



EAGLE MOUNTAIN CITY
City Council Staff Report

APRIL 19, 2016

Project: **Eagle Mountain Commercial Plat A – Preliminary Plat**
Applicant: Marlon Hill
Type of Action: Action Item;

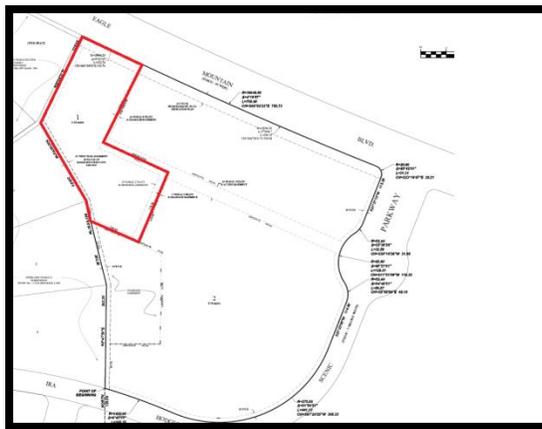
PLANNING COMMISSION RECOMMENDATION

On April 12th 2016 the Planning Commission held a public hearing regarding the Eagle Mountain Commercial Plat A Preliminary Plat, ultimately the Planning Commission recommended approval of the preliminary plat (4-0) (one commissioner absent) with the following conditions:

1. *Access road from Ira Hodges through Parcel 2 to Parcel 1 be completed with at least 20' wide paved surface and Fire approved turnaround prior to any Certificate of Occupancy being granted.*
2. *No future development (beyond the Dental Office) shall be permitted on either parcel until a Master Site Plan has been approved which addresses site layout, access, circulation, and design standards*
3. *3 Fire Hydrants shall be located within 600' of proposed dental office, and be shown on the Utility Plan*
4. *Fire Flow report complete with a minimum flow over 1,500gpm*
5. *Post Indicator Valve (PIV) shall be shown on Utility Plan*
6. *Property dedicated along Eagle Mountain Boulevard to full built out width of 122' ROW*

PROPOSAL

The Eagle Mountain Commercial Plat A subdivision is the first commercial subdivision located in the City Center of Eagle Mountain. This proposal seeks to split a 10.25 acre parcel located to the south of Eagle Mountain Boulevard and to the west of Ira Hodges Scenic Parkway into an 1.64 acre and an 8.61 acre lot. The 1.64 Acre lot is for the Pony Express Dental Office which received Site Plan approval from the City Council on April 5th 2016. (The proposed site plan is presented below.)



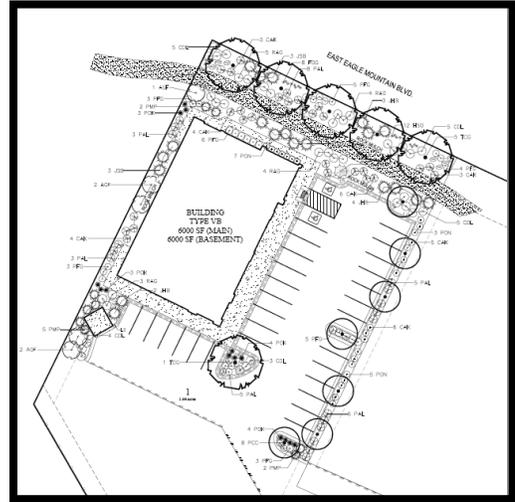
A preliminary plat review includes the layout of lots, proper street circulation, utility demands, park and recreation sites, etc.

ITEMS FOR CONSIDERATION

The purpose of this subdivision is to create a parcel for the Pony Express Dental Office, which has received Site Plan approval, conditional on successful completion of the platting process. If approved the Dental Office will be located on the smaller (1.64 acre) parcel in the North-west of the project along Eagle Mountain Boulevard, the following are items for your consideration.

Landscaping

The applicant has proposed a landscaping plan for the area around the Dental Office. Landscaping plans were not required for the rest of the site as it will be addressed in a Master Site Plan within the coming weeks. It is worth noting that landscaping standards for commercial and industrial developments have recently been changed. The applicant does meet the new Commercial Water Wise landscaping standards.



Access Road

The dental office is to be accessed from Ira Hodges Scenic Parkway, along a fire access road, this road must provide at least a twenty foot (20') wide paved drivable surface with an approved turn-around prior to a Certificate of Occupancy being issued for the Dental Office. No future development shall be permitted until a Master Site Plan has been approved which addresses site access and circulation.

Fire Department Requirements

- 3 Fire hydrants must be located within six hundred feet (600') of the proposed Dental Office
- Provided a Fire flow report with minimum flow of 1,500gpm
- Show Post Indicator Valve (PIV) on the Utility Plan

Eagle Mountain Boulevard

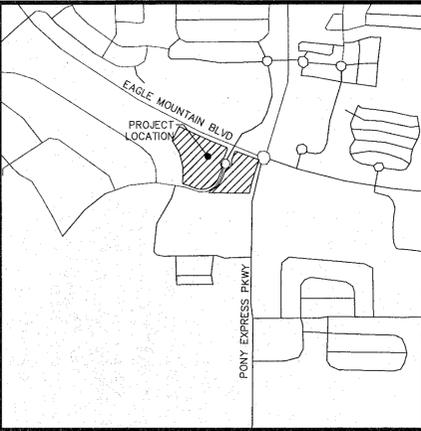
The applicant shall dedicate property along Eagle Mountain Boulevard to reach full built out width of 122' ROW (currently ~93')

Lights & Streetlights

- All lights shall be dark sky compliant
- Streetlights shall be paid for prior to recording, street lights shall be installed prior to CofO

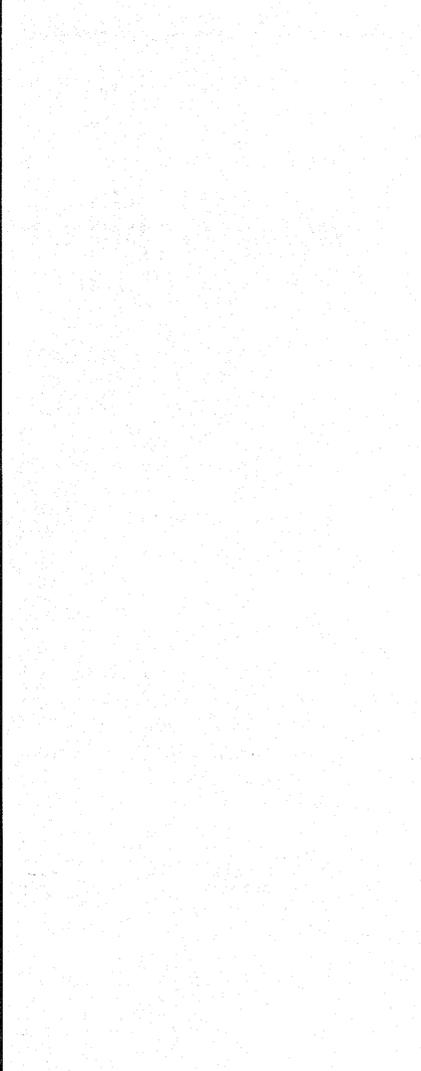
Attachments

- Eagle Mountain Commercial Plat A Preliminary Plat
- Pony Express Dental Office Site Plan



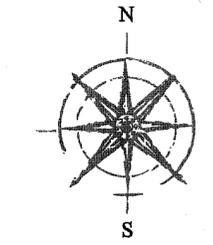
VICINITY MAP

N.T.S.



NOTES:

#5 REBAR AND CAP (FOCUS ENG) TO BE SET AT ALL LOT CORNERS.
P.U.E. = PUBLIC UTILITY EASEMENT



GRAPHIC SCALE
(IN FEET)
1 inch = 60 ft.

SURVEYOR'S CERTIFICATE

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

DENNIS P. CARLISLE
PROFESSIONAL LAND SURVEYOR
CERTIFICATE NO. 172675

DATE _____

BOUNDARY DESCRIPTION

A portion of the SW1/4 of Section 12, Township 6 South, Range 2 West, Salt Lake Base & Meridian, located in Eagle Mountain, Utah, more particularly described as follows:
Beginning at the southeast corner of Lot 3, OVERLAND TRAILS IC Subdivision, according to the Official Plat thereof on file in the Office of the Utah County Recorder located S89°32'42"E along the Section line 1,621.85 feet and North 126.59 feet from the Southwest Corner of Section 12, T6S, R2W, SLB&M; thence along said plat the following 3 (three) courses and distances: N0°47'59"E 242.36 feet; thence N13°55'51"W 203.36 feet; thence N30°04'09"W 209.66 feet to the southeasterly line of OVERLAND TRAILS ESTATES Phase 1 Subdivision, according to the Official Plat thereof on file in the Office of the Utah County Recorder; thence N26°06'37"E along said plat to the southerly right-of-way line of Eagle Mountain Boulevard; thence Southeasterly along the arc of a 10,046.50 foot radius non-tangent curve (radius bears: N26°06'05"E) 750.90 feet through a central angle of 4°16'57" (chord: S66°02'23"E 750.73 feet) to a point of compound curvature on the northwesterly line of Ira Hodges Scenic Drive; thence along said roadway the following 8 (eight) courses and distances: thence along the arc of a 20.00 foot radius curve to the right 31.31 feet through a central angle of 89°42'01" (chord: S23°19'47"E 28.21 feet); thence S21°31'13"W 115.28 feet; thence along the arc of a 52.44 foot radius curve to the right 32.50 feet through a central angle of 35°30'26" (chord: S39°16'26"W 31.98 feet) to a point of reverse curvature; thence along the arc of an 82.00 foot radius curve to the left 129.31 feet through a central angle of 90°21'01" (chord: S11°51'09"W 116.32 feet) to a point of reverse curvature; thence along the arc of a 52.44 foot radius curve to the right 50.07 feet through a central angle of 54°42'31" (chord: S5°58'06"E 48.19 feet); thence S21°23'09"E 114.60 feet; thence along the arc of a 275.00 foot radius curve to the right 441.13 feet through a central angle of 91°54'31" (chord: S67°20'25"W 395.33 feet) to a point of reverse curvature; thence along the arc of a 1,435.00 foot radius curve to the left 169.16 feet through a central angle of 6°45'15" (chord: N70°04'57"W 169.06 feet) to the point of beginning.

Contains: 10.22 +/- acres

OWNER'S DEDICATION

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

OWNER(S):
PRINTED NAME OF OWNER _____ AUTHORIZED SIGNATURE(S) _____

LIMITED LIABILITY ACKNOWLEDGMENT

STATE OF UTAH
S.S. _____
COUNTY OF _____

ON THE _____ DAY OF _____ A.D. 20____ PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AN FOR THE COUNTY OF _____ IN SAID STATE OF UTAH, _____ WHO AFTER BEING DULY SWORN, ACKNOWLEDGED TO ME THAT HE IS THE _____ OF _____ L.L.C., A UTAH L.L.C. AND THAT HE SIGNED THE OWNERS DEDICATION FREELY AND VOLUNTARILY FOR AND IN BEHALF OF SAID LIMITED LIABILITY COMPANY FOR THE PURPOSES THEREIN MENTIONED.

MY COMMISSION EXPIRES: _____ NOTARY PUBLIC
RESIDING IN _____ COUNTY

MY COMMISSION No. _____ PRINTED FULL NAME OF NOTARY _____

ACCEPTANCE BY LEGISLATIVE BODY

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

APPROVED BY MAYOR _____ APPROVED BY CITY ATTORNEY _____

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

PLAT "A"
EAGLE MOUNTAIN COMMERCIAL
SUBDIVISION
EAGLE MOUNTAIN, UTAH COUNTY, UTAH
SCALE: 1"=60'

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

ROCKY MOUNTAIN POWER

1. Pursuant to Utah Code Ann § 54-3-27 this plat conveys to the owner(s) or operators of utility facilities a public utility easement along with all the rights and duties described therein.

2. Pursuant to Utah Code Ann § 17-27a-603(4)(c)(ii) Rocky Mountain Power accepts delivery of the PUE as described in this plat and approves this plat solely for the purpose of confirming that the plat contains public utility easements and approximates the location of the public utility easements, but does not warrant their precise location. Rocky Mountain Power may require other easements in order to serve this development. This approval does not affect any right that Rocky Mountain Power has under

(1) A recorded easement or right-of-way
(2) The law applicable to prescriptive rights
(3) Title 54, Chapter 8a, Damage to Underground Utility Facilities, or
(4) Any other provision of law

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

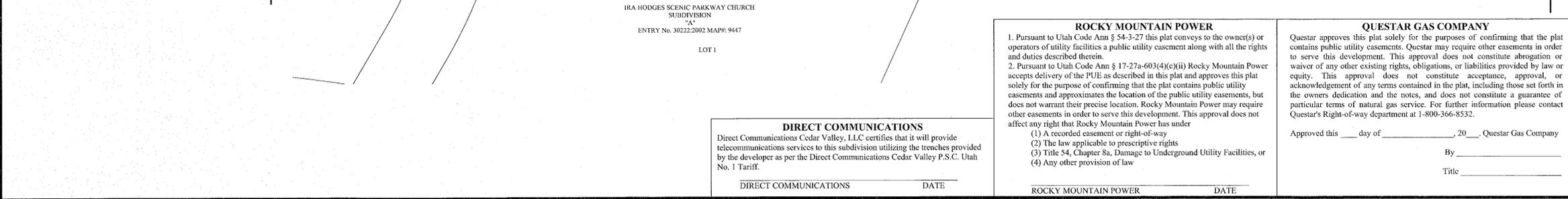
DIRECT COMMUNICATIONS _____ DATE _____

QUESTAR GAS COMPANY

Questar approves this plat solely for the purposes 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 abrogation or waiver of any other existing rights, obligations, or liabilities provided by law or equity. This approval does not constitute acceptance, approval, or acknowledgement of any terms contained in the plat, including those set forth in the owners dedication and the notes, and does not constitute a guarantee of particular terms of natural gas service. For further information please contact Questar's Right-of-way department at 1-800-366-8532.

Approved this _____ day of _____, 20____, Questar Gas Company
By _____
Title _____

ROCKY MOUNTAIN POWER _____ DATE _____



EAGLE MOUNTAIN CITY
City Council Staff Report
April 19, 2016

Project: **Valley View Ranch Plat A Phase 7B Preliminary Plat**
Applicant: Edge Homes
Type of Action: Action Item; Public Hearing;

Planning Commission Recommendation

On April 12th the Planning Commission held a public hearing regarding the Valley View Ranch Plat A Phase 7B Preliminary Plat, and recommended an approval by a vote of (4-0).

Background

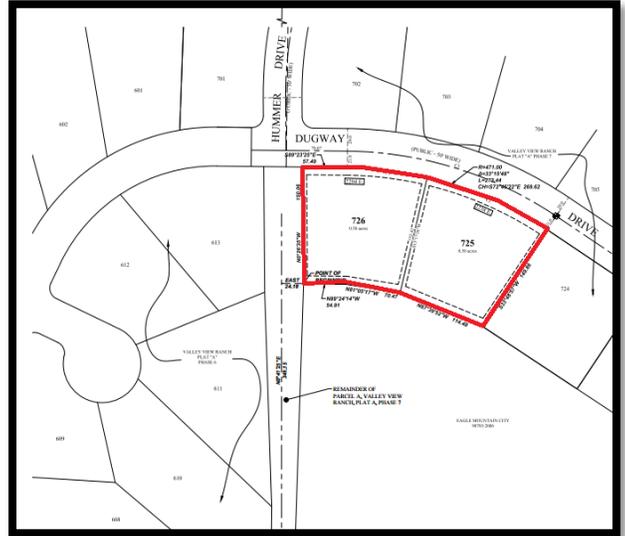
On March 1st 2016 the City Council agreed to convey to Edge Land Investments the property for two additional lots adjacent to the park in Valley View 7 in exchange for an additional \$158,405 to be spent in the park located in the subdivision (in an amendment to the Master Development Agreement). This was done after the developer and representatives of the community approached the city and requested a smaller park with more amenities, and the City determined that a smaller park with additional amenities would benefit the community.

The park has been designed by the developer in close collaboration with the community, and the City. The City in turn has been in close contact with neighborhood representatives and the developer collaborating on the design of the park to ensure it creates a public space which best serves the needs and desires of the community. The redesigned park includes play fields (soccer/football) a pavilion, parking Lot, a zip Line, tot lot and a grass retention basin (rendering of the park included below). It should also be noted that the developer has been escrowing money for the development of this park. The proposed park remains 3.36 Acres in size and the total cost is approximately \$460,000



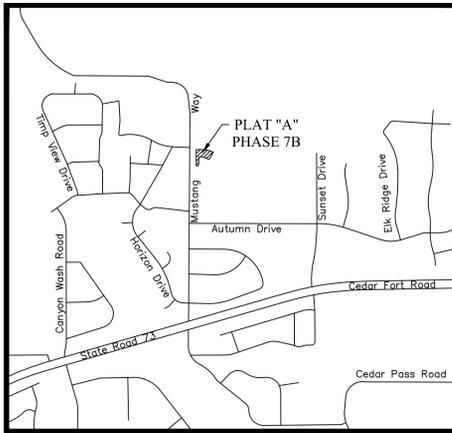
PROPOSAL

The applicant is proposing an amendment to the plat which adds two additional lots near the park in Valley View 7 as seen below.

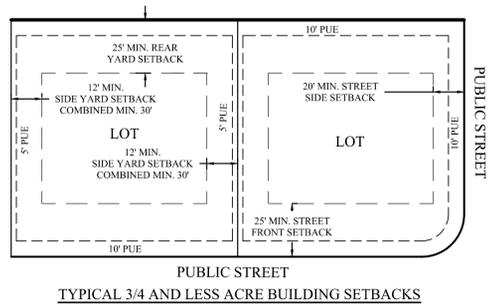


Attachments

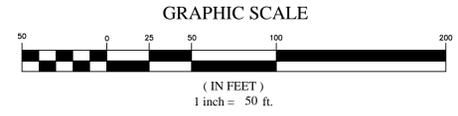
Valley View Ranch Plat A Phase 7B Preliminary Plat



VICINITY MAP
N.T.S.



TYPICAL 3/4 AND LESS ACRE BUILDING SETBACKS



NORTHWEST CORNER OF SECTION 18, T5S, R1W, SLB&M 1986 UTAH COUNTY MONUMENT

Curve Table					
CURVE	RADIUS	DELTA	LENGTH	CHORD DIRECTION	CHORD LENGTH
C1	471.00	12°40'42"	104.22	S83°02'55"E	104.01
C2	471.00	20°35'06"	169.22	S66°25'01"E	168.31
C3	492.00	33°15'48"	285.63	N72°45'22"W	281.64

QUESTAR APPROVAL

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

APPROVED THIS _____ DAY OF _____, 2015.

QUESTAR GAS COMPANY
BY: _____
TITLE: _____

ROCKY MOUNTAIN POWER APPROVAL

- PURSUANT TO UTAH CODE ANN § 54-3-27 THIS PLAT CONVEYS TO THE OWNER(S) OR OPERATORS OF UTILITY FACILITIES A PUBLIC UTILITY EASEMENT ALONG WITH ALL THE RIGHTS AND DUTIES DESCRIBED THEREIN.
- PURSUANT TO UTAH CODE ANN § 17-27A-603(4)(C)(II) ROCKY MOUNTAIN POWER ACCEPTS DELIVERY OF THE PUE AS DESCRIBED IN THIS PLAT AND APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS AND APPROXIMATES THE LOCATION OF THE PUBLIC UTILITY EASEMENTS, BUT DOES NOT WARRANT THEIR PRECISE LOCATION. ROCKY MOUNTAIN POWER MAY REQUIRE OTHER EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT AFFECT ANY RIGHT THAT ROCKY MOUNTAIN POWER HAS UNDER
 - A RECORDED EASEMENT OR RIGHT-OF-WAY
 - THE LAW APPLICABLE TO PRESCRIPTIVE RIGHTS
 - TITLE 54, CHAPTER 8A, DAMAGE TO UNDERGROUND UTILITY FACILITIES, OR
 - ANY OTHER PROVISION OF LAW

ROCKY MOUNTAIN POWER _____ DATE _____

DIRECT COMMUNICATIONS APPROVAL

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

DIRECT COMMUNICATIONS _____ DATE _____

SURVEYOR'S CERTIFICATE

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

DENNIS P. CARLISLE
PROFESSIONAL LAND SURVEYOR
CERTIFICATE NO. 172675

DATE _____

BOUNDARY DESCRIPTION

A portion of Parcel A, VALLEY VIEW RANCH Subdivision, Plat "A" Phase 7, according to the Official Plat thereof on file in the Office of the Utah County Recorder, located in the NW1/4 of Section 18, Township 5 South, Range 1 West, Salt Lake Base & Meridian, more particularly described as follows:

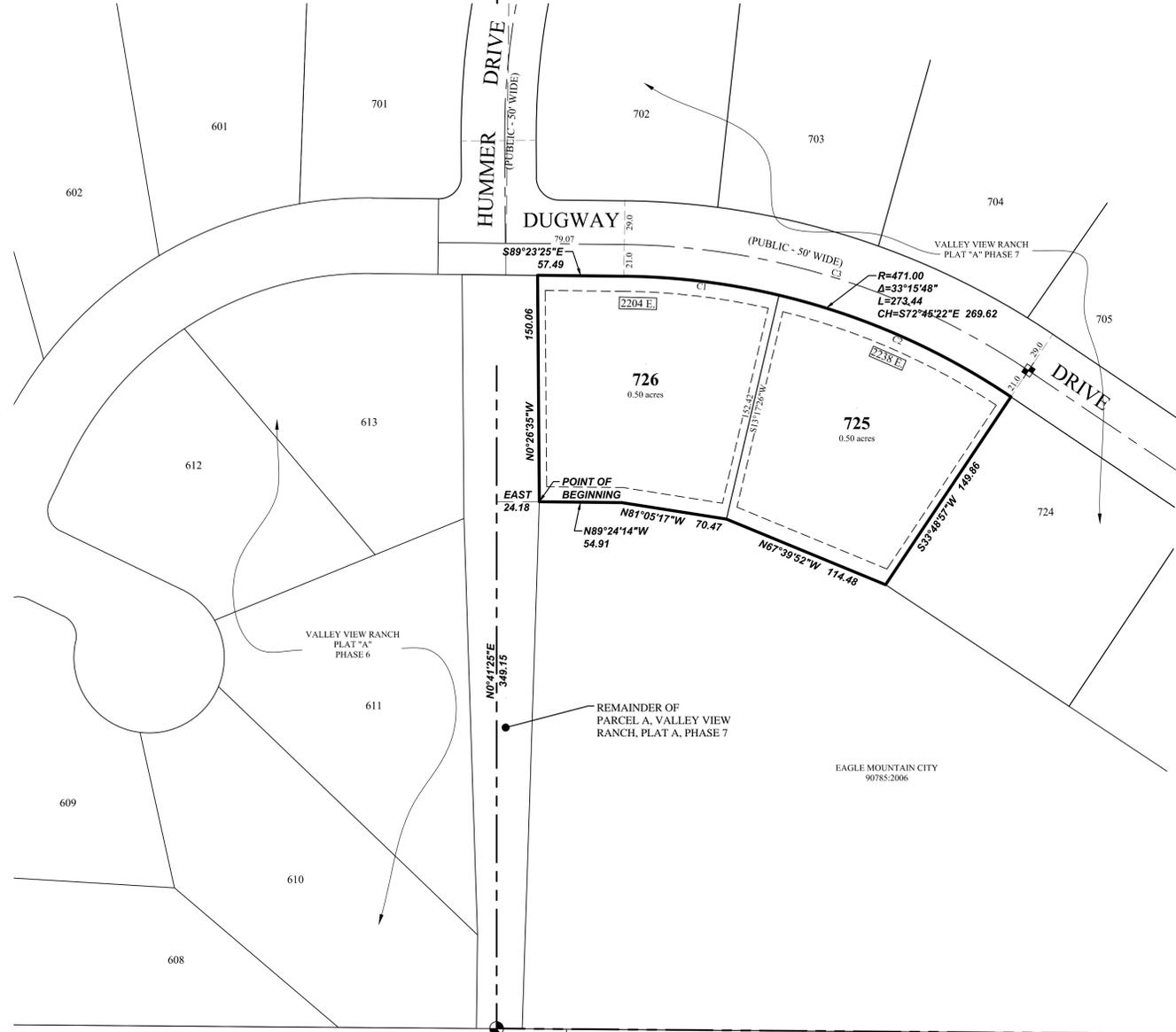
Beginning at a point located N0°41'25"E along the Section line 349.15 feet and East 24.18 feet from the West 1/4 Corner of Section 18, T5S, R1W, S.L.B.& M. (Basis of Bearing: S0°41'06"W along the Section line from the West 1/4 Corner to the Southwest Corner of said Section 18; thence N0°26'35"W 150.06 feet; thence S89°23'25"E 57.49 feet; thence along the arc of a 471.00 foot radius curve to the right 273.44 feet through a central angle of 33°15'48" (chord: S72°45'22"E 269.62 feet) to the northwesterly corner of Lot 724, VALLEY VIEW RANCH Subdivision, Plat "A", Phase 7; thence S33°48'57"W along said lot line 149.86 feet to the southwesterly corner of said Lot 724; thence N67°39'52"W 114.48 feet; thence N81°05'17"W 70.47 feet; thence N89°24'14"W 54.91 feet to the point of beginning.
Contains: 1.00+/- acres
2 Lots

NOTES AND CONDITIONS:

- STREET MONUMENT TO BE SET
- #5 REBAR AND CAP (FOCUS' ENG) TO BE SET AT ALL LOT CORNERS. LEAD PLUGS TO BE SET IN THE TOP BACK OF CURB ON THE PROJECTION OF SIDE LOT LINES.
- PARCEL A IS DEDICATED TO, AND WILL BE MAINTAINED BY EAGLE MOUNTAIN CITY.
- NO PARKING IS ALLOWED ALONG HUMMER DRIVE.
- NEIGHBORHOOD PARK: THE ENTIRE NEIGHBORHOOD PARK MUST BE COMPLETED BY THE DEVELOPER PRIOR TO THE ISSUANCE OF THE 150TH VALLEY VIEW BUILDING PERMIT. BIRMS MUST BE ADDED TO HELP BUFFER THE PARK AREAS FROM THE STREETS. THE PARK AREA MUST INCLUDE GRASS AS GROUND COVER. A COMPLETE LANDSCAPE & IRRIGATION PLAN MUST BE SUBMITTED AND APPROVED BY THE CITY PARKS & REC DIRECTOR AND PLANNING DIRECTOR PRIOR TO BEGINNING PARK CONSTRUCTION.
- MILITARY VEHICLE ACCESS: ACCESS MUST BE MAINTAINED FOR MILITARY AND EMERGENCY VEHICLES ALONG THE CURRENT CAMP WILLIAMS ROAD ALIGNMENT (MUSTANG WAY).
- RETAINING WALLS: A SOILS REPORT IS REQUIRED FOR EVERY LOT. LOTS WITH A SLOPE GREATER THAN 2:1 WILL REQUIRE ENGINEERED RETAINING WALLS.
- ALL HOMES MUST HAVE A MINIMUM FINISHED INTERIOR SQUARE FOOTAGE OF 1,400 SQUARE FEET ABOVE LAND ELEVATION AT THE BUILDING SITE. HOMES BUILT WITH TWO STORIES ABOVE LAND ELEVATION SHALL HAVE A MINIMUM OF 1,000 SQUARE FEET INTERIOR FINISHED ON THE MAIN LEVEL AND 1,600 TOTAL FINISHED SQUARE FOOTAGE OVERALL. NO MORE THAN 50% OF HOMES IN VALLEY VIEW SHALL BE BUILT USING VINYL SIDING AS AN EXTERIOR MATERIAL.
- NO HOME PLAN WILL BE APPROVED FOR CONSTRUCTION IF A HOME USING THE SAME FRONT ELEVATION HAS BEEN APPROVED FOR USE ON A HOME WITHIN FIVE (5) LOTS ADJOINING THE PROPOSED HOME ON EITHER SIDE OR ACROSS THE STREET AND NO MORE THAN 15% OF THE SAME FRONT ELEVATION IN THE PROJECT. USE OF THE SAME HOME PLAN IN VALLEY VIEW IS DISCOURAGED.
- THE ORIGINAL PLAT FOR VALLEY VIEW RANCH PLAT "A" PHASE 7 (ENTRY No. 410522015 Map #14605) IS BEING AMENDED BY THIS PLAT AT THE REQUEST OF EAGLE MOUNTAIN CITY TO ALLOW FOR TWO ADDITIONAL RESIDENTIAL LOTS AS SHOWN AND DESCRIBED HEREON. NO OTHER AMENDMENTS HAVE BEEN MADE TO THE ORIGINAL PLAT.

SITE TABULATION

TOTAL # OF LOTS:	2 LOTS
TOTAL ACREAGE:	1.00 ACRES
TOTAL ACREAGE IN LOTS:	1.00 ACRES
TOTAL OPEN SPACE:	0.00 ACRES
TOTAL IMPROVED OPEN SPACE:	0.00 ACRES
AVERAGE LOT SIZE:	50 ACRES OR 11,780 SQFT.
LARGEST LOT SIZE:	0.50 ACRES
SMALLEST LOT SIZE:	0.50 ACRES
OVERALL DENSITY:	0.5 UNITS/ACRE



WEST 1/2 CORNER OF SECTION 18, T5S, R1W, SLB&M 1997 UTAH COUNTY MONUMENT

EAST 1/2 CORNER OF SECTION 18, T5S, R2W, SLB&M 1997 UTAH COUNTY MONUMENT

SOUTHEAST CORNER OF SECTION 13, T5S, R2W, SLB&M 2009 UTAH COUNTY MONUMENT

SOUTH 1/2 CORNER OF SECTION 13, T5S, R2W, SLB&M 2005 UTAH COUNTY MONUMENT

S89°19'12"E 2,673.41

EAGLE MOUNTAIN CITY ACKNOWLEDGMENT

STATE OF UTAH _____
COUNTY OF UTAH _____:SS

ON THIS _____ DAY OF _____, A.D. 20____, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR SAID COUNTY OF UTAH IN SAID STATE OF UTAH, CHRISTOPHER PENGRA, WHO, BEING BY ME DULY SWORN OR AFFIRMED, DID SAY THAT HE IS THE MAYOR OF EAGLE MOUNTAIN CITY CORPORATION, A MUNICIPAL CORPORATION OF THE STATE OF UTAH, AND THAT HE/SHE SIGNED THE OWNER'S DEDICATION FREELY AND VOLUNTARILY FOR AND IN BEHALF OF SAID MUNICIPAL CORPORATION, FOR THE PURPOSES THEREIN MENTIONED, AND HE/SHE ACKNOWLEDGED TO ME THAT SAID MUNICIPAL CORPORATION EXECUTED THE SAME.

MY COMMISSION EXPIRES: _____ NOTARY PUBLIC
RESIDING IN _____ COUNTY

MY COMMISSION No. _____ PRINTED FULL NAME OF NOTARY

ACCEPTANCE BY LEGISLATIVE BODY

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

APPROVED BY MAYOR _____ APPROVED BY CITY ATTORNEY _____

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

**PLAT "A" PHASE 7B
VALLEY VIEW RANCH
SUBDIVISION**

(AN AMENDMENT OF PARCEL A, VALLEY VIEW RANCH, PLAT "A" PHASE 7)
EAGLE MOUNTAIN, UTAH COUNTY, UTAH

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

EAGLE MOUNTAIN CITY
CITY COUNCIL MEETING
 APRIL 19, 2016

TITLE:	MOTION---Approval of the Utah County 2016 Municipal Recreation Grant Project		
FISCAL IMPACT:	\$15,000 - \$13,823.02 = \$1,176.98		
APPLICANT:	Eagle Mountain City		
GENERAL PLAN DESIGNATION	CURRENT ZONE	ACREAGE	COMMUNITY
N/A	N/A	N/A	

NOTICES:

- Posted in 2 public places
- Posted on City webpage
- Notice to newspapers

REQUIRED FINDINGS:

Planning Commission Action/Recommendation
Vote: N/A

Prepared By: Fionnuala Kofoed City Recorder
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NOTES/COMMENTS:

RECOMMENDATION:

Staff recommends that the City Council approve a Utah County Municipal Recreation grant in the amount of \$13,823.02.

BACKGROUND:

The Utah County Commission has determined the funding for the 2016 Municipal Recreation Grant Program. Funding is based on the 2013 State of Utah Official Census Data population estimates. The 2016 total funds available to Eagle Mountain City are \$13,823.02. The proposal is to use the funds to pay for a trail extension in the Hidden Canyon Park. The estimate to complete the trail extension is \$15,000.00. All County funds are available on a reimbursement basis. The trail extension will be installed by City staff and equipment.

A copy of the plans for this project is attached.

Hidden Canyon Park Trail Extension 2016				
Cost Estimate				
Description	SF	Unit	Unit Cost	Total
Grading (Earthwork)	10000	SF	0.15	\$1,500.00
Subgrade	10000	SF	0.25	\$2,500.00
Roadbase	10000	SF	0.25	\$2,500.00
Asphalt	10000	SF	0.85	\$8,500.00
			Total	\$15,000.00

Hidden Canyon Park Trail Extension 2016

