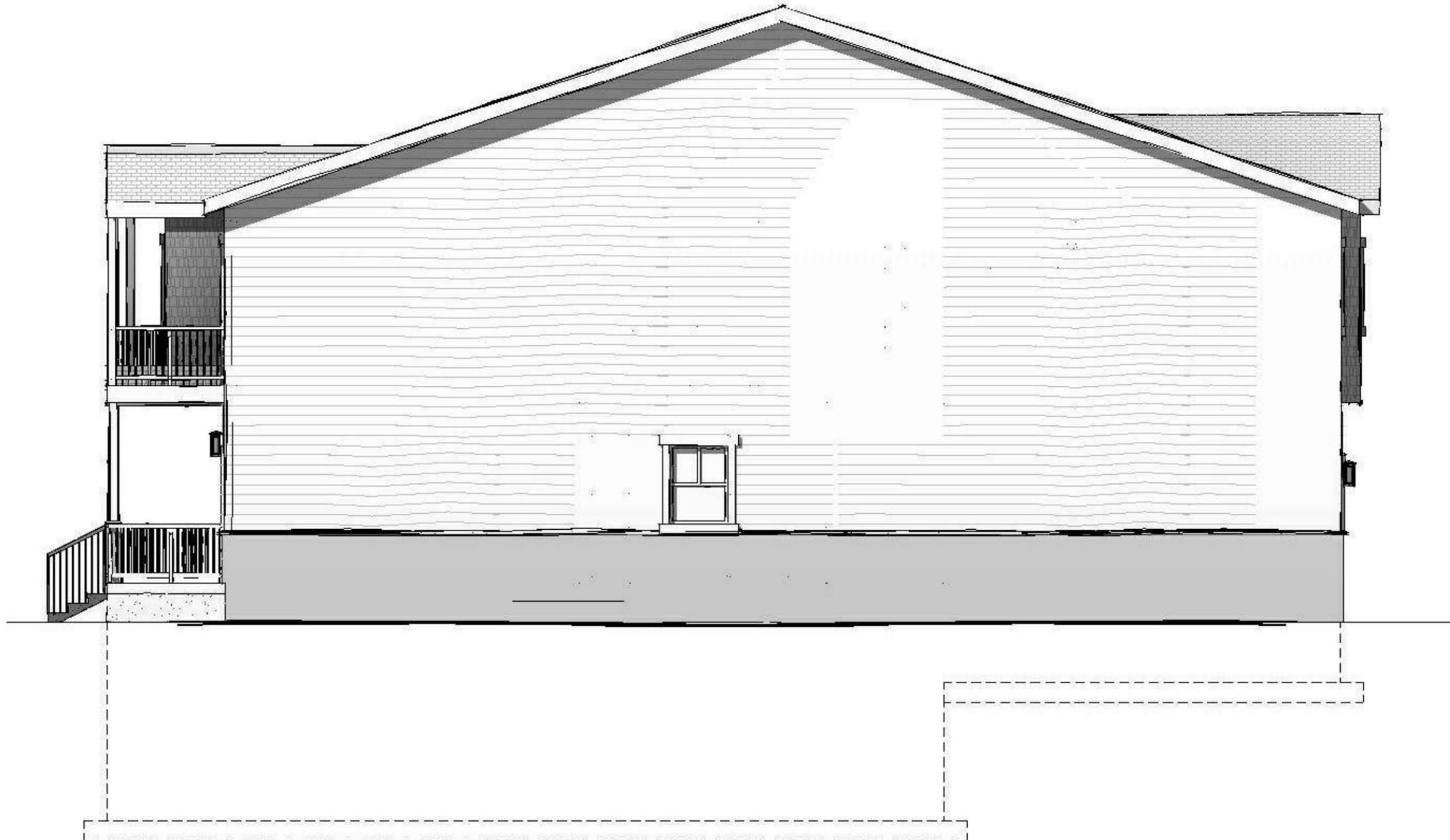
FP-01



TOWNHOMES @ THE RANCHES

SAMPLE FOURPLEX - REAR ELEVATION

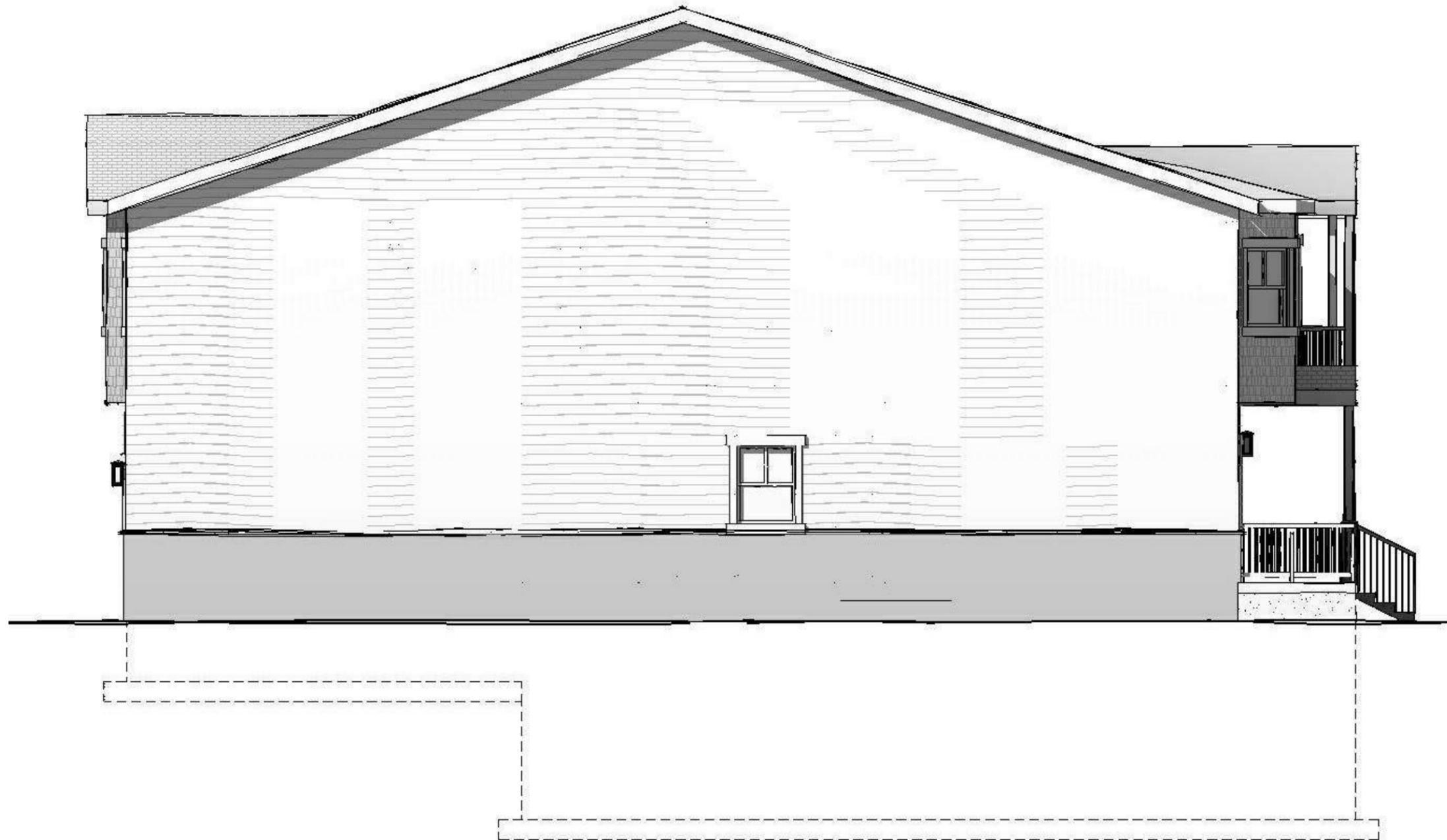
FP-02



TOWNHOMES @ THE RANCHES

SAMPLE FOURPLEX - RIGHT SIDE ELEVATION

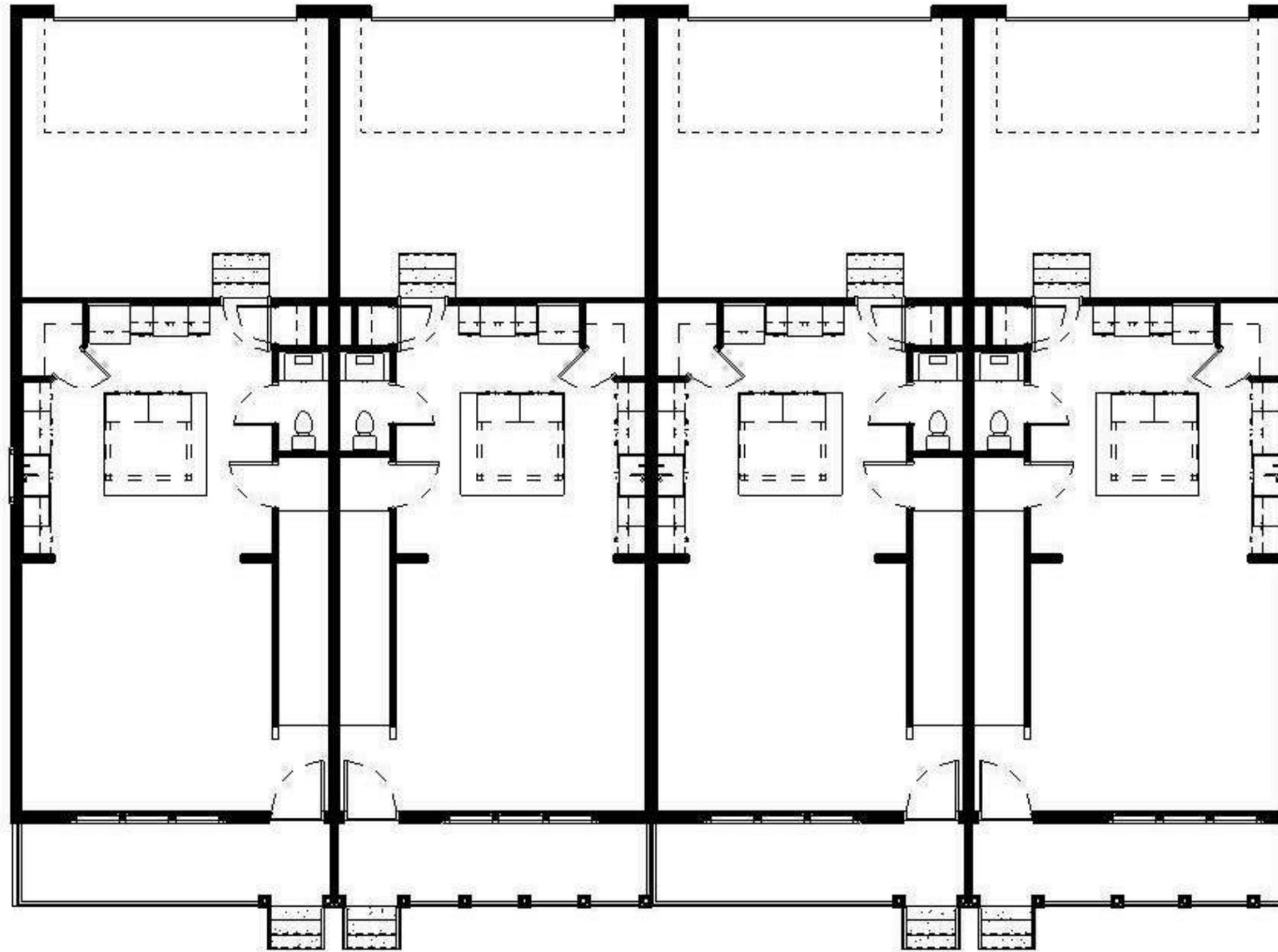
FP-03



TOWNHOMES @ THE RANCHES

SAMPLE FOURPLEX - LEFT SIDE ELEVATION

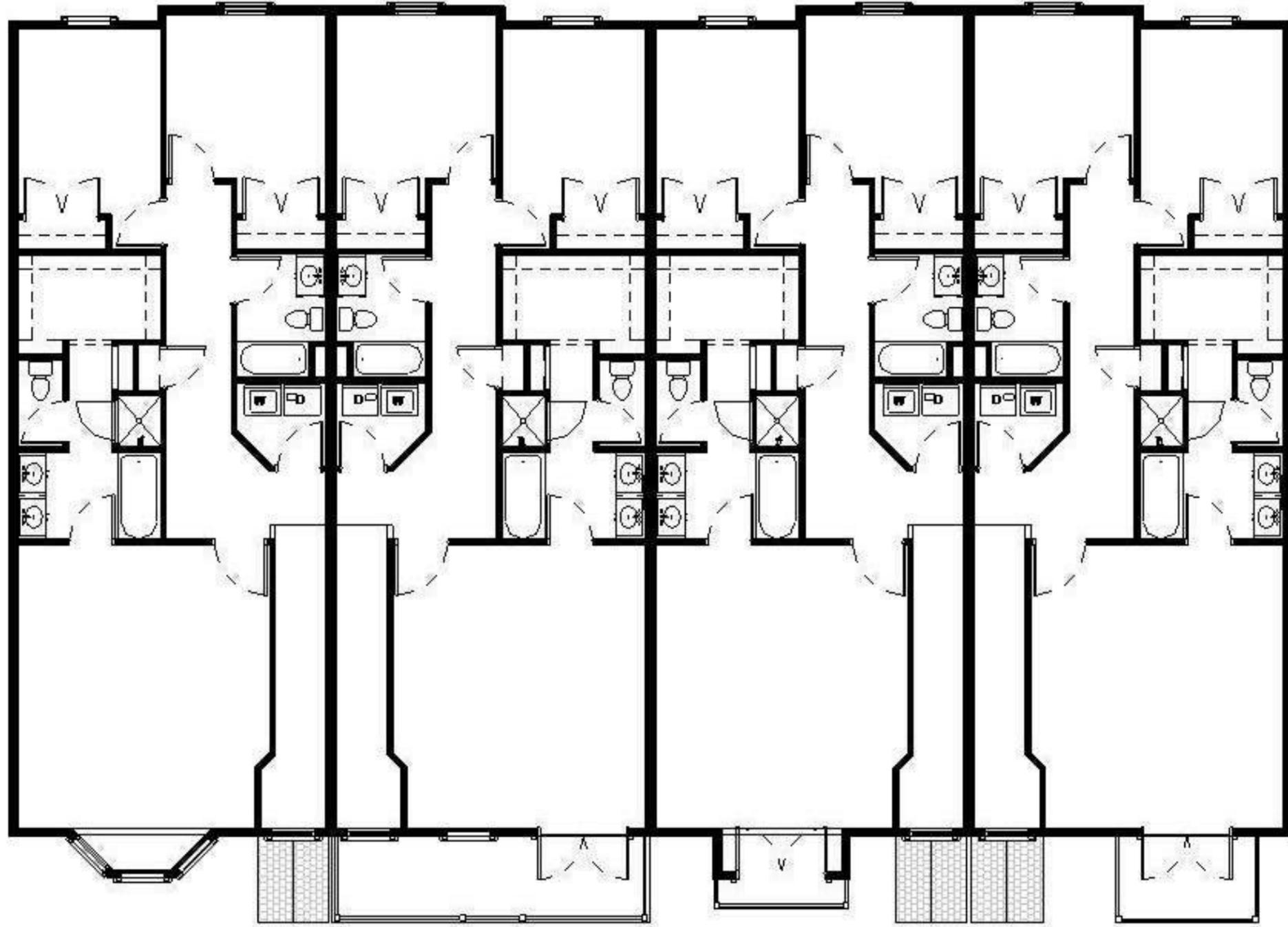
FP-04



TOWNHOMES @ THE RANCHES

SAMPLE FOURPLEX - MAIN FLOOR PLAN

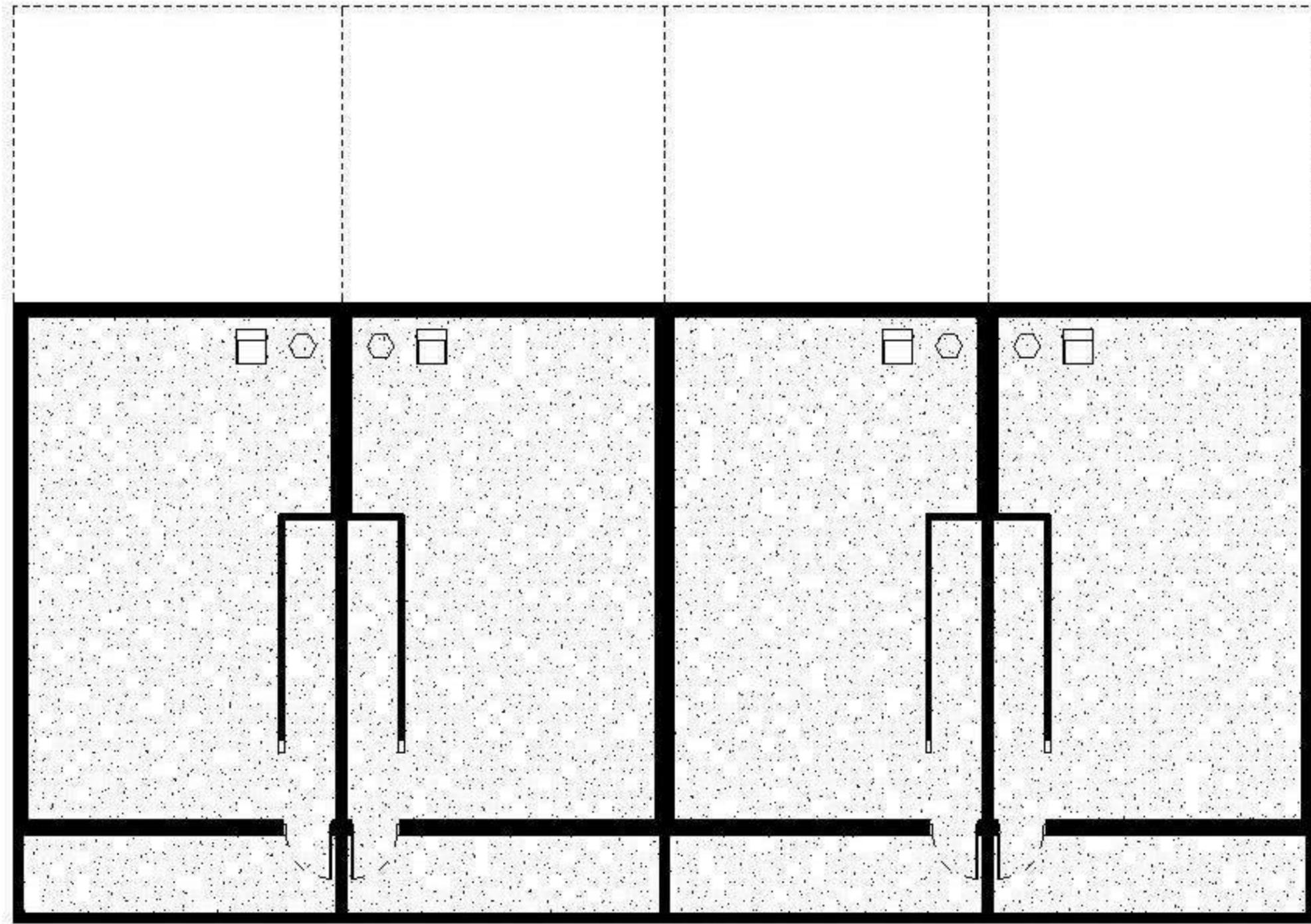
FP-05



TOWNHOMES @ THE RANCHES

SAMPLE FOURPLEX - UPPER FLOOR PLAN

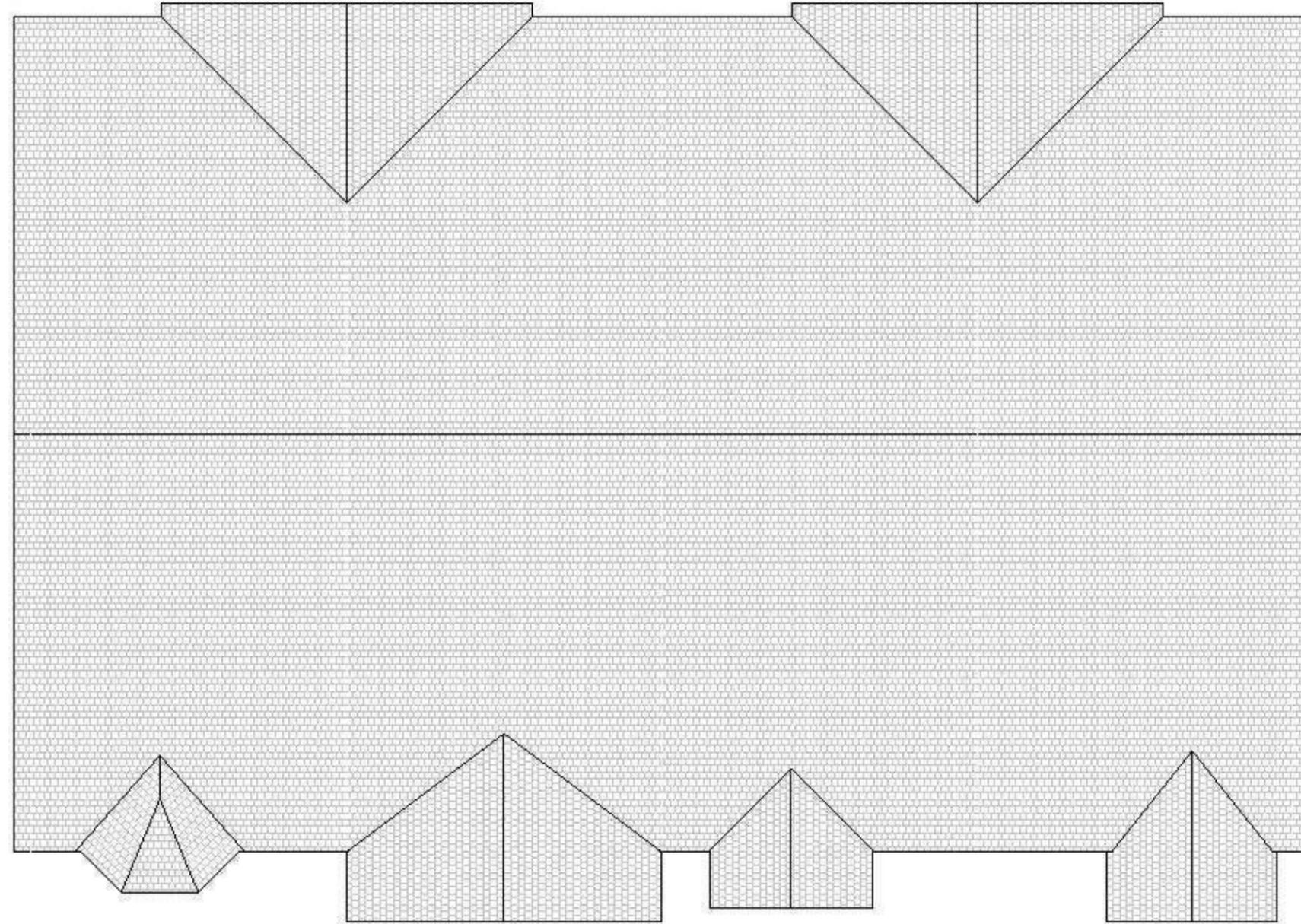
FP-06



TOWNHOMES @ THE RANCHES

SAMPLEF OURPLEX - BASEMENT PLAN

FP-07



TOWNHOMES @ THE RANCHES

SAMPLE FOURPLEX - ROOF PLAN

FP-08



TOWNHOMES @ THE RANCHES

TOWNHOME - ELEVATION OPTIONS

TH-A1



TOWNHOMES @ THE RANCHES

TOWNHOME - ELEVATION OPTIONS

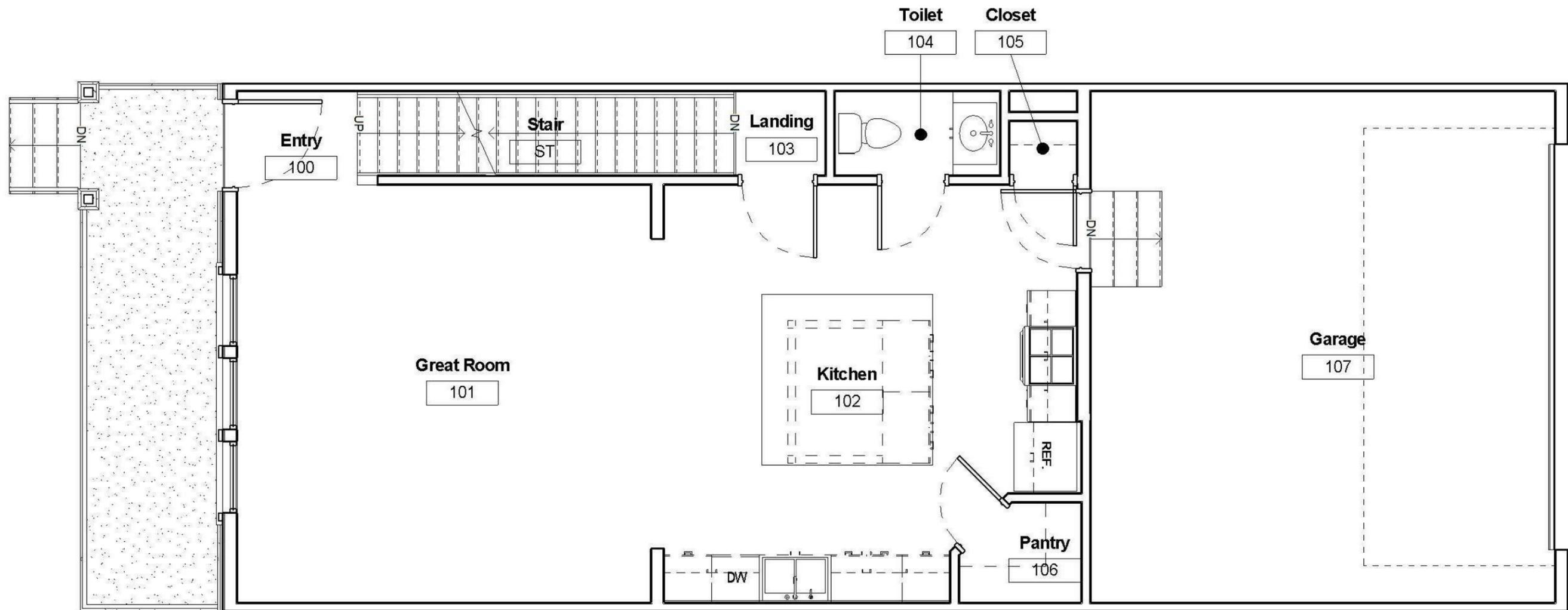
TH-A2



TOWNHOMES @ THE RANCHES

TOWNHOME - ELEVATION OPTIONS

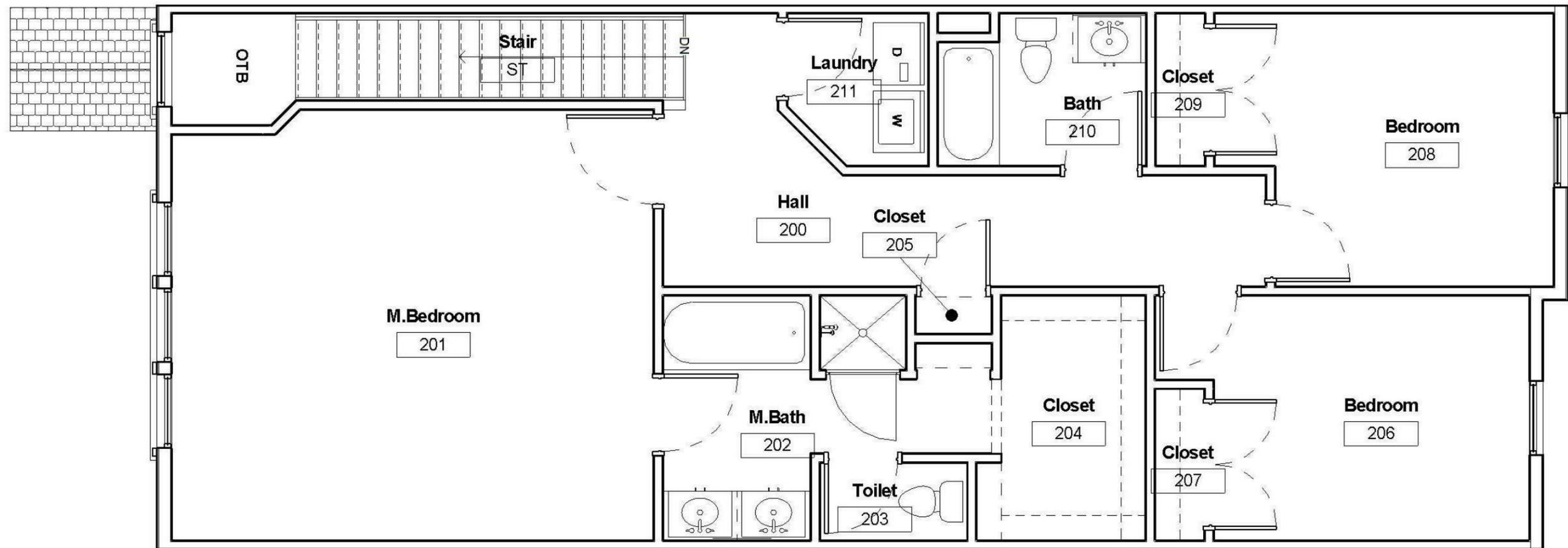
TH-A3



TOWNHOMES @ THE RANCHES

TOWNHOME - MAIN FLOOR PLAN

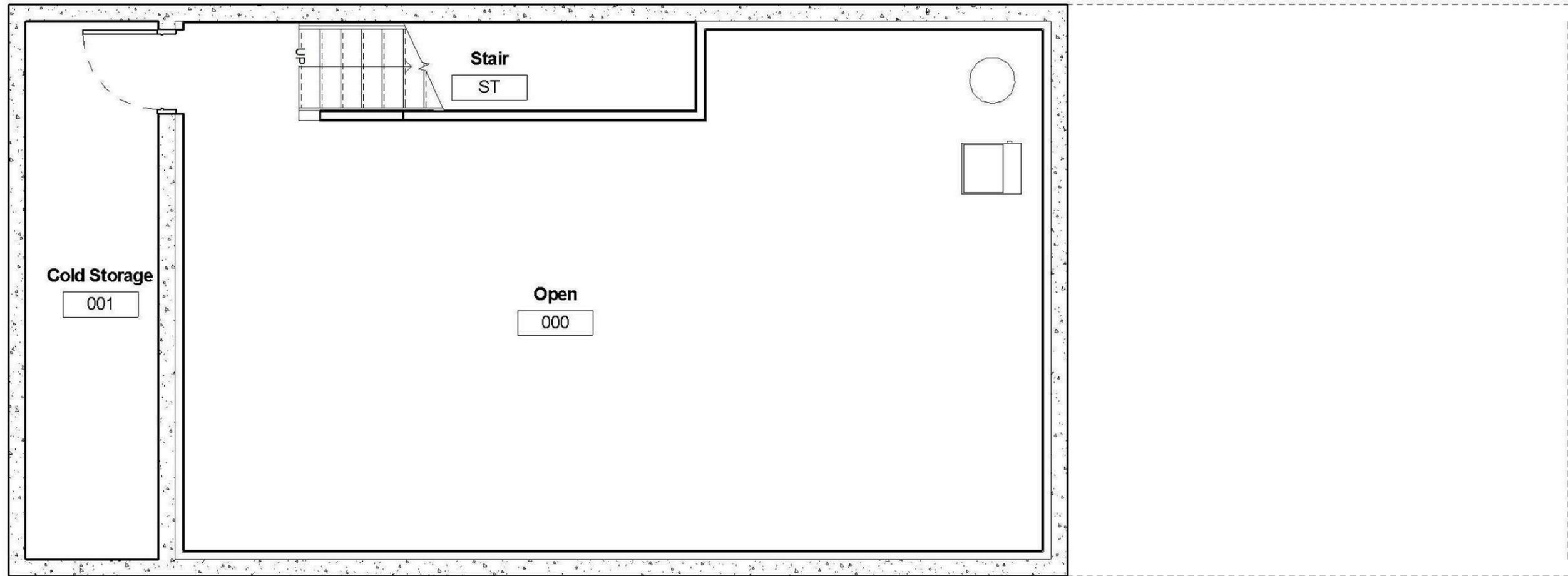
TH-A4



TOWNHOMES @ THE RANCHES

TOWNHOME - UPPER FLOOR PLAN

TH-A5



TOWNHOMES @ THE RANCHES

TOWNHOME - BASEMENT FLOOR PLAN

TH-A6